

**CITY OF DARIEN**  
**PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION**

Wednesday, April 15, 2026

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA (revised)

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business

**a. PZC-26-6 (Variation)**

Petition from Husain Yusuf Koita for a variation from the City's fence regulations to allow dense landscape screening along the rear property lines in lieu of a 6-foot privacy fence, at the request of the adjacent neighbors. The subject property is located at 2505 75th Street (PIN: 09-29-301-009) in the B-2 Community Shopping Center Business District.

**b. PZC-26-5 (Special Use – Time Extension)**

Petition from Indvestia Darien LLC for a one-year time extension request for a special use permit and variations for a quick service drive-through eating establishment offering retail food or drink items for consumption. The Property is located within the B-2 Community Shopping Center Business District.

**c. PZC-26-4 (Minor PUD Amendment, Plat of Subdivision, Special Use, Variations)**

Petition from Core Acquisitions, LLC to demolish the existing vacant former TGI Fridays restaurant and redevelop the site with two new quick-service drive-through establishments: a Dutch Bros Coffee and an Andy's Frozen Custard. The project includes a subdivision of the property into retail pad sites, with shared cross-access, parking, and site improvements. Variations are requested from the City's zoning regulations relating to minimum lot area, front and side yard setbacks, parking lot and foundation landscaping, lighting, and signage standards, as well as Special Use Permits for the proposed drive-through facilities. The project is located in the B-3 PUD (General Business) zoning district at 2201 75th Street, commonly known as Darien Towne Centre (PIN 09-29-400-026).

- 4) Old Business
- 5) Staff Updates & Correspondence
- 6) Approval of Minutes                      March 18, 2026
- 7) Next Scheduled Meeting                May 6, 2026
- 8) Public Comments                        [On Any Topic Related to Planning and Zoning]
- 9) Adjournment



hearing, the variation was not considered during the approval.

## **PROPOSAL**

The petitioner, in cooperation with the adjacent property owners to the south of the site, proposes to plant a row of dense Emerald Green arborvitae, spaced 4-feet apart on center, in lieu of the required fence (see Attachment B). Staff are under the assumption that the proposed conditions are what the two parties have agreed to. No other modification to the previously approved plans are proposed.

## **ANALYSIS**

### **A) Variation**

Section 5A-5-8-3(A)(1) of the Darien Zoning Code states that “*Where a lot in the business or office- industrial district adjoins a lot in a residential district, a fence is required [...].*” In order to allow the proposed landscaping, a variation from this section is required.

*Findings of Fact:* City staff has reviewed the petitioner submitted documents. The petitioner did not provide a justification letter, however as stated earlier, the public requested on numerous occasions during the public hearing process that a fence not be required, and that landscaping be provided. As this is the condition being requested by the affected property owners, staff support the variation request. For reference, the criteria the Planning and Zoning Commission and City Council votes on for City Variation requests are included below.

### **Variation Criteria:**

*The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.*

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase. f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an*

*unreasonable burden or undesirable result within the community.*

- i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
- j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*

**B) Public Comment / Outreach**

Pursuant to City Code and Illinois Statutes, a public notice was published and mail notices were sent to all property owners, business owners and occupants within 250 feet of the subject property. At the time of publication of this staff report, no public comments have been received.

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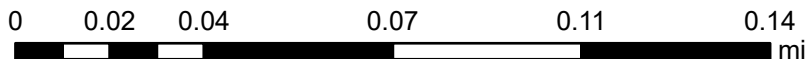
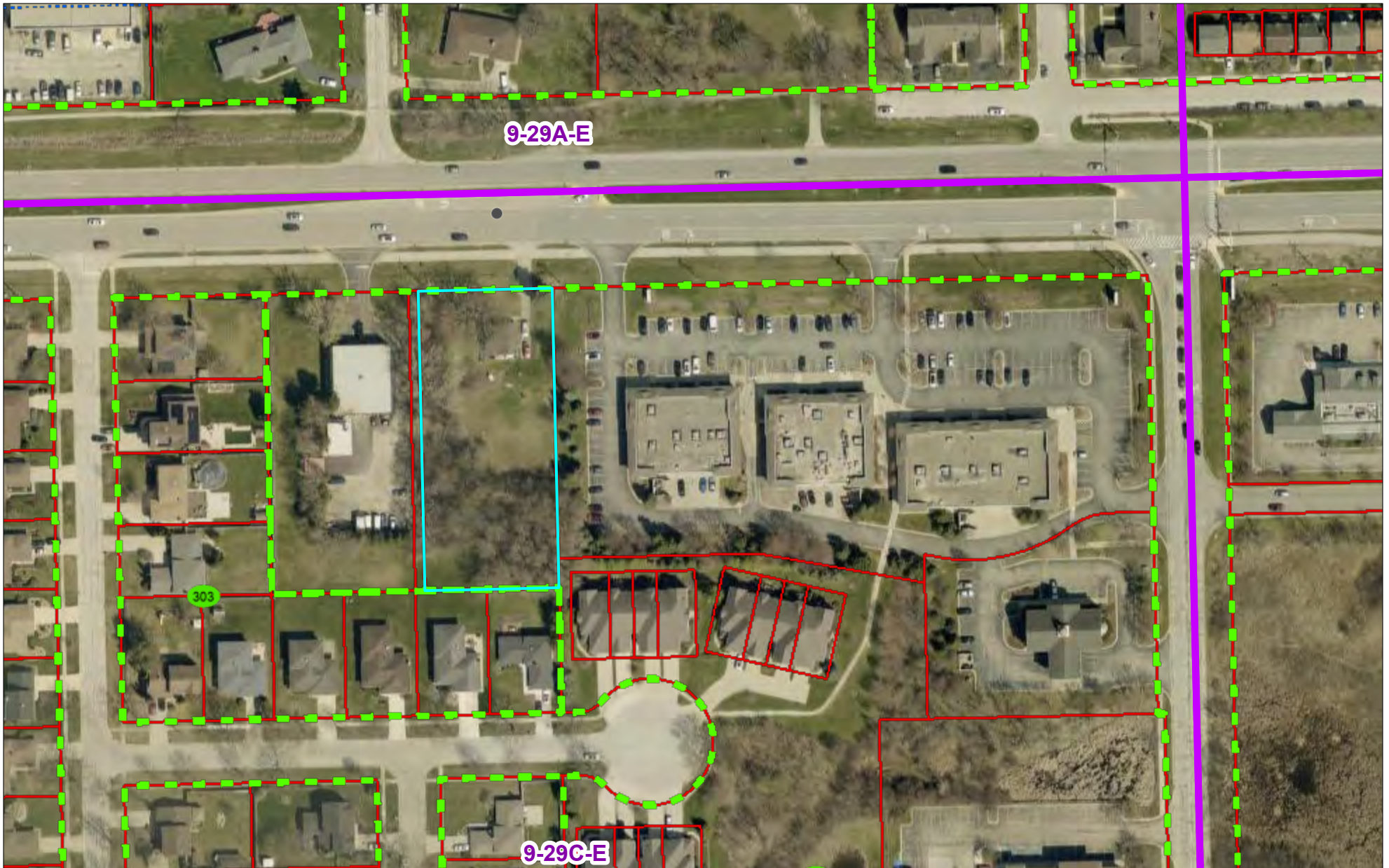
**DECISION MODE**

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on April 15, 2026.

**MEETING SCHEDULE**

Planning, Zoning, and Economic Development Commission  
Municipal Services Committee  
City Council

April 15, 2026  
April 27, 2026  
May 4, 2026



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187

Phone: 1(630)407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)

DuPage Maps Portal :  
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site :  
<https://www.dupagecounty.gov>



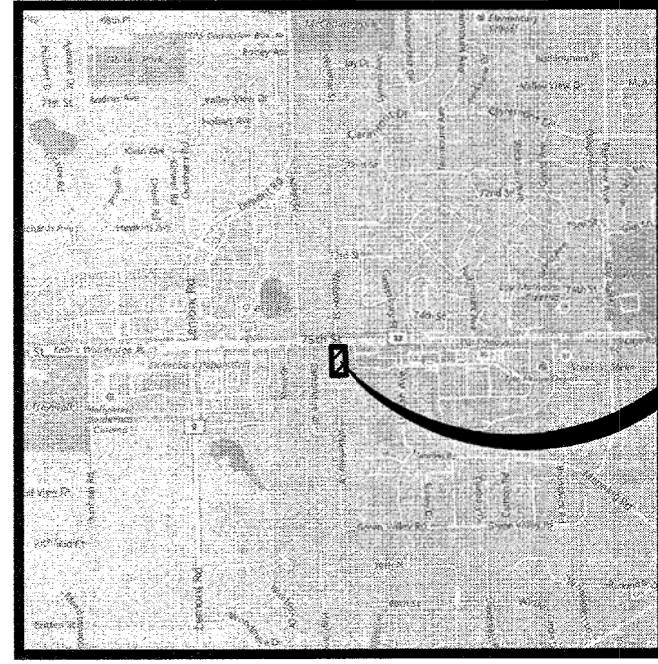
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- DuPageCounty
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

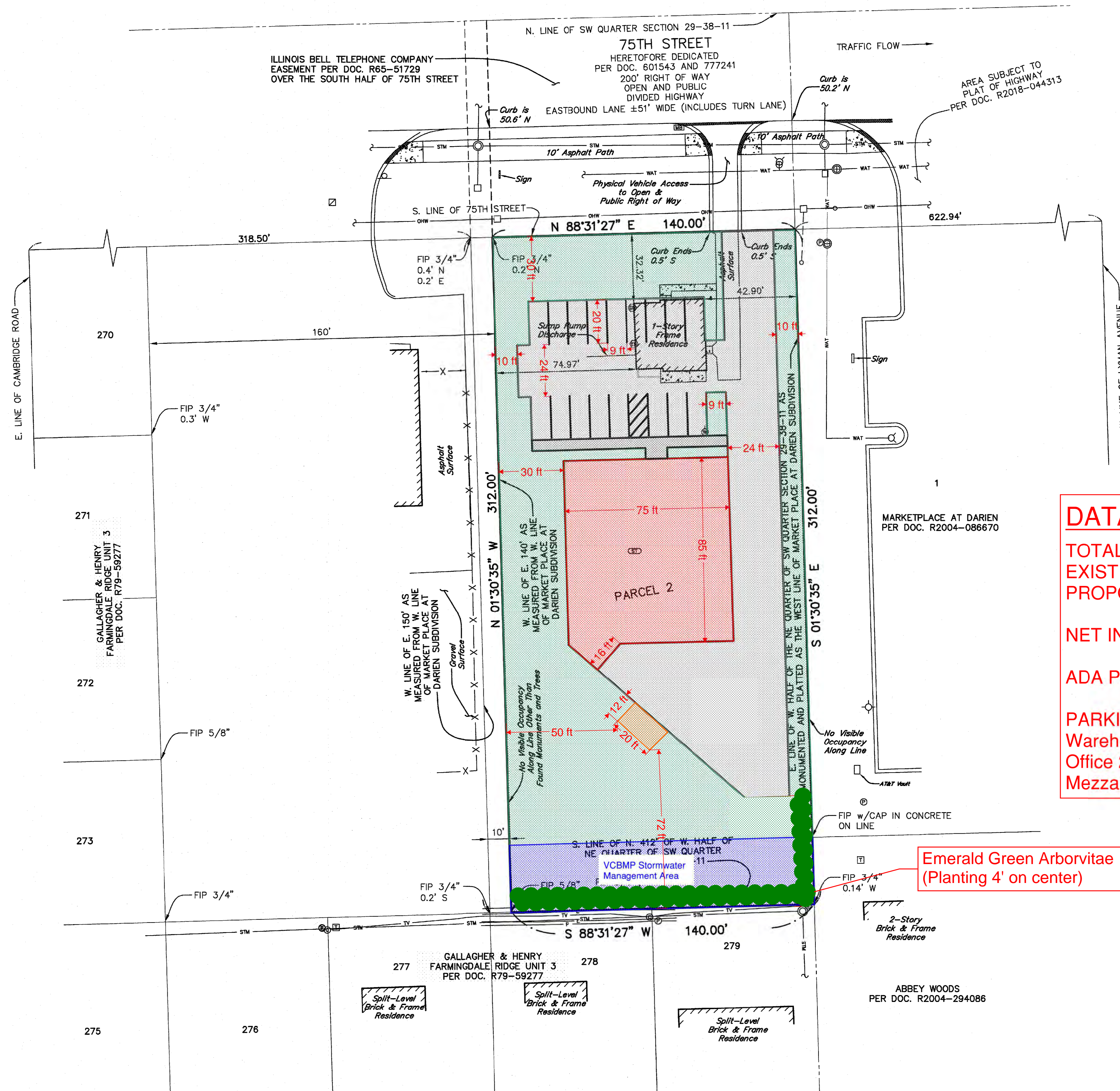
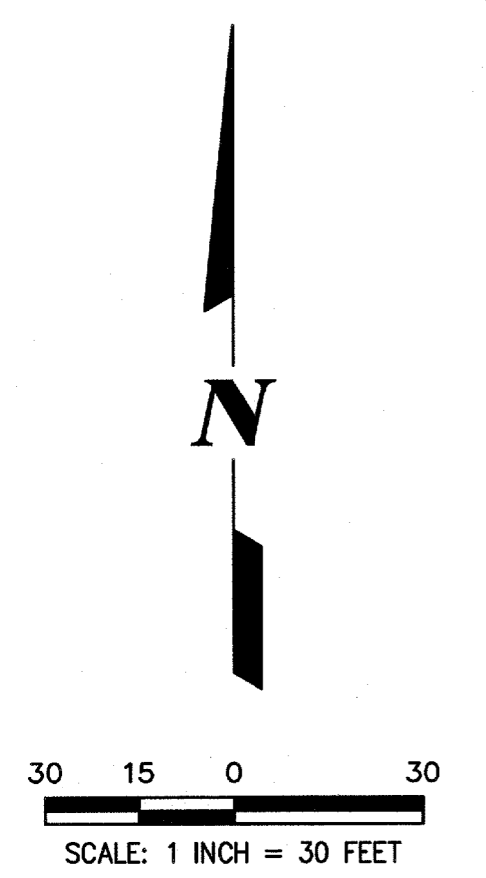
- COOK
- KANE
- KENDALL
- LAKE

# Rezoning and Development 2505 75th Street, Darien IL



VICINITY MAP

SITE LOCATION



DATA TABLE	
TOTAL LOT AREA	43,680 SF
EXISTING IMPERVIOUS	2,010 SF
PROPOSED IMPERVIOUS	21,211 SF
<b>NET INCREASE</b>	<b>20,459 SF</b>
<b>ADA PARKING: 1 STALLS</b>	
<b>PARKING: 16 STALLS</b>	
Warehouse	5,000 sf - 5 stalls
Office	2,000 sf - 8 stalls
Mezzanine	650 sf - 3 stalls

Emerald Green Arborvitae  
(Planting 4' on center)

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- OVERHEAD WIRES
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND PHONE LINE
- X FENCE
- ⊙ CABLE TV PEDESTAL
- ⊗ HAND HOLE
- ⊕ ELECTRIC METER
- ⊙ ELECTRIC PEDESTAL
- ⊠ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ GAS METER
- ⊠ INLET
- ⊕ LIGHT STANDARD
- ⊠ MAILBOX
- ⊙ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ SEPTIC TANK
- ⊕ SIGN
- ⊕ TELEPHONE PEDESTAL
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ WATER VALVE
- ⊕ VALVE VAULT
- ⊕ WELL HEAD
- ⊠ CONCRETE SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE

DRAWING PATH: P:\PROJECTS\2505 75th Street\Drawings\Parcel 2.dwg  
PLOT FILE CREATED: 05-09-19

**AGENDA MEMO**  
**PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION**  
**APRIL 15, 2026**

**CASE**

PZC2025-01

Special Use, & Variations – Time Extension  
(Indvestia Darien, LLC – 7409 Cass Avenue)

**ISSUE STATEMENT**

Petition from Indvestia Darien LLC for a one-year extension of time for a special use permit and variations for the construction of a quick service drive-through eating establishment offering retail food items for consumption at 7409 Cass Avenue. The Property is located within the B-2 Community Shopping Center Business District.

**GENERAL INFORMATION**

Petitioner:	Indvestia Darien, LLC c/o Vick Mehta
Property Owner:	Indvestia Darien, LLC
Property Location:	7409 Cass Avenue
PIN Numbers:	09-27-108-029; 09-27-108-033
Existing Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Shopping Center
Comprehensive Plan:	Commercial (Existing); Commercial (Future) <b><u>Key Development Area #3:</u></b> Recommended for infill development, including additional retail and shopping uses, pedestrian-oriented and mixed-use design, and outdoor dining.
Surrounding Zoning & Uses	
North:	Community Shopping Center Business District (B-2); Jewel-Osco Center
East:	Single Family Residence District (R-2); Single Family
South:	Multi-Family Residence District (R-3); Colonial Manor Apartments
West:	Community Shopping Center Business District (B-2); Taco Bell and Buona Beef
Size of Property:	4.74 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from 75 <sup>th</sup> Street via multiple ingress/egress points and from Cass Avenue via one ingress/egress point.

**ATTACHMENTS**

- 1) LOCATION MAP AND AERIAL PHOTO
- 2) ORDINANCE O-02-04
- 3) SITE PLAN
- 4) FINAL PLAT OF SUBDIVISION (FOR REFERENCE)
- 5) BUILDING RENDERINGS
- 6) TRAFFIC STUDY
- 7) SPECIAL USE AND VARIATION CRITERIA

**BACKGROUND/OVERVIEW**

The subject property is located off the northeastern corner of the 75<sup>th</sup> Street and Cass Avenue intersection (see Attachment 1). The petition site totals 4.74 acres in size and is zoned Community Shopping Center Business District (B-2). It is part of an overall larger shopping center with outlots which is commonly known as the Jewel-Osco Center. While the overall center is comprised of several parcels and businesses, the petition site for this case is the property including Chuck E. Cheese, the former American Freight, World Star Nails, and Concentra Urgent Care.

On March 4, 2025, the Darien City Council adopted Ordinance O-02-04, approving a request for a final plat of subdivision, a special use permit and variations for the construction of a speculative quick service drive-through eating establishment offering retail food items for consumption at 7409 Cass Avenue (see Attachments 2 through 6). The final plat of subdivision does not expire; however the underlying entitlements require an extension of time if they are to remain valid. An extension of time was approved by the City Council last year, and an additional extension is being requested. During this time, the property has been marketed for ground lease and development, and there is currently a drive-through coffee shack under contract to develop and lease the property.

**ANALYSIS**

**A) Special Use and Variations**

Given the project layout with new lot lines and building construction, the petitioner previously requested variations as part of the entitlement application. Below is a list of applicable code sections applicable:

- Zoning Sections 5A-5-5(A) & 5A-8-3-6  
Minimum Lot Area (2 Acres Min.) and Principal Buildings/Uses on One Lot
- Zoning Section 5A-8-3-8  
Front, Side, and Rear Yard Requirements (B-2 District)
- Zoning Section 5A-8-3-9  
FAR and Lot Coverage (Existing Conditions)
- Zoning Sections 5A-11-2-2 & 5A-11-5  
Minimum Parking Requirements and Drive-Through Stacking Spaces (15 Space Min.)

For a summary on parking counts, setbacks, and other ordinance standards, please refer to the site plan, which includes a code compliance table. The site plan also illustrates the building with drive-through circulation including the stacking spaces, and the renderings show the speculative building's appearance, and the plat of subdivision details the new lot layout.

*Site Plan Review & Findings of Fact:* City staff has reviewed the petitioner submitted documents. The petitioner will be required to submit engineering plans and a building permit if the case is approved, with architect stamped and signed plans.

The petitioner submitted a *Justification Narrative* with a detailed description of the project and requested relief, in addition to *Findings of Fact* that would support the application request. As mentioned above, those items are attached to this memo along with the proposed plat, site plan, building renderings, and traffic impact study. For reference, the sets of criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use and variation requests are included as Attachment 7.

**B) Extension of Time Request**

In accordance with Sections 5A-2-2-3(H)(2) and 5A-2-2-6(I)(4) of the Zoning Code, the Planning, Zoning and Economic Development Commission and the City Council shall consider changed circumstances or experience derived from the exercise of the variation previously granted that would indicate that the continuation of the variation does not carry out the goals of the Code, the effect of changed conditions, if any, upon the property, and whether on account of such conditions and other circumstances, the variation/special use shall be granted an extension of time or revoked.

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**DECISION MODE**

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on April 15, 2026.

**MEETING SCHEDULE**

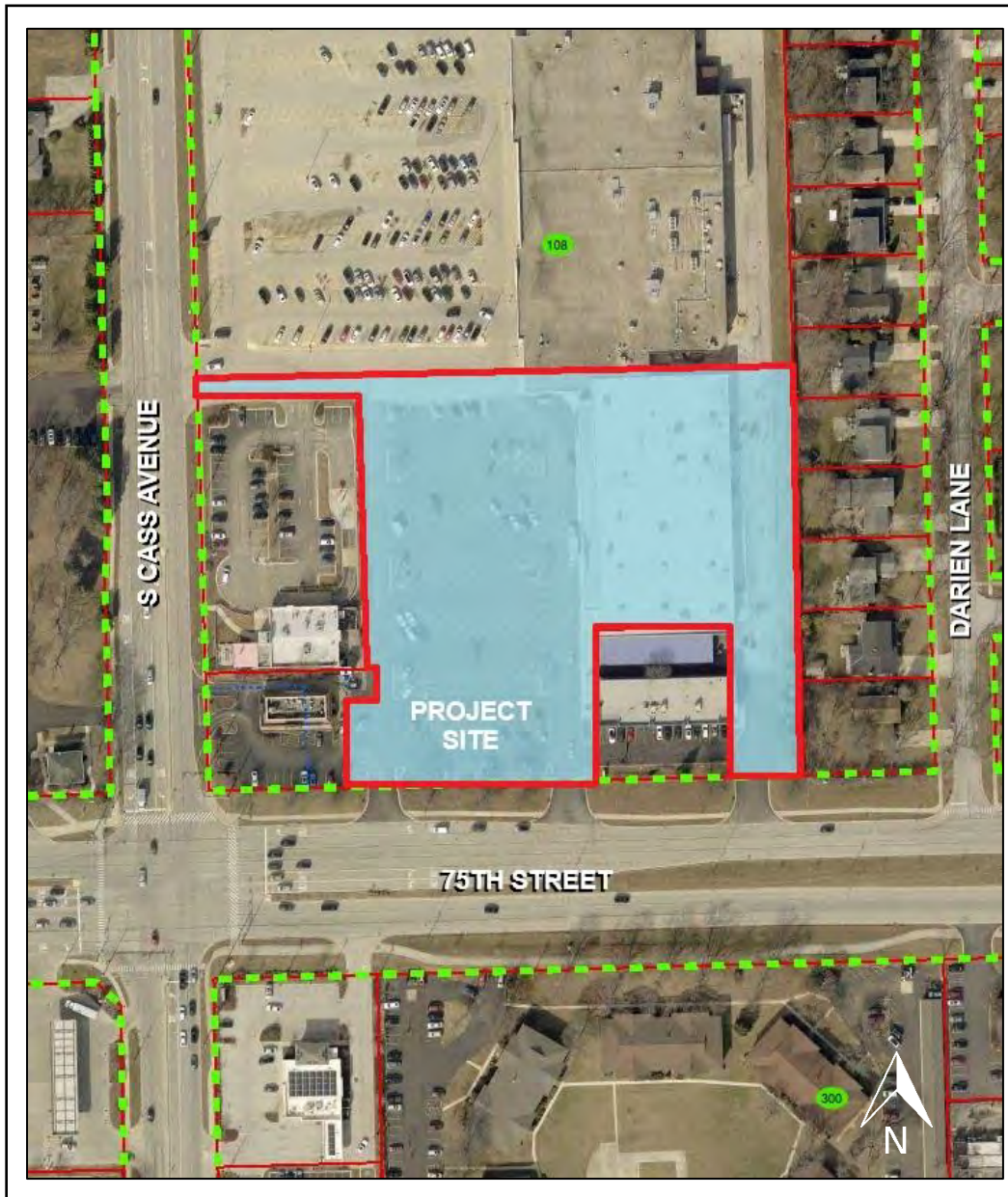
Planning, Zoning, and Economic Development Commission  
Municipal Services Committee  
City Council

April 15, 2026  
April 27, 2026  
May 4, 2026

**CITY OF DARIEN**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 19, 2025**

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**LOCATION MAP**



**Project No.: PZC2025-01 – 7409 Cass Avenue**

**CITY OF DARIEN  
DU PAGE COUNTY, ILLINOIS**

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**ORDINANCE NO. 0-02-24**

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION  
AND GRANTING A SPECIAL USE AND VARIATIONS  
FROM THE DARIEN ZONING ORDINANCE**

**(PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)**

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**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN  
THIS 4<sup>th</sup> DAY OF MARCH, 2024**

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**Published in pamphlet form by authority  
of the Mayor and City Council of the City  
of Darien, DuPage County, Illinois, this  
5<sup>th</sup> day of March, 2024.**

ORDINANCE NO. 0-02-24

**AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION  
AND GRANTING A SPECIAL USE AND VARIATIONS  
FROM THE DARIEN ZONING ORDINANCE**

**(PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)**

**WHEREAS**, the City of Darien is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, as a home rule unit of local government, the City may exercise any power and perform any function pertaining to its government except as limited by Article VII, Section 6; and

**WHEREAS**, the property legally described in Section 1 (the “Subject Property”), is zoned B-2 Community Shopping Center Business District pursuant to the Darien Zoning Ordinance; and

**WHEREAS**, the petitioner has requested approval of a Final Plat of Subdivision, special use, and variations from the Darien Zoning Ordinance to construct a quick service drive-through eating establishment on a new lot; and

**WHEREAS**, pursuant to notice as required by law, the City’s Planning and Zoning Commission conducted a public hearing on February 7, 2024, and has forwarded its findings and recommendation of approval of this petition to the City Council; and

**WHEREAS**, on February 26, 2024, the City’s Municipal Services Committee reviewed the petition and has forwarded its recommendation of approval of this petition to the City Council; and

**WHEREAS**, the City Council has reviewed the findings and recommendations described above and now determines to grant the petition subject to the terms, conditions, and limitations described herein below;

ORDINANCE NO. 0-02-24

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, ILLINOIS, as follows:

**SECTION 1: Subject Property.** This Ordinance is limited and restricted to the property generally located at 7409 Cass Avenue, Darien, Illinois, and legally described as follows:

PARCEL 1: LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE IN FAVOR OF PARCEL 1 CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 7, 1985 AS DOCUMENT R85-15852 AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 23, 1998 AS DOCUMENT R98-147018 TO USE THE DRIVEWAYS, SERVICE DRIVES AND OTHER PARKING FACILITIES WHICH MAY EXIST FROM TIME TO TIME.

PARCEL 3: THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN HINSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN DUPAGE COUNTY, ILLINOIS. EXCLUDING THAT PORTION FALLING WITHIN THE FOLLOWING PROPERTY CONVEYED TO MCGUE FAMILY, LLC – FARMS, PURSUANT TO TRUSTEES DEED RECORDED OCTOBER 4, 2021, AS DOCUMENT R2021-146795.

PARCEL A: THE WEST 156.07 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY BY INSTRUMENT RECORDED OCTOBER 11, 1971 AS DOCUMENT R71-54639.

PARCEL B: THAT PART OF LOT 192 IN HINSBROOK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1966 AS DOCUMENT R66-6422 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH

LINE OF SAID LOT 192 A DISTANCE OF 486.16 FEET TO A POINT 43.93 FEET EAST OF THE WEST LINE OF SAID LOT 192 FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 43.93 FEET TO THE WEST LINE OF SAID LOT 192; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 108.89 FEET TO A CORNER OF SAID LOT 192; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 106.07 FEET TO A POINT ON THE WEST LINE OF SAID LOT 192, BEING ALSO ON THE EAST LINE OF CASS AVENUE; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 192 A DISTANCE OF 16.11 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 182.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 A DISTANCE OF 32.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 192 FOR A DISTANCE OF 32.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 192 FOR A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AND; EXCEPTING THOSE PARTS TAKEN FOR ROAD PURPOSES.

PINs: 09-27-108-029 & 09-27-108-033

**SECTION 2: Final Plat of Subdivision Approved.** Approval of a Final Plat of Subdivision is hereby granted for Indvestia Subdivision, 1 Sheet, prepared by JLH Land Surveying Inc., latest version dated March 22, 2023. The Final Plat is subject to further review and approval by the City of Darien Community Development Department.

**SECTION 3: Special Use Granted.** Pursuant to Section 5A-8-3-4 of the Darien Zoning Ordinance, a special use is hereby granted to allow for the construction of a quick service drive-through eating establishment offering retail food or drink items for consumption.

**SECTION 4: Variations Granted.** The following variations from the Darien City Code are hereby granted for the subject property:

- A. A variation to allow more than one principal building/use on a lot.
- B. A variation to reduce minimum lot area from 2 acres to 1.30 acres.
- C. A variation to reduce front yard setback from 50' to 47.6'.
- D. A variation to reduce side yard setback from 30' to 0'.
- E. A variation to reduce rear yard setback from 30' to 0'.

ORDINANCE NO. 0-02-24

- F. A variation to reduce off-street parking from 176 spaces to 134 spaces.
- G. A variation to reduce the number of drive-through stacking spaces from 15 to 7.

**SECTION 5: Conditions.** The special use is subject to the following conditions:

- 1) **Proper signage (site/building) is placed for customers to enter and exit the establishment, as determined by staff.**
- 2) **The building shall only be used as an eating establishment in conjunction with drive-through facility.**

**SECTION 6: Home Rule.** This ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of Darien that to the extent the terms of this ordinance should be inconsistent with any non-preemptive state law, this ordinance shall supercede state law in that regard within the City of Darien.

**SECTION 7: Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DU PAGE COUNTY, ILLINOIS, this 4th day of March, 2024.**

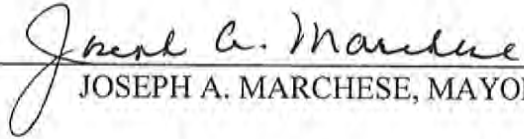
AYES                    5 - Belczak, Gustafson, Kenny, Leganski, Stompanato

NAYS:                    0 - NONE

ABSENT:                2 - Schauer, Sullivan

ORDINANCE NO. 0-02-24

APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DU PAGE COUNTY,  
ILLINOIS, this 4<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
JOSEPH A. MARCHESE, MAYOR

ATTEST:

  
\_\_\_\_\_  
JOANNE E. RAGONA, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF DU PAGE    )

I, JoAnne E. Ragona, do hereby certify that I am the duly qualified CITY CLERK of the CITY OF DARIEN of DuPage County, Illinois, and as such officer I am the keeper of the records and files of the City;

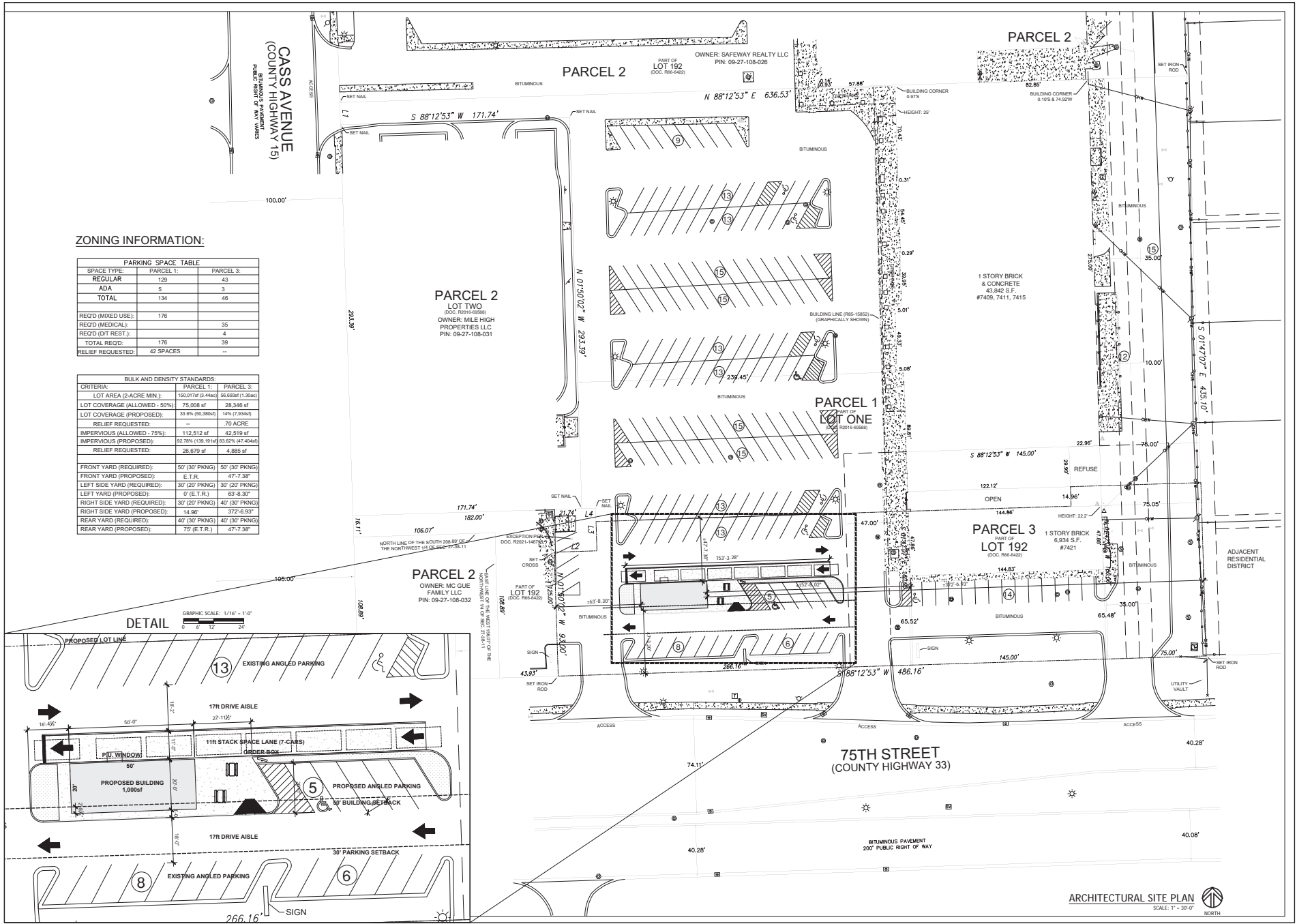
I do further certify that the foregoing constitutes a full, true and correct copy of **ORDINANCE NO. O-02-24 “AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND GRANTING A SPECIAL USE AND VARIATIONS FROM THE DARIEN ZONING ORDINANCE (PZC2024-01: INDVESTIA DARIEN LLC, 7409 CASS AVENUE)”** of The City of Darien, Du Page County, Illinois, Duly Passed and Approved by the Mayor and City Council at a Meeting Held on March 4, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official hand and seal this 4<sup>th</sup> day of March, 2024.



JoAnne E. Ragona  
City Clerk

# ATTACHMENT (4): SITE PLAN



**ZONING INFORMATION:**

PARKING SPACE TABLE		
SPACE TYPE:	PARCEL 1:	PARCEL 3:
REGULAR	129	43
ADA	5	3
TOTAL	134	46
REQ'D (MIXED USE):	176	
REQ'D (MEDICAL):		35
REQ'D (D/T REST.):		4
TOTAL REQ'D:	176	39
RELIEF REQUESTED:	42 SPACES	--

BULK AND DENSITY STANDARDS		
CRITERIA:	PARCEL 1:	PARCEL 3:
LOT AREA (2-ACRE MIN.):	150,017sf (3.44ac)	96,697sf (1.30ac)
LOT COVERAGE (ALLOWED - 50%):	75,008 sf	28,340 sf
LOT COVERAGE (PROPOSED):	33.6% (50,380sf)	14% (7,934sf)
RELIEF REQUESTED:	--	70 ACRE
IMPERVIOUS (ALLOWED - 75%):	112,512 sf	42,519 sf
IMPERVIOUS (PROPOSED):	92,796 (138,191sf)	63,226 (97,454sf)
RELIEF REQUESTED:	26,679 sf	4,885 sf
FRONT YARD (REQUIRED):	50' (30' PKNG)	50' (30' PKNG)
FRONT YARD (PROPOSED):	E.T.R.	47'-7.38"
LEFT SIDE YARD (REQUIRED):	30' (20' PKNG)	30' (20' PKNG)
LEFT SIDE YARD (PROPOSED):	0' (E.T.R.)	63'-8.30"
RIGHT SIDE YARD (REQUIRED):	30' (20' PKNG)	40' (30' PKNG)
RIGHT SIDE YARD (PROPOSED):	14.96'	372'-6.93"
REAR YARD (REQUIRED):	40' (30' PKNG)	40' (30' PKNG)
REAR YARD (PROPOSED):	75' (E.T.R.)	47'-7.38"



SUBMITTAL HISTORY:	REV:
JAN 15, 2024	
P/C SUBMITTAL	

**architects, inc.**  
Darien, IL  
773.383.6556  
DESIGN FIRM PROF. REG. # 184.005807

**NEW SPECULATIVE BUILDING**  
**O.S.R. WITH DRIVE-THRU**  
DARIEN, IL 60541  
PROJECT CODE: NC-23.02

SHEET NAME  
**ARCHITECTURAL SITE PLAN**

ISSUED FOR REVIEW  
**SA-1.1**  
1.18.2024

ARCHITECTURAL SITE PLAN  
SCALE: 1" = 30'-0"  
NORTH

# ATTACHMENT (5): FINAL PLAT OF SUBDIVISION

**JLH LAND SURVEYING INC.**  
Illinois Professional Design Firm No. 18-107-20  
910 Geneva Street, Shorewood, Illinois 60404  
615-223-8000 www.jlhw.com



**SURVEY PREPARED FOR:**  
INVESTIA DARIEN LLC  
718 OGDEN AVENUE  
DOWNERS GROVE, IL 60515

DATE	REVISIONS

**PLAT OF SUBDIVISION**  
7409 CASS AVENUE  
DARIEN, ILLINOIS

PROJ. MGR. JLH  
DRAWN BY JAH  
CHECK BY JLH  
FIELD DATE 03/22/23  
SCALE: 1" = 50'  
**SHEET**  
**1 of 1**

23-1239-100A

## FINAL PLAT OF INVESTIA SUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT ONE IN DARIEN ASSOCIATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS AND A PART OF LOT 192 IN HINSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

### SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENT COVERING SANITARY SEWAGE SYSTEM AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION BASED ON APPROVED ENGINEER'S PLAN AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### COUNTY SUPERINTENDENT OF PUBLICWORKS DEPARTMENT

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
APPROVED BY THE PLAN COMMISSION OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### CHAIRMAN

OWNER OR ATTORNEY \_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER \_\_\_\_\_

### CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DU PAGE )  
  
I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.  
DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DU PAGE )  
  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY KNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.  
THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES AND GRANTS EASEMENTS FOR PUBLIC USE AND FOR THE INSTALLATION OF VARIOUS PUBLIC UTILITIES AS DESIGNATED AND/OR AS STATED IN THE UTILITY EASEMENT PROVISIONS STATED HEREON.  
ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF DARIEN AND TO ANY ENTITY OPERATING UNDER FRANCHISE FROM THE CITY INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, A CABLE TELEVISION OR COMMUNICATIONS COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS TRANSMISSION DISTRIBUTION AND COLLECTION SYSTEMS AND ALL NECESSARY LINES, NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE APRESAID USES OR RIGHTS. LOCATION OF UTILITY INSTALLATIONS WITHIN THE EASEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF DARIEN AS TO DESIGN AND LOCATION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF DARIEN.

ADDRESS \_\_\_\_\_  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY'S CERTIFICATE  
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF \_\_\_\_\_, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
FRONT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_ MONTH \_\_\_\_ DATE, A.D., 20\_\_\_\_.

### STATE LETTER REQUIREMENT

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
I, \_\_\_\_\_, CITY TREASURER OF THE CITY OF DARIEN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.  
DATED AT DARIEN, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### CITY TREASURER

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF WINNEBAGO )  
  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_ O'CLOCK  
M., RECORDED IN BOOK \_\_\_\_ OF PLATS, PAGE \_\_\_\_ AND EXAMINED.  
  
LORI GUMMOW, WINNEBAGO COUNTY RECORDER

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
I, \_\_\_\_\_, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.  
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF WILL )  
  
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, REGISTERED ILLINOIS LAND SURVEYOR NO. 3190, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:  
LOT ONE IN DARIEN ASSOCIATES SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 2016 AS DOCUMENT R2016-69588, IN DUPAGE COUNTY, ILLINOIS.

AND  
THE WEST 145.0 FEET OF THE EAST 220.0 FEET OF THE SOUTH 160.0 FEET OF LOT 192 IN HINSBROOK, UNIT #2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

EXCLUDING THAT PORTION FALLING WITHIN THE FOLLOWING PROPERTY CONVEYED TO MCCUE FAMILY, LLC - FARMS, PURSUANT TO TRUSTEES DEED RECORDED OCTOBER 4, 2021, AS DOCUMENT R2021-146795:

THE WEST 150.0 FEET OF THE SOUTH 208.89 FEET OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART HERETOFORE DEDICATED FOR PUBLIC ROADWAY BY INSTRUMENT RECORDED OCTOBER 11, 1971 AS DOCUMENT R71-54639.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DARIEN RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF DARIEN (OR WITHIN ONE AND ONE-HALF (1 1/2) MILES OF THE CORPORATE LIMITS OF THE CITY OF DARIEN WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LANDS SHOWN ON THIS PLAT ARE NOT SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE AND THIS PLAT HAS BEEN REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS FOR THE PURPOSE OF DETERMINING, FOR THE PROTECTION OF PERSONS AND PROPERTY, THE FLOOD HAZARDS INVOLVED AND A REPORT THEREON FILED BY THAT DEPARTMENT WITH THE RECORDER OF DEEDS.

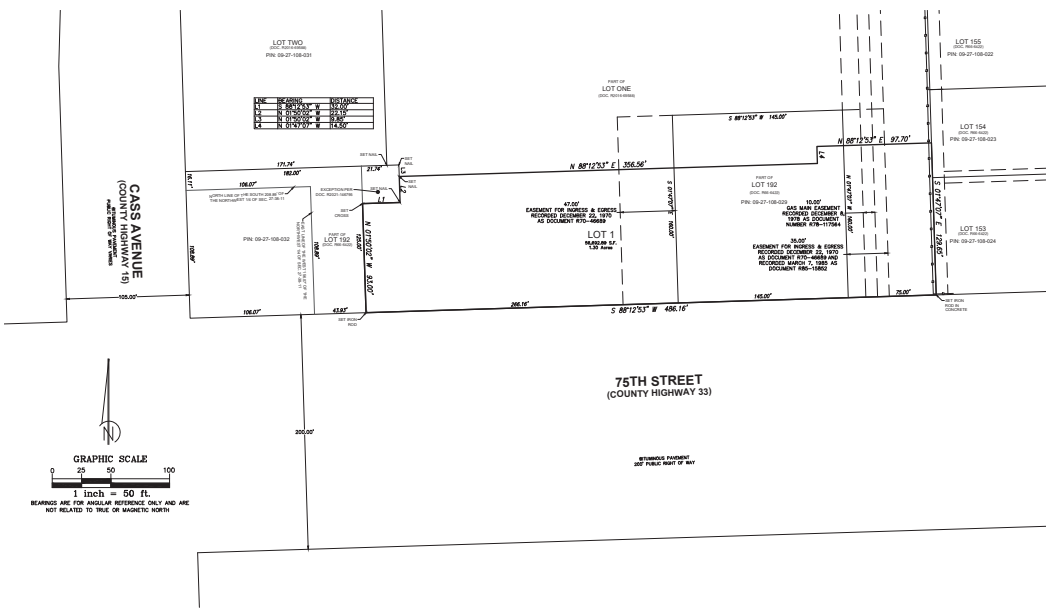
CONTAINING 56,692.89 SF. FT., OR 1.30 ACRES.  
DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT.  
I HEREBY CERTIFY THAT NONE OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF DARIEN ON PANEL NO. 17043C018AD, DATED AUGUST 1, 2019.

THE BASIS FOR ALL BEARINGS ARE ILLINOIS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD) 1983, EAST ZONE.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT SHOREWOOD, IL.

### PRELIMINARY

JAMES L. HARPOLE  
ILLINOIS PROFESSIONAL LAND SURVEYOR # 035-0406  
LICENSE EXPIRES NOVEMBER 30, A.D., 2024.



### MAYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

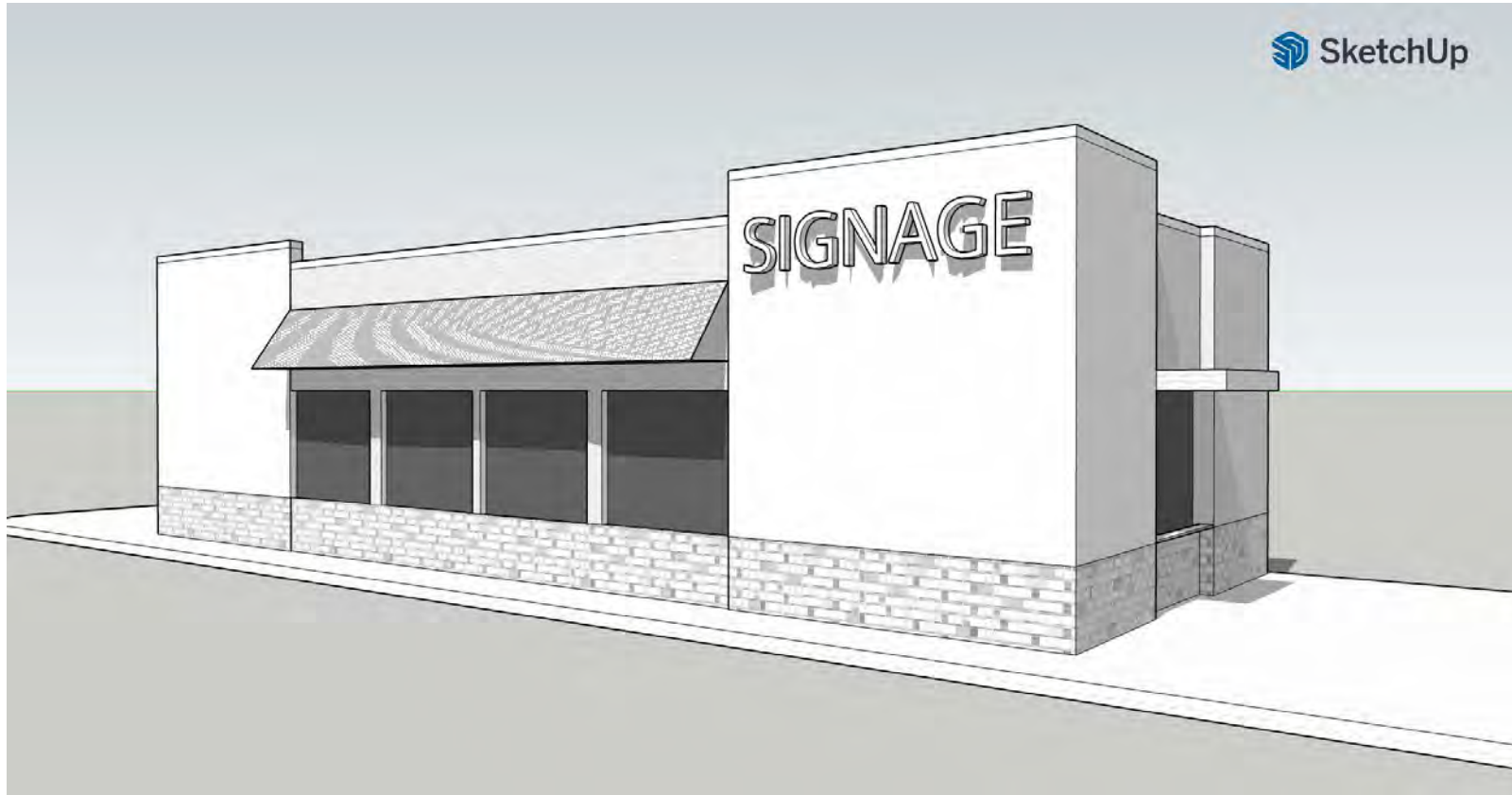
MAYOR \_\_\_\_\_

### CITY CLERK'S CERTIFICATE

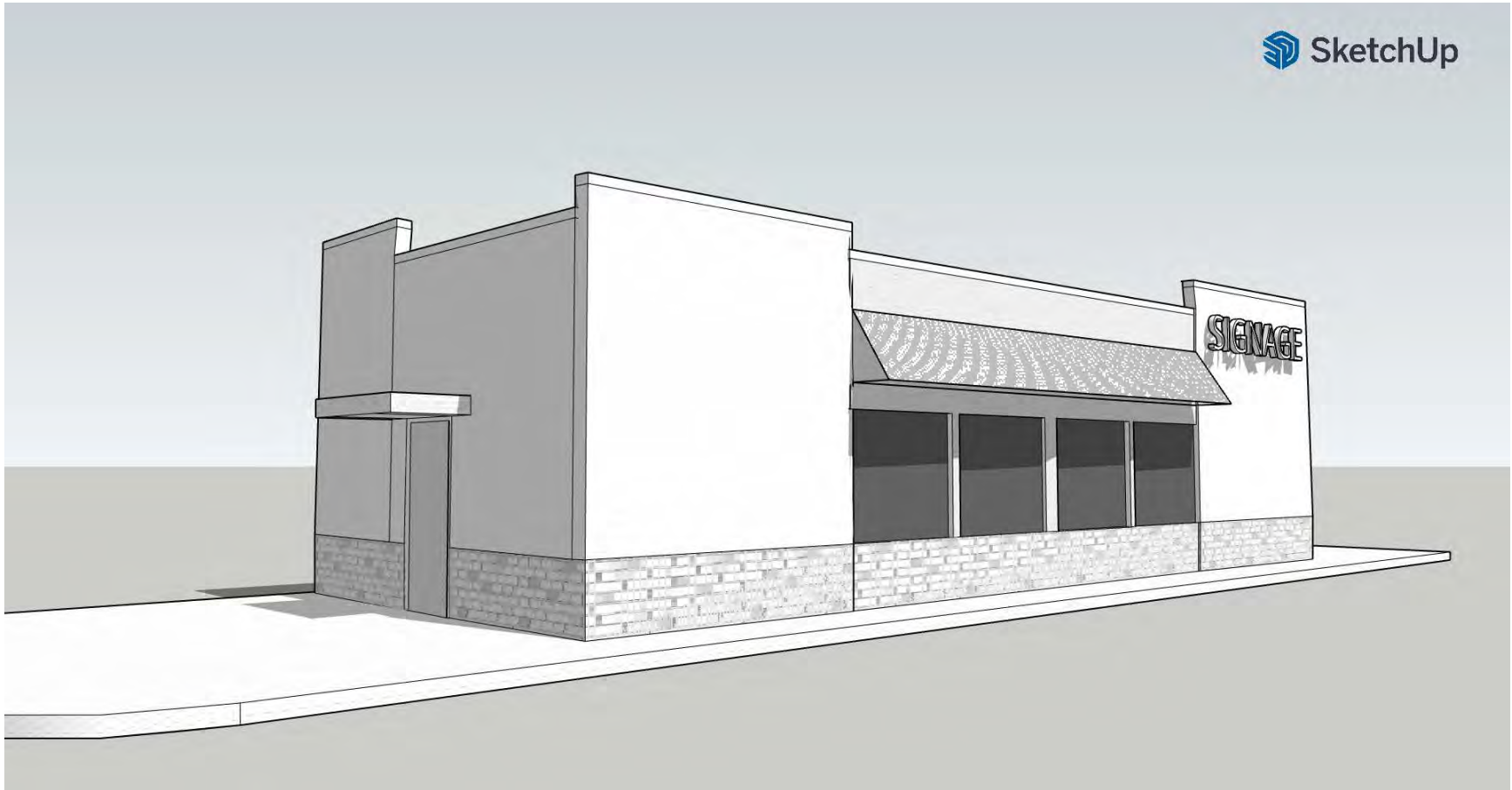
STATE OF ILLINOIS )  
                          ) S.S.  
COUNTY OF DUPAGE )  
  
I, \_\_\_\_\_, CITY CLERK OF THE CITY OF DARIEN, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF DARIEN, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK \_\_\_\_\_



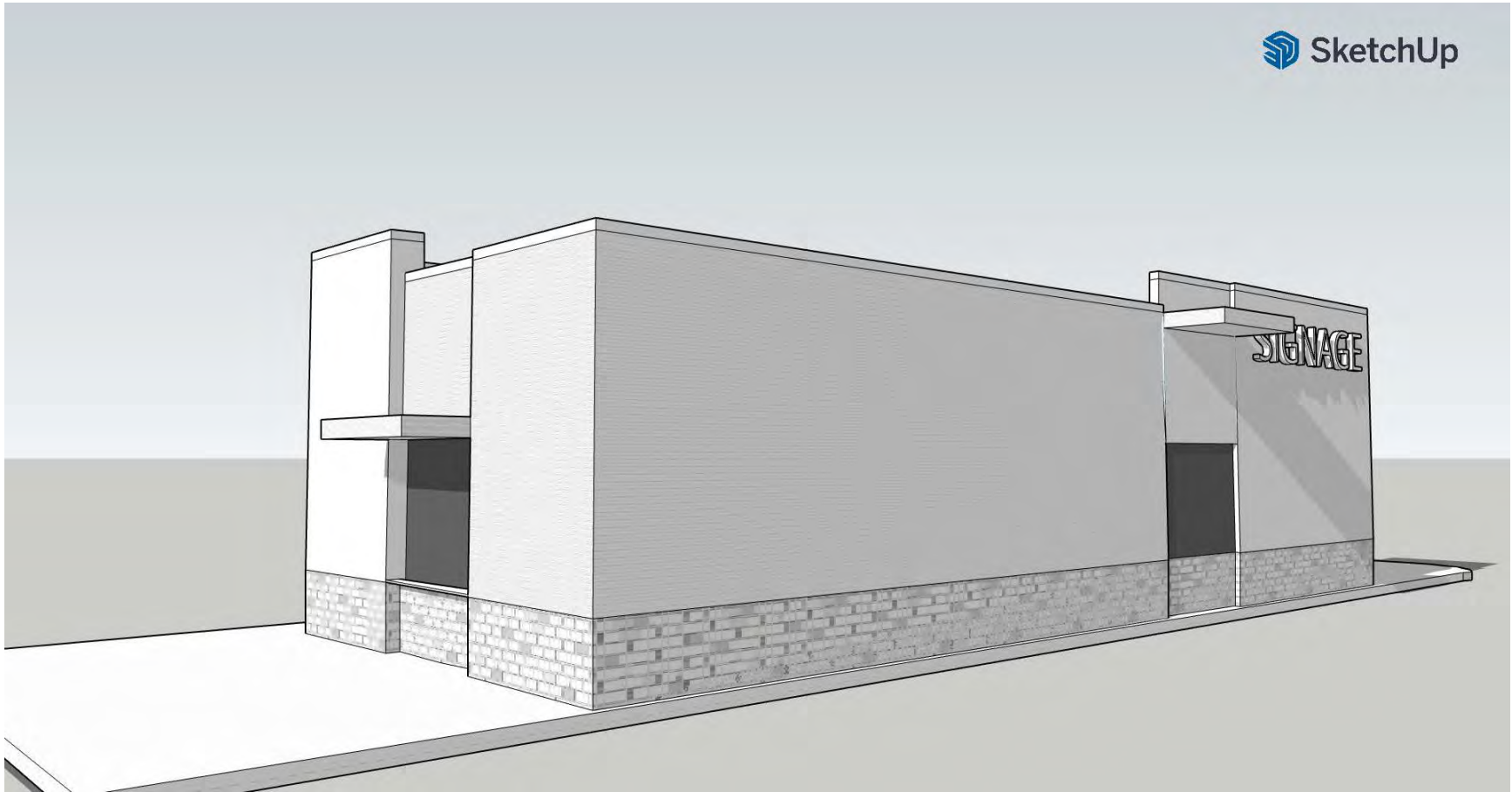
SOUTH / EAST FAÇADES



SOUTH / WEST FAÇADES



NORTH / WEST FAÇADES



NORTH / EAST FAÇADES



## TECHNICAL MEMORANDUM

---

**DATE:** January 16, 2024  
**TO:** Christopher A. Jackson, CJ Architects, Inc.  
**FROM:** Peter Reinhofer, P.E., V3 Companies  
**RE:** **Proposed Quick-Service Facility Technical Memorandum**  
**75<sup>th</sup> Street & Cass Avenue, Darien Illinois**

---

V3 Companies has been retained by CJ Architects to conduct a trip generation study for a proposed quick-service restaurant with a drive-through and no indoor seating located in the existing parking lot at the northeast corner of the intersection of 75<sup>th</sup> Street and Cass Avenue in Darien, Illinois. The site currently consists of a multiple building retail center with outlots and surface parking lots. The proposed development will replace 30 surface parking stalls with a 1,000 square foot building intended to be a pre-order pick-up concept in the quick service, fast casual restaurant space. A drive through window and an outdoor patio will also be provided with five parking spaces.

There are currently five access driveways to the retail center, two full access driveways and one right in/right out driveway on Cass Avenue and three right in/right out driveways on 75<sup>th</sup> Street. The proposed building would be accessible from all three driveways. A site location map and conceptual site plan are attached.

The purpose of this Technical Memorandum is to evaluate the potential traffic impacts of the proposed quick-service outbuilding. This Technical Memorandum will evaluate the existing conditions around the site and estimate the number of vehicle trips generated by the proposed development.

### Project Conditions

*Cass Avenue* is a north-south roadway that is classified as a minor arterial and typically provides two travel lanes in each direction with a two-way left turn lanes that provides access to local streets and residential and commercial driveways. Cass Avenue has sidewalks along the east and west side of the roadway and a posted limit of 35 mph. Cass Avenue is under DuPage County jurisdiction.

*75<sup>th</sup> Street* is an east-west roadway that is classified as a Strategic Regional Arterial and provides three travel lanes in each direction separated by a raised landscaped median that provides left turn access to other arterials, local streets, and commercial driveways. 75<sup>th</sup> Street has sidewalks along the north and south side of the roadway, Southern DuPage County Regional Trail is located on south side of 75<sup>th</sup> Street east of Cass Avenue. 75<sup>th</sup> Street has a posted speed limit of 45 mph eastbound and a school zone posted speed limit of 20 mph west of Cass Avenue. 75<sup>th</sup> Street is under DuPage County jurisdiction.

The intersection of *Cass Avenue* and *75<sup>th</sup> Street* is a signalized intersection. The northbound approach consists of one left turn lane, one through lane, and one shared through/right turn lane while the southbound approach consists of one left turn lane, two through lanes, and one right turn lane. The eastbound and westbound approaches of *75<sup>th</sup> Street* consist of two left turn lanes, three through lanes, and one right turn lane. There are marked crosswalks along all approaches with sidewalks and pedestrian signals present.

The existing intersection lane configurations are included in the Exhibits.

Since the development proposes to reduce the parking area, parking observations were conducted during the weekday morning, midday, and evening time periods over several days. The parking observations included collecting the number of occupied parking spaces in the vicinity of the proposed development totaling 205 parking spaces. Overall, the observations indicate that the parking area is not well utilized with the exception of the parking area on the south side adjacent to the immediate care facility. A summary of parking counts and data are attached as well.

### **Proposed Vehicle Trip Generation**

The proposed development consists of a quick-service outbuilding totaling 1,000 square feet with a drive-thru window and no indoor seating. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*. The following land use categories are used to determine project traffic:

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (ITE Land Use Code 938) – This land use includes any coffee and donut restaurant that has only drive-through window service. A patron cannot walk into the shop and purchase items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). The coffee/donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening.

The *Trip Generation Manual, 11<sup>th</sup> Edition* estimates trip generation for each land use based on a peak period and an independent variable. In this case, the applicable variable is drive-through lanes for the quick-service shop. The weekday am and weekday pm peak hour trip generation is calculated using either the average rate or fitted curve equation when available. The am and pm peak hour trip generation equations are selected for weekday, peak hour of adjacent street traffic for one hour from 7:00 am to 9:00 am and 4:00 pm to 6:00 pm.

As documented in the *ITE Trip Generation Manual, 11<sup>th</sup> Edition*, some land uses do not typically generate all new traffic on the roadway system. The total traffic generation is a combination of pass-by trips, or traffic drawn from the existing traffic flow on the adjacent streets, and primary trips, which represent

new traffic drawn to the roadway network. In order to assess the pass-by trips, the data published in the ITE *Trip Generation Handbook, 3<sup>rd</sup> Edition* was utilized to estimate the pass-by percentages for the applicable land uses. It should be noted that pass-by trip reductions do not reduce the total number of trips into and out of the site, but decrease the number of new trips on the roadway network.

The total trip generation for the site consists of the ITE trip generation with the pass-by trip reassignment applied. A summary of trip generation for the proposed development is provided in Table 1.

**Table 1: Trip Generation**

LUC	LAND USE	SIZE	Weekday AM			Weekday PM		
			In	Out	Total	In	Out	Total
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1 Drive-Through Lanes	18	18	36	8	7	15
	<i>Internal Capture Reduction:</i>		-2	-2	-4	-2	-2	-4
	<i>Pass-By Trips:</i>		-14	-14	-28	-5	-5	-10
<b>Total Trip Generation:</b>			<b>18</b>	<b>18</b>	<b>36</b>	<b>8</b>	<b>7</b>	<b>15</b>
<i>Less Internal Capture:</i>			-2	-2	-4	-2	-2	-4
<i>Internal Capture Rate:</i>			11%			27%		
<b>Total External Trips</b>			<b>16</b>	<b>16</b>	<b>32</b>	<b>6</b>	<b>5</b>	<b>11</b>
<i>Less Pass-by:</i>			-14	-14	-28	-5	-5	-10
<b>Total New Traffic Generated on Network:</b>			<b>2</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>1</b>

It should be noted that the ITE *Trip Generation Handbook* methodology for internal capture is applicable since is very likely that existing trips to the adjacent developments will also stop by the proposed quick-service development. For the purpose of this analysis, it is assumed that an overall internal capture ranges from 11 percent to 27 percent for the weekday peak hours. This results in the proposed development only adding four trips and one trip during the weekday am peak hour and weekday pm peak hour, respectively.

### Access Evaluation

The proposed development will be accessed through the three existing driveways along 75<sup>th</sup> Street and three driveways along Cass Avenue. The proposed development will replace 30 original parking stalls into a 1,000 square feet facility with an eight vehicle drive-through lane, outdoor patio, raised curb landscape areas, and five parking spaces. It is our understanding that there are no other known planned roadway improvements or developments that will impact the existing traffic patterns in the study area. Based on the development only adding four and one vehicle trips during the weekday peak hours and the multiple access points along 75<sup>th</sup> Street and Cass Avenue, it is anticipated that this development will have minimal traffic impact on the local roadway network.

## **Conclusion**

The purpose of this study is to evaluate the traffic generated by a proposed development that will replace 30 original parking stalls into a 1,000 square foot facility with an eight vehicle drive-through lane, outdoor patio, raised curb landscape areas, and five parking spaces located in the northeast corner of 75<sup>th</sup> Street and Cass Avenue. Access to the site will remain in the existing configuration with three access points along 75<sup>th</sup> Street and three access points on Cass Avenue.

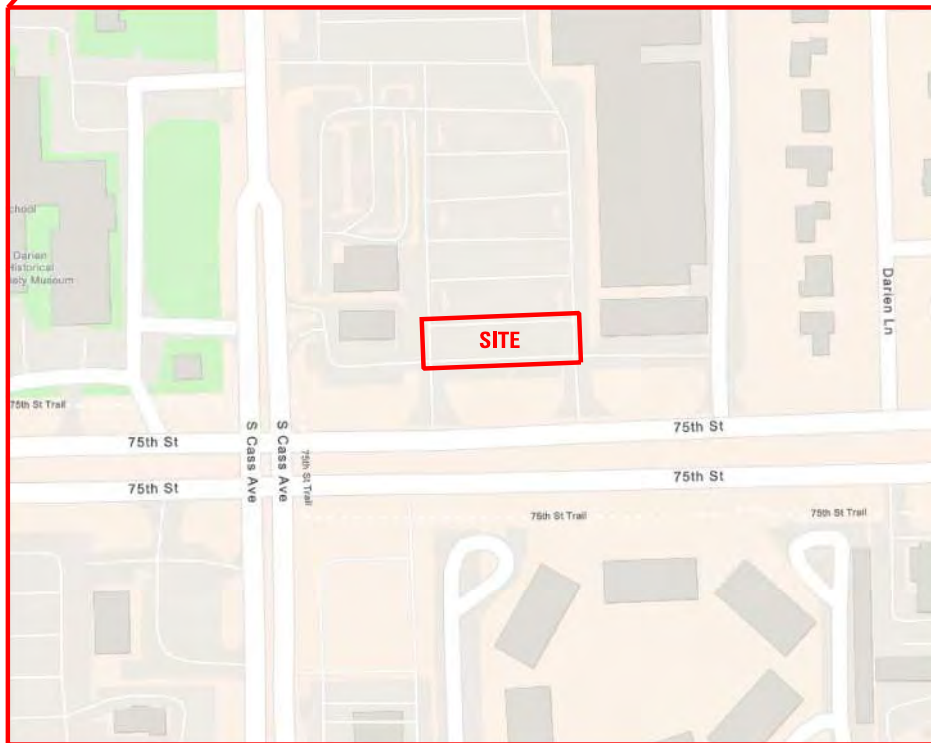
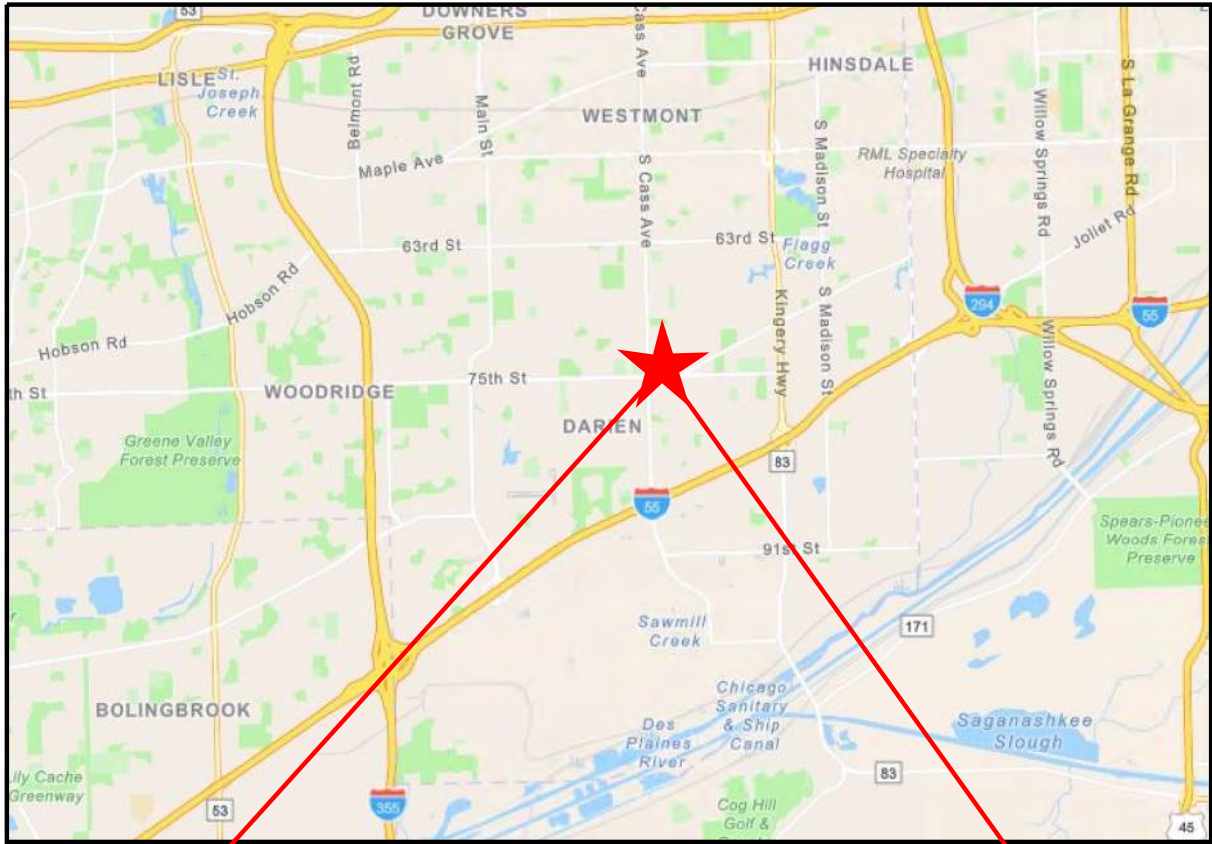
A trip generation evaluation was conducted, and based on the amount of vehicle trips generated by the proposed development, it is our professional opinion that the new traffic generated by the site will have minimal impact to the roadway network.

## **Exhibits**

Site Location Map

Conceptual Site Plan

Existing Lane Configuration



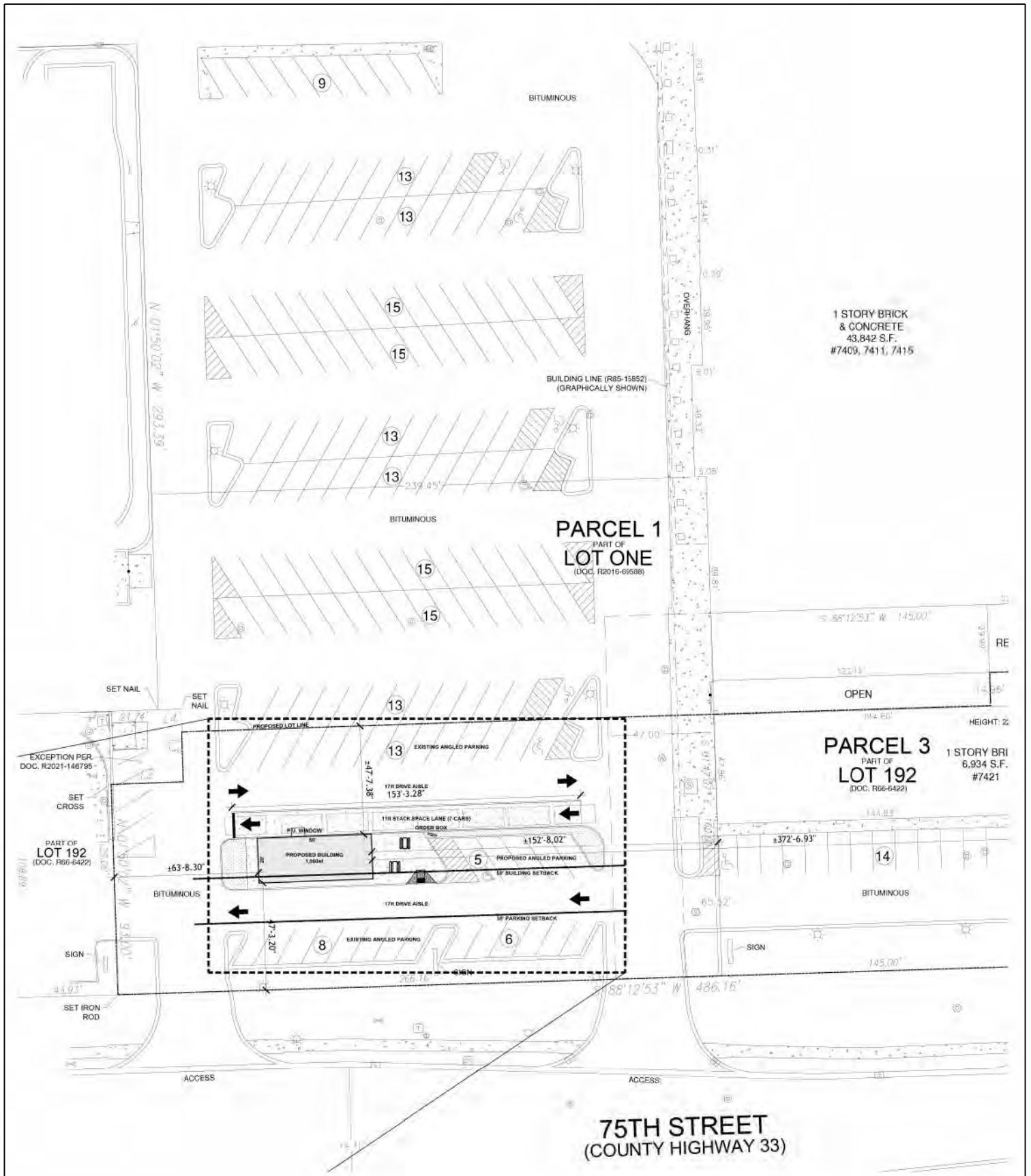
**PROPOSED COFFEE SHOP**

**FIGURE 1  
SITE LOCATION MAP**

DARIEN

ILLINOIS





1 STORY BRICK  
& CONCRETE  
43,842 S.F.  
#7409, 7411, 7415

**PARCEL 1**  
PART OF  
**LOT ONE**  
(DOC. R2016-69588)

**PARCEL 3**  
PART OF  
**LOT 192**  
(DOC. R66-6422)

1 STORY BRI  
6,934 S.F.  
#7421

**75TH STREET**  
(COUNTY HIGHWAY 33)

NOT TO SCALE

**PROPOSED COFFEE SHOP**


**FIGURE 2  
CONCEPTUAL SITE PLAN**

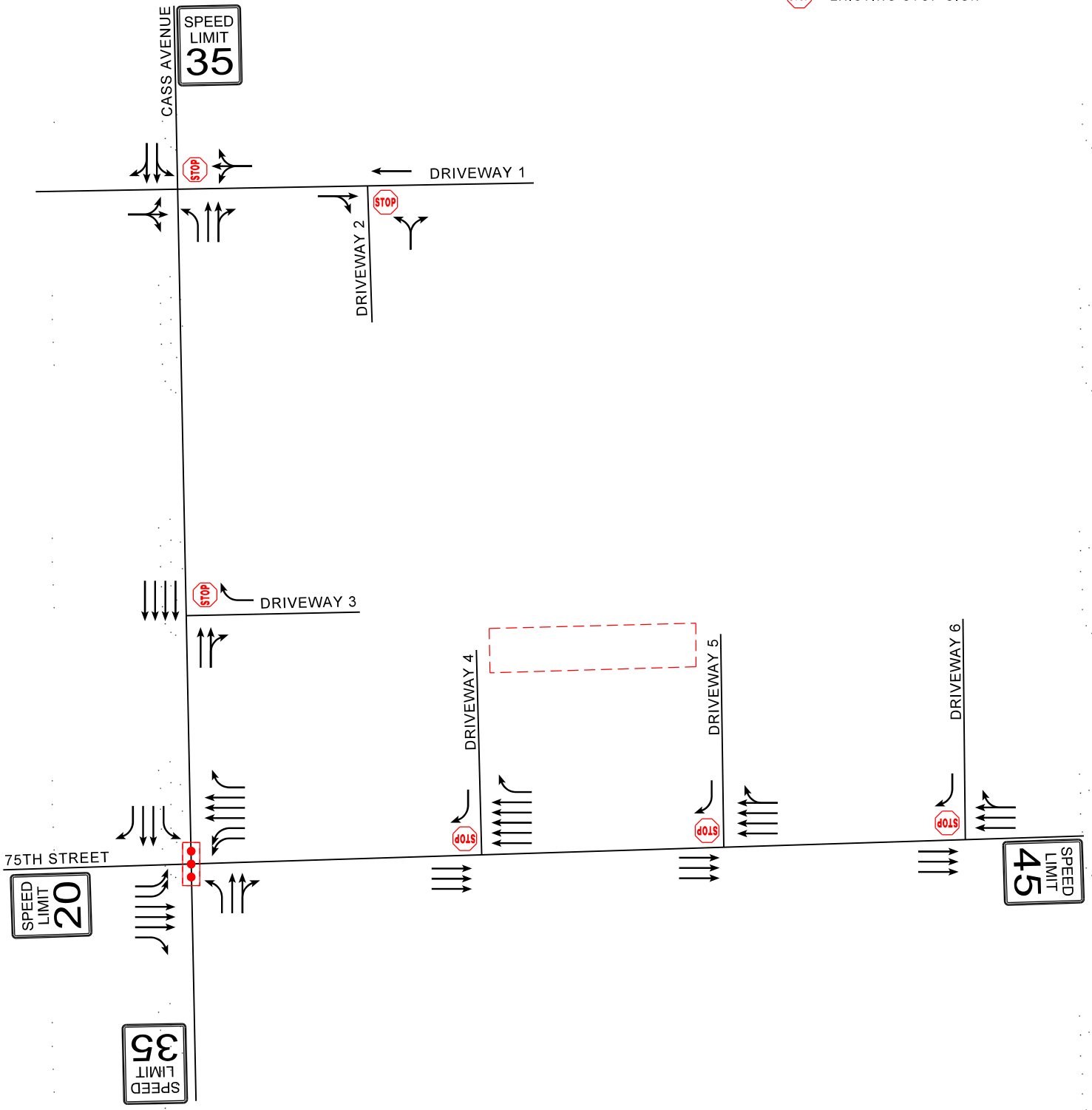


DARIEN

ILLINOIS

LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN



PROPOSED COFFEE SHOP

FIGURE 3  
EXISTING LANE CONFIGURATION



Proposed Quick-Service Facility  
 Parking Count Summary at 7409 S. Cass Ave.

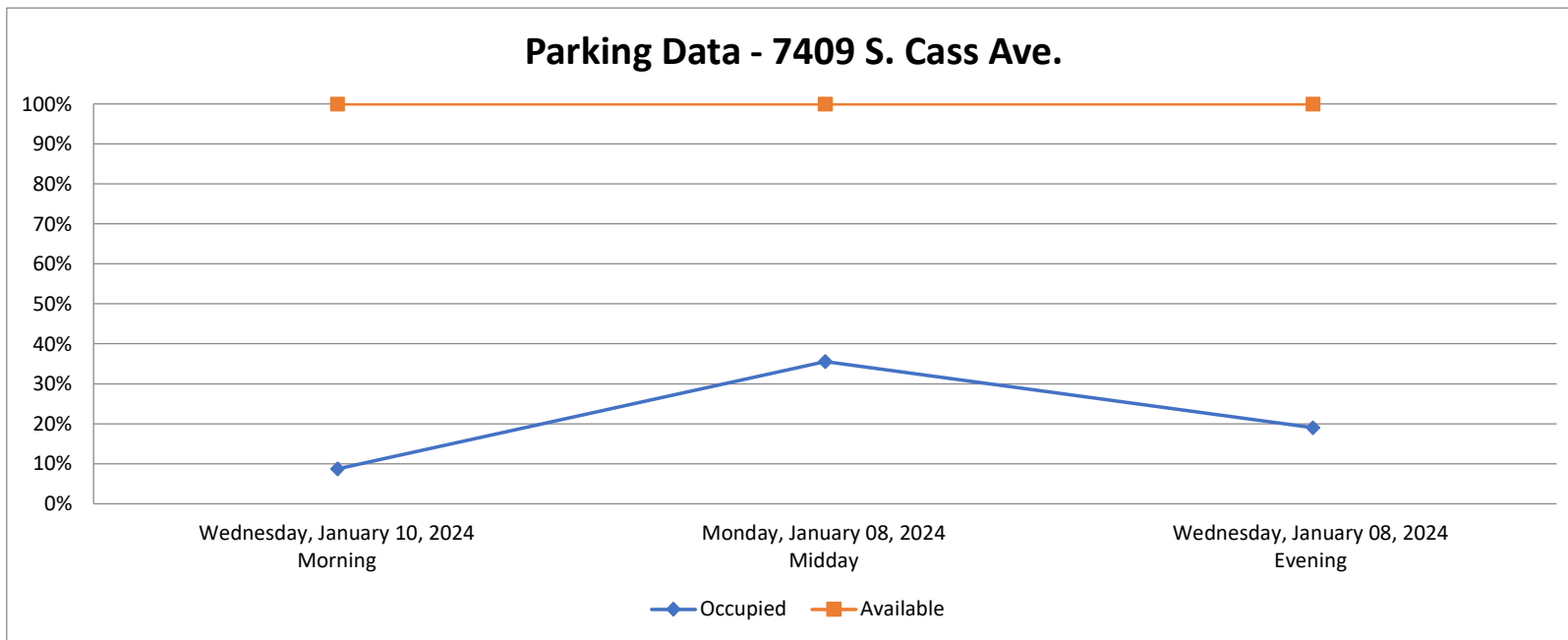


Zone	Total Spaces		Morning	Midday	Afternoon
1	14	Occupied	6	13	3
		Available	8	1	11
2	29	Occupied	4	12	4
		Available	25	17	25
3	28	Occupied	4	5	2
		Available	24	23	26
4	28	Occupied	2	7	4
		Available	26	21	24
5	28	Occupied	0	4	3
		Available	28	24	25
6	28	Occupied	0	6	4
		Available	28	22	24
7	28	Occupied	1	10	7
		Available	27	18	21
8	22	Occupied	1	16	12
		Available	21	6	10

Wednesday, January 10, 2024 Morning	Occupied	18
	Available	187

Monday, January 08, 2024 Midday	Occupied	73
	Available	132

Wednesday, January 08, 2024 Evening	Occupied	39
	Available	166



Cass Avenue

75th Street



Zone 8

Zone 7

Zone 6

Zone 5

Zone 4

Zone 3

Zone 2

Zone 1

## Special Use and Variation Criteria

The criteria that the Planning, Zoning and Economic Development Commission and City Council must consider when acting on a request for a Special Use and Variation are included below.

### Special Use Criteria:

*No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:*

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
- 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 5. That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
- 6. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- 7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

### Variation Criteria:

*The City may grant variations based on the finding-of-fact that supports the following criteria outlined below by the City to be the most relevant to the subject property situation.*

- a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone.*
- b) The plight of the owner is due to unique circumstances.*
- c) The variation if granted will not alter the essential character of the locality.*
- d) Essential Need: The owner would suffer substantial difficulty or hardship and not mere inconvenience or a decrease in financial gain if the variation is not granted.*
- e) Problem with Property: There is a feature of the property such as slope or shape or change made to the property, which does not exist on neighboring properties, which makes it unreasonable for the owner to make the proposed improvement in compliance with this*

*title. Such feature or change was not made by the current owner and was not known to the current buyer at the time of purchase.*

- f) Smallest Solution: There is no suitable or reasonable way to redesign the proposed improvements without incurring substantial difficulty or hardship or reduce the amount of variation required to make such improvements.*
- g) Create Neighbor Problem: The variation, if granted, will not cause a substantial difficulty, undue hardship, unreasonable burden, or loss of value to the neighboring properties.*
- h) Create Community Problem: The variation, if granted, may result in the same or similar requests from other property owners within the community, but will not cause an unreasonable burden or undesirable result within the community.*
- i) Net Benefit: The positive impacts to the community outweigh the negative impacts.*
- j) Sacrifice Basic Protections: The variation, if granted, will comply with the purposes and intent of this title set forth in subsection 5A-1-2(A) of this title and summarized as follows: to lessen congestion, to avoid overcrowding, to prevent blight, to facilitate public services, to conserve land values, to protect from incompatible uses, to avoid nuisances, to enhance aesthetic values, to ensure an adequate supply of light and air, and to protect public health, safety, and welfare.*

**AGENDA MEMO**  
**PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION**  
**APRIL 15, 2026**

**CASE**

PZC-26-4      Special Use, Variations, Preliminary Plat of Subdivision, Minor PUD Amendment  
(Core Acquisitions, LLC)

**ISSUE STATEMENT**

Petition to demolish the existing vacant former TGI Fridays restaurant and redevelop the site with two new quick-service drive-through establishments: a Dutch Bros Coffee and an Andy's Frozen Custard. The project includes a subdivision of the property into retail pad sites, with shared cross-access, parking, and site improvements. Variations are requested from the City's zoning regulations relating to minimum lot area, front and side yard setbacks, parking lot and foundation landscaping, lighting, and signage standards, as well as Special Use Permits for the proposed drive-through facilities. The project is located in the B-3 PUD (General Business) zoning district at 2201 75th Street, commonly known as Darien Towne Centre (PIN 09-29-400-026).

**GENERAL INFORMATION**

Petitioner:	Core Acquisitions, LLC / Ben Barad
Property Owner:	Core Acquisitions, LLC (Contract Purchaser)
Property Location:	2201 75th Street
PIN Number:	09-29-400-026
Existing Zoning:	General Business District (B-3)
Existing Land Use:	Retail Commercial
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Commercial/Residential, Downers Grove
East:	General Business District (B-3)
South:	General Business District (B-3)
West:	General Business District (B-3)
Size of Property:	1.41 acres
Floodplain:	N/A
Natural Features:	Gentle slope from the north to the south. Fully developed.
Transportation/Access:	The petition site gains access from multiple shared driveways on 75 <sup>th</sup> Street, a signalized drive aisle on 75 <sup>th</sup> Street, and a shared driveway on Lyman Avenue.

**ATTACHMENTS**

- A) LOCATION MAP AND AERIAL PHOTO**
- B) PROPOSED SITE / GRADING PLAN**
- C) SUBMITTAL MEMO (BY PETITIONER)**
- D) PROPOSED LANDSCAPE PLAN**
- E) DUTCH BROS OPERATIONS NARRATIVE**
- F) DUTCH BROS ARCHITECTURAL AND SIGN PLANS**
- G) ANDY'S OPERATIONS NARRATIVE**
- H) ANDY'S ARCHITECTURAL PLANS AND SIGN PLANS**
- I) ENGINEERING REVIEW LETTER**
- J) STORMWATER SUMMARY**

## **BACKGROUND**

Darien Towne Centre is an approximately 53-acre commercial development located at the northeast corner of 75th Street and Lyman Avenue, bounded on the south by Manning Road. The property was annexed into the City and zoned B-3 General Business District with a Planned Unit Development special use in 1993, pursuant to Annexation Agreement Ordinance No. O-16-93. The development was approved for a regional shopping center of up to 400,000 square feet, including anchor retail tenants and outlots. Currently, the center is home to Wal-Mart, Aldi and Home Depot, along with many other in-line retail tenants and other businesses and banks.

The subject 1.41-acre property (see Attachment A) was developed as a TGI Friday's, which remained in operation until December 2024, when the restaurant closed its doors. Since that time, the site has remained vacant. The existing building is proposed to be demolished as part of the redevelopment proposed for the site.

## **PROPOSAL**

The applicant is requesting approval of a Preliminary Plat of Subdivision, two Special Use Permits, a series of related variations, and a Minor PUD Amendment to facilitate the redevelopment of the former TGI Fridays site with two new drive-through restaurant establishments (see Attachment B and C). The proposal involves demolishing the existing vacant restaurant building and subdividing the approximately 1.41-acre parcel into two lots. Lot 1, approximately 0.60 acres in size, is proposed for a new freestanding 1,307 square-foot Dutch Bros Coffee drive-through. Lot 2, approximately 0.80 acres in size, is proposed for a new 1,985 square-foot freestanding Andy's Frozen Custard quick-service restaurant with a drive-through, and outdoor patio with walk-up service windows.

*Economic Incentive Request:* The applicant has submitted a request for economic incentives as part of the application; however, this request is currently under separate review by staff and is not included in the agenda. If mutually agreeable terms are established, the proposed incentive will be brought back to the appropriate administrative bodies for full review and recommendation.

## **ANALYSIS**

### **A) Zoning / Comprehensive Plan**

*Existing Zoning:* The subject property is zoned B-3 General Business District. Drive-through restaurants are permitted within the B-3 district with Special Use Permit approval, making the proposed uses appropriate for this location. The outlot restaurant format is already well-established within the broader Darien Towne Centre PUD.

*Comprehensive Plan:* The Comprehensive Plan designates the site as Commercial and identifies it as Key Development Area #5 — the Darien Towne Centre at 75th Street and Lyman Avenue. The Plan's stated priorities for this area are infill development, conversion of underutilized parking areas into new commercial buildings, and architectural enhancement of the existing site. The proposed redevelopment with two new, actively operated drive-through establishments directly implements the policies and guidelines of the Comprehensive Plan. Staff finds the proposal fully

consistent with the Commercial land use designation and the objectives of the Plan.

**B) Special Use Permit and Variations; Dutch Bros Coffee Drive-Through**

Proposed for Lot 1 of the new development is a Dutch Bros drive through coffee establishment. The building is centrally located on the site, with parking placed mostly on the perimeter and the drive-through lanes wrapping around the building and the trash enclosure positioned behind the building toward the rear of the lot.

Dutch Bros Coffee operates daily from 5:00 a.m. to 11:00 p.m., serving customers through a drive-through and walk-up model. Orders are taken directly at customers' vehicles by employees using handheld point-of-sale devices, minimizing queuing times and congestion. The location will typically be staffed by three to five employees per shift (see Attachment E).

*Variations:* The following variations are required for the Dutch Bros site:

Minimum Lot Area (Section 5A-8-4-7): Six acres required; 0.60 acres proposed. The six-acre minimum is inapplicable to a small-footprint drive-through pad site. The PUD framework and shared-access declaration address the functional intent of this standard.

Front Yard Setback (Section 5A-8-4-8): 50 feet required; 30.2 feet proposed. The reduced setback is consistent with setbacks previously established and approved as part of the Darien Towne Centre PUD, and reflects the physical constraints of an infill pad site.

West Side Yard Setback (Section 5A-8-4-8): 40 feet required; 10.4 feet proposed. Same reasoning as front yard setback. Full compliance would render the parcel functionally undevelopable at this size.

Parking Lot Landscaping (Section 5A-10-6): One shade tree and 37 shrubs per 100 linear feet of perimeter parking required. Shade trees along 75th Street would obstruct visibility of the use from the street. The landscape plan demonstrates compensating plantings throughout the site and interior parking islands, and satisfies the City's perimeter yard point system.

Wall and Ground Signage (Section 4-3-10-B-2 and -3)

Wall signage is limited to two (2) square feet per linear foot of building frontage, up to a maximum of 500 square feet. Additional signage may be permitted for buildings with frontage on multiple streets. Only one ground sign per street frontage is permitted. Ground signs are limited to sixty (60) square feet per side and a maximum height of twelve (12) feet above grade.

*Development Standards:* Planning and Engineering staff, including the City's engineering consultant Christopher B. Burke Engineering, reviewed the proposed site plan. The development complies with all zoning development standards contained within the code, except as noted in the variation request. The minimum required stacking for the drive through is 15 spaces, which Dutch Bros provides.

*Architecture:* The Dutch Bros building (see Attachment F) follows the brand's current prototype, featuring a two-tone gray EIFS exterior, blue fiber cement siding at the tower element, and grey brick veneer at the base and canopy columns. A framed canopy with dark gray metal fascia and natural wood soffit extends over the drive-through and walk-up areas. The parapet reaches 24 feet at its tallest point, with mechanical units screened behind it.

*Landscaping, Grading and Utilities:* The landscape plan proposes a total of 11 shade trees, 2 ornamental trees, 9 evergreen trees, 9 narrow evergreen screening trees, 67 tall shrubs, 302 low shrubs, 54 ornamental grasses, and approximately 367 square feet of perennial and ground cover plantings, along with over 21,000 square feet of turf. The perimeter yard point calculations are demonstrated on the landscape cover sheet. Where full compliance with foundation or parking lot landscaping standards cannot be achieved due to site constraints, compensating plantings are distributed throughout the site.

A final grading plan and stormwater management plan will be required during the building process. The preliminary grading plan is included as part of Attachment B. The stormwater summary provided by the petitioner (Attachment J) indicates that existing facilities are equipped to handle drainage and BMPs. Utilities are available for the site.

### **C) Special Use Permit and Variations; Andy's Custard Drive Through**

Proposed for Lot 2 of the new development is an Andy's Frozen Custard quick-service restaurant with a drive-through and outdoor patio with walk-up service windows. The Andy's building is centrally located on Lot 2, with the drive-through lane wrapping around the building, the outdoor patio area located at the front of the building along 75th Street, and the trash enclosure positioned behind the building toward the rear of the lot.

Andy's Frozen Custard offers frozen custard and baked goods. Orders are taken face-to-face at customers' vehicles using runners and iPads — there is no speaker box. The brand's stated service commitment of 80 to 90 seconds per vehicle minimizes queuing and on-site congestion. Peak hours fall between 7:00 and 10:00 p.m. on Friday and Saturday evenings, avoiding conflict with typical commuter traffic. The location will operate from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and until 11:30 p.m. Friday and Saturday, with extended hours during peak season. Approximately 25 new employment opportunities are anticipated (see Attachment G).

*Variations:* The following variations are required for the Andy's Frozen Custard site:

Minimum Lot Area (Section 5A-8-4-7): Six acres required; 0.81 acres proposed. The six-acre minimum is inapplicable to a small-footprint drive-through pad site. The PUD framework and shared-access declaration address the functional intent of this standard.

Front Yard Setback (Section 5A-8-4-8): 50 feet required; 30.2 feet proposed. Consistent with the established PUD development pattern and physical constraints of the infill parcel.

East Side Yard Setback (Section 5A-8-4-8): 40 feet required; 3.2 feet proposed. The

reduced setback reflects the constraints of the subdivided parcel and the need to accommodate the building footprint, drive-through lane, and required queuing.

Side Yard Between Lots (Section 5A-8-4-8): 40 feet required; 0 feet proposed at the shared lot line between Dutch Bros and Andy's. The unified site design and cross-access Declaration govern shared circulation between the two parcels.

Foundation and Refuse Area Landscaping (Section 5A-10-7): Continuous foundation landscaping on all building sides cannot be achieved due to the outdoor patio and drive-through canopy areas integral to Andy's operations. Compensating plantings are provided in parking islands and along the site perimeter.

Parking Lot Landscaping (Section 5A-10-6): One shade tree and 37 shrubs per 100 linear feet of perimeter parking required. Shade trees along 75th Street would obstruct visibility of the use from the street. The landscape plan demonstrates compensating plantings throughout the site and interior parking islands, and satisfies the City's perimeter yard point system.

Canopy Lighting (Section 5A-11-2-1): Andy's prototype includes canopy lighting standard to the brand's design. The site photometric plan demonstrates appropriate light levels directed away from adjacent properties and the right-of-way.

Wall and Ground Signage (Section 4-3-10-B-2 and -3)

Wall signage is limited to two (2) square feet per linear foot of building frontage, up to a maximum of 500 square feet. Additional signage may be permitted for buildings with frontage on multiple streets. Only one ground sign per street frontage is permitted. Ground signs are limited to sixty (60) square feet per side and a maximum height of twelve (12) feet above grade.

*Development Standards:* Planning and Engineering staff, including the City's engineering consultant Christopher B. Burke Engineering, reviewed the proposed site plan. The development complies with all zoning development standards contained within the code, except as noted in the variation requests. The minimum required stacking for the drive-through is 15 spaces, which Andy's provides.

*Architecture:* The Andy's building features dark brick veneer as the dominant exterior material, with bright colored aluminum soffits at the drive-through canopy and at the patio canopy. A shielded LED lighting band wraps the building perimeter fascia, serving as both an architectural and signage element. The upper roof reaches approximately 16 feet 6 inches, with the drive-through canopy extending to 28 feet at its peak (see Attachment H).

*Landscaping, Grading and Utilities:* The landscape plan proposes a total of 11 shade trees, 2 ornamental trees, 9 evergreen trees, 9 narrow evergreen screening trees, 67 tall shrubs, 302 low shrubs, 54 ornamental grasses, and approximately 367 square feet of perennial and ground cover

plantings, along with over 21,000 square feet of turf. The perimeter yard point calculations are demonstrated on the landscape cover sheet. Where full compliance with foundation or parking lot landscaping standards cannot be achieved due to site constraints, compensating plantings are distributed throughout the site. Landscape screening is proposed along drive aisles adjacent to the Andy's outdoor seating area to separate pedestrians from vehicle traffic.

A final grading plan and stormwater management plan will be required during the building process. The preliminary grading plan is included as part of Attachment B. The stormwater summary provided by the petitioner (Attachment J) indicates that existing facilities are equipped to handle drainage and BMPs. Utilities are available for the site.

**D) Preliminary Plat of Subdivision and Minor PUD Amendment**

*Preliminary Plat of Subdivision:* The proposed Preliminary Plat of Resubdivision of Lot 9 in Darien Towne Centre subdivides the existing 1.41-acre parcel into two lots — Lot 1 (0.60 acres) for Dutch Bros Coffee and Lot 2 (0.81 acres) for Andy's Frozen Custard — with cross-access between the lots established by note on the plat and governed by Declaration. The Preliminary Plat has been reviewed and revised in response to comments from City staff and Christopher B. Burke Engineering, and staff finds it to be in compliance with the intent of the City's subdivision ordinance. The last engineering comment letter provided by Christopher B. Burke Engineering, Ltd. is included (see Attachment H).

The subject property is located within the Darien Towne Centre B-3 PUD. The proposed redevelopment — including the resubdivision of Lot 9 and the introduction of two new pad site uses with drive-throughs — constitutes a change to the approved PUD configuration and requires a Minor PUD Amendment.

The proposed amendment is consistent with the overall commercial character and intent of the Darien Towne Centre PUD. The redevelopment of a long-vacant restaurant building with two active, well-known food and beverage tenants will improve the visual appearance of the site, generate new sales tax revenue for the City, and bring activity back to a parcel that has been underutilized. The uses are consistent with the retail and restaurant character of the surrounding shopping center.

The shared access, cross-parking, and maintenance obligations to be memorialized in the Declaration among the two lots will ensure that the site continues to function in a unified and coordinated manner consistent with the PUD framework.

Staff supports the Minor PUD Amendment and recommends approval as part of the overall action on this application.

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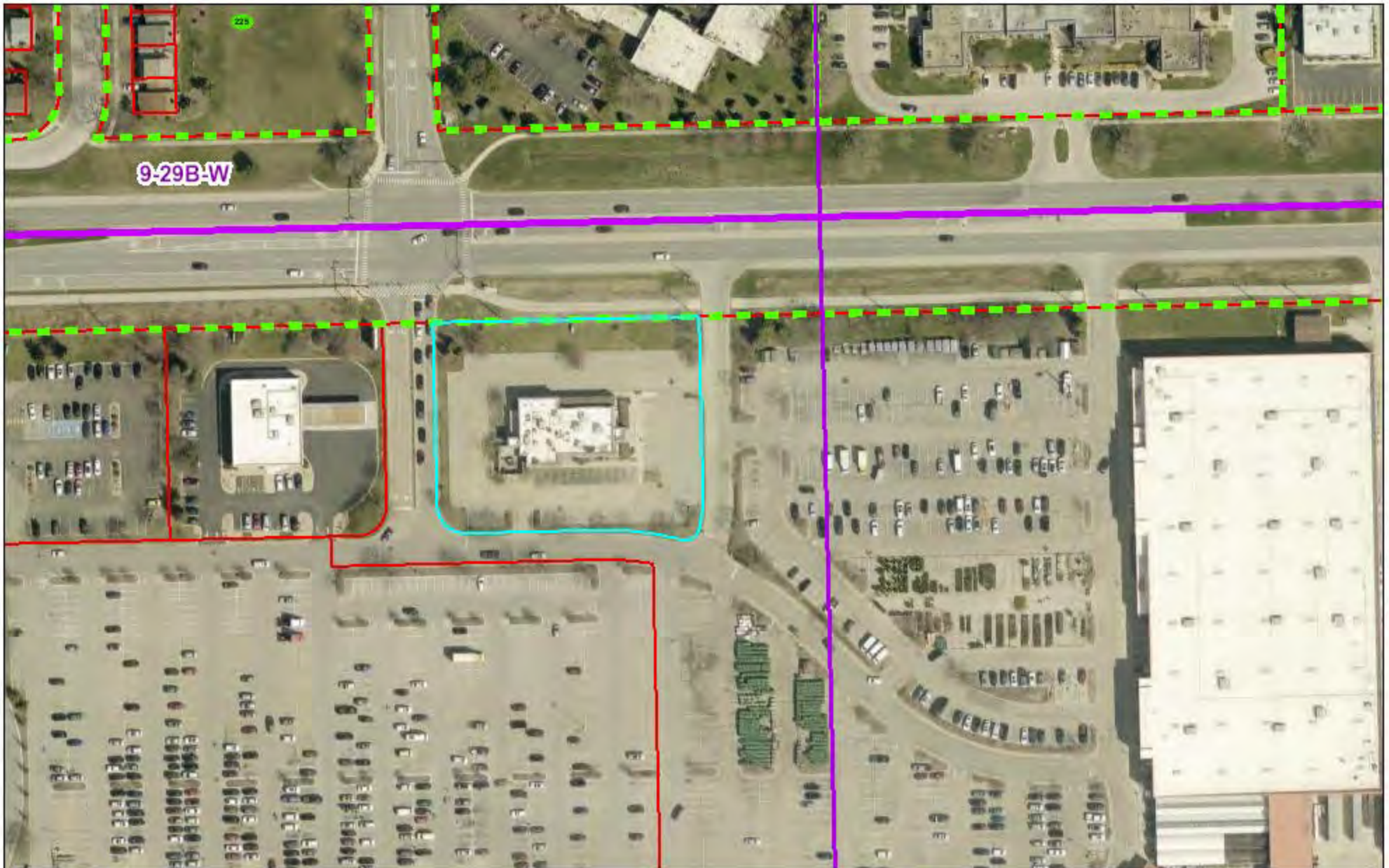
**DECISION MODE**

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on February 18, 2026.

**MEETING SCHEDULE**

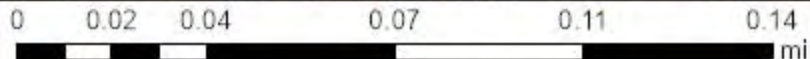
Planning, Zoning, and Economic Development Commission  
Municipal Services Committee  
City Council

April 15, 2026  
April 27, 2026  
May 4, 2026



9-29B-W

225



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187






Phone: 1(630)407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)

DuPage Maps Portal:  
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment  
purposes only.

DuPage County Web Site:  
<https://www.dupagecounty.gov>

  
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-  DuPage County
-  Townships
-  Sections
-  Quarter Sections
-  Half Quarter Sections

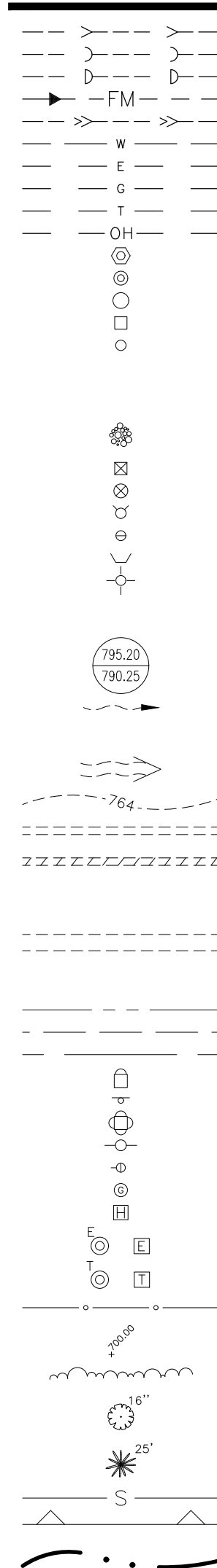
- Regional County Boundaries
-  COOK
  -  KANE
  -  KENDALL
  -  LAKE

# Proposed Improvements for 2201 75TH STREET CITY OF DARIEN, ILLINOIS

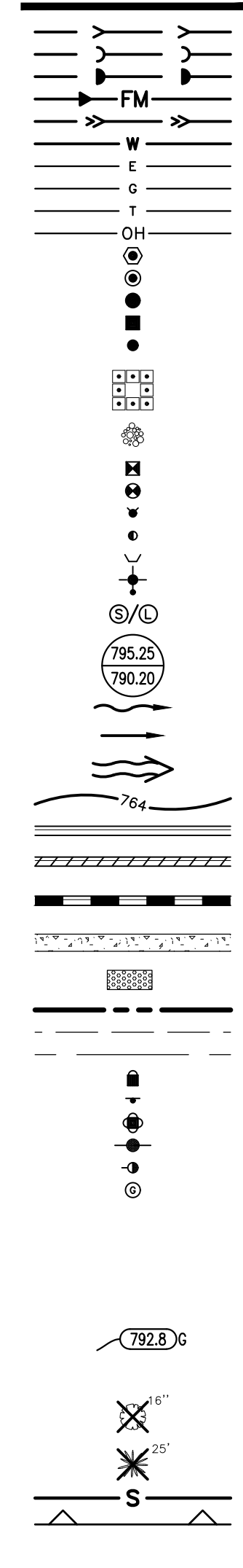
☐ = SHEETS INCLUDED IN PRELIMINARY ENGINEERING SUBMITTAL

## STANDARD SYMBOLS

### EXISTING

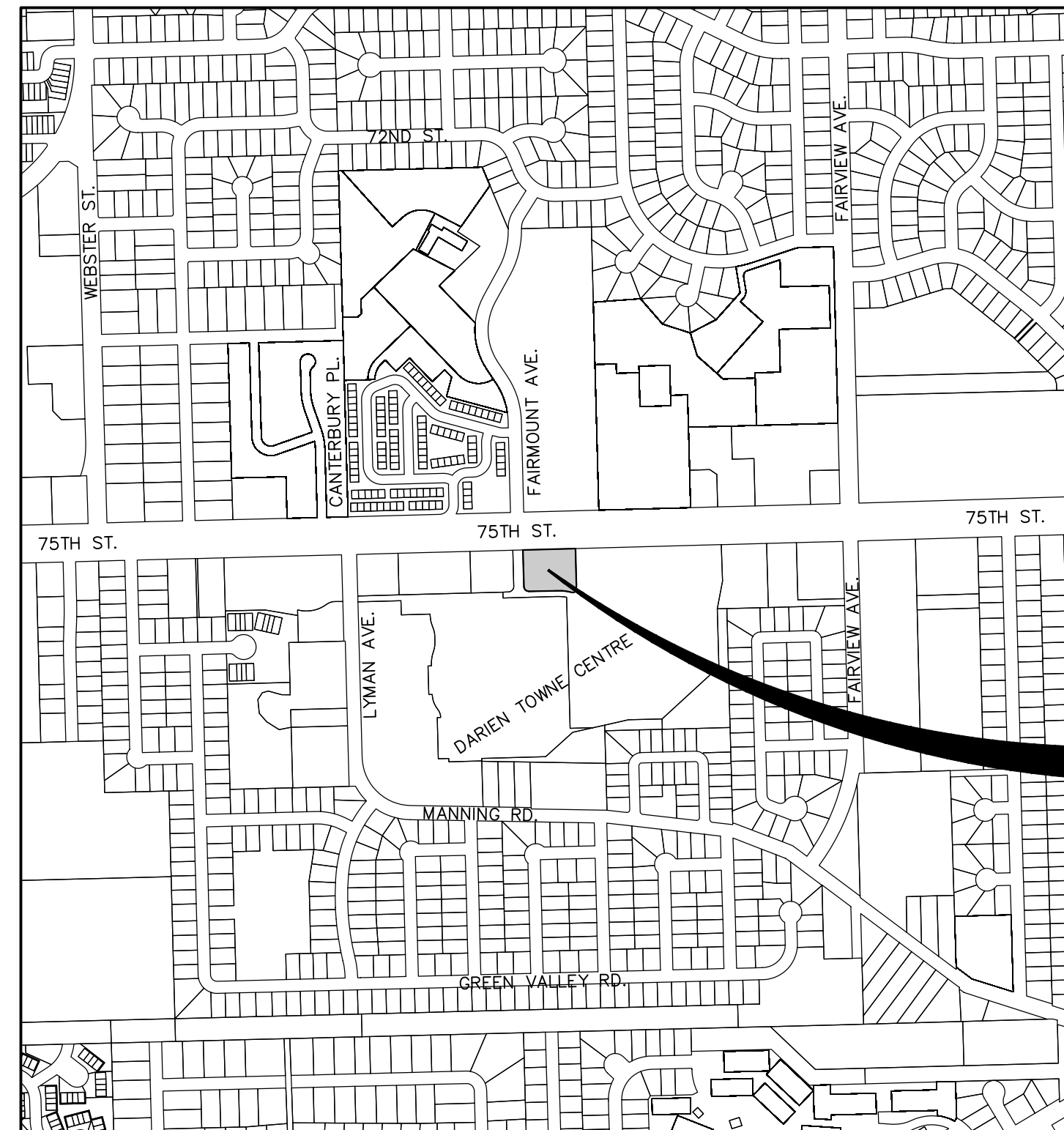


### PROPOSED



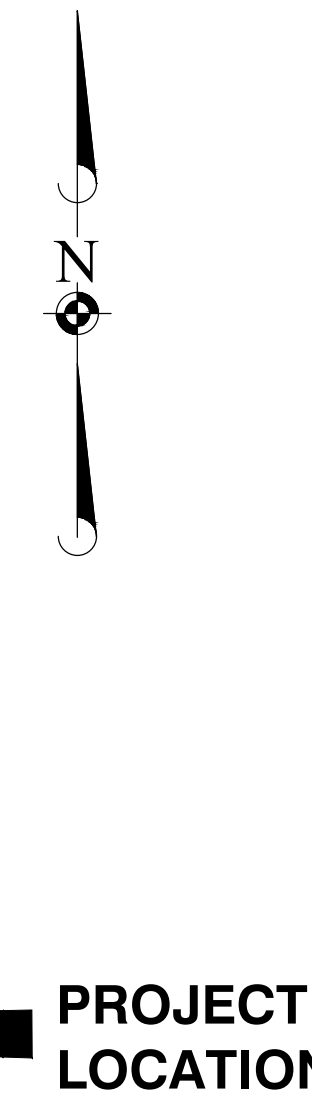
## ABBREVIATIONS

ADJ ADJUST	AGG. AGGREGATE	ARCH ARCHITECT	B.A.M. BITUMINOUS AGGREGATE MIXTURE	B-B BACK TO BACK	B/C BACK OF CURB	B/P BOTTOM OF PIPE	B/W BACK OF WALK	B-BOX BUFFALO BOX	BIT. BITUMINOUS	BM BENCHMARK	B.O. BY OTHERS	C.E. COMMERCIAL ENTRANCE	CB CATCH BASIN	CL CENTERLINE	CMP CORRUGATED METAL PIPE	CNTRL CONTROL	CO CLEANOUT	CONC. CONCRETE	CY CUBIC YARD	D DITCH	DIA. DIAMETER	DIP DUCTILE IRON PIPE	DIWM DUCTILE IRON WATER MAIN	DS DOWNSPOUT	DT DRAIN TILE	E ELECTRIC	E-E EDGE TO EDGE	ELEV. ELEVATION	E/P EDGE OF PAVEMENT	EX. EXISTING	F.O. FIELD ENTRANCE	F-F FACE TO FACE	F.F. FINISHED FLOOR	FES FLARED END SECTION	F/L FLOW LINE	FM FORCE MAIN	G GRADE	G/F GRADE AT FOUNDATION	GW GUY WIRE	HDWL HANDHOLE	HWL HIGH WATER LEVEL	HYD HYDRANT	INL INLET	INV INVERT	IP IRON PIPE	LT LEFT	MAX. MAXIMUM	MB MAILBOX	M/E MEET EXISTING	MH MANHOLE	MIN. MINIMUM	NWL NORMAL WATER LEVEL	P.E. PRIVATE ENTRANCE	PC POINT OF CURVATURE	PCC POINT OF COMPOUND CURVE	PGL PROFILE GRADE LINE	PI POINT OF INTERSECTION	R PROPERTY LINE	PP POWER POLE	PROP. PROPOSED	PT POINT OF TANGENCY	PVC POLYVINYL CHLORIDE PIPE	PVC POINT OF VERTICAL CURVATURE	PVI POINT OF VERTICAL INTERSECTION	PVT POINT OF VERTICAL TANGENCY	P PAVEMENT	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT	R RADIUS	R.O.W. RIGHT-OF-WAY	RCP REINFORCED CONCRETE PIPE	REM REMOVAL	REV REVERSE	RR RAILROAD	RT RIGHT	SAN SANITARY	SF SQUARE FOOT	SHLD. SHOULDER	SL STREET LIGHT	SMH SANITARY MANHOLE	ST STATION	STA LEFT	STD STANDARD	SW SIDEWALK	SY SQUARE YARDS	TBR TO BE REMOVED	T TELEPHONE	T-A TYPE A	T/C TOP OF CURB	T/F TOP OF FOUNDATION	T/P TOP OF PIPE	T/W TOP OF WALK	T/WALL TOP OF WALL	TEMP TEMPORARY	TRANS TRANSFORMER	V.B. VALVE BOX	VCP VITRIFIED CLAY PIPE	V.V. VALVE VAULT	WL WATER LEVEL	WM WATER MAIN
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LOCATION MAP  
N.T.S.

OWNER:  
CORE ACQUISITIONS  
10 PARKWAY NORTH BOULEVARD, SUITE 120  
DEERFIELD, ILLINOIS 60015



## INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SOIL EROSION AND SEDIMENT CONTROL DETAILS
5	SITE DIMENSIONAL AND PAVING PLAN
6	GRADING PLAN
7	UTILITY PLAN
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION SPECIFICATIONS
☐	TOPOGRAPHIC SURVEY

### NOTE:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING ON JANUARY 9, 2026. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

### BENCHMARKS:

**REFERENCE BENCHMARK:**  
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

**SITE BENCHMARK #1:**  
EAST ARROW BOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 83 FEET EAST OF CENTERLINE OF FAIRMOUNT AVENUE AND 176 FEET SOUTH OF CENTERLINE OF 75th STREET.

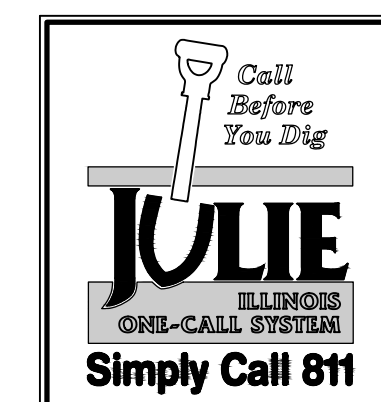
ELEVATION= 779.06      DATUM=NAVD88 (GEOID 18)

**SITE BENCHMARK #2:**  
EAST ARROW BOLT OF FIRE HYDRANT LOCATED APPROXIMATELY 53 FEET EAST OF CENTERLINE OF FAIRMOUNT AVENUE AND 18 FEET SOUTH OF CENTERLINE OF ACCESS DRIVEWAY.

ELEVATION= 776.52      DATUM=NAVD88 (GEOID 18)



333 East Butterfield Road, Suite 600, Lombard, IL 60148    ph: 630.691.8500    fx: 630.691.8585    manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners



MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

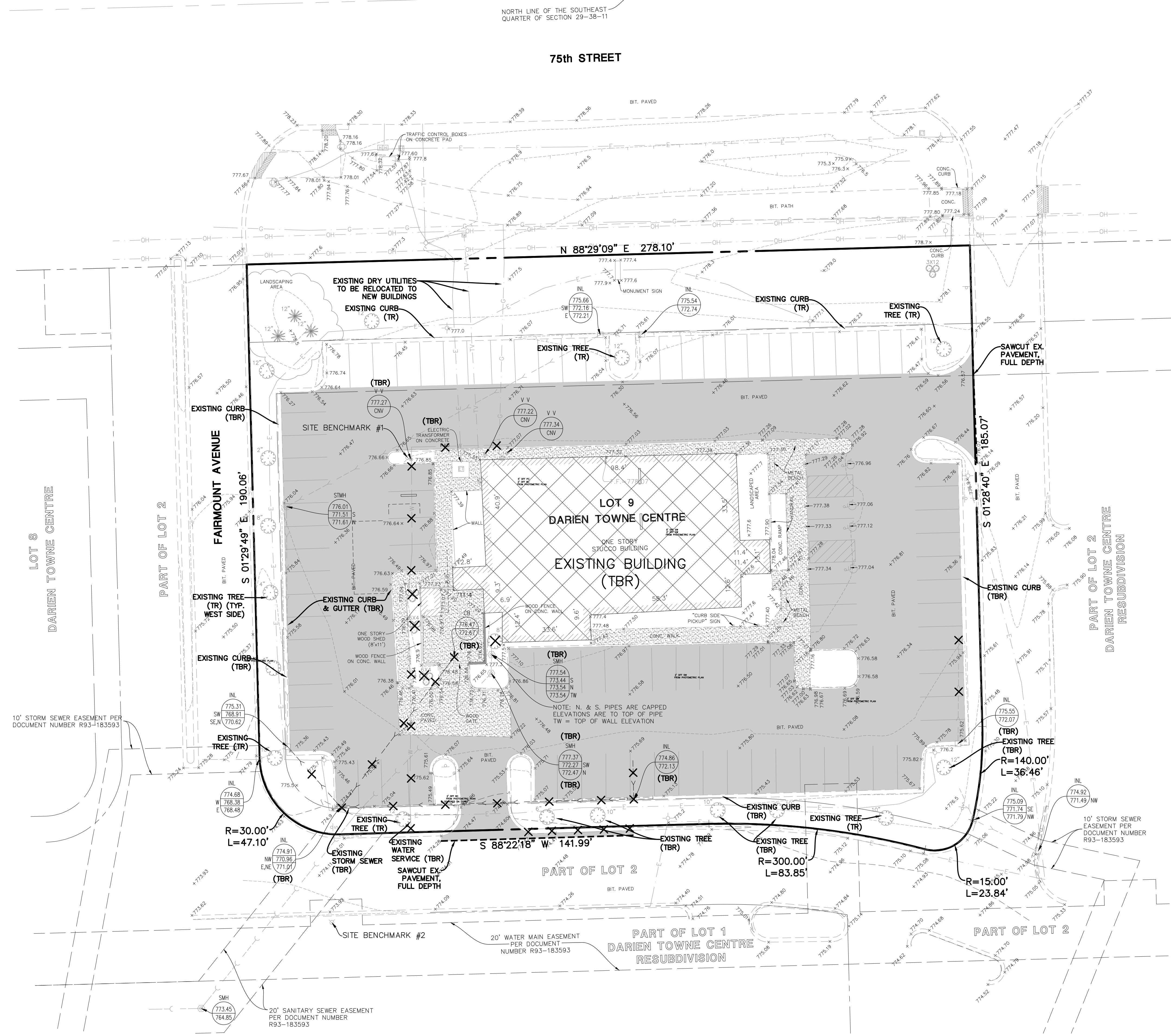
DATE	REVISIONS	COMMENTS
03/19/24	REVISED PER VILLAGE	03/11/26 REVIEW



2201 75TH STREET  
CITY OF DARIEN, ILLINOIS  
TITLE SHEET

PROJ. MGR.: PM  
PROJ. ASSOC.: DMR  
DRAWN BY: MH  
DATE: 02-23-26  
SCALE: N.T.S.  
SHEET  
1 OF 10  
CAQDR101

March 19, 2026 - 11:25 Day Name: P:\Cad\2025\Drawings\Plan Set\02-EX-DEMVO.dwg, Updated by: chandeeu



NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29-38-11

75th STREET

N 88°29'09" E 278.10'

LOT 9  
DARIEN TOWNE CENTRE  
EXISTING BUILDING (TBR)

FAIRMOUNT AVENUE

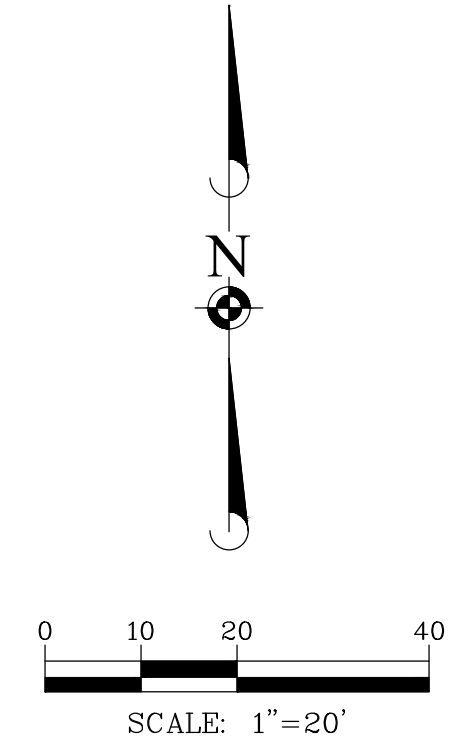
PART OF LOT 2

PART OF LOT 2  
DARIEN TOWNE CENTRE  
RESUBDIVISION

S 88°22'18" W 141.99'

PART OF LOT 1  
DARIEN TOWNE CENTRE  
RESUBDIVISION

PART OF LOT 2



DEMOLITION LEGEND	
	BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
	CONCRETE PAVEMENT AND BASE TO BE REMOVED
	BUILDING TO BE REMOVED
	SAWCUT LINE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
	TO BE REMOVED
	TO REMAIN

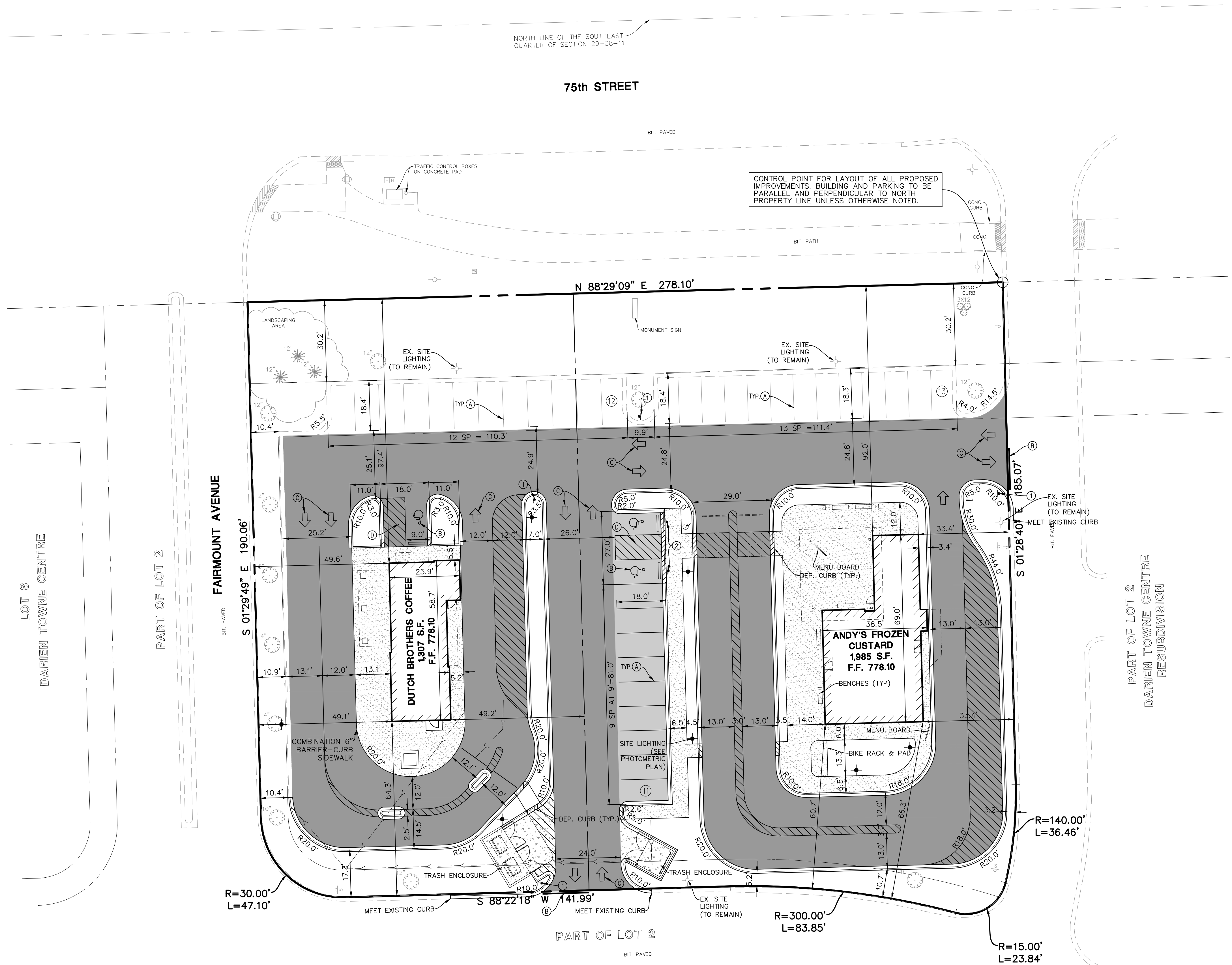
- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF JANUARY 9, 2026. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  - REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

DATE	REVISIONS	COMMENTS
03/19/24	REVISED PER VILLAGE 03/11/26	REVIEW

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2201 75TH STREET  
 CITY OF DARIEN, ILLINOIS  
 EXISTING CONDITIONS AND DEMOLITION PLAN

March 19, 2025 - 14:58 - Dwg Name: P:\CAD\2025\Drawings\Plan\_S\05-SITE PLAN.dwg, Updated by: CHH/edw



NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29-38-11

75th STREET

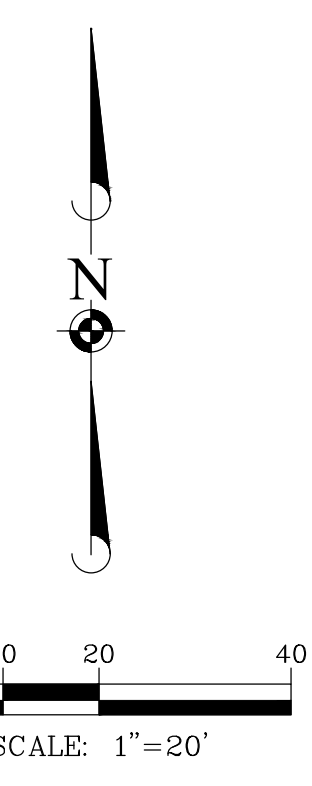
FAIRMOUNT AVENUE

LOT 8  
DARIEN TOWNE CENTRE

PART OF LOT 2

PART OF LOT 2  
DARIEN TOWNE CENTRE  
RESUBDIVISION

PART OF LOT 1  
DARIEN TOWNE CENTRE  
RESUBDIVISION



CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE UNLESS OTHERWISE NOTED.

**SIGN LEGEND**

①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	R5-1 DO NOT ENTER
④	R6-25 ONE WAY
⑤	R7-8aP VAN ACCESSIBLE SIGN

**PAVEMENT MARKING LEGEND**

Ⓐ	4" YELLOW LINE
Ⓑ	LETTERS AND SYMBOLS PAVEMENT MARKINGS
Ⓒ	TRAFFIC FLOW DIRECTIONAL ARROWS
Ⓓ	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC., DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

**SITE DATA**

SITE AREA ANDY'S FROZEN CUSTARD	0.81 ACRES
STANDARD PARKING PROVIDED	22 SPACES
HANDICAP PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	24 SPACES
PARKING RATIO	12.09 SPACES/1000 S.F.
SITE AREA DUTCH BROTHERS COFFEE	0.60 ACRES
STANDARD PARKING PROVIDED	12 SPACES
HANDICAP PROVIDED	1 SPACE
TOTAL PARKING PROVIDED	13 SPACES
PARKING RATIO	9.94 SPACES/1000 S.F.

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

**PAVEMENT LEGEND**

	<b>STANDARD DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
	<b>HEAVY DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE B
	<b>CONCRETE PAVEMENT</b> 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B
	<b>CONCRETE SIDEWALK</b> 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

REVISIONS

NO.	DATE	DESCRIPTION
1	03/19/24	REVISED PER VILLAGE 03/11/26 REVIEW COMMENTS

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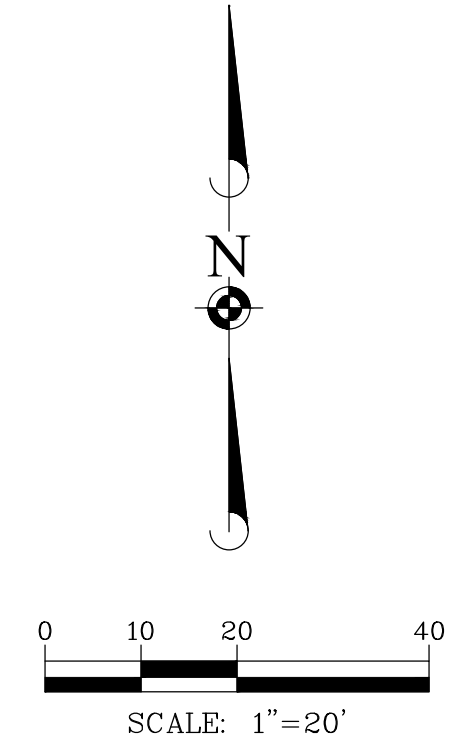
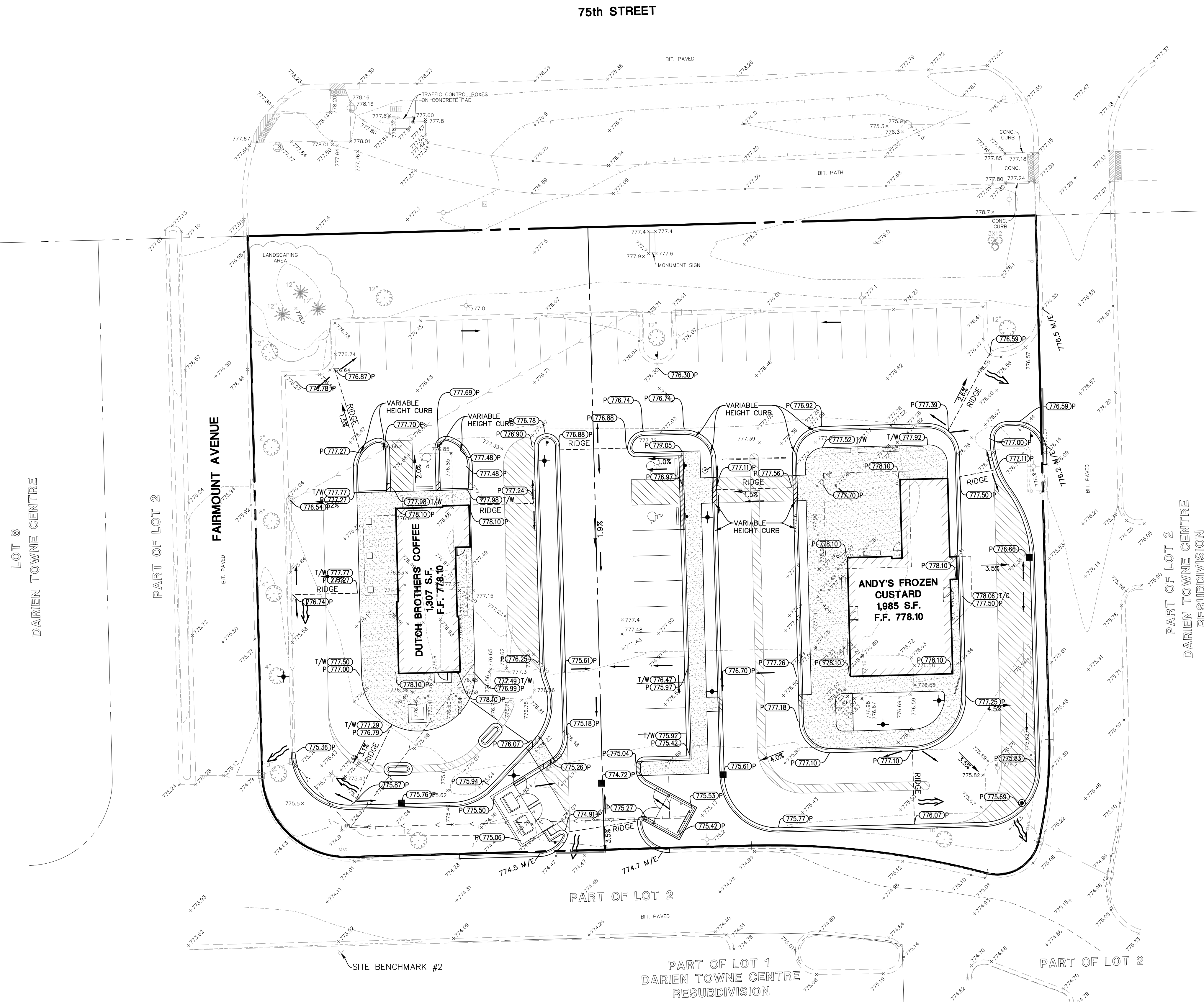
Professional Engineer  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2201 75TH STREET  
CITY OF DARIEN, ILLINOIS  
SITE DIMENSIONAL AND PAVING PLAN

PROJ MGR: PM  
PROJ ASSOC: DMR  
DRAWN BY: ---  
DATE: 02-23-26  
SCALE: 1"=20'

SHEET  
**5 OF 10**  
CAQDR101

March 31, 2026 - 14:59 Day Name: P:\CAD\2025\2025-1459\Drawings\Plan Set\06-GRADING PLAN.dwg, Updated By: DBlondau



**GRADING PLAN LEGEND**

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON JANUARY 9, 2026. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
  - EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

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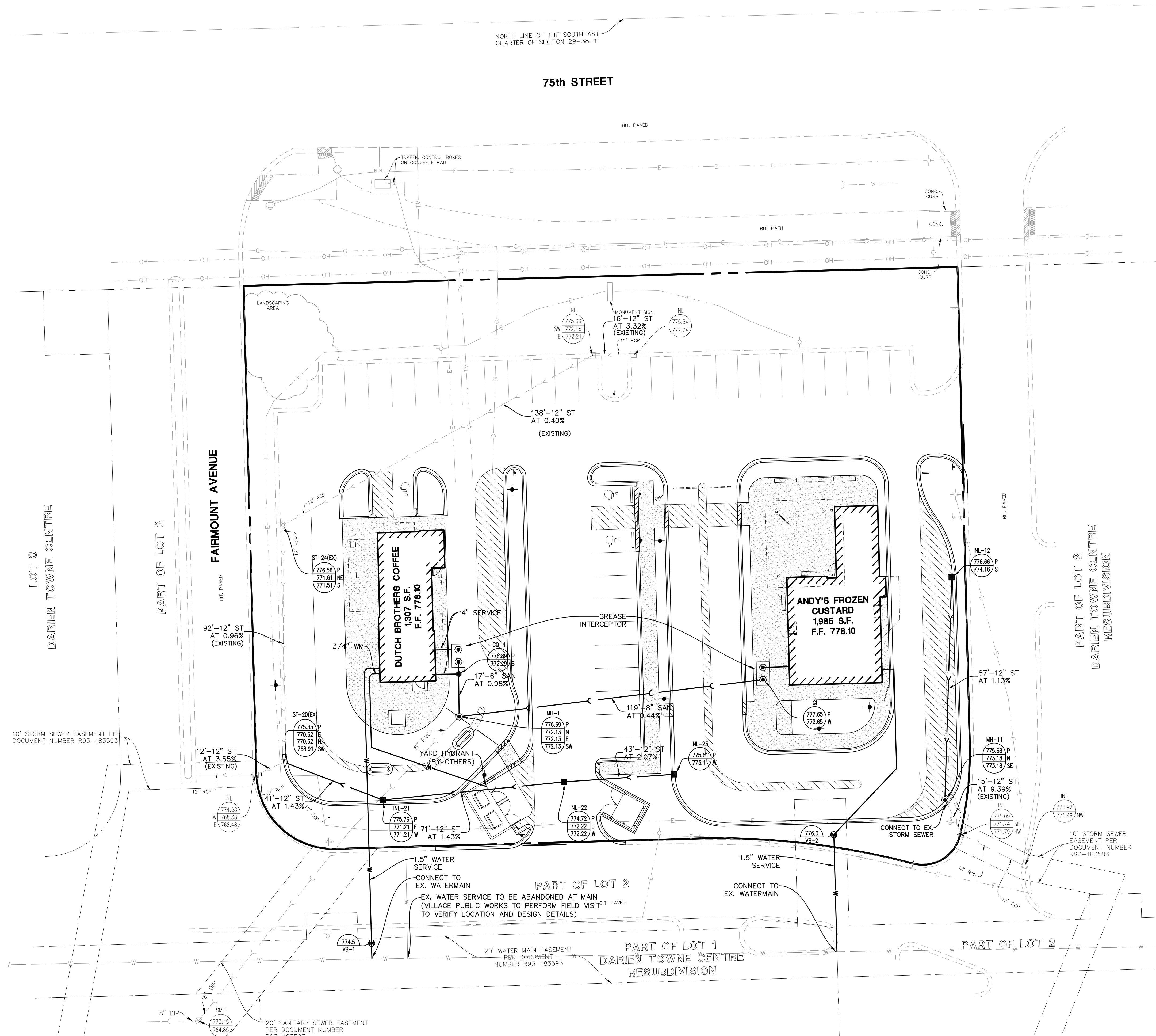
2201 75TH STREET  
 CITY OF DARIEN, ILLINOIS  
 GRADING PLAN

PROJ. MGR.: PM  
 PROJ. ASSOC.: DMR  
 DRAWN BY: ---  
 DATE: 02-23-26  
 SCALE: 1"=20'

SHEET  
**6 OF 10**  
 CAQDR101

DATE: 03/19/24 REVISED PER VILLAGE 03/17/26 REVIEW COMMENTS

March 19, 2025 - 14:59 Day Name: P:\CAD\2025\1459\Drawings\Plan Set\07-UTILITY PLAN.dwg Updated by: Dblendeu



NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29-38-11

75th STREET

BIT. PAVED

TRAFFIC CONTROL BOXES ON CONCRETE PAD

BIT. PATH

CONC. CURB

CONC.

LANDSCAPING AREA

138'-12" ST AT 0.40% (EXISTING)

12" RCP

12" RCP

92'-12" ST AT 0.96% (EXISTING)

12'-12" ST AT 3.55% (EXISTING)

41'-12" ST AT 1.43%

1.5" WATER SERVICE CONNECT TO EX. WATERMAIN

EX. WATER SERVICE TO BE ABANDONED AT MAIN (VILLAGE PUBLIC WORKS TO PERFORM FIELD VISIT TO VERIFY LOCATION AND DESIGN DETAILS)

20' WATER MAIN EASEMENT PER DOCUMENT NUMBER R93-183593

20' SANITARY SEWER EASEMENT PER DOCUMENT NUMBER R93-183593

1.5" WATER SERVICE CONNECT TO EX. WATERMAIN

CONNECT TO EX. WATERMAIN

CONNECT TO EX. STORM SEWER

10' STORM SEWER EASEMENT PER DOCUMENT NUMBER R93-183593

PART OF LOT 1 DARIEN TOWNE CENTRE RESUBDIVISION

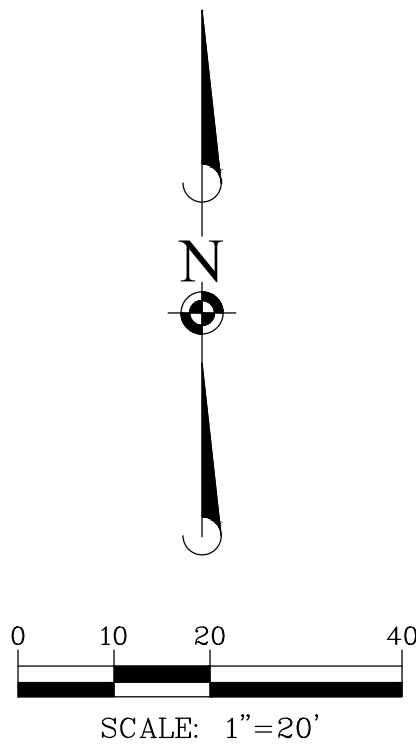
PART OF LOT 2

FAIRMOUNT AVENUE

PART OF LOT 2

LOT 8 DARIEN TOWNE CENTRE

PART OF LOT 2 DARIEN TOWNE CENTRE RESUBDIVISION



UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	REVISIONS	COMMENTS
03/19/24	REVISED PER VILLAGE 03/11/26	REVIEW



2201 75TH STREET  
CITY OF DARIEN, ILLINOIS  
UTILITY PLAN

PROJ. MGR.: PM  
PROJ. ASSOC.: DMR  
DRAWN BY: ---  
DATE: 02-23-26  
SCALE: 1"=20'  
SHEET  
**7 OF 10**  
CAQDR101



February 27<sup>th</sup>, 2026

Attn: Ryan Murphy

**Re:** *Variance Request, Special Use Permit and Plat of Subdivision– 2201 75<sup>th</sup> Street, Darien, IL*

Ryan:

This letter is in reference to the Variance Requests, Special Use Permit and Plat of Subdivision for the site located at 2201 75<sup>th</sup> Street, Darien, IL.

**Applicant:** Core Ventures, LLC  
Adam Firsell, its Manager  
10 Parkway North Blvd, Suite 120  
Deerfield, Illinois 60015

**Property:** 2201 75<sup>th</sup> Street, Darien, IL  
Tax Parcel: 09-29-400-026

**Legal Description:** LOT 9 IN DARIEN TOWNE CENTRE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1993 AS DOCUMENT R93- 183593, IN DUPAGE COUNTY, ILLINOIS.

**Project Description:** The proposed project involves the redevelopment of the property located at 2201 75<sup>th</sup> Street in Darien, Illinois. The site is currently improved with a vacant former TGI Fridays building that will be demolished as part of the redevelopment plan. Following demolition, the sponsor intends to construct a new freestanding Dutch Bros Coffee drive-thru building and a separate pad site for an Andy's Frozen Custard quick-service restaurant with a drive-thru component. The project will transform an underutilized restaurant property into a modern, fully occupied retail development consistent with the character of the surrounding 75<sup>th</sup> Street commercial corridor.

The property will operate under a Declaration establishing cross-access, cross-parking rights, shared circulation, and maintenance obligations among the future parcels, with each owner responsible for the operation and upkeep of their respective improvements.

**Variation Requests:** Zoning: B-3 PUD (5A-8-4 – B-3 General Business District):  
5A-8-4-4 – Special Use Required for Drive-In and Drive-Through Establishments

A Special Use Permit is required for drive-through facilities.

- Drive-through required for Andy's Frozen Custard
- Drive-through required for Dutch Bros Coffee

5A-8-4-7 – Minimum Lot Area:

The minimum lot area shall be not less than six (6) acres.

- Dutch Bros Lot Area: approximately 0.60 acres
- Andy's Frozen Custard Lot Area: approximately 0.80 acres

5A-8-4-8 – Yard Requirements:

Front Yard – Minimum 50 feet required. Off-street parking is not permitted within the first 50 feet of the required yard.

- Dutch Bros Front Yard: 30.2 feet – Variance Required
- Andy's Frozen Custard Front Yard: 30.2 feet – Variance Required

Side Yard – Minimum 40 feet required. Off-street parking is not permitted within the first 20 feet of the required yard.

- Between Andy's and Dutch Bros: 0 feet
- Andy's Frozen Custard East Side Yard: 3.2 feet – Variance Required
- Dutch Bros West Side Yard: 10.4 feet – Variance Required

5A-10-6 – Parking Lot Landscaping Requirements:

Perimeter parking lot landscape areas adjacent to parking spaces must include one shade tree and thirty-seven (37) shrubs for each one hundred (100) linear feet of parking.

- Parking spaces are located along 75th Street, where required shade trees may impact visibility of the retail uses – Variance Required

5A-10-7 – Foundation and Refuse Area Landscaping:

Foundation landscaping must be provided on all sides of a principal building.

- The site plan does not include continuous foundation landscaping due to outdoor dining and patio areas – Variance Required

5A-11-2-1 – General Parking Lighting Requirements:

Lighting for off-street parking areas must comply with Illuminating Engineering Society (IES) standards and be directed away from adjoining properties and public streets.

- Andy's Frozen Custard prototype includes canopy lighting that typically requires a variance – Variance Required

5A-11-5 – Off-Street Parking and Loading Requirements:

- Eating establishments: 1 parking space per 3 seats – No Variance Required
- Eating establishments with drive-through: 15 stacking spaces – No Variance Required

4-3-7 – General Sign Regulations:

Wall Signage

- Wall signage is limited to two (2) square feet per linear foot of building frontage, up to a maximum of 500 square feet. Additional signage may be permitted for buildings with frontage on multiple streets. – Variance Required

Ground Signage

- Only one ground sign per street frontage is permitted. Ground signs are limited to sixty (60) square feet per side and a maximum height of twelve (12) feet above grade. – Variance Required

**Economic Incentive Request:**

Core is requesting a Sales Tax Reimbursement incentive in order for the developer to complete the redevelopment of the former TGI Fridays. Economic assistance is required to effectuate the redevelopment of the property due to the inflated construction and financing cost environment in existence today. A Sales Tax Reimbursement agreement has been solidified for this particular property during the initial shopping center development establishing precedent for economic assistance at Darien Towne Centre. Core’s proposal would be to split the 1.25% provided by the sales of Dutch Bros and Andy’s Frozen Custard over a 10 year period fashioned similar to the original agreement for the Darien Towne Centre development. Developer has outlined the below estimated reimbursement proposal below on how the reimbursement would work between Core and Darien:

Estimated Year 1 Sales: \$3,500,000  
 Estimated Year 1 Sales Tax: \$43,750  
 Sales Tax Waterfall:

- First \$20,000 in sales tax to the City
- Second \$20,000 in sales tax to the Developer
- Any overage over \$40,000 in sales tax to be split 50/50 between City and Developer

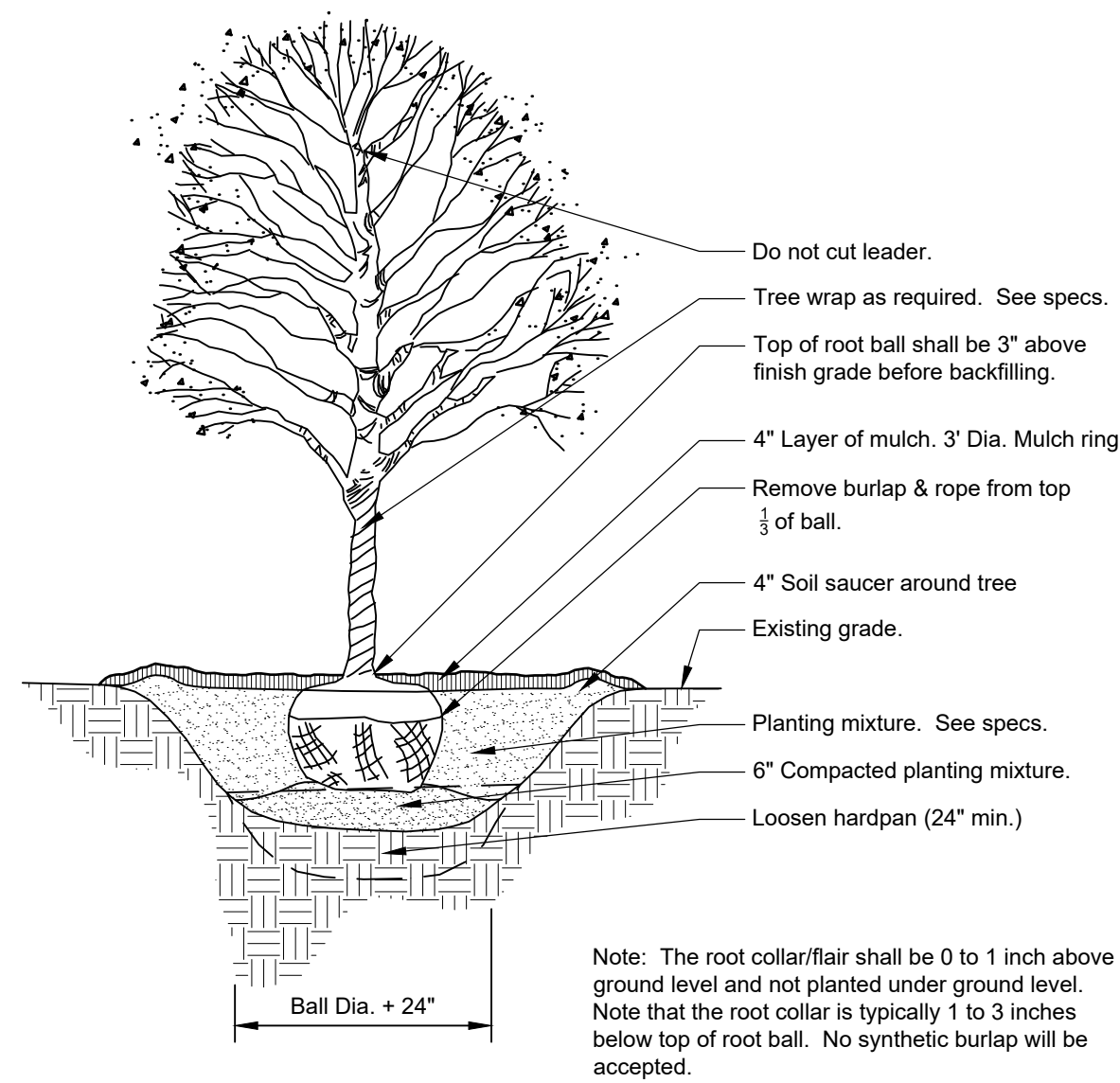
SALES TAX SHARING PROJECTION								
YEAR	ESTIMATED SALES	TOTAL SALES TAX	CITY PREFERENCE	DEVELOPER SHARE	CITY 50.00%	DEVELOPER* 50.00%	TOTAL CITY	TOTAL DEVELOPER
1	\$ 3,500,000.00	\$ 43,750.00	\$ 20,000.00	\$ 20,000.00	\$ 1,875.00	\$ 1,875.00	\$21,875.00	\$ 21,875.00
2	\$ 3,605,000.00	\$ 45,062.50	\$ 20,000.00	\$ 20,000.00	\$ 2,531.25	\$ 2,531.25	\$22,531.25	\$ 22,531.25
3	\$ 3,713,150.00	\$ 46,414.38	\$ 20,000.00	\$ 20,000.00	\$ 3,207.19	\$ 3,207.19	\$23,207.19	\$ 23,207.19
4	\$ 3,824,544.50	\$ 47,806.81	\$ 20,000.00	\$ 20,000.00	\$ 3,903.40	\$ 3,903.40	\$23,903.40	\$ 23,903.40
5	\$ 3,939,280.84	\$ 49,241.01	\$ 20,000.00	\$ 20,000.00	\$ 4,620.51	\$ 4,620.51	\$24,620.51	\$ 24,620.51
6	\$ 4,057,459.26	\$ 50,718.24	\$ 20,000.00	\$ 20,000.00	\$ 5,359.12	\$ 5,359.12	\$25,359.12	\$ 25,359.12
7	\$ 4,179,183.04	\$ 52,239.79	\$ 20,000.00	\$ 20,000.00	\$ 6,119.89	\$ 6,119.89	\$26,119.89	\$ 26,119.89
8	\$ 4,304,558.53	\$ 53,806.98	\$ 20,000.00	\$ 20,000.00	\$ 6,903.49	\$ 6,903.49	\$26,903.49	\$ 26,903.49
9	\$ 4,433,695.28	\$ 55,421.19	\$ 20,000.00	\$ 20,000.00	\$ 7,710.60	\$ 7,710.60	\$27,710.60	\$ 27,710.60
10	\$ 4,566,706.14	\$ 57,083.83	\$ 20,000.00	\$ 20,000.00	\$ 8,541.91	\$ 8,541.91	\$28,541.91	\$ 28,541.91
<b>TOTAL</b>	<b>\$40,123,577.59</b>	<b>\$501,544.72</b>	<b>\$ 200,000.00</b>	<b>\$ 200,000.00</b>	<b>\$50,772.36</b>	<b>\$ 50,772.36</b>	<b>\$250,772.36</b>	<b>\$250,772.36</b>

**Accompanying  
Exhibits:**

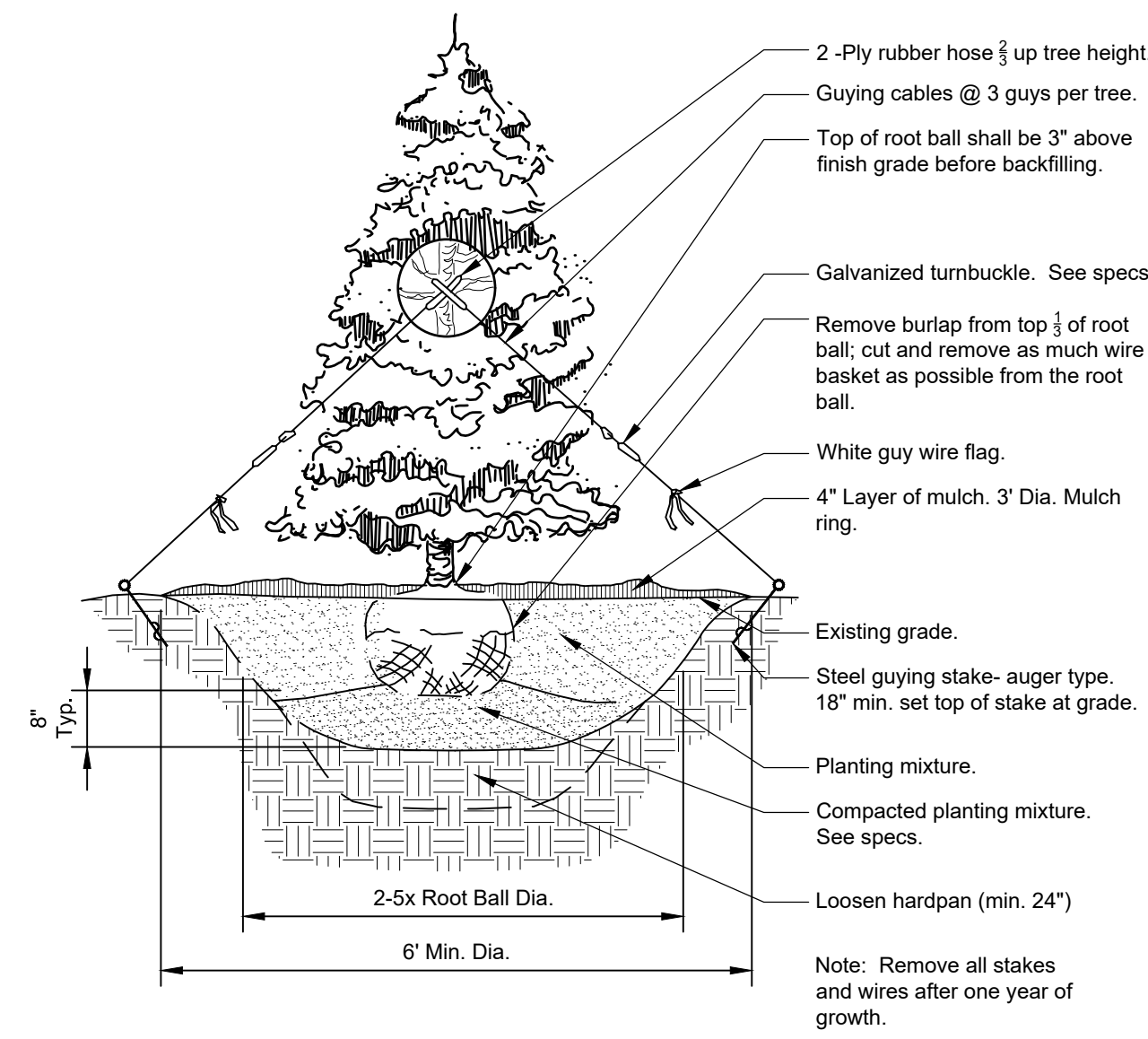
Exhibit A – Owner Authorization Letter  
Exhibit B – Proof of Ownership  
Exhibit C – Existing Plat of Survey  
Exhibit D – Neighbor List  
Exhibit E – Application  
Exhibit F – Reimbursement Agreement  
Exhibit G – Proposed Plat of Survey  
Exhibit H – Dutch Bros Elevations  
Exhibit I – Dutch Bros Floor Plan  
Exhibit J – Andy’s Elevations  
Exhibit K – Dutch Bros Rendering  
Exhibit L – Andy’s Rendering  
Exhibit M – Preliminary Engineering Plans  
Exhibit N – Stormwater Summary  
Exhibit O – Landscape Plans

Sincerely,

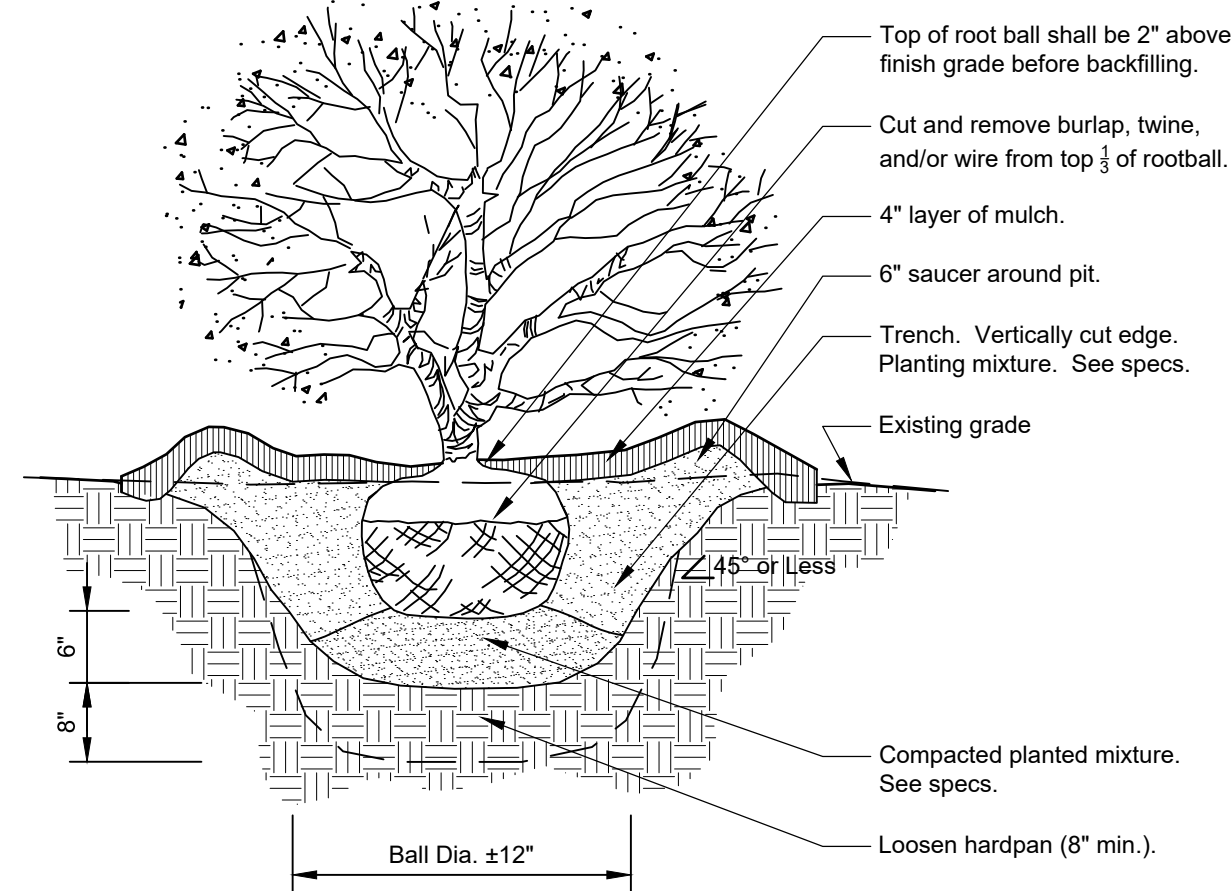
Adam Firsell - Manager  
Core Ventures, LLC



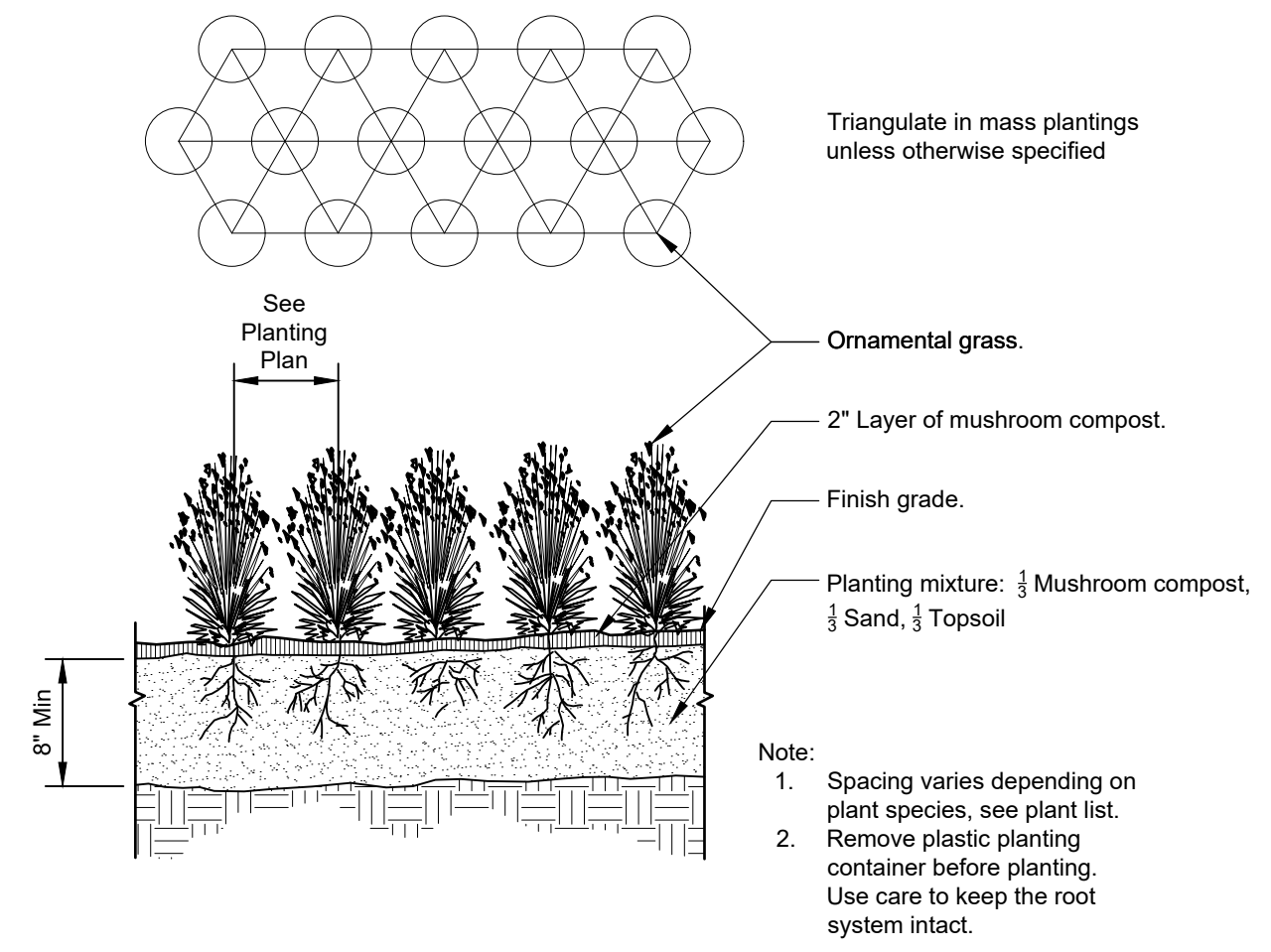
**1 DECIDUOUS TREE PLANTING**  
 1/4" = 1'-0" 32 9343.33-20



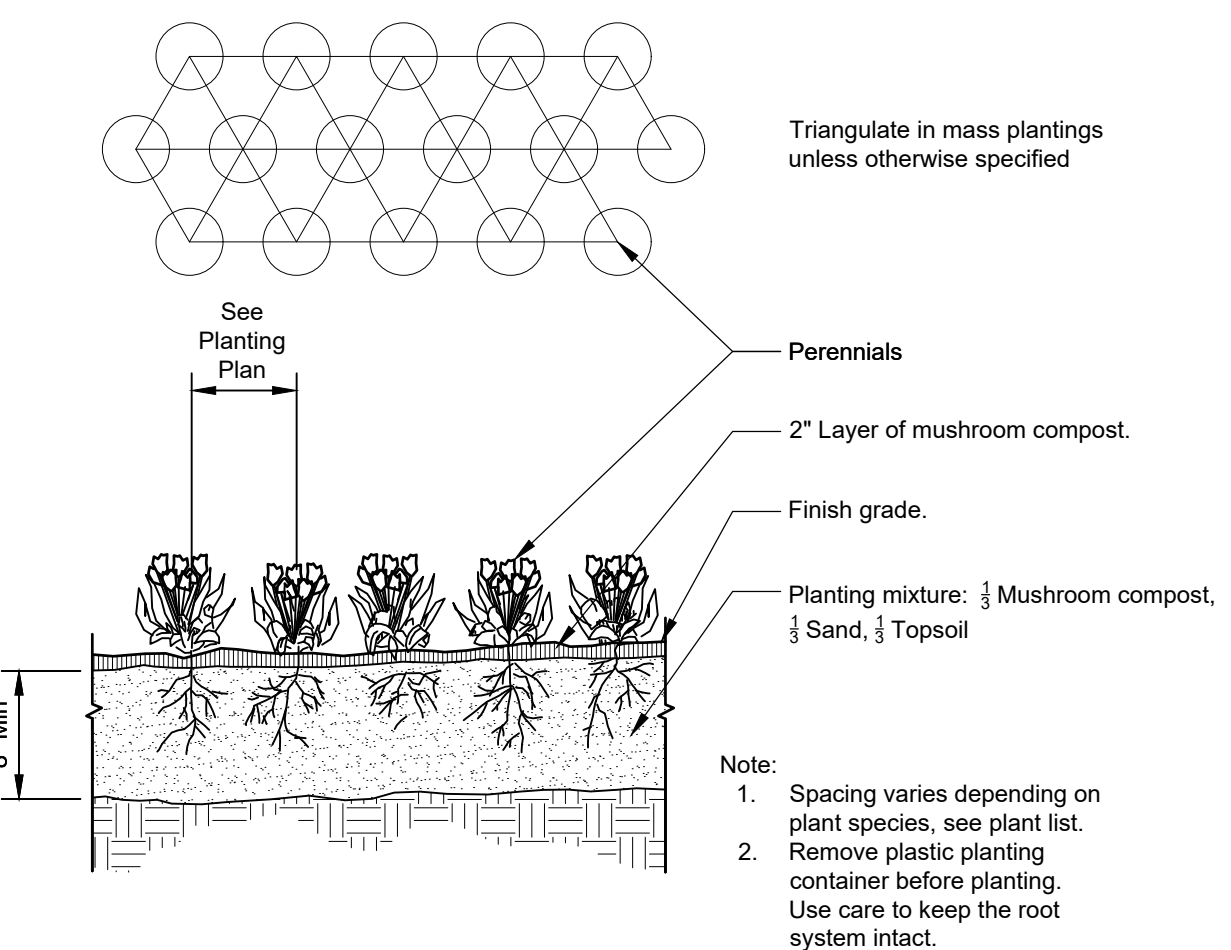
**2 CONIFER TREE PLANTING**  
 1/4" = 1'-0" 32 9343.46-01



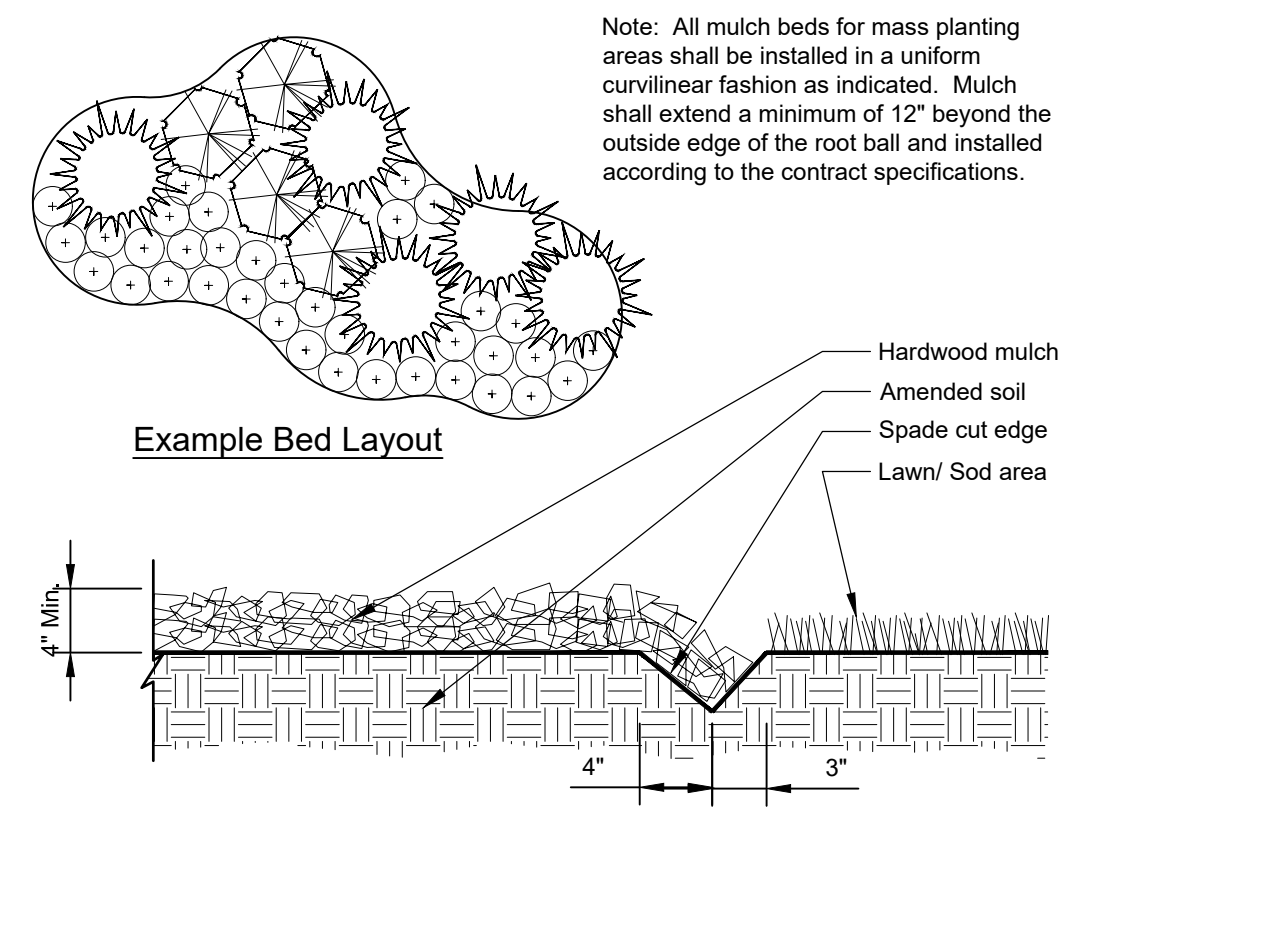
**3 SHRUB PLANTING DETAIL**  
 3/4" = 1'-0" 32 9333.16-05



**4 ORNAMENTAL GRASS PLANTING**  
 1" = 1'-0" 32 9313-01



**5 PERENNIAL / ANNUAL PLANTING**  
 1" = 1'-0" 32 9313-02



**6 CONTINUOUS MULCH EDGING**  
 1" = 1'-0" 32 9113.26-01

**Village of Darien Required Landscaping**

**PLANT INSTALLED SIZE MINIMUM REQUIREMENTS**

- Deciduous shade/street trees 3" caliper at 6" from ground
- Ornamental Trees 2" cal. or 6' height
- Evergreen trees 6' height
- Shrubs 1 Gal, low shrubs 24" height, tall shrubs 36" height

**GENERAL**

- Trees/shrubs mulch 4" deep, perennial/ground cover beds 2" deep.
- Tree/shrub distance to fire hydrant min. 10'.

**PERIMETER YARD**

- Front, Corner Side, Interior Side and Rear Yards:
- 4.5 X lot line frontage (lf) = points required for landscape materials
- See landscape table. Requirement is met.

**POINT SYSTEM**

- Shade trees 100 pts
- Ornamental trees 50 pts
- Low shrubs (3') 10 pts
- Evergreen trees 60 pts
- Tall shrubs (5') 15 pts

**PARKING LOT**

- Perimeter: Areas adjacent to parking spaces: 1 shade tree and 37 shrubs per 100 lf.
- Front: 232 lf = 2 shade trees and 74 shrubs required. Requirement is met.
- Areas adjacent to vehicle maneuvering areas: consider as perimeter yard
- Mechanical and Delivery Areas: 100% year-round screening. Requirement is met.
- Interior parking lot: Landscaped islands at end of each parking row for length of parking stall; width 9' back to back including curbs. Requirement is met.
- Single depth: 1 tree and 16 low shrubs; double depth: 2 trees and 32 low shrubs.
- Intermediate parking islands required per 15 parking spaces. Requirements are met.
- Landscape islands to define driveways / for circulation delineation: Shall be minimum 9' wide. Can not be met due to site plan restrictions.

**FOUNDATION**

- Foundation landscaping required on all sides of principal building.
- Planting bed minimum 10' width. Shall in no case extend across less than 50% of building face. Shall be mix of trees, shrubs, and ground cover.
- Can not be met due to site plan restrictions; additional plantings provided in intermediate parking islands to offset foundation plantings.

**REFUSE DISPOSAL FACILITIES**

- Shall be in rear yard. Landscaping required on 2 sides of area adjoining a building and 3 sides if freestanding, in planting beds min 10' width (5' when setback 5' from rear or side lot line. Shall be mix of trees, shrubs, and ground cover. Requirement is met.

**RIGHT OF WAY LANDSCAPING**

- ROW landscaping required in addition. Street trees shall be equidistant between sidewalk and curb and shall be not more than 50' apart. Trees shall be approved variety and min 2" caliper.

**EXISTING VEGETATION**

- Existing plants may be credited for requirements of this chapter.

**STANDARD DARIEN LEGEND REQUIRED ON ALL LANDSCAPE PLANS**

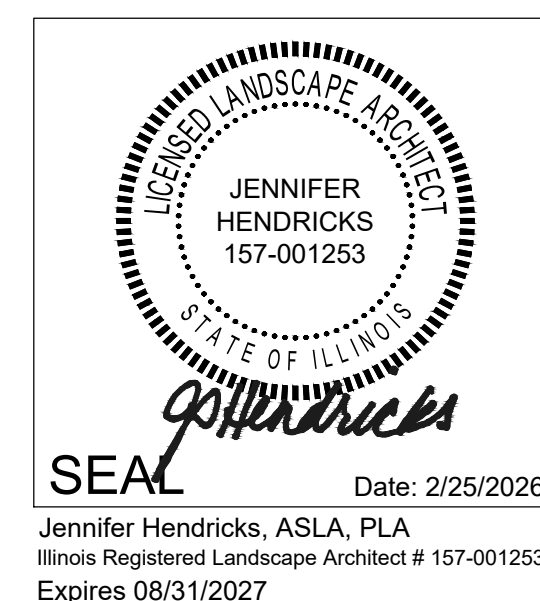
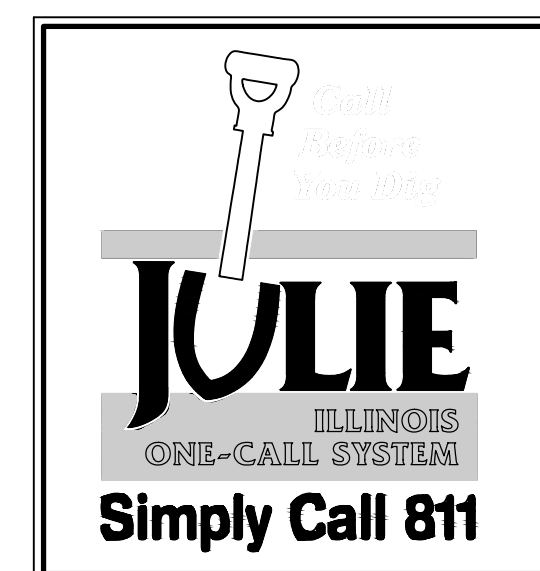
**DARIEN PERIMETER YARD LANDSCAPE REQUIREMENTS**

YARD	COMMON NAME	BOTANICAL NAME	QTY	SPECIES POINTS	TOTAL POINTS
Front: 278' * (4.9) = 1251 points required	Existing evergreen tree	-	3	60	180
	Existing shade tree	-	1	100	100
	Existing multistem tree	-	1	50	50
	Shade tree	-	3	100	300
	Tall shrub	-	45	15	675
<b>Total Front Yard</b>					<b>1305</b>
Interior Side East: 190' * 4.5 = 855 points required	Shade tree	-	1	100	100
	Existing shade tree	-	1	100	100
	Low Shrub	-	66	10	660
<b>Total Interior East Side Yard</b>					<b>860</b>
Interior Side West: 202' * 4.5 = 909 points required	Existing shade tree	-	6	100	600
	Low Shrub	-	31	10	310
<b>Total Interior West Side Yard</b>					<b>910</b>
Rear: 236' * 4.5 = 1062 points required	Existing shade tree	-	2	100	200
	Evergreen tree	-	9	60	540
	Tall shrub	-	18	15	270
	Low Shrub	-	16	10	160
<b>Total Rear Yard</b>					<b>1170</b>

\*\* Botanical Name will be noted at Final Landscape Plan. For Preliminary, plant types only are shown.  
 ALL REQUIREMENTS ARE MET AS SHOWN

**Landscape Notes:**

- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
  - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
  - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.



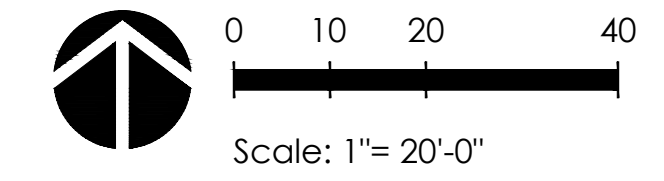
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DATE	REVISIONS	BY	DESCRIPTION
3/19/2026	PER	JSH	CITY COMMENT

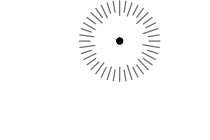
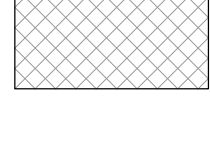

**Manhard CONSULTING**  
 2201 75TH STREET, SUITE 200, DARIEN, ILLINOIS 60015  
 708.485.8888  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

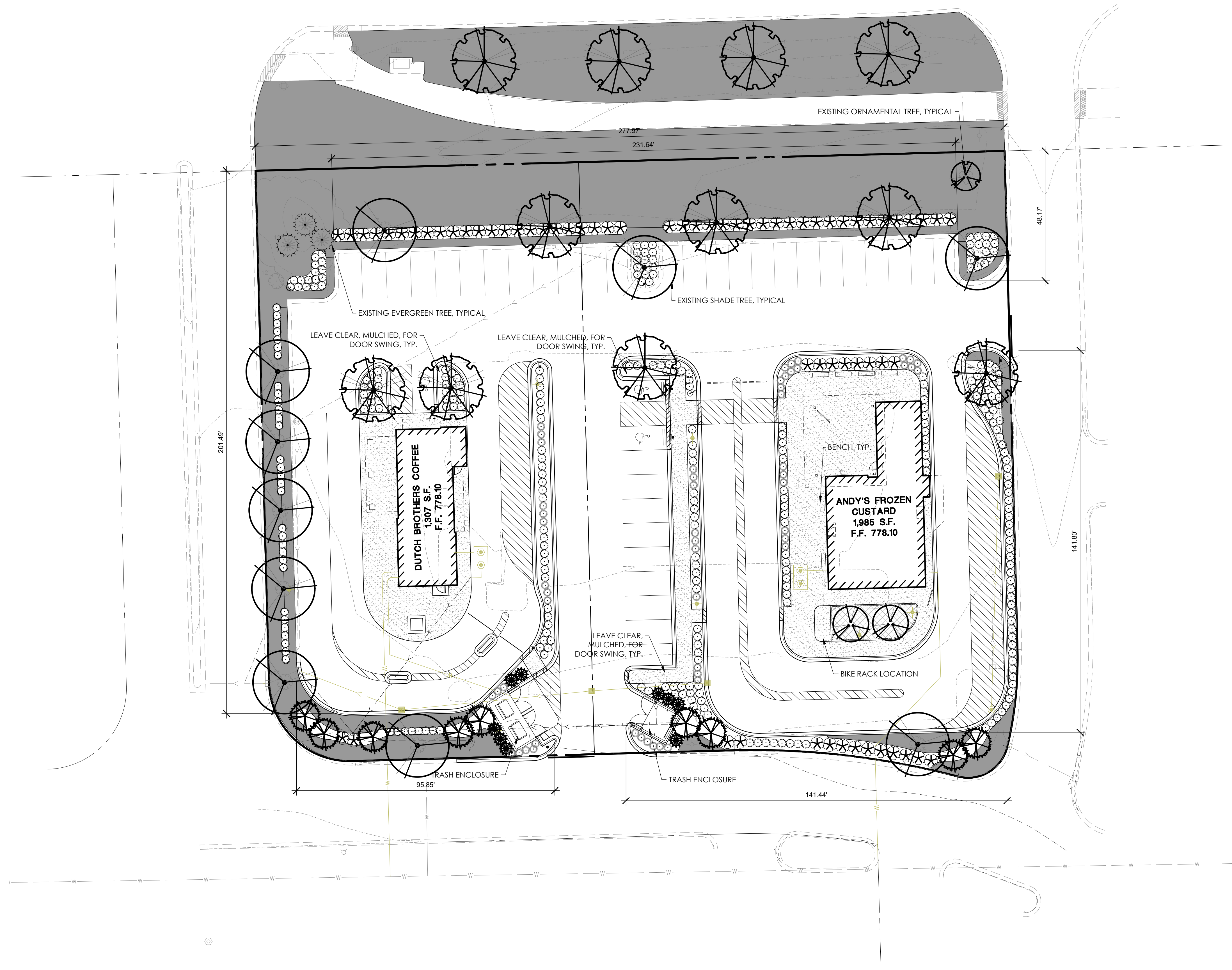
2201 75TH STREET  
 CITY OF DARIEN, ILLINOIS  
 LANDSCAPE COVER SHEET

PROJ. MGR.: SMS  
 PROJ. ASSOC.:  
 DRAWN BY: JSH  
 DATE: 2/26/2026  
 SCALE: AS SHOWN  
 SHEET  
 L1 OF L3  
 CAQ.DR101



CONCEPT PLANT SCHEDULE

	<b>SHADE TREE</b> 3" CALIPER	11
	<b>ORNAMENTAL TREE</b> 1.5" CALIPER OR 6' HEIGHT	2
	<b>EVERGREEN TREE</b> 6' HEIGHT	9
	<b>NARROW EVERGREEN SCREENING TREE</b>	9
	<b>5' SHRUB</b>	67
	<b>LOW SHRUB</b>	302
	<b>TALL ORNAMENTAL GRASS</b>	54
	<b>PERENNIAL/GROUND COVER</b>	367 sf
	<b>TURF</b>	21,625 sf



DATE	REVISIONS	BY
3/19/2026	PER CITY COMMENT	JSH

**Manhard CONSULTING**  
 100 East Randolph Street, Suite 1000, Chicago, IL 60601  
 312.467.1000  
 www.manhardconsulting.com  
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2201 75TH STREET  
 CITY OF DARIEN, ILLINOIS  
 LANDSCAPE PLAN

PROJ. MGR.: SMS  
 PROJ. ASSOC.:  
 DRAWN BY: JSH  
 DATE: 2/26/2026  
 SCALE: AS SHOWN

SHEET  
**L2** OF **L3**  
 CAQ.DR101

March 19, 2026 - 15:42 - Draw Name: C:\cad\2026\1542 - Draw Name: C:\cad\2026\1542\Landscap\02 - preliminary\02 - Landscape Plan.dwg - Updated By: JHendricks

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## Business Narrative Letter

To Whom It May Concern,

This letter is submitted to provide a formal business narrative for a Dutch Bros Coffee location. Dutch Bros Coffee is a nationally recognized specialty beverage retailer known for high-quality coffee, handcrafted energy drinks, and exceptional customer service.

The proposed Dutch Bros Coffee location will operate daily, with typical hours of operation from **5:00 a.m. to 11:00 p.m.**, or to the extent permitted by local municipal regulations. Operating hours are designed to accommodate early-morning commuters as well as evening customers while remaining compliant with all applicable local ordinances.

The business will primarily serve customers through a **drive-thru and walk-up service model**. Orders are taken in a highly personable manner, often directly at the customer's vehicle by trained team members using handheld point-of-sale devices. This approach allows for efficient order processing, personalized customer interaction, and minimized vehicle queuing times. Walk-up service is also provided for pedestrians, cyclists, and customers who prefer not to use the drive-thru.

At any given time, the location will typically be staffed by **three (3) to five (5) employees per shift**, depending on time of day and customer volume. Employees are trained to prioritize safety, accuracy, friendliness, and speed of service. The operational model emphasizes quick transaction times and efficient traffic flow, reducing congestion and ensuring a positive customer experience.

Dutch Bros Coffee is widely recognized for its **exceptional customer service, upbeat culture, and fast service times**. The business model focuses on building community connections, providing consistent service quality, and maintaining a clean, well-managed site. All operations will comply with applicable health, safety, zoning, and accessibility requirements.

In summary, this Dutch Bros Coffee location will operate as a low-impact, service-oriented beverage establishment that emphasizes efficiency, customer engagement, and compliance with local regulations. The drive-thru and walk-up format, combined with limited on-site staffing and streamlined operations, allows the business to serve customers quickly while maintaining compatibility with surrounding land uses.

Please feel free to contact us should additional information or clarification be required.

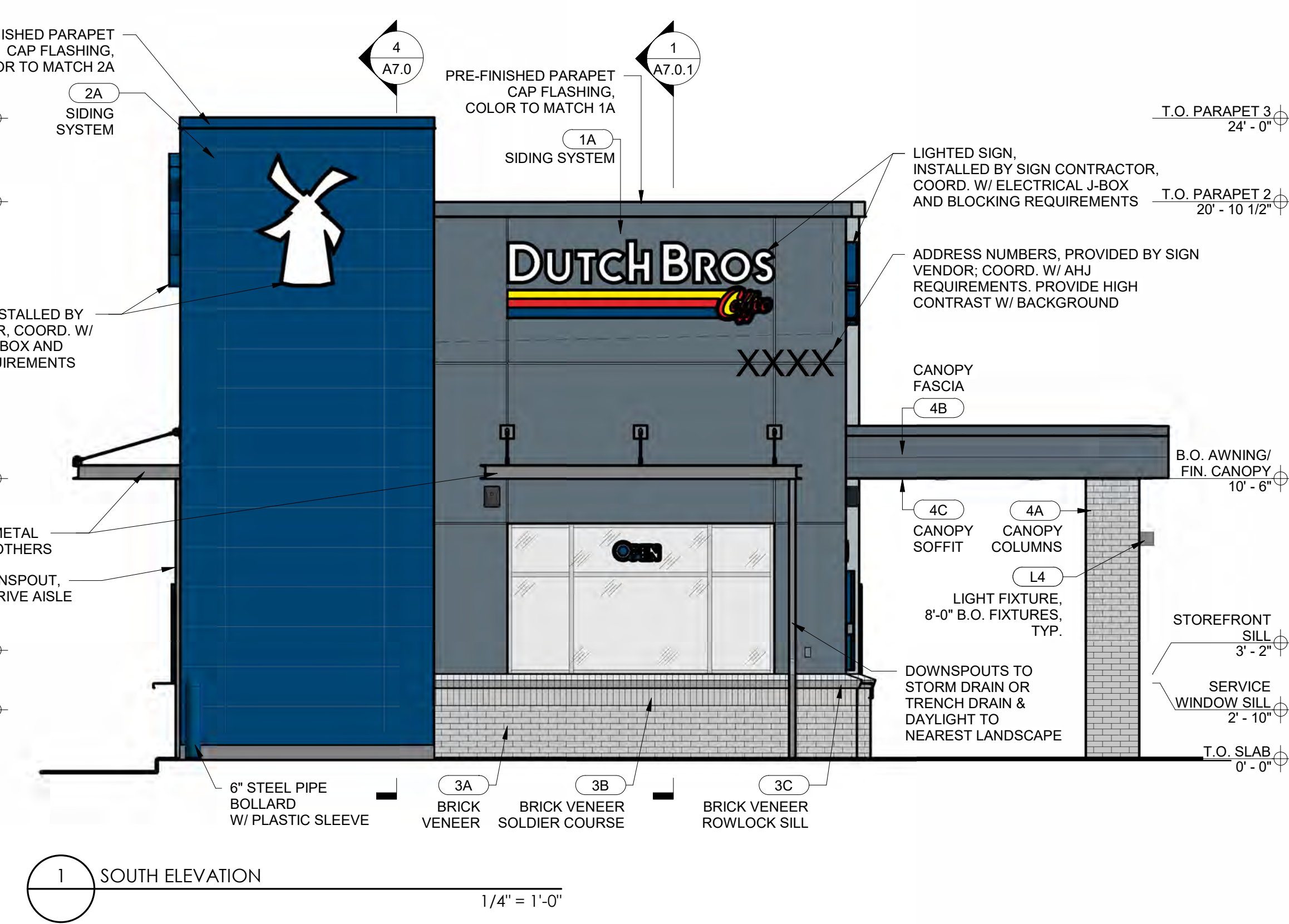
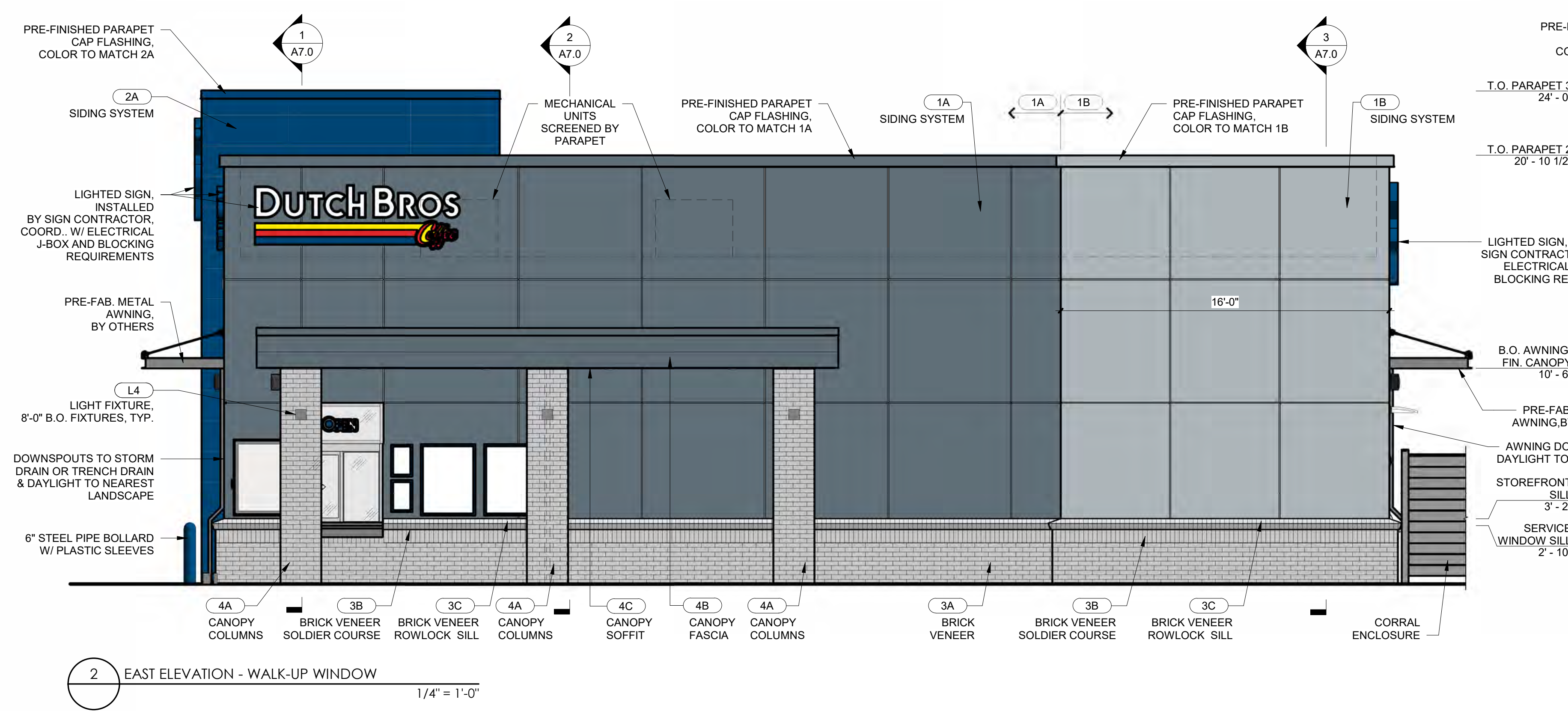
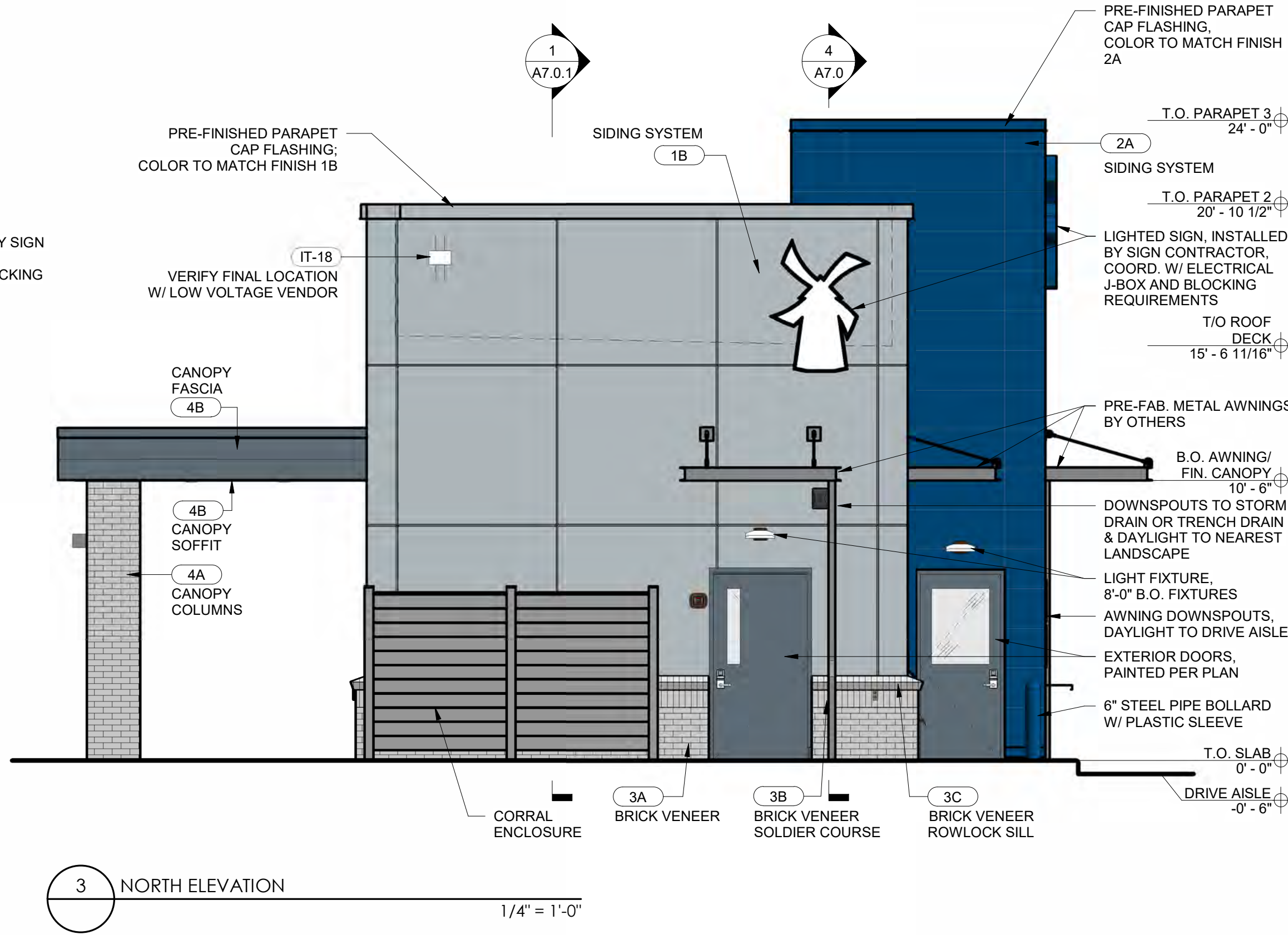
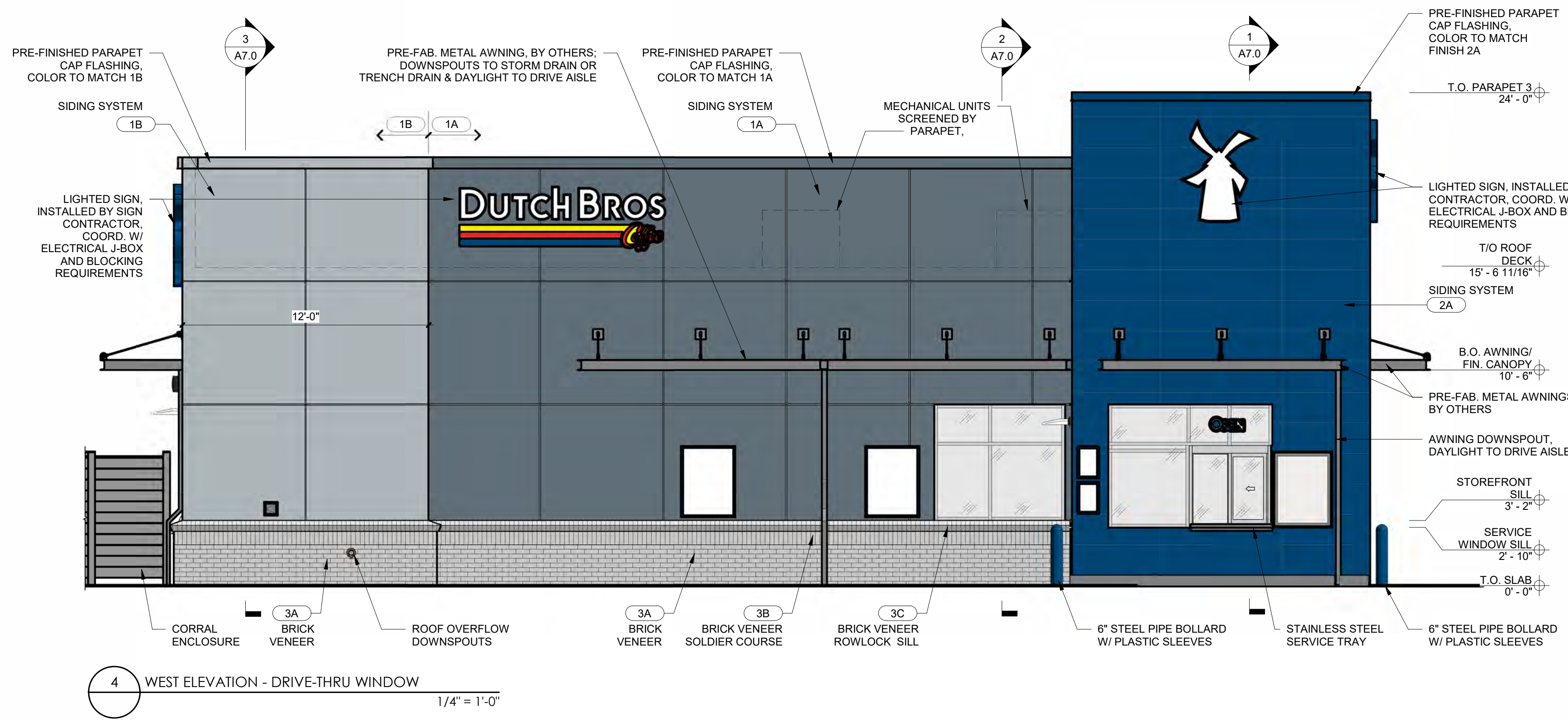
Sincerely,

Marc Madden  
Construction Project Coordinator  
Dutch Bros Coffee  
480-296-5905  
marc.madden@dutchbros.com

The name DUTCHBROS. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and feet" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and/or other laws under the United States and foreign laws.



EXTERIOR FINISH SCHEDULE - PROTOTYPICAL W/ CANOPY				
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	EIFS	DRYVIT	OUTSULATION PLUS MD	FINISH: SANDPEBBLE FINE COLOR: DBRO 01 1022 S - DARK GRAY
1B	EIFS	DRYVIT	OUTSULATION PLUS MD	FINISH: SANDPEBBLE FINE COLOR: DBRO 01 1022 S - LIGHT GRAY
ZONE 2 (TOWER)				
2A	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3A	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
3B	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: STONE GREY KLAYCOAT INSTALL: SOLDIER COURSE
3C	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: STONE GREY KLAYCOAT INSTALL: ROWLOCK SILL
ZONE 4 (FRAMED CANOPY)				
4A	COLUMNS	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
4B	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4C	SOFFIT	HEWEN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



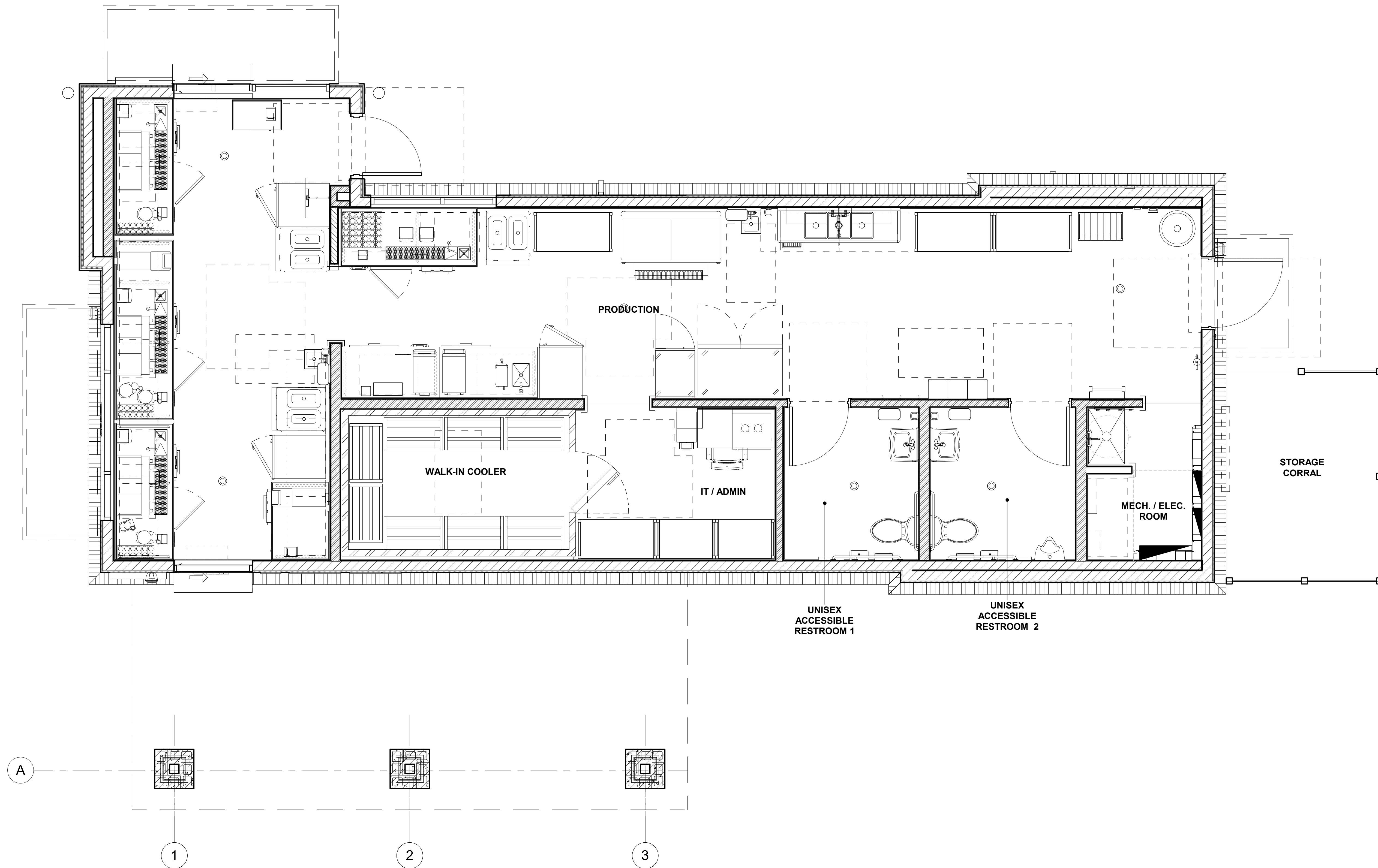
**Project No: IL1103**  
 Dutch Bros Coffee - New Freestanding Store  
 2201 75th Street  
 Darien, IL 60561  
 For: Dutch Bros Coffee  
 1930 W. Rio Salado Parkway  
 Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025  
 ENTITLEMENTS  
 03/18/2026  
 REV: DATE: DESCRIPTION:  
 SHEET NAME:  
 BUILDING ELEVATIONS - COLOR  
 DRAWN BY: CB CHECKED BY: EK  
 SHEET NUMBER:

The name DUTCHBROS and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and under competition laws under the United States and foreign laws.



**CHIPMAN DESIGN ARCHITECTURE INC**  
 1350 E TOUHY AVE  
 FIRST FLOOR EAST  
 DES PLAINES, IL 60018  
 TEL: 847.298.6900



NOT FOR CONSTRUCTION

ANNIHILATOR-A1

**Project No: IL1103**

Dutch Bros Coffee - New Free-standing Store  
 2201 75th Street  
 Darien, IL 60561  
 For: Dutch Bros Coffee  
 1930 W. Rio Salado Parkway  
 Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03/18/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN

DRAWN BY: CB CHECKED BY: EK

SHEET NUMBER:

1 EQUIPMENT PLAN

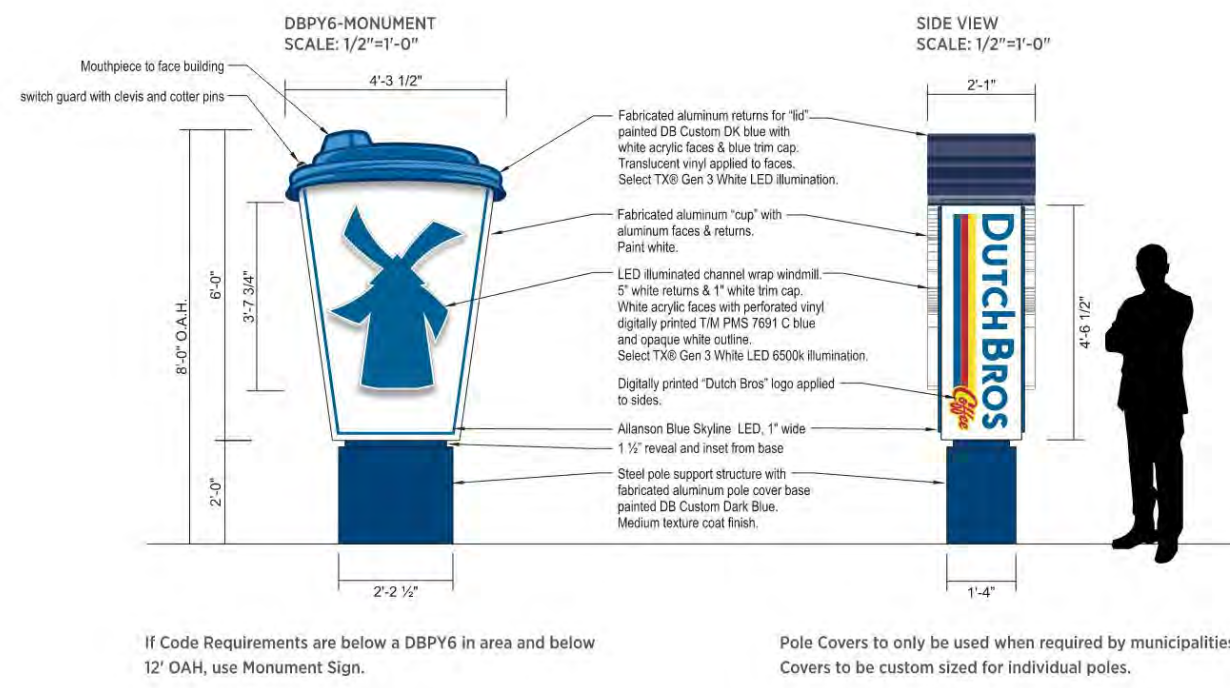
3/8" = 1'-0"



**A1.0 - ENT.**

**NOTES:**

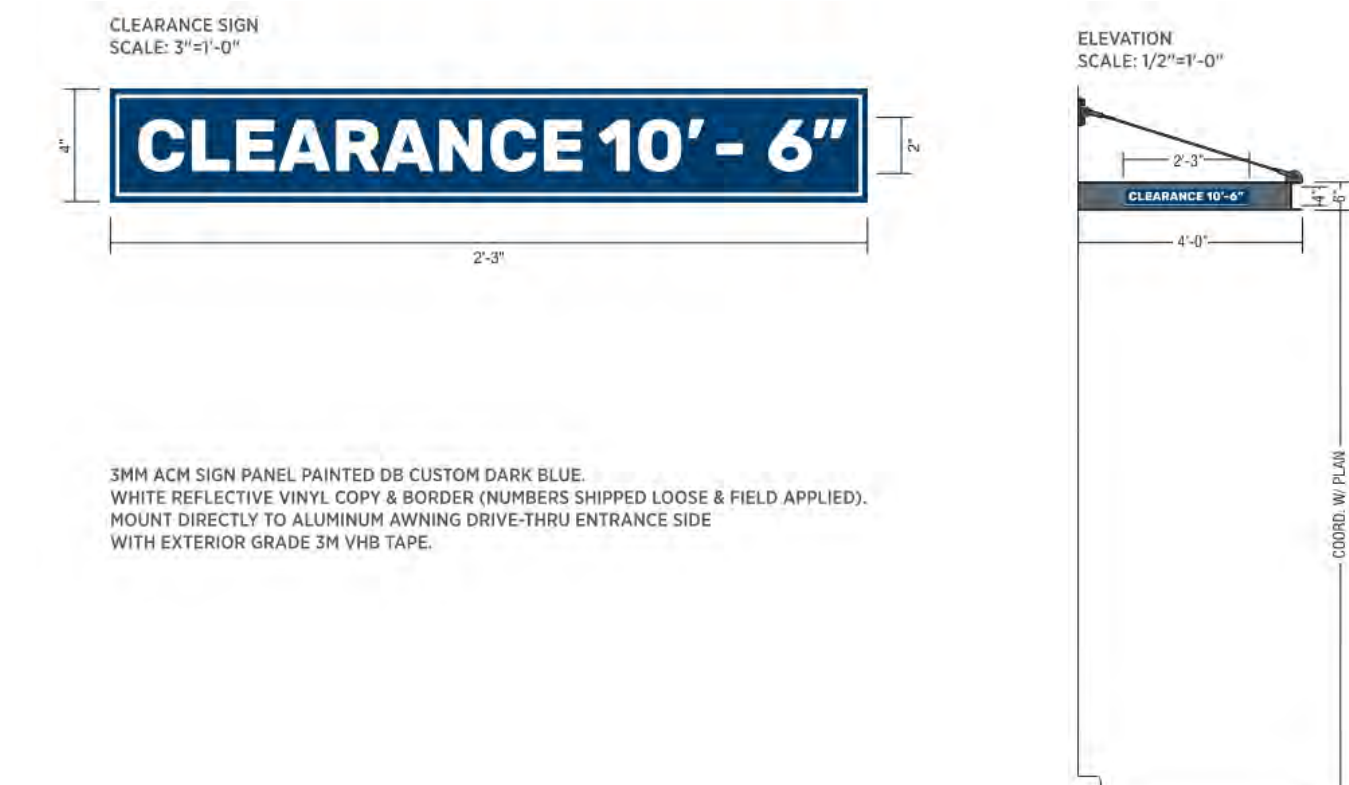
1. MONUMENT, MENU AND DIRECTIONAL SIGNS BY OTHERS.
2. ALL SIGN FOOTINGS ARE TO BE VERIFIED BY LICENSED STRUCTURAL ENGINEER PER LOCAL CODES AND SOIL CONDITIONS.
3. ALL SIGN FOOTINGS BY GENERAL CONTRACTOR.
4. CHANNEL LETTERS - A WEATHER PROOF JUNCTION BOX IS NEEDED ON THE ROOF. MOUNTED TO THE WALL NEXT TO WHERE THE SIGN IS GOING (NOT DIRECTLY BEHIND THE SIGN). INSTALLER WILL RUN LIQUID TIGHT FROM THE JUNCTION BOX TO THE SIGN TO MAKE THE FINAL CONNECTION.
5. WINDMILLS - REQUIRE A 4" MC CABLE STUBBED OUT THROUGH THE WALL, CENTERED ON THE WINDMILL. INSTALLER WILL MAKE THE FINAL CONNECTION INSIDE OF THE WINDMILL.



15 ILLUMINATED MONUMENT CUP SIGN NTS



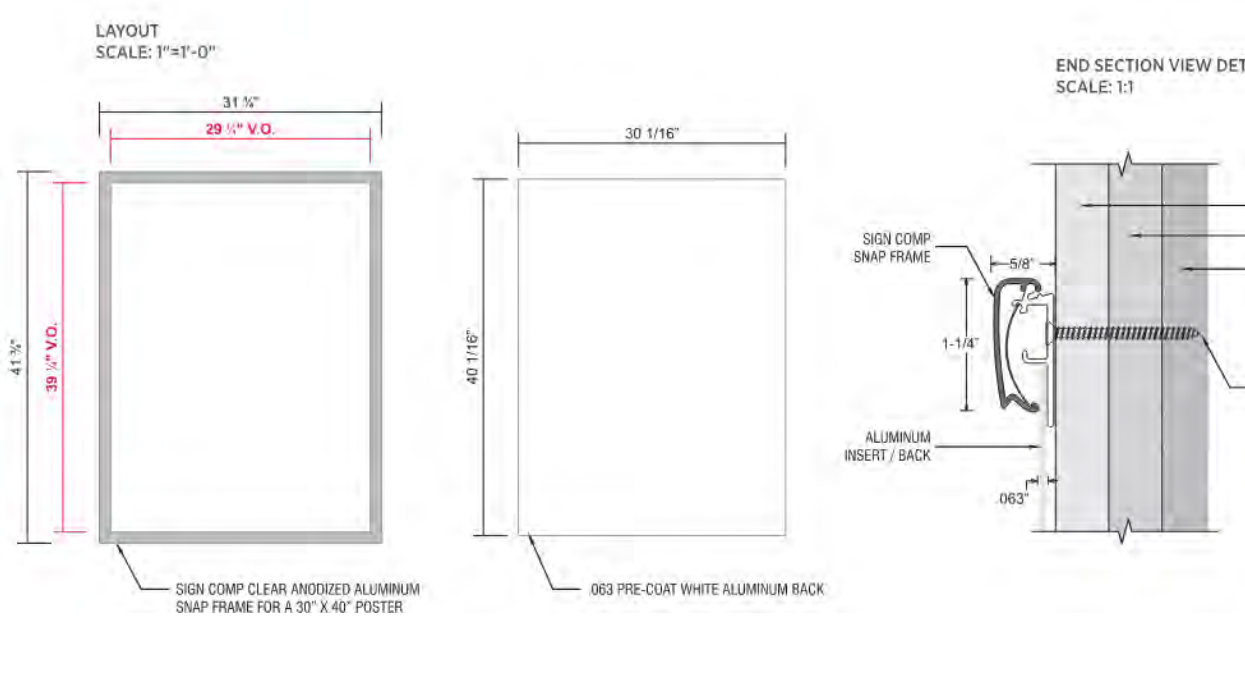
14 BUILDING ADDRESS NUMBERS BY OTHERS - REFERENCE ONLY NTS



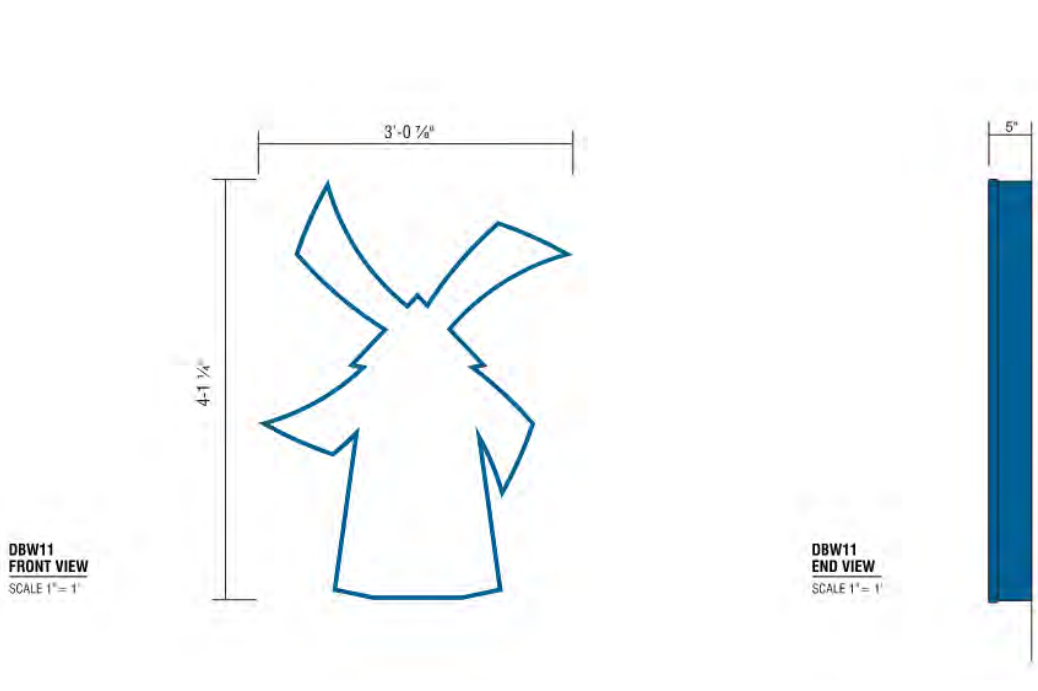
13 AWNING CLEARANCE SIGN, BY OTHERS AT DRIVE-THRU WINDOW - REFERENCE ONLY NTS



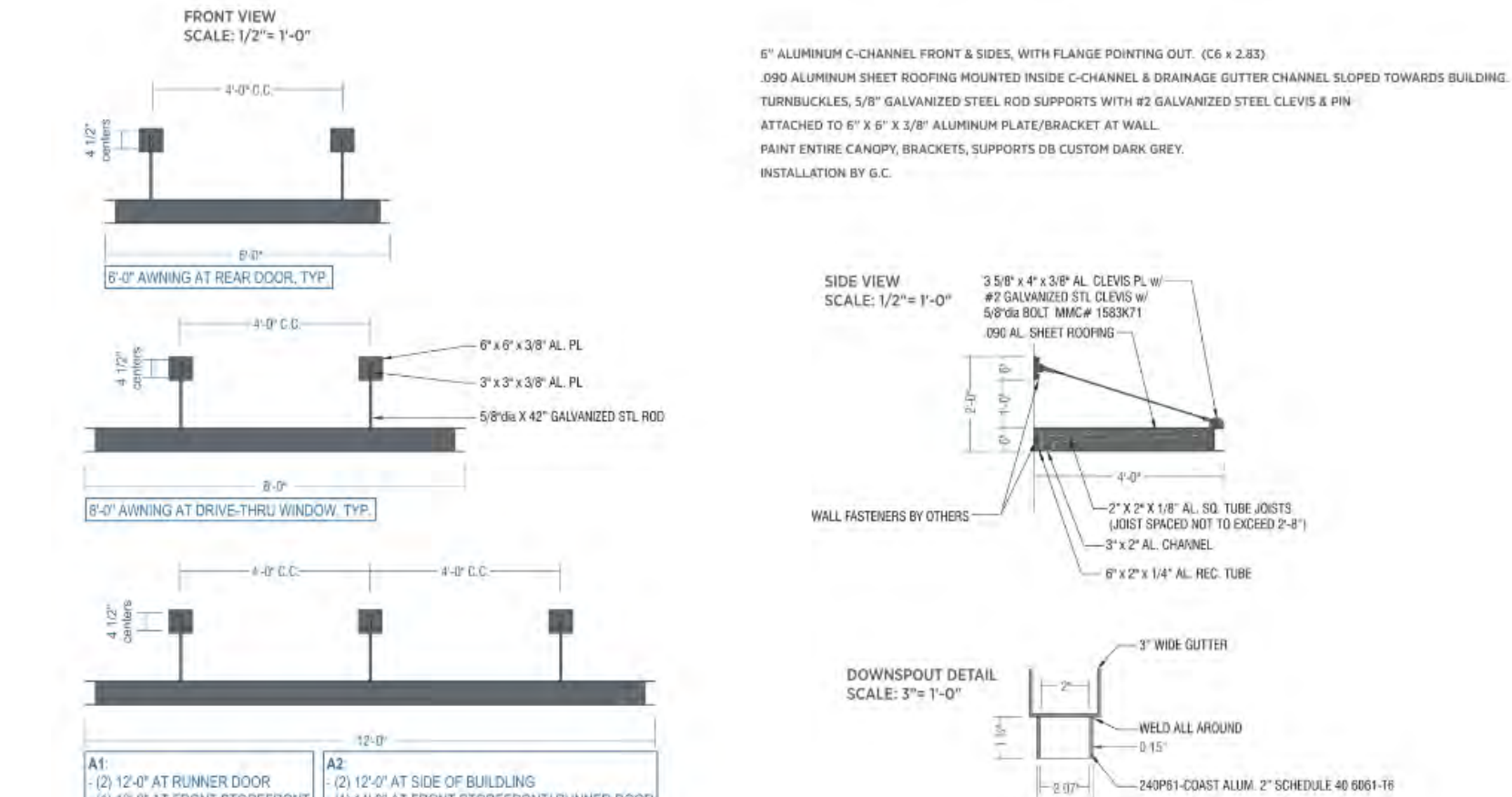
12 BUILDING MENU SIGN BY OTHERS - REFERENCE ONLY NTS



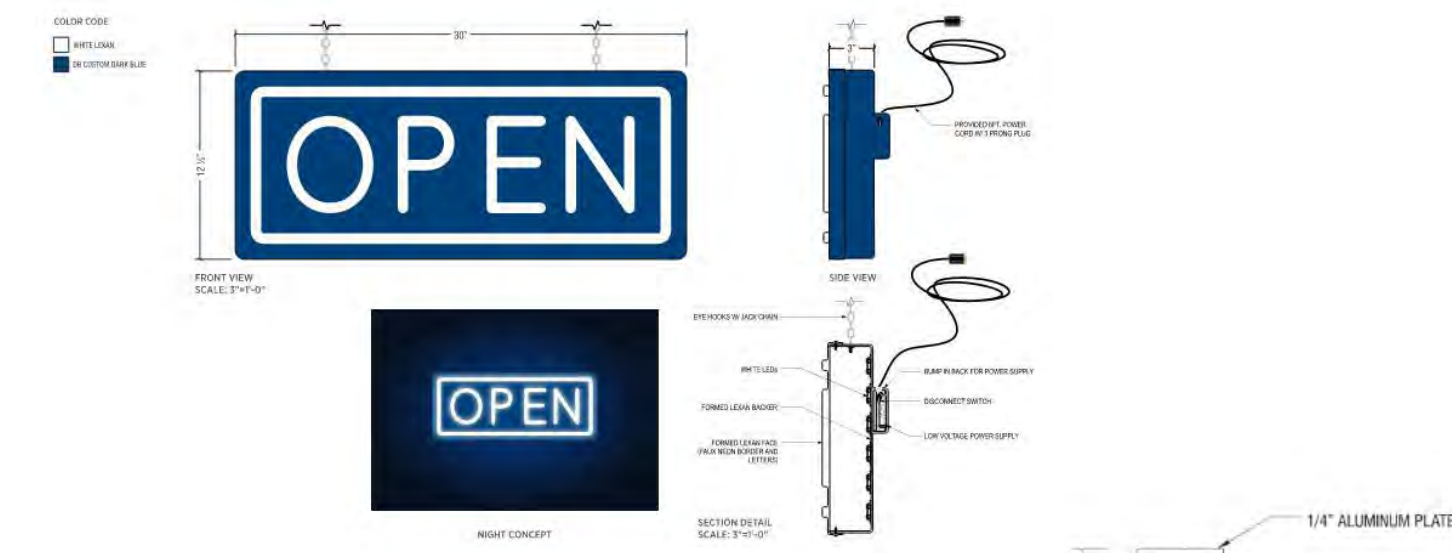
11 BUILDING SIGN, SNAP FRAMES, BY OTHERS - REFERENCE ONLY NTS



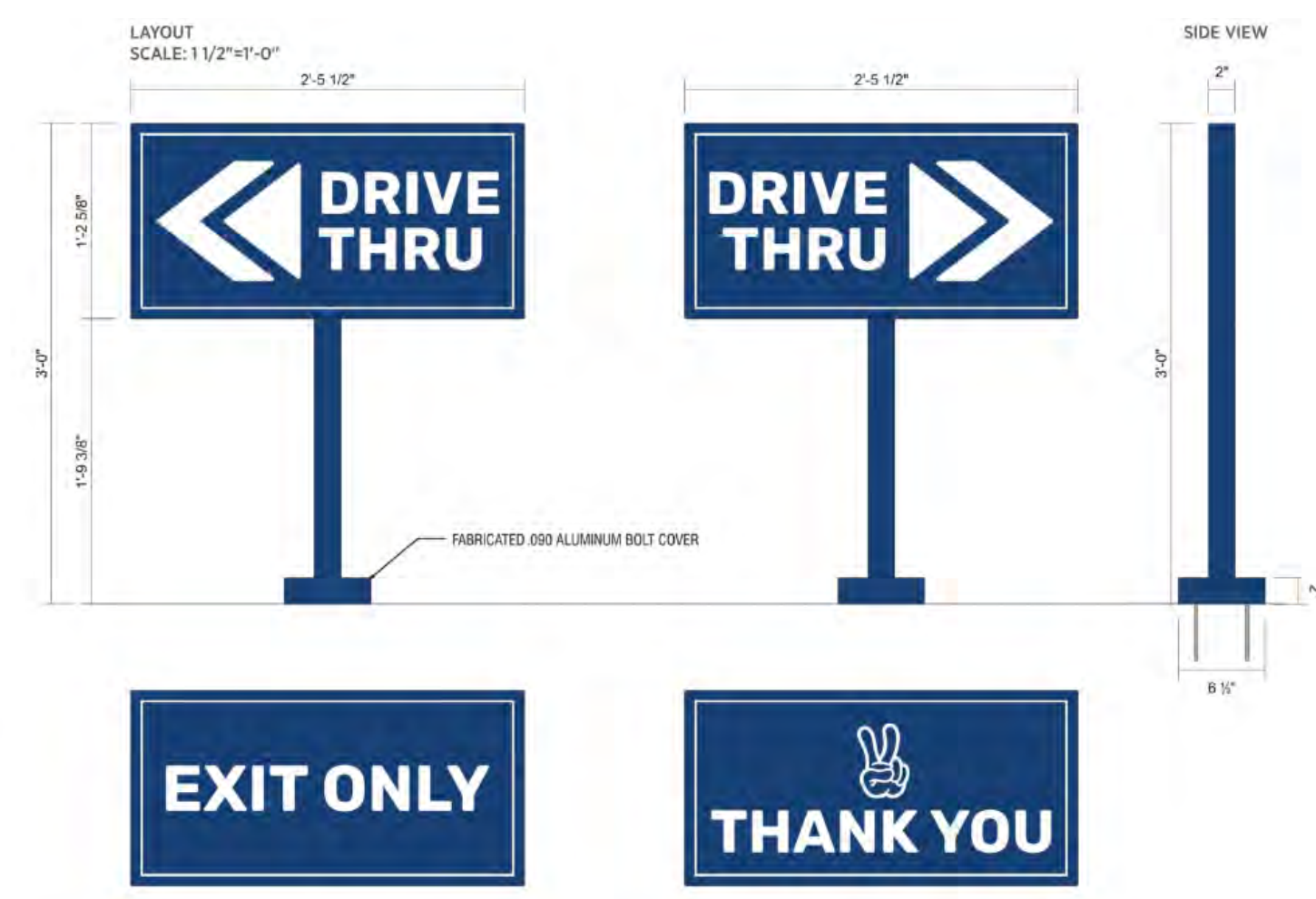
10 BUILDING SIGN, WINDMILL, BY OTHERS - REFERENCE ONLY NTS



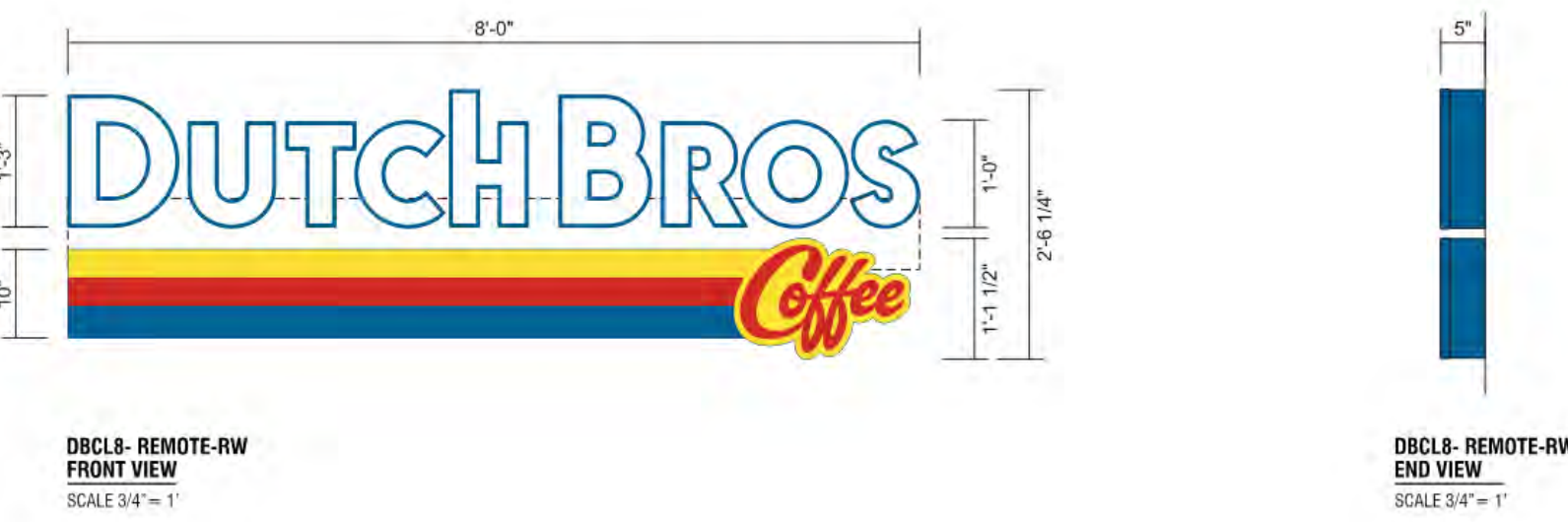
9 PRE-FAB. METAL AWNINGS, BY OTHERS - REFERENCE ONLY NTS



8 OPEN SIGN - SINGLE, BY OTHERS NTS



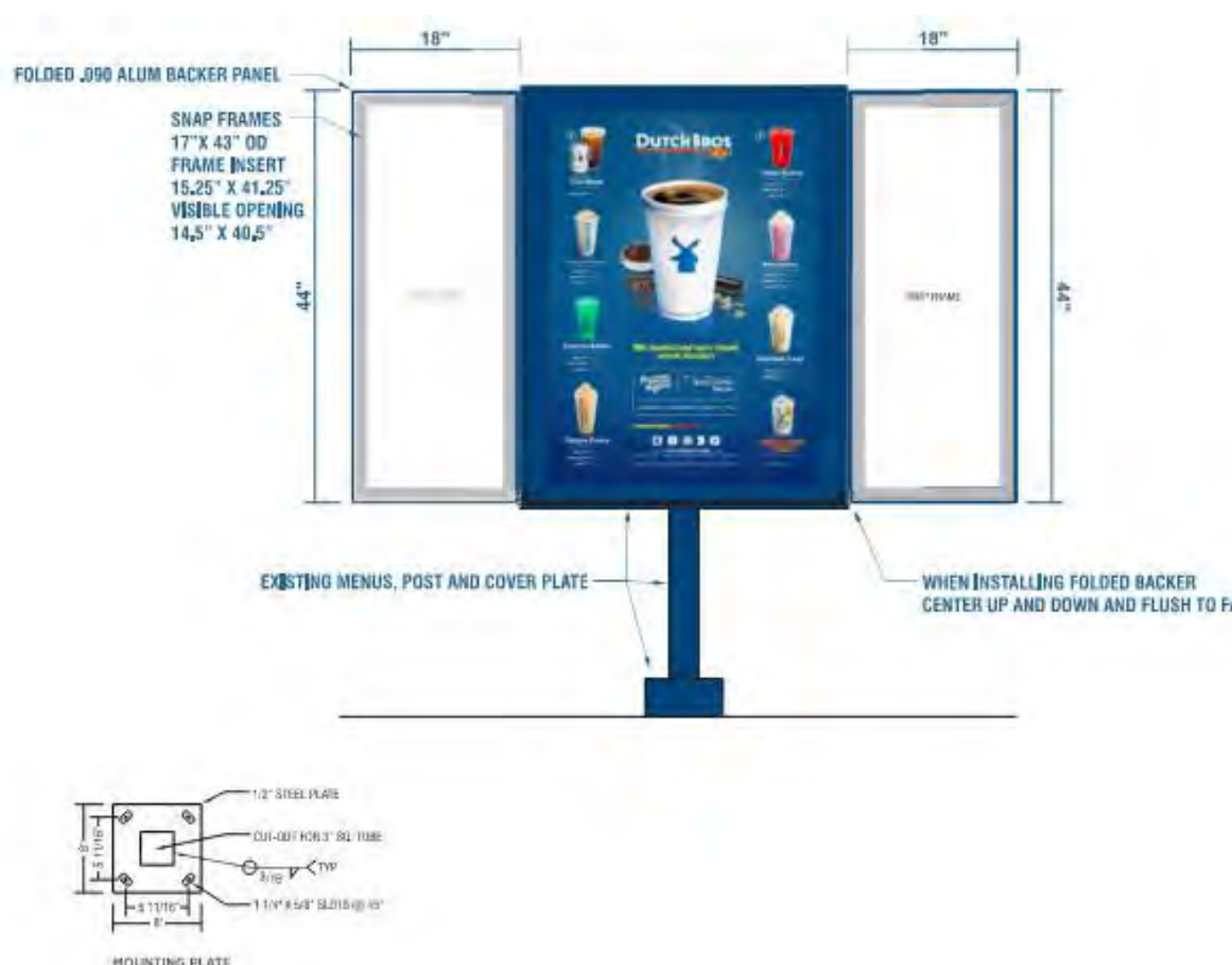
7 DIRECTIONAL SIGNS, BY OTHERS - REFERENCE ONLY NTS



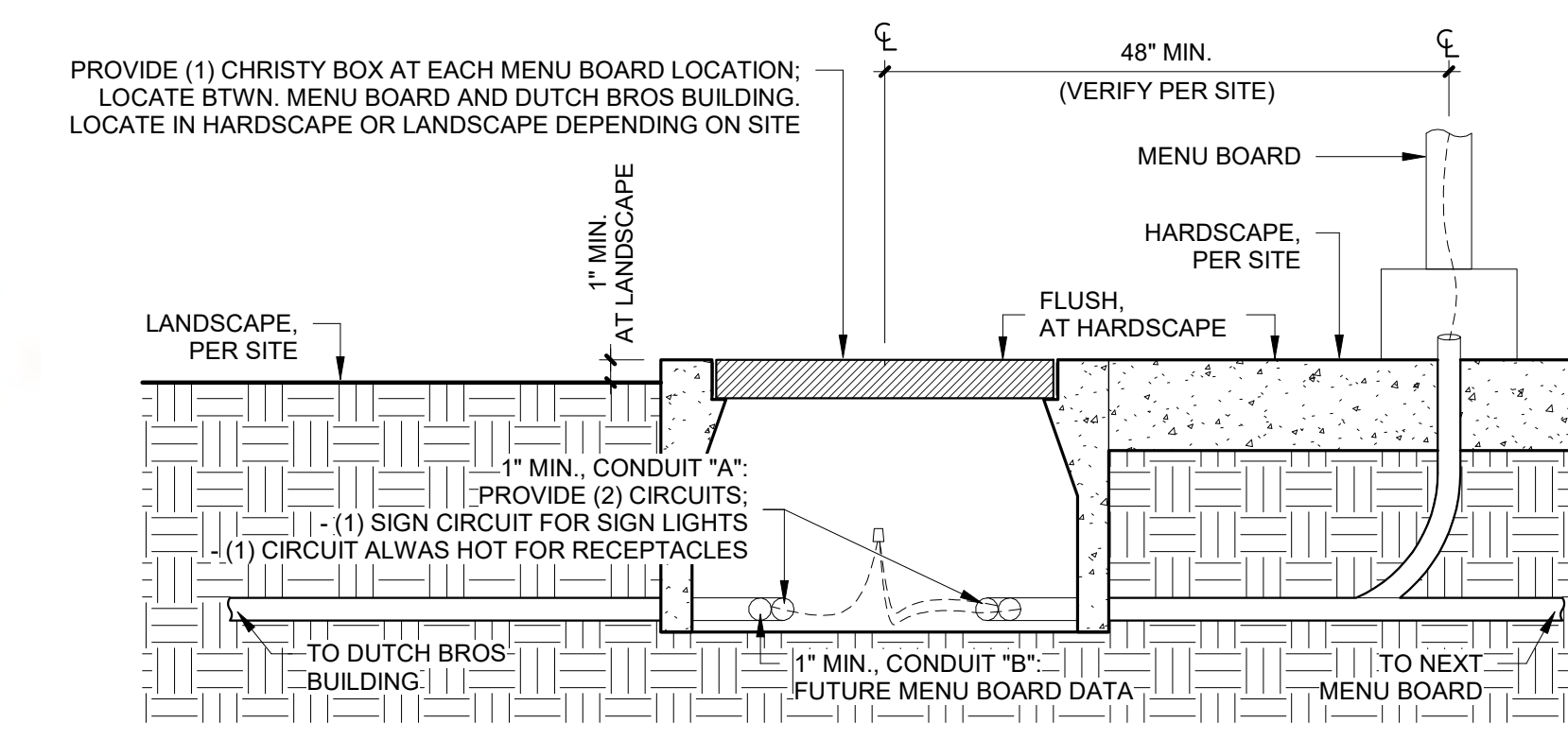
6 BUILDING SIGN, CHANNEL LETTERS, BY OTHERS - REFERENCE ONLY NTS



5 BUILDING NOTICE - REFERENCE ONLY NTS



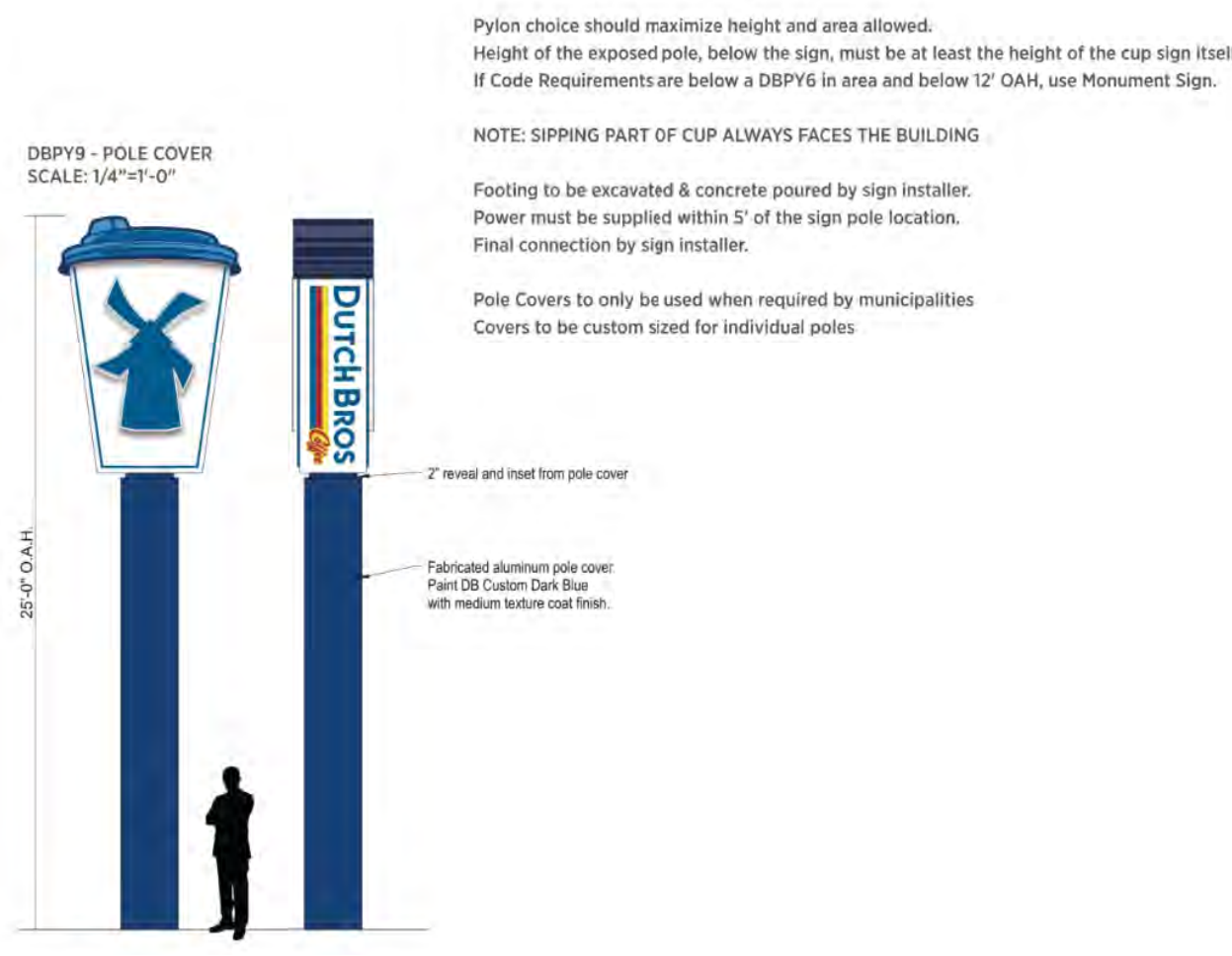
4 MENU BOARD - SINGLE, BY OTHERS - REFERENCE ONLY NTS



3 MENU BOARD & CHRISTY BOX - REFERENCE ONLY NTS



2 MONUMENT SIGN BY OTHERS - REFERENCE ONLY NTS



1 PYLON SIGN BY OTHERS - REFERENCE ONLY NTS



**Project No: IL1103**  
 Dutch Bros Coffee - New Freestanding Store  
 2201 75th Street  
 Darien, IL 60541  
 For: Dutch Bros Coffee  
 1930 W. Rio Salado Parkway  
 Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03/18/2026

REV:	DATE:	DESCRIPTION:

SHEET NAME:

SITE & BUILDING SIGNAGE DETAILS

SHEET NUMBER:

SP1.1

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ANNILATOR-A1



Andy's Frozen Custard Companies • 211 E. Water St. • Springfield, MO 65806  
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571

To Whom It May Concern:

The proposed Tenant will be Andy's Frozen Custard. Andy's is a quick-service style restaurant specializing in frozen dessert sales. As we celebrate our 40<sup>th</sup> year, we have over 180 locations in 15 states. There are currently 20 stores in the Chicagoland area, all of which are corporately operated.

Andy's Frozen Custard is passionate about and dedicated to improving the Andy's Frozen Custard guest experience with an emphasis on exceptional personal service, offering a superior quality product using only the freshest ingredients, and crafted by our accomplished employees.

Our menu consists of frozen treats including sundaes, concretes, Jackhammers, shakes, malts, old-fashioned soda, and freezes, which all feature frozen custard that is made fresh every hour. We do not have grills or fryers, and make sweet waffle cones, brownies, and other baked goods fresh every day.

Our business operates with a drive-thru and patio with walk-up service windows. There is no speaker box as orders are taken the old-fashioned way with face-to-face interaction either on the patio, or at each car with a runner and an iPad. Our speed of service commitment is 80-90 seconds or less, which helps drive-thru lines go quickly and ease of flow with on-site traffic. Our peak service times are 7:00 – 10:00 pm on Fridays and Saturday evenings, which will not conflict with typical morning or evening traffic.

Andy's is committed to being an active member of the community by participating in and sponsoring local events. We have a local marketing / community relations liaison who registers with the local Chamber of Commerce and will utilize those connections to stay informed about specific initiatives and local events. We actively support and contribute to schools, police and fire, parks and recreation, and other small businesses.

Andy's Frozen Custard will be creating approximately 25 new employment opportunities for residents which will include part-time for students and full-time managerial roles. We offer a fun, clean, collaborative and safe environment and have specialized training programs that enable our

employees to succeed. There is an opening shift (2-3 employees) and closing shift (4-10 employees). The typical hours of operation are 11:00 am – 11:00 pm Sunday through Thursday, and open until 11:30 pm Friday through Saturday. During our peak season, Memorial Day to Labor Day, we are open 30 minutes later each night.

Please do not hesitate to contact me with any questions.

Sincerely,

Liana Moore

*Development Project Manager*

**Andy's Frozen Custard Stores, LLC**

417-631-1878

liana.moore@eatandys.com

**PLAN KEYNOTES**

- 1 FIRE EXTINGUISHER CABINET, RE: A507
- 2 PANEL BOARD(S), RE: ELECT DWGS
- 3 BUILDING SIGNAGE, RE: ELECT DWGS
- 5 OUTDOOR PATIO, CONCRETE SLAB W/ SEALER
- 6 PATIO CANOPY AND STRUCTURE, RE: STRUCT DWGS, STEEL COLUMNS, PTD
- 7 DRIVE-THRU CANOPY, RE: STRUCT DWGS
- 8 CUSTARD MACHINE SHUT-OFF SWITCH, RE: MEP DWGS
- 9 CUSTARD MACHINE TO STRADDLE FLOOR SINKS
- 15 WALK-IN COOLER/FREEZER, COORDINATE WITH SUPPLIER
- 16 PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES, RE: MEP DWGS
- 17 INSTALL STAINLESS STEEL CORNER GUARDS THROUGHOUT, TYP. ALL EXPOSED CORNERS RE: A507
- 18 CASED OPENING FOR BOH ACCES
- 19 ANDY'S FROZEN CUSTARD NEON CONE SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED, CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- 20 ANDY'S FROZEN CUSTARD "SPRECHER ROOT BEER" NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED, CONSEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION.
- 23 SIGNAGE LIGHTING BAND, BY PINNACLE SIGN GROUP, RE: ELECT DWGS & SIGNAGE DWGS
- 24 MPD, RE: ELECT DWGS
- 25 TANKLESS WATER HEATERS, RE: MEP DWGS
- 26 WATER SOFTENER, RE: MEP DWGS, KEEP CLOSE TO WALL
- 27 BACK FLOW PREVENTOR, RE: MEP DWGS
- 28 PRESSURE WASHER, RE: MEP DWGS
- 29 WALL SHELVES ABOVE DUNNAGE RACKS
- 30 IPAD HOLDER
- 32 ROOF DRAIN DOWN TO BELOW GRADE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- 33 OVERFLOW ROOF DRAIN, STUBOUT AT 12" AFF W/ DRAIN NOZZLE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- 34 SECURITY PANEL, RE: ELECT

- NOTE:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
  2. DIMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.
  3. REFER TO A701 FOR ADDITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND DETAILING.
  4. REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.
  5. REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
  6. REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

ISSUE:

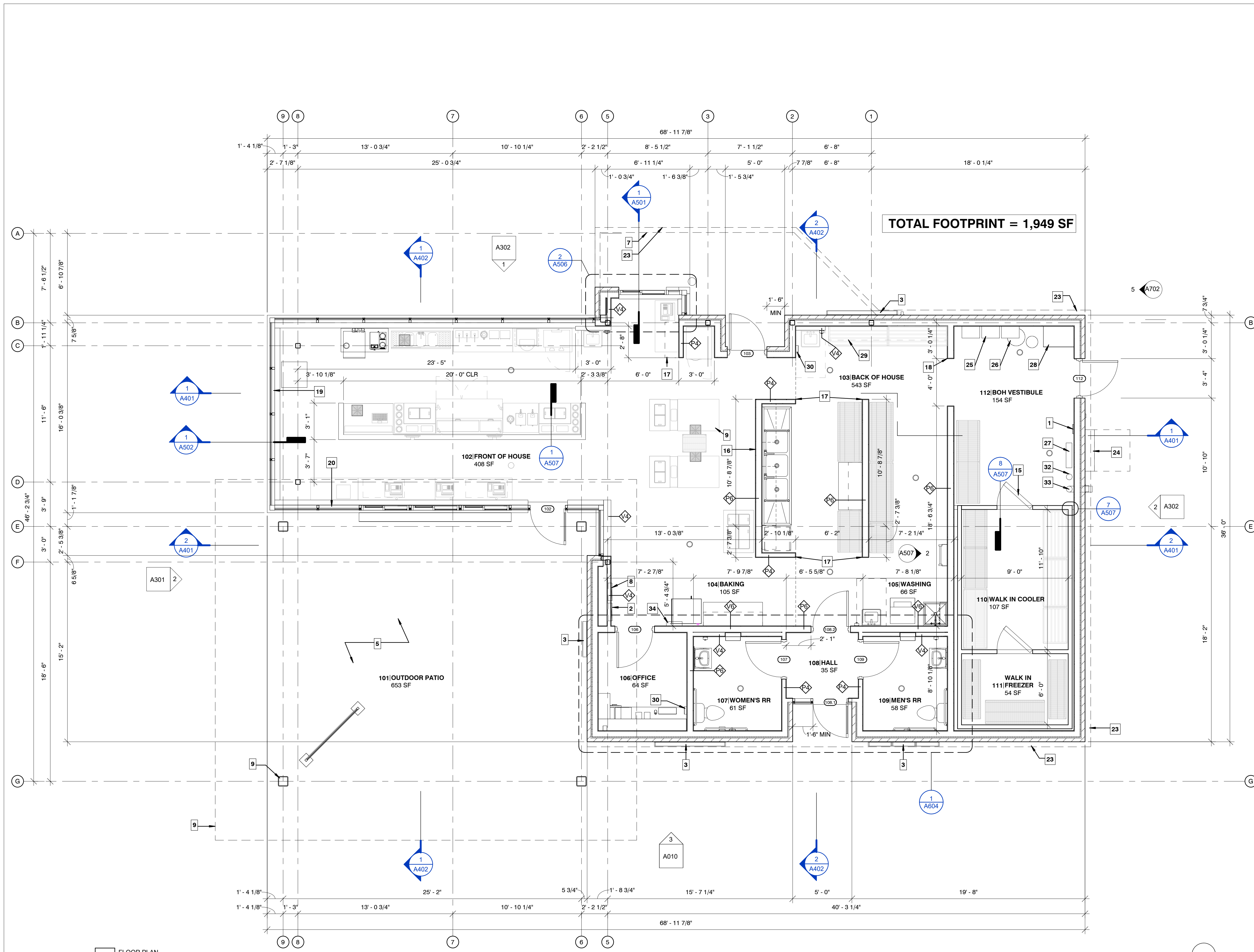
**INITIAL SUBMITTAL**  
**02/27/2026**

REVISION SCHEDULE:

NO.	DATE	ISSUE

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**1 FLOOR PLAN**  
1/4" = 1'-0"



# Hufft

**PROJECT INFORMATION:**  
**Andy's Frozen Custard - Darien**  
 2201 75th St, Darien, IL 60561

**OWNER:**  
 ANDY'S FROZEN CUSTARD  
 211 E. Water Street  
 Springfield, MO 65806  
 www.eandys.com

**ARCHITECT:**  
 HUFFT  
 3612 Karnes Boulevard  
 Kansas City, MO 64111  
 P: 816-531-0200  
 www.hufft.com

**STRUCTURAL:**  
 METTEMAYER ENGINEERING, LLC  
 2225 W. Chesterfield Blvd., Suite 300  
 Springfield, MO 65807  
 P: 417-880-8100

**CIVIL:**

**MEP:**  
 RTM ENGINEERING CONSULTANTS  
 3333 E. Bathfield Road, Suite 1000  
 Springfield, MO 65804  
 P: 417-881-0020

**LANDSCAPE ARCHITECT:**

**ISSUE:**  
**INITIAL SUBMITTAL**  
**02/27/2026**

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Architect:  
 License Number:  
 Drawn By: WY  
 Project Number: 789

**RENDERINGS**

# A201

**Andy's Frozen Custard - Darien**  
2201 75th St, Darien, IL 60561

**OWNER:**

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211 E. Water Street  
Springfield, MO 65806  
www.eandys.com

**ARCHITECT:**

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3612 Karnes Boulevard  
Kansas City, MO 64111  
P: 816-531-0200  
www.hufft.com

**STRUCTURAL:**

**METTEMAYER ENGINEERING, LLC**  
2225 W. Chesterfield Blvd., Suite 300  
Springfield, MO 65807  
P: 417-990-9100

**CIVIL:**

**MEP:**

**RTM ENGINEERING CONSULTANTS**  
3333 E. Bathfield Road, Suite 1000  
Springfield, MO 65804  
P: 417-881-0200

**LANDSCAPE ARCHITECT:**

**EXTERIOR FINISH SCHEDULE**

#	DESCRIPTION
AS-1	<b>DRIVE-THRU CANOPY MATERIAL:</b> LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: BONE WHITE
AS-2	<b>PATIO CANOPY MATERIAL:</b> LONGBOARD 6" V-GROOVE EXTRUDED ALUM SOFFIT PANELS COLOR: CHILI PEPPER
C-1	<b>COPING/ROOF EDGE TYPE 1:</b> PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH MASONRY COLOR
C-2	<b>COPING/ROOF EDGE TYPE 2:</b> ANNOXIDIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	<b>GLAZING TYPE 1:</b> STOREFRONT MINIFR. KAWNEER 451T COLOR: CLEAR ANODIZED
M-1	<b>MASONRY TYPE 1:</b> MODULAR BRICK GLEN GERY COLOR: EBONITE VELOUR GROUT: TO MATCH BRICK
N-1	<b>PERIMETER FASCIA &amp; SHIELDED LED LIGHTING:</b> BY PINNACLE SIGN GROUP ANODIZED ALUM. FASCIA W/ LED LIGHTING



**NORTH ELEVATION**



**WEST ELEVATION**

**ISSUE:**

**INITIAL SUBMITTAL**  
**02/27/2026**

**REVISION SCHEDULE:**

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Architect:  
License Number:  
Drawn By: WY  
Project Number: 789

**ELEVATIONS**

**Andy's Frozen Custard - Darien**  
2201 75th St, Darien, IL 60561

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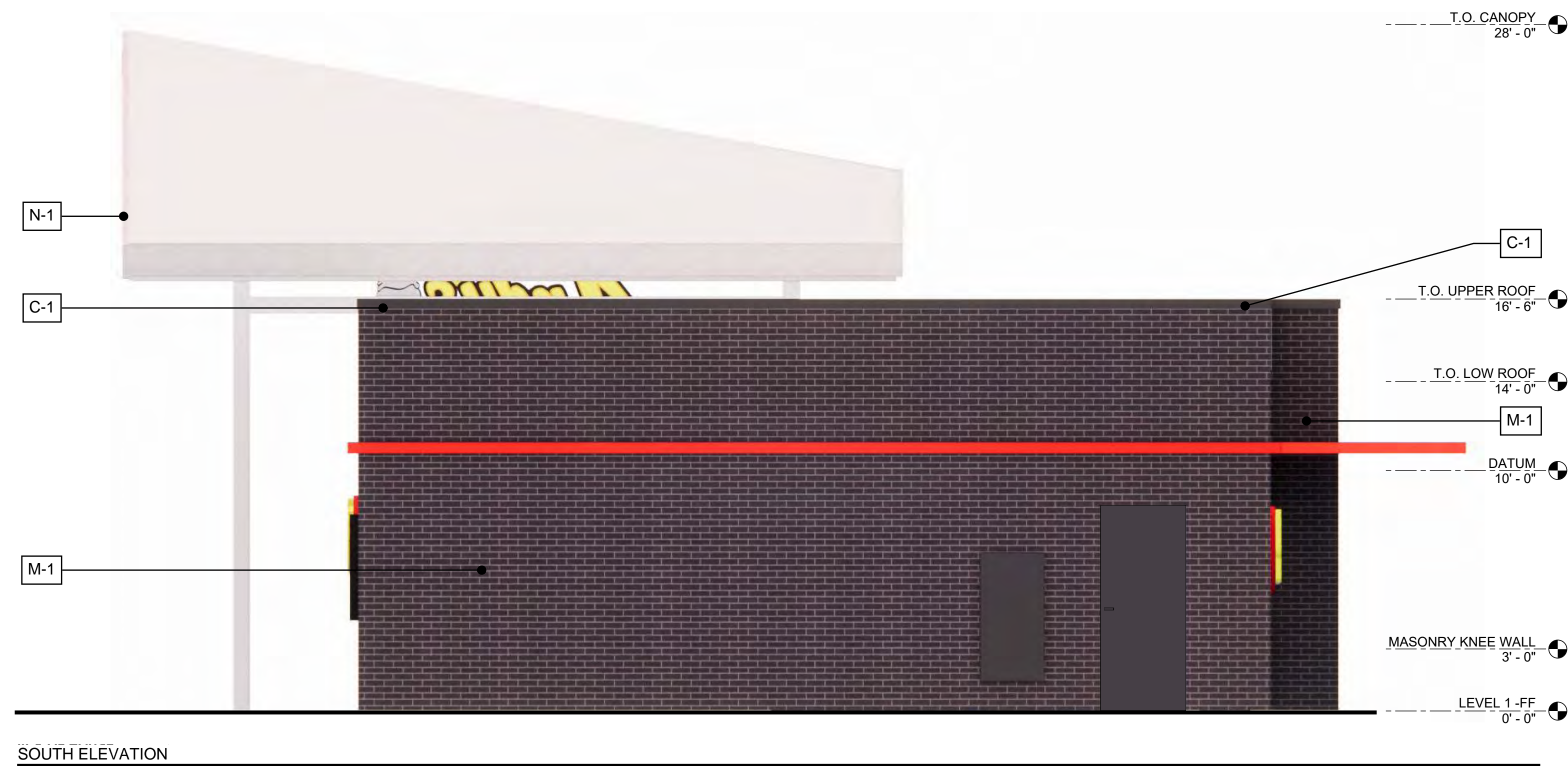
**CIVIL:**

**MEP:**  
RTM ENGINEERING CONSULTANTS  
3333 E. Bathfield Road, Suite 1000  
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**LANDSCAPE ARCHITECT:**

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SOUTH ELEVATION



EAST ELEVATION

**ISSUE:**

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MEP:

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Springfield, MO 65804  
P: 417-881-0020

LANDSCAPE ARCHITECT:

ISSUE:

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**02/27/2026**

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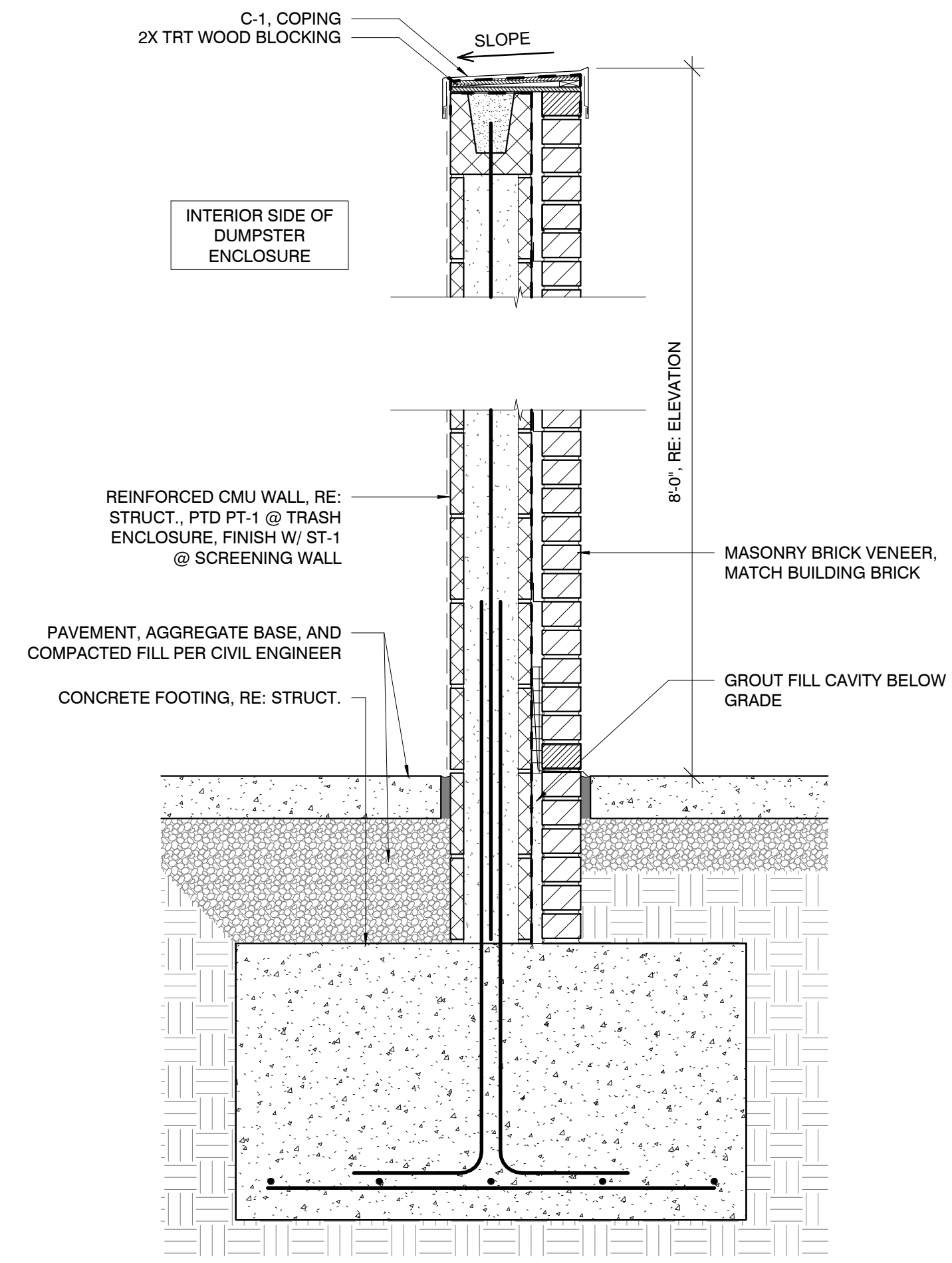
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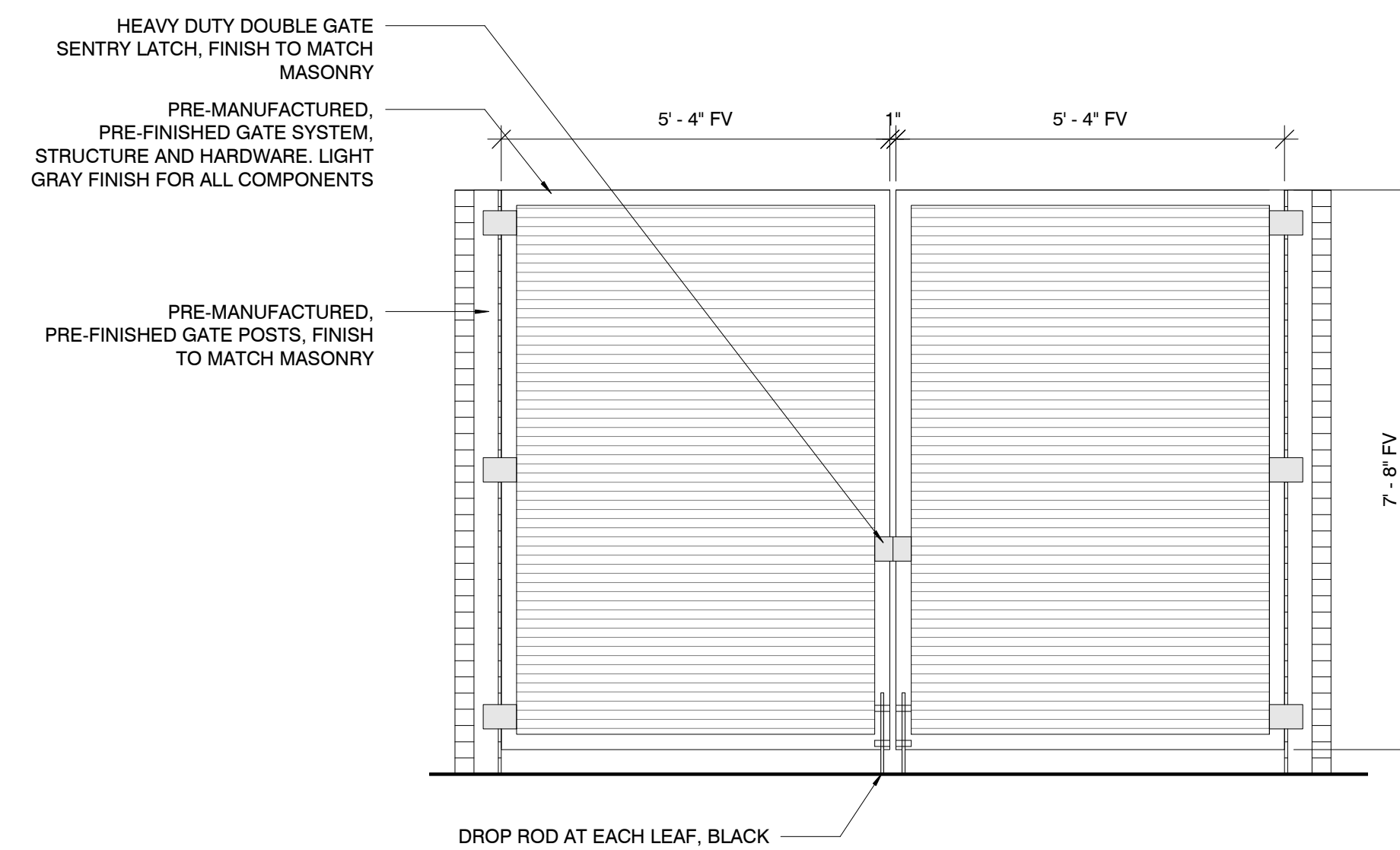
Architect:  
License Number:  
Drawn By: WY  
Project Number: 789

**DUMPSTER ENCLOSURE**

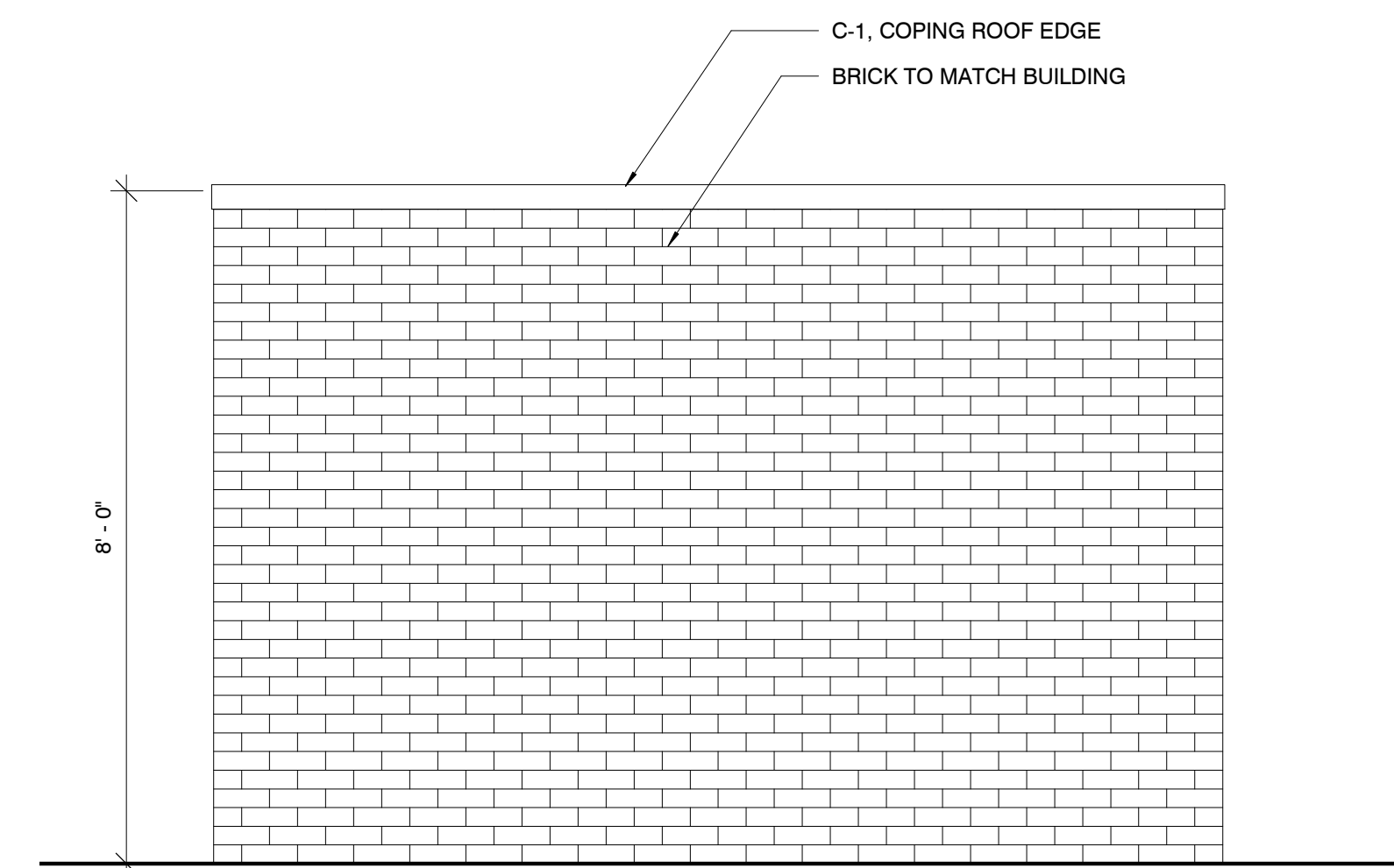
**A401**



**3** DUMPSTER ENCLOSURE - SECTION  
1" = 1'-0"



**2** ELEVATION - DUMPSTER GATE  
1/2" = 1'-0"



**1** TYP. ELEVATION - DUMPSTER ENCLOSURE  
1/2" = 1'-0"

PROJECT INFORMATION:

Andy's Frozen Custard - Darien

2201 75th Street Darien, IL

OWNER: ANDY'S FROZEN CUSTARD

211 E. Water Street Springfield, MO 65806

www.andy's.com

ARCHITECT:

HUFFT 3612 Karnes Boulevard Kansas City, MO 64111 P: 816.633.0200

STRUCTURAL:

METEMEYER ENGINEERING, LLC 2101 W. Chesterfield Blvd., Suite B106 Springfield, MO 65804 P: 417.890.8002

CONTRACT:

MEP:

RTM ENGINEERING CONSULTANTS

3330 E. Battlefield Road, Suite 1000 Springfield, MO 65804 P: 417.881.0200

LANDSCAPE ARCHITECT:

ISSUE:

INITIAL SUBMITTAL

02-27-2026

REVISION SCHEDULE:

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Engineer: Jan E. Eckhardt License Number: xxxs Drawn By: TSE Project Number: 789

SITE PHOTOMETRIC PLAN

E1-2

FIXTURE "RH10"

LED DRIVER, COMPLIANCE, DIMMING, and DIMENSIONS sections for RH10 fixture.

FIXTURE "L2"

MX4IP LED, Williams logo, and technical specifications for L2 fixture.

FIXTURE "RH09"

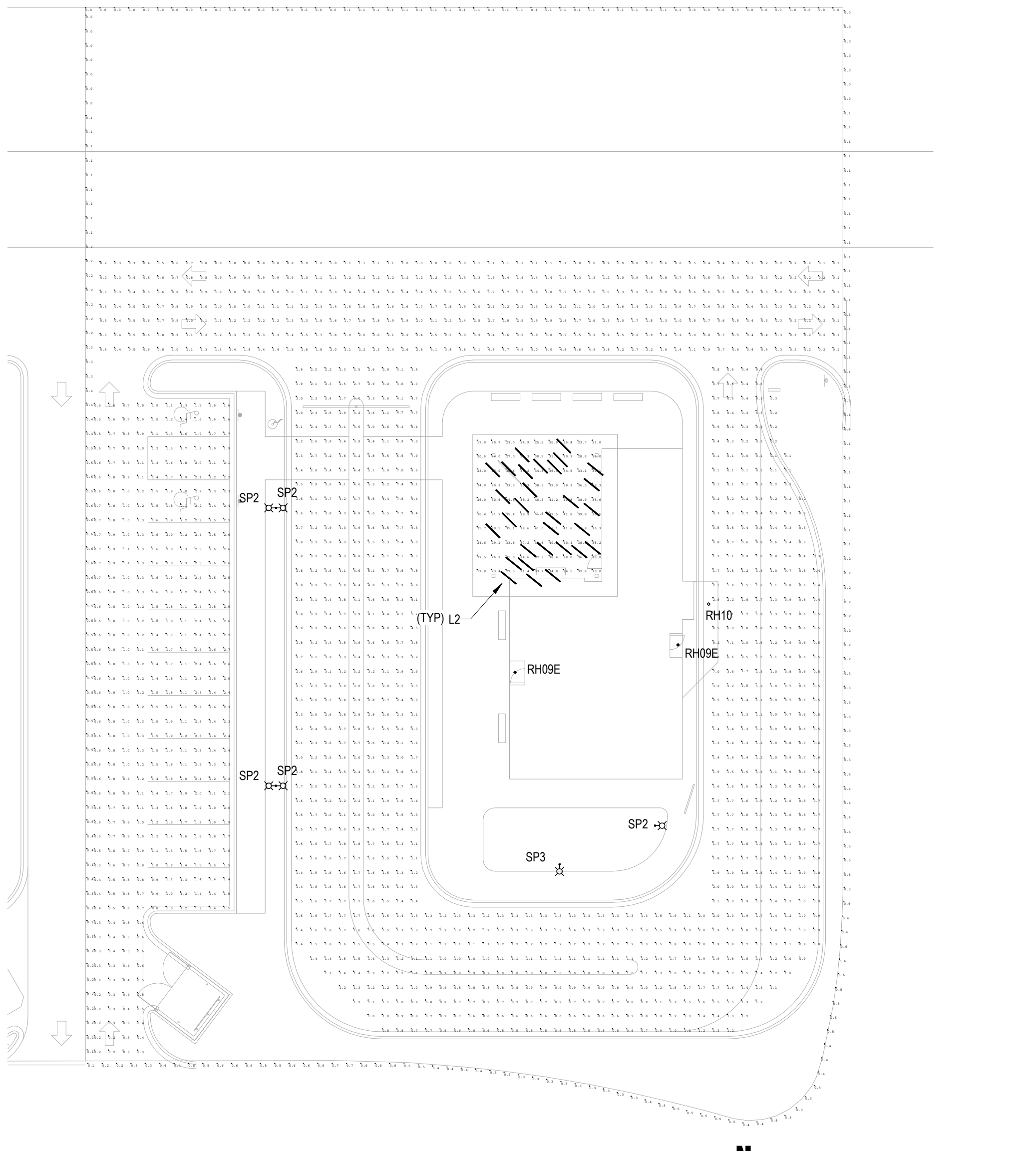
6DR LED, Williams logo, and technical specifications for RH09 fixture.

FIXTURE "SP\_1"

RZR SERIES - LED, Pole Drilling Template, EPA & Weight, and PLED Modules for SP\_1 fixture.

ORDERING INFORMATION

Table with columns: Luminaire, Optics, LED, Voltage, Mounting, Finish, Options

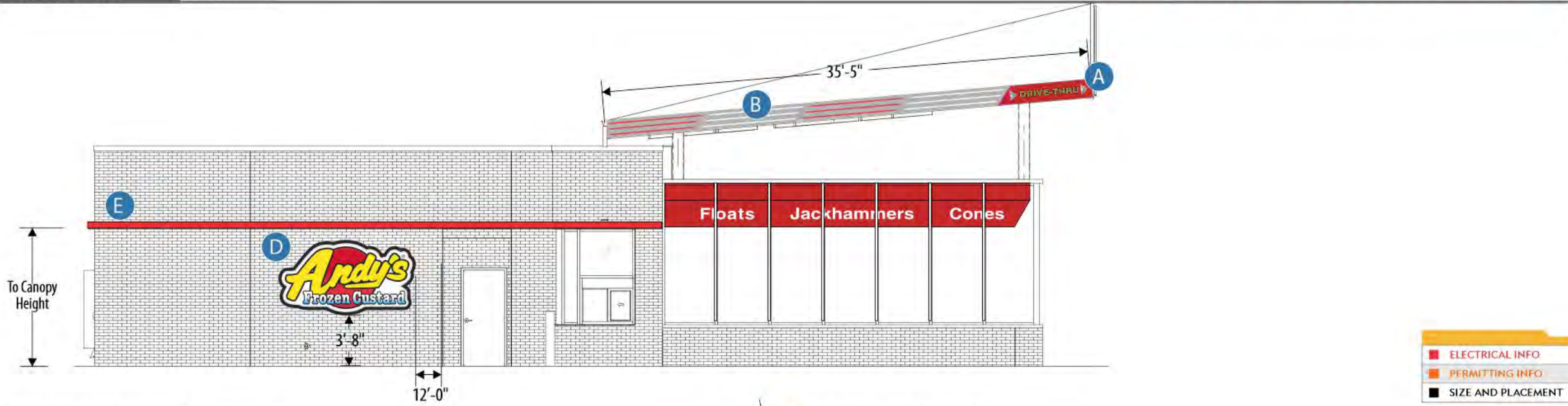


FOR PRELIMINARY REVIEW ONLY - NOT FOR BIDDING OR CONSTRUCTION

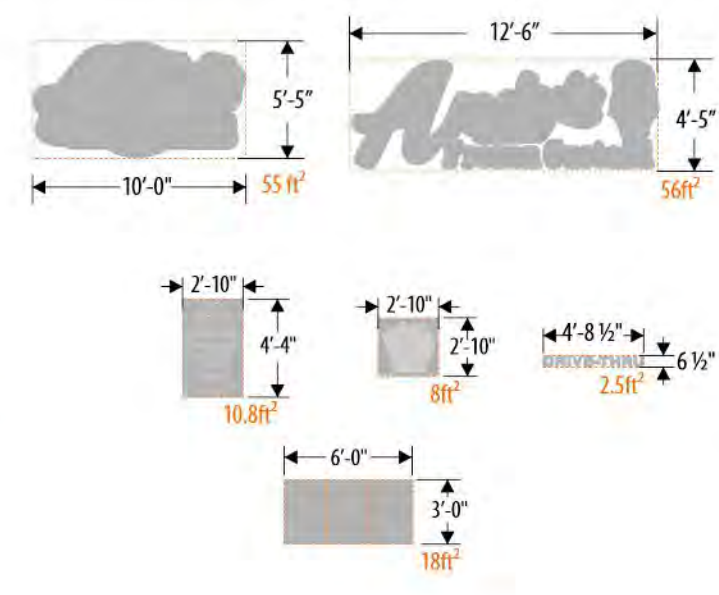
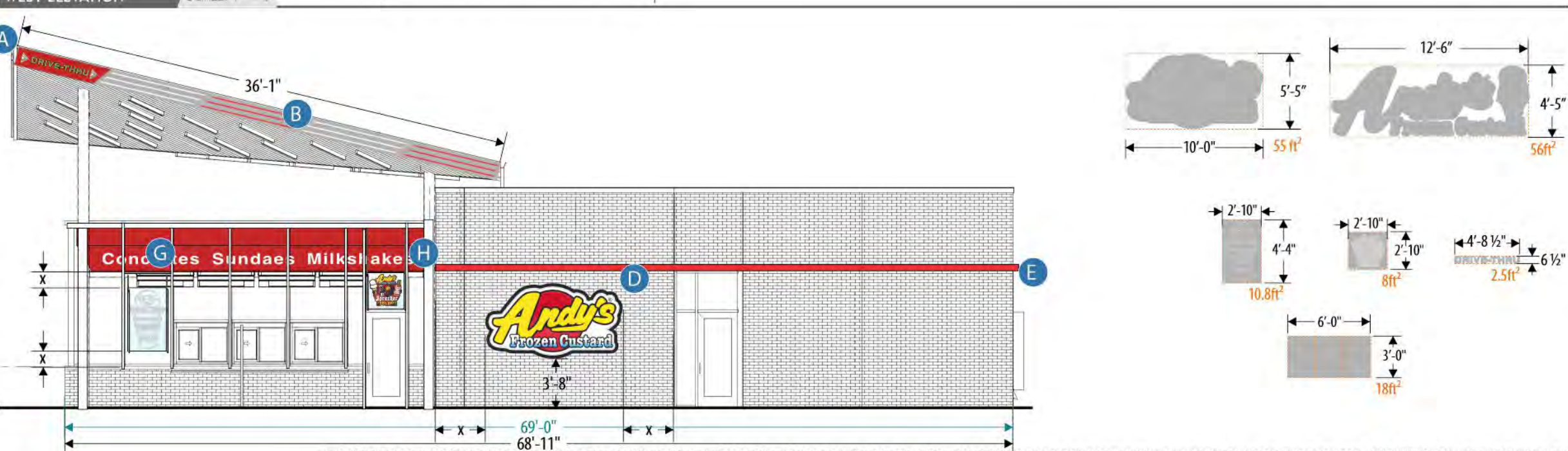
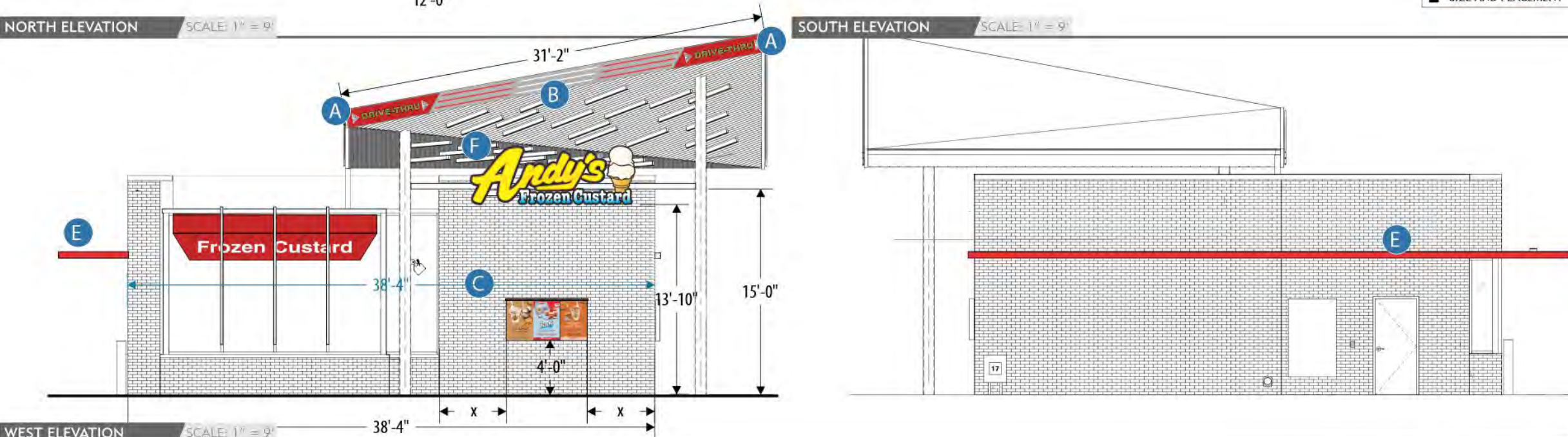
**PINNACLE SIGN**  
GROUP  
VISUAL BRANDING THAT MAKES A DIFFERENCE

**Andy's**<sup>®</sup>  
**Frozen Custard**  
★ SINCE 1986 ★

DARIEN, IL



- ELECTRICAL INFO
- PERMITTING INFO
- SIZE AND PLACEMENT



**ANDY'S FROZEN CUSTARD**  
CUSTOMER

0223-26-ELEV-1 DRAWING NUMBER AS SHOWN ELEVATION

02.23.26 DATE REVISED

DEREK CROUCH DESIGNER TIM SWAIM PROJECT MANAGER

DARIEN, IL LOCATION

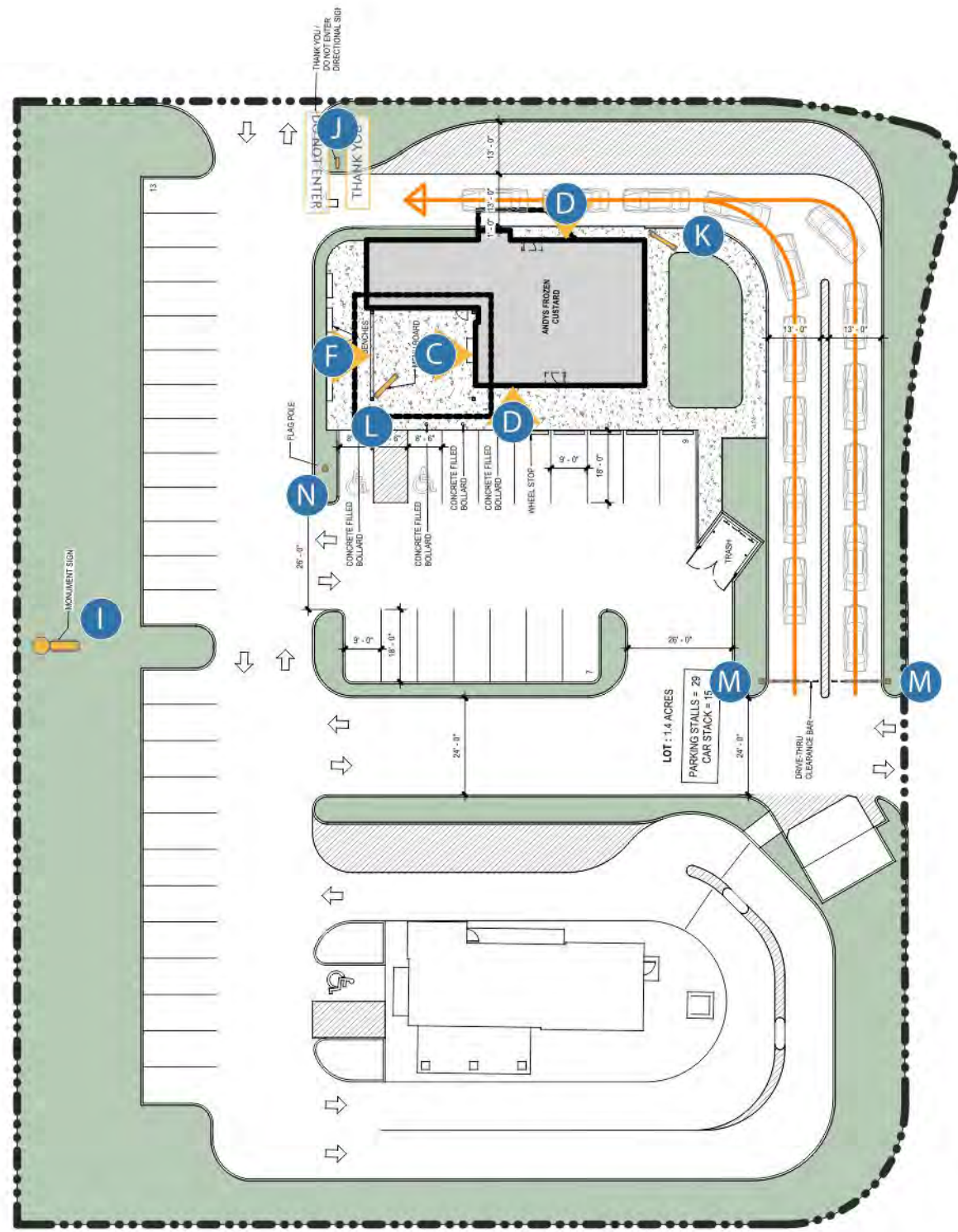
SIGN SCHEDULE QUANTITY

BUILDING SIGNAGE		QUANTITY
A	LED Illuminated Corner Fascia Cabinets (AFC-OPT-FASC-2)	4 Sections
B	LED Illuminated Fascia Cabinets (AFC-OPT-FASC-1)	11 Sections
C	LED Illuminated Seasonal Menu (AFC-NTYP-MENU-2)	1
D	Pan Embossed Wall Logo (AFC-STND-EWAL-2)	2
E	LED Accent Light Band (1202-21-BAND-1)	140 Linear Feet
F	Channel Cabinets (AFC-OPT-EWAL-2)	1
WINDOW SIGNAGE		QUANTITY
G	LED "Made Fresh Hourly" Sign (AFC-STND-IWAL-2 LED)	1
H	LED "Sprecher" Sign (AFC-STND-IWAL-3 LED)	1

EXTERIOR FF: EAST		EXTERIOR FF: WEST	
FACADE AREA F <sup>2</sup>	1,032	FACADE AREA F <sup>2</sup>	1,032
ALLOWABLE F <sup>2</sup> : 2 ft <sup>2</sup> /per linear frontage	214 total	ALLOWABLE F <sup>2</sup> : x 15%	214 total
DRIVE THRU LETTERS: 2.5ft <sup>2</sup> x 1	2.5	DRIVE THRU LETTERS: 2.5ft <sup>2</sup> x 1	2.5
10' ANDY'S LOGO: 55ft <sup>2</sup> x 1	55	10' ANDY'S LOGO: 55ft <sup>2</sup> x 1	55
TOTAL SIGNAGE F <sup>2</sup>	57.5	TOTAL SIGNAGE F <sup>2</sup>	57.5

EXTERIOR FF: NORTH	
FACADE AREA F <sup>2</sup>	613
ALLOWABLE F <sup>2</sup> : x 15%	214 total
SEASONAL MENUS: 6ft <sup>2</sup> x 3	18
CHANNEL CABINETS: 56ft <sup>2</sup> x 1	56
DRIVE THRU LETTERS: 2.5ft <sup>2</sup> x 2	5
TOTAL SIGNAGE F <sup>2</sup>	79

- I** **MONUMENT (AFC-STND-MONU-1)**  
Masonry Structure; 8' cone; Illuminated Pan-Face Logo; Changeable Copy Board; Address Number FCOs
- J** **DIRECTIONAL SIGN (AFC-STND-DIRE-1)**  
3' Height, 2-Sided Illuminated Directional
- K** **1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)**  
3 Over 3 Panel Standard Menu; "Order at Window" Sign Panel w/ Bracket; Located at Drive-Thru
- L** **2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)**  
3 Over 3 Panel Standard Menu; Located at Patio
- M** **CLEARANCE SIGN (AFC-STND-BAR-1)**  
9' Clearance Standard Clearance Bar; "No Trailers" Sign Panel
- N** **40' FLAG POLE (AFC-OPT-FLAG-40)**  
40' Flag Pole; 12' x 8' American Flag; 6' x 4' Andy's Flag; Flood Lighting

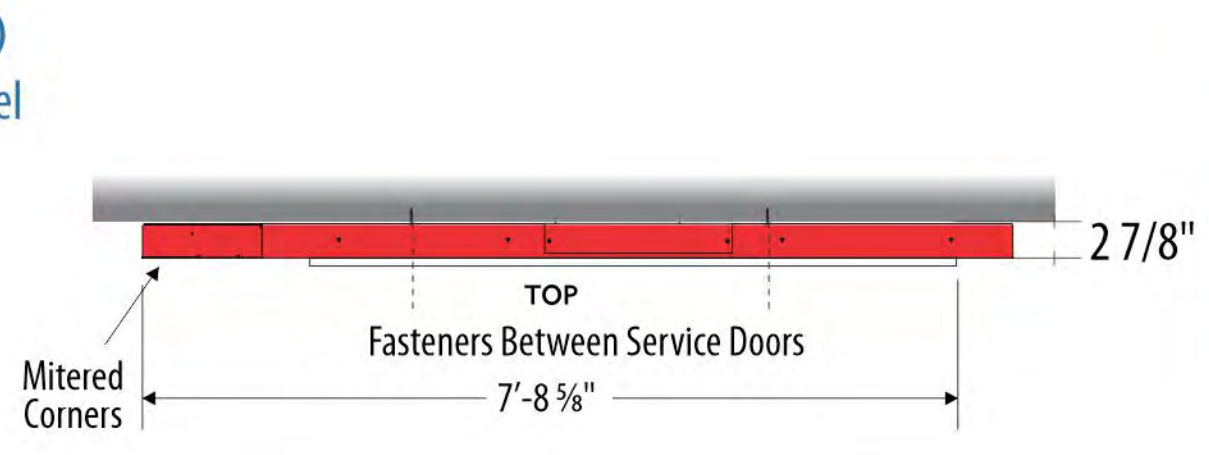


<b>ANDY'S FROZEN CUSTARD</b>	
CUSTOMER	
<b>0223-26-SITE-1</b>	<b>AS SHOWN</b>
DRAWING NUMBER	ELEVATION
<b>02.23.26</b>	
DATE REVISED	
<b>DEREK CROUCH</b>	<b>TIM SWAIM</b>
DESIGNER	PROJECT MANAGER
<b>DARIEN, IL</b>	
LOCATION	

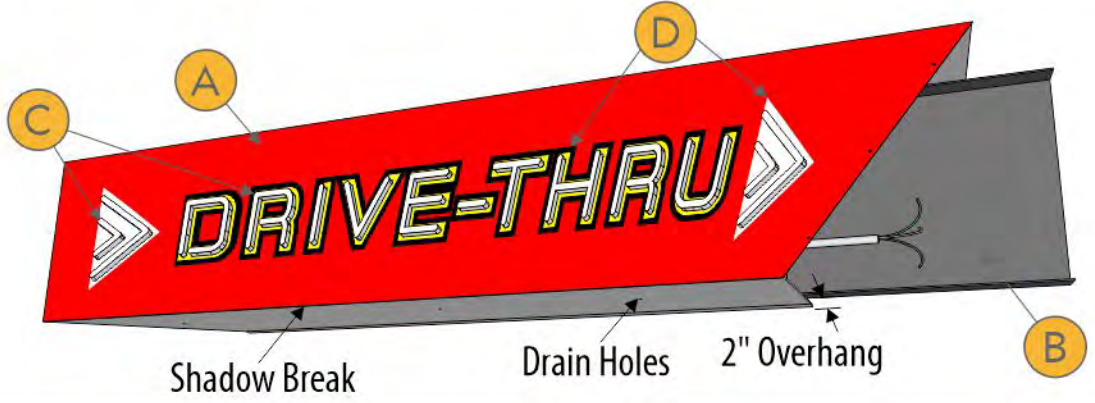
SIGN SCHEDULE	QUANTITY
<b>BUILDING SIGNAGE</b>	
<b>LED Illuminated Seasonal Menu (AFC-NTYP-MENU-2)</b>	1
<b>Pan Embossed Wall Logo (AFC-STND-EWAL-2)</b>	2
<b>Channel Cabinets (AFC-OPT-EWAL-2)</b>	1
<b>DETACHED SIGNAGE</b>	
<b>2-Sided Monument (AFC-STND-MONU-1)</b>	1
<b>2-Sided Illuminated Directional (AFC-STND-DIRE-1)</b>	1
<b>1-Sided Menu Board (AFC-STND-MENU-1-SS)</b>	1
<b>2-Sided Menu Board (AFC-STND-MENU-1-DS)</b>	1
<b>Clearance Bar (AFC-STND-BAR-1)</b>	2
<b>40' Flag Pole (AFC-OPT-FLAG-40)</b>	1



Front View



EXPLODED VIEW SCALE: NTS



AFC DISCLAIMER - FASCIA

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOP DESIGN.

PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEEP HOLES AT THE BOTTOM FOR WATER TO ESCAPE; BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

PHOTO EXAMPLE SCALE: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER	ANDY'S FROZEN CUSTARD
DRAWING NUMBER	AFC-OPT-FASC-1
ELEVATION	AS SHOWN
DATE REVISED	03.21.23
DESIGNER	DEREK CROUCH
PROJECT MANAGER	TIM SWAIM

ALL LOCATION

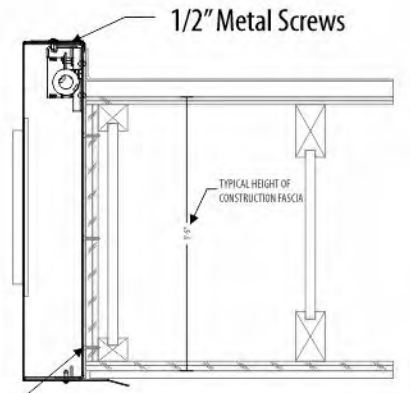
SCOPE OF WORK

- A .040 Polished Aluminum Face
- B .063 Aluminum Backpan
- C 1" Internally LED Illuminated Acrylic Push Thrus - White Translucent Front/Back
- D Vinyl Applied to Face
  - Vinyl - 3M 2080 Hot Rod Red (Opaque)
  - Vinyl - Digital Print Applied to Red Vinyl (Opaque)
- E Access Panel

ELECTRICAL REQUIREMENTS  
120V; 2.75A per Cabinet

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

ATTACHMENT METHOD

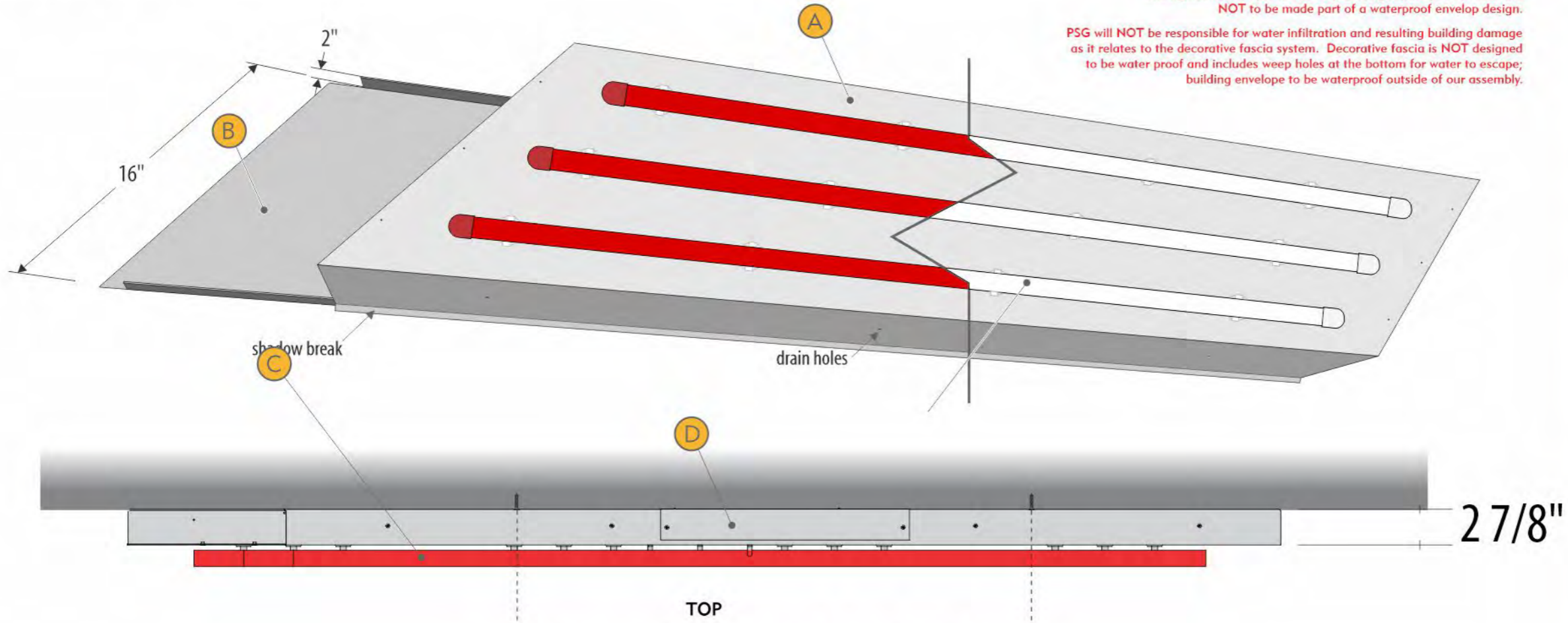


Deck Screws w/ Rubber Washer

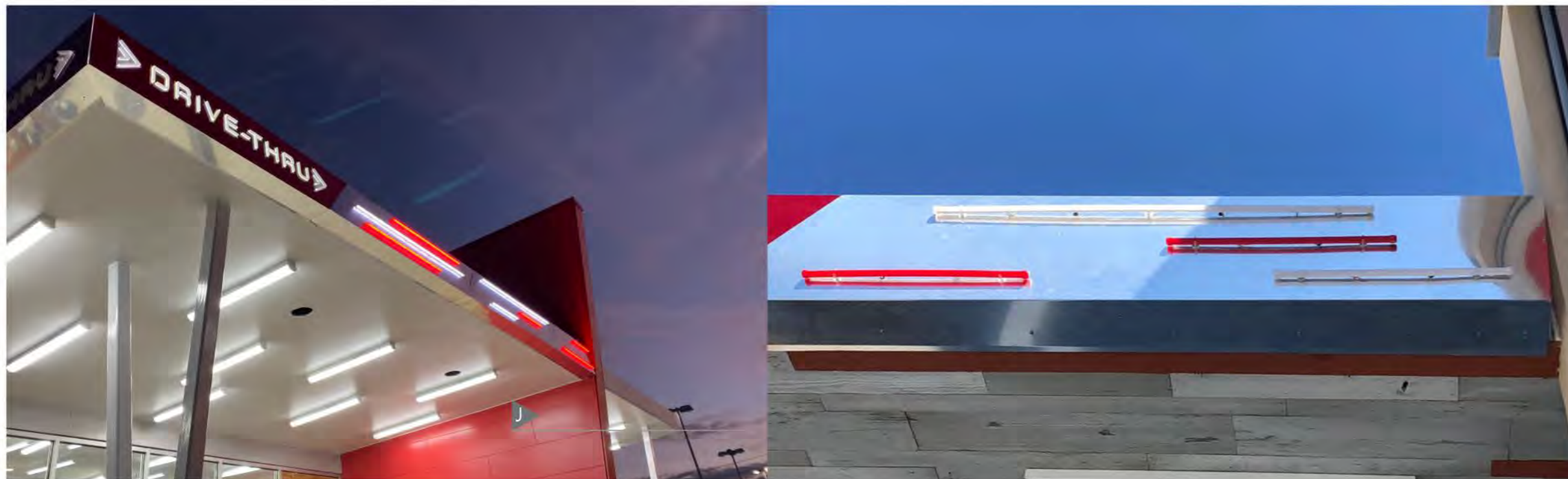


VANDY'S FROZEN CUSTARD MASTER RENDERINGS

The lighted fascia system PSG is providing is purely decorative and NOT to be made part of a waterproof envelop design.  
 PSG will NOT be responsible for water infiltration and resulting building damage as it relates to the decorative fascia system. Decorative fascia is NOT designed to be water proof and includes weep holes at the bottom for water to escape; building envelope to be waterproof outside of our assembly.



### Fasteners Between Service Doors



ANDY'S FROZEN CUSTARD  
 CUSTOMER

AFC-OPT-FASC-2 AS SHOWN  
 DRAWING NUMBER ELEVATION

02.14.25  
 DATE REVISED

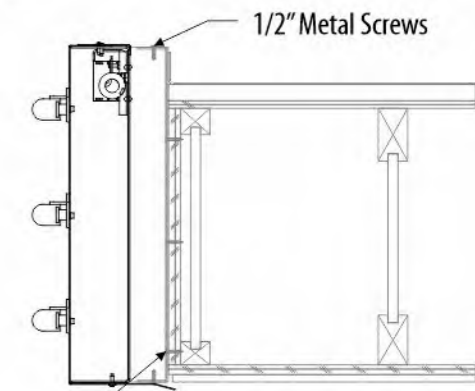
DEREK CROUCH TIM SWAIM  
 DESIGNER PROJECT MANAGER

ALL  
 LOCATION

SCOPE OF WORK

- A** .040 Polished Aluminum Face
  - Finish - Bright Clear Anodized Aluminum
- B** .063 Aluminum Backpan
- C** LED Illuminated Sloan LEDstripe Lighting
  - Contour Lighting - White
  - Contour Lighting - Red
- D** Access Panel

ATTACHMENT METHOD



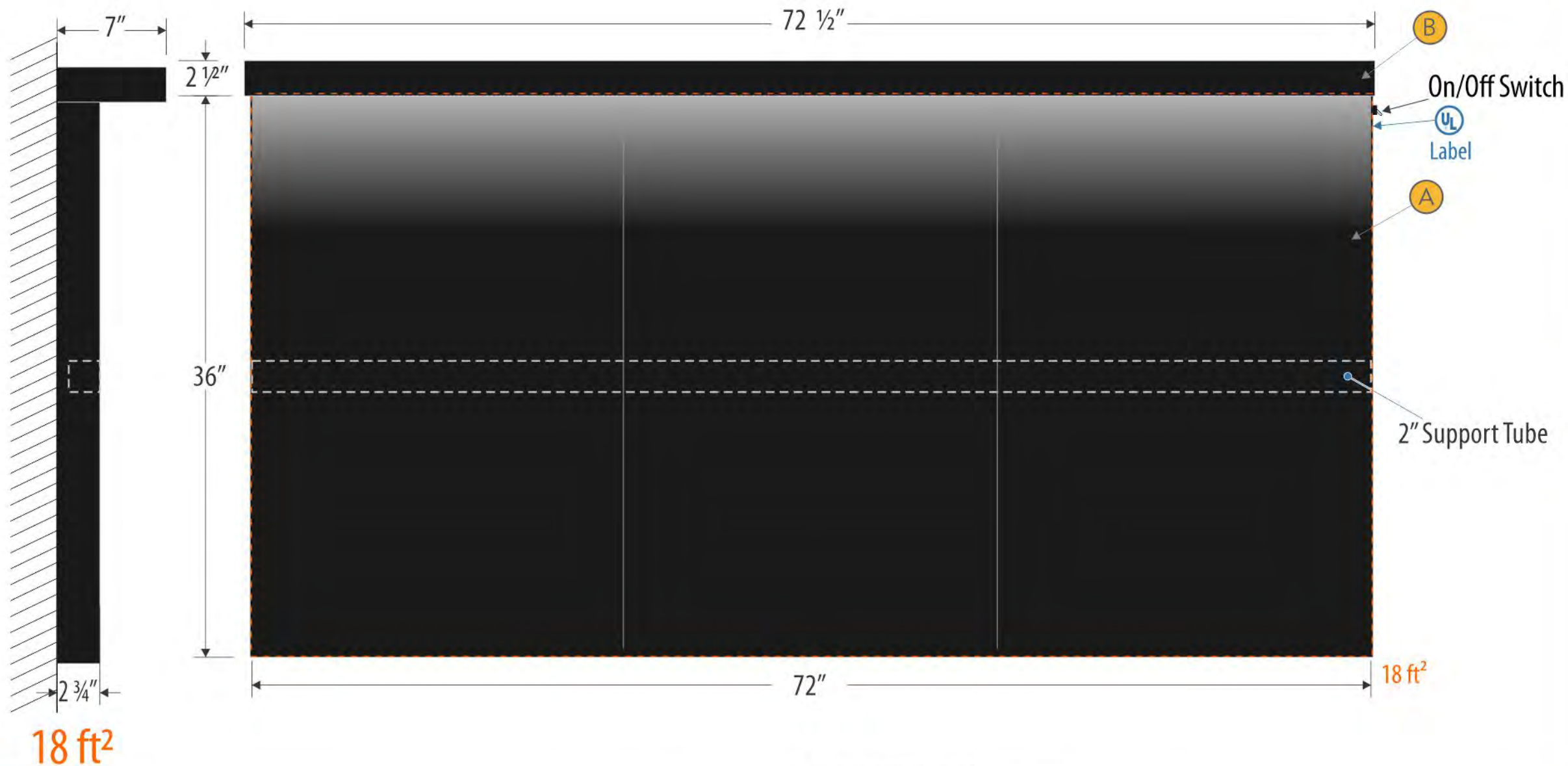
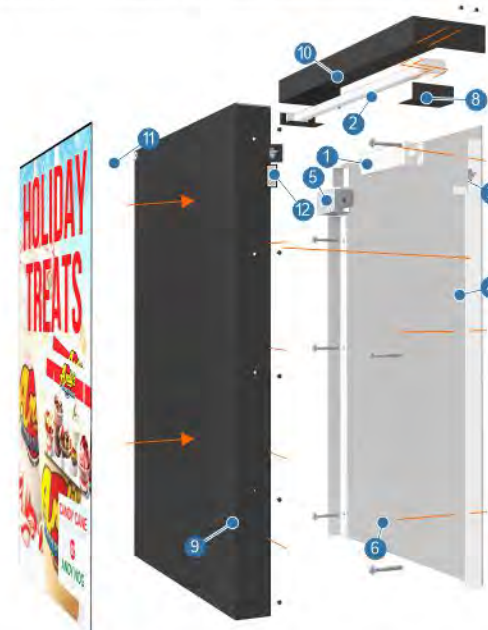


PHOTO EXAMPLE SCALE: NTS

ASSEMBLY (SIMILAR) SCALE: NTS



**ELECTRICAL REQUIREMENTS**  
120V, 1 AMPS PER SIGN

1. 12 VOLT DC TRANSFORMER
2. WHITE TUBE LED IN C-CHANNEL
3. WET WEATHER RATED TOGGLE ON/OFF SWITCH
4. STEEL FRAME AND STRUCTURE
5. POWER PASS THROUGH/J-BOX
6. 1/4"x3" SLEEVE EXPANSION ANCHORS
7. BRICK WALL
8. OPTIONAL ANTI-TAMPER SHIELD
9. FABRICATED STEEL CABINET
10. FABRICATED STEEL C-CHANNEL CAP
11. MAGNETIC POSTER (BY OTHERS)
12. UL LABEL

<b>ANDY'S FROZEN CUSTARD</b>	
CUSTOMER	
<b>AFC-NTYP-MENU-2</b>	<b>AS SHOWN</b>
DRAWING NUMBER	ELEVATION
<b>07.20.22</b>	
DATE REVISED	
<b>DEREK CROUCH</b>	<b>TIM SWAIM</b>
DESIGNER	PROJECT MANAGER
<b>ALL</b>	
LOCATION	
SCOPE OF WORK	

- A Painted Steel Magnetic Backer**
  - Paint - Black (Satin)
- B Light Shield w/ Downcast LED Lighting**
  - Paint - Black (Satin)
- C Replaceable Magnetic Seasonal Menus (by Others)**

ATTACHMENT METHOD



VANDY'S FROZEN CUSTARD MASTER RENDERINGS



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER	AS SHOWN
DRAWING NUMBER	ELEVATION
DATE REVISED	
DESIGNER	PROJECT MANAGER

07.29.22  
LOCATION

SCOPE OF WORK  
Internally Illuminated Panfaced Wall Sign

- A** Internally LED Illuminated Contour Cabinet
  - Paint - Black (Gloss)
- B** Multi-Level Embossed Pan Face; Back Spray-Painted (2nd Surface)
  - See Logo Chart for Color Specs
- C** Flush Mounted to Exterior Wall

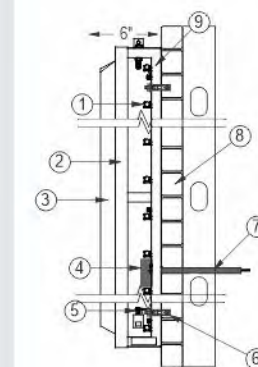
PHOTO EXAMPLE SCALE: NTS



ILLUMINATED VIEW SCALE: NTS



ATTACHMENT METHOD

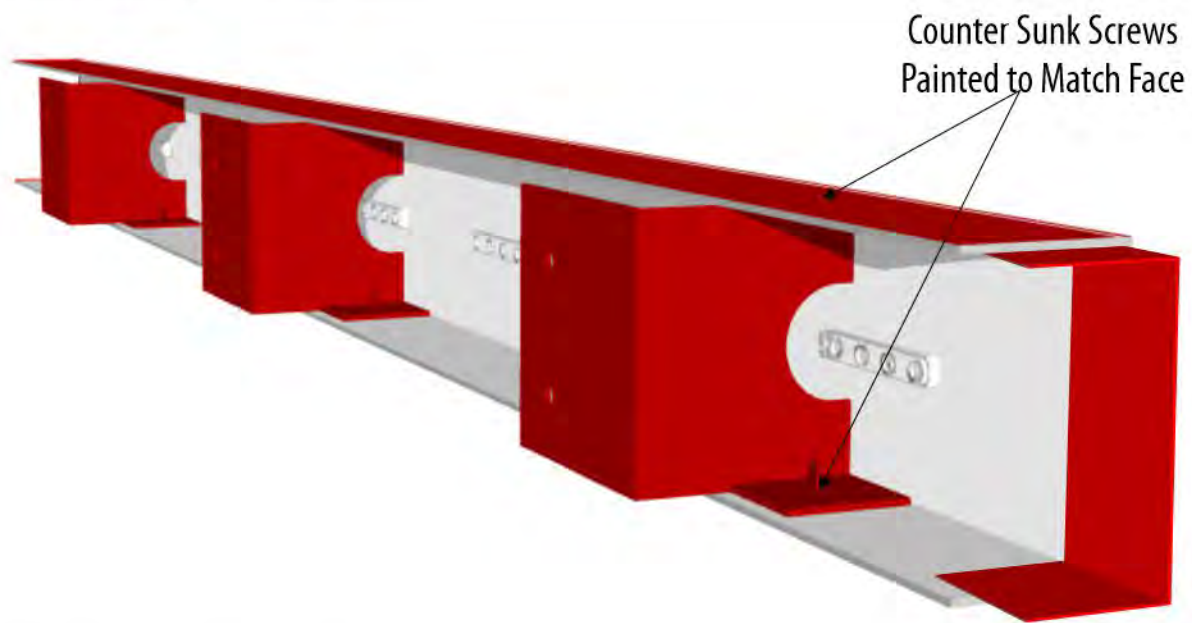


1. WHITE LED STICK LIGHTING
2. PAN FACE RETAINER
3. EMBOSSED PAN FACE
4. 12 VOLT DC TRANSFORMER
5. TOGGLE ON/OFF SWITCH
6. 1/4" WEDGE ANCHORS
7. POWER PASS THROUGH
8. WALL - BRICK
9. ALUMINUM .063" BACKS/ .080" RETURNS

VANDY'S FROZEN CUSTARD MASTER/RENDERINGS/STANDARD DRAWINGS/PSG IN HOUSE ONLY



MOUNTING VIEW SCALE: NTS



OVERHEAD VIEW SCALE: 1"=10'

\*Drawings are Typical Pending Architectural Renderings

\*See Instalation packet for final circuit layout

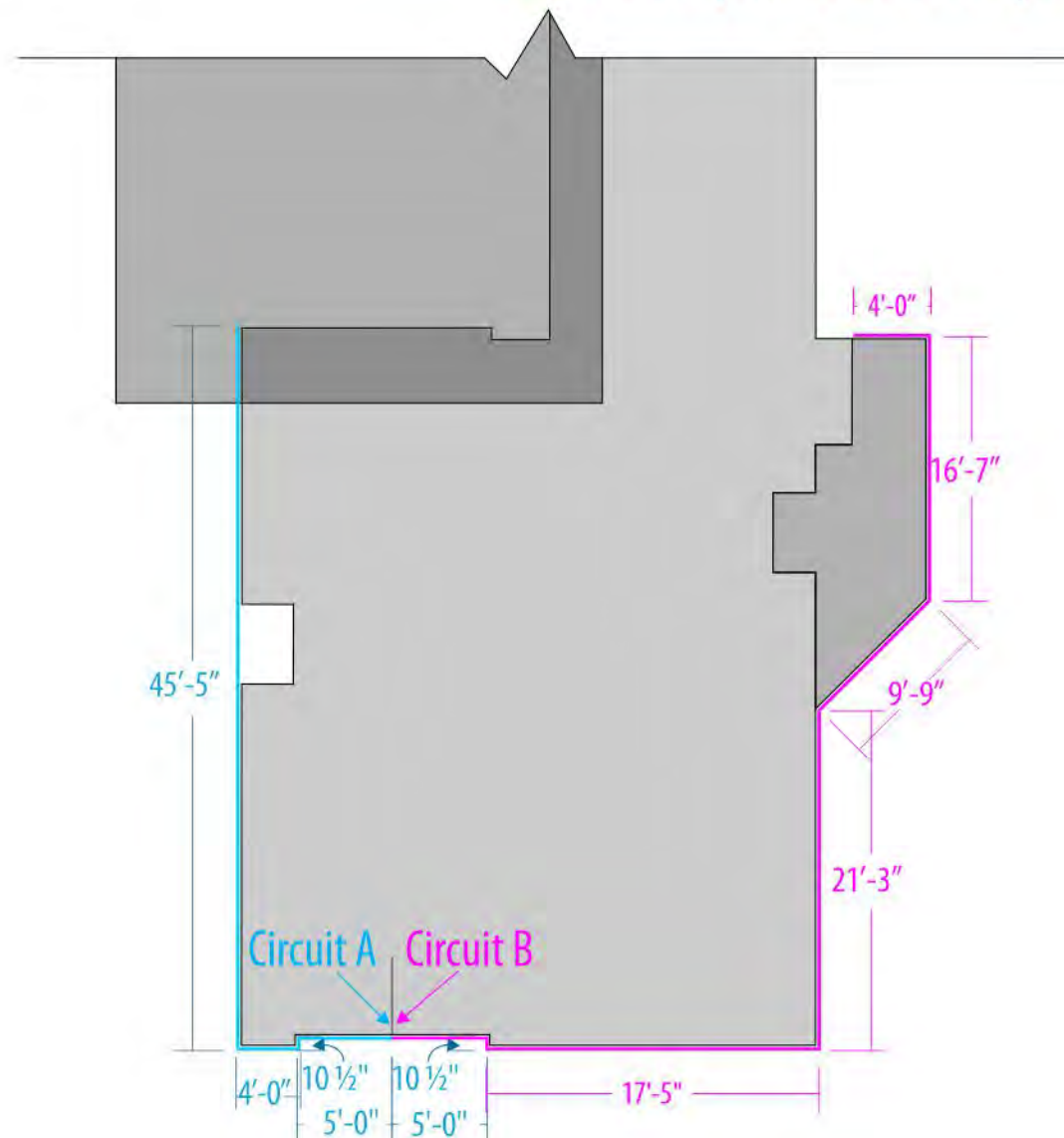
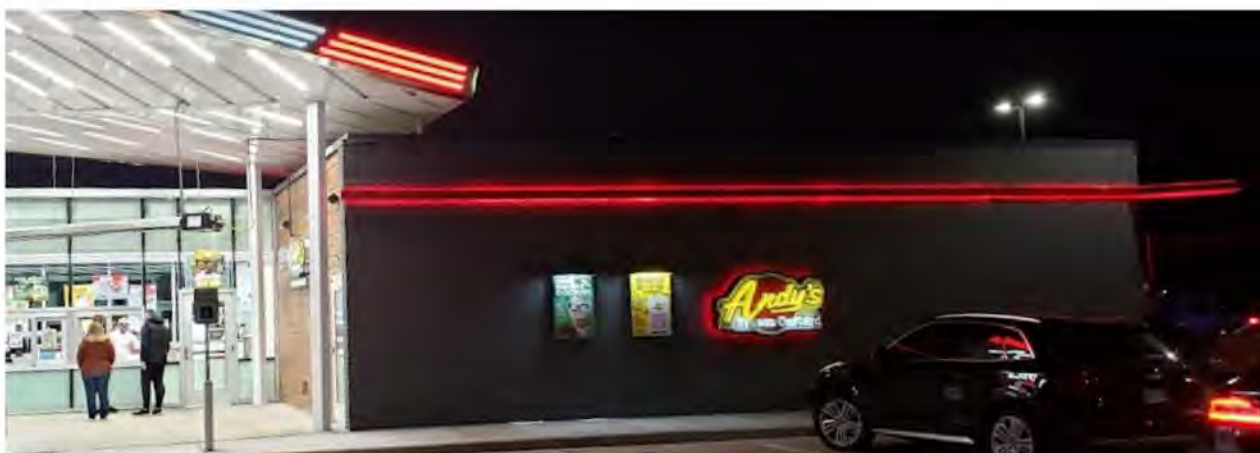
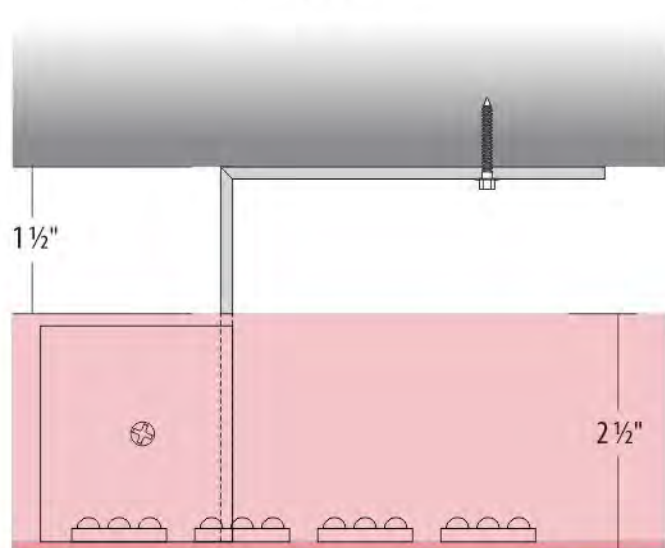


PHOTO EXAMPLE SCALE: NTS

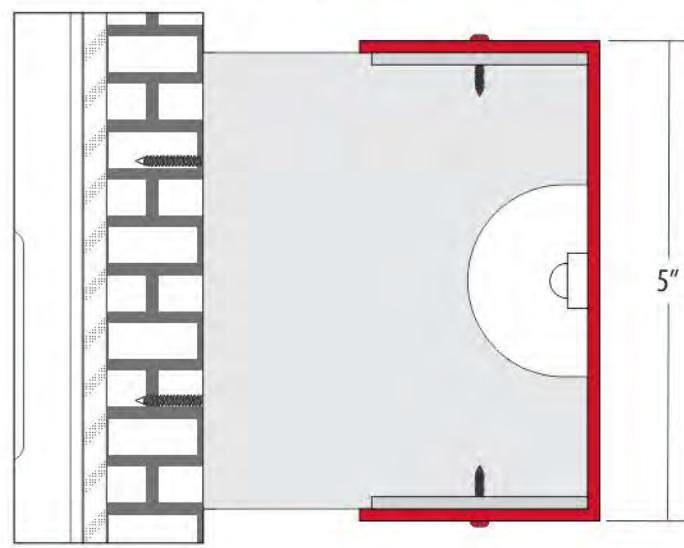


ATTACHMENT VIEW SCALE: 1:2

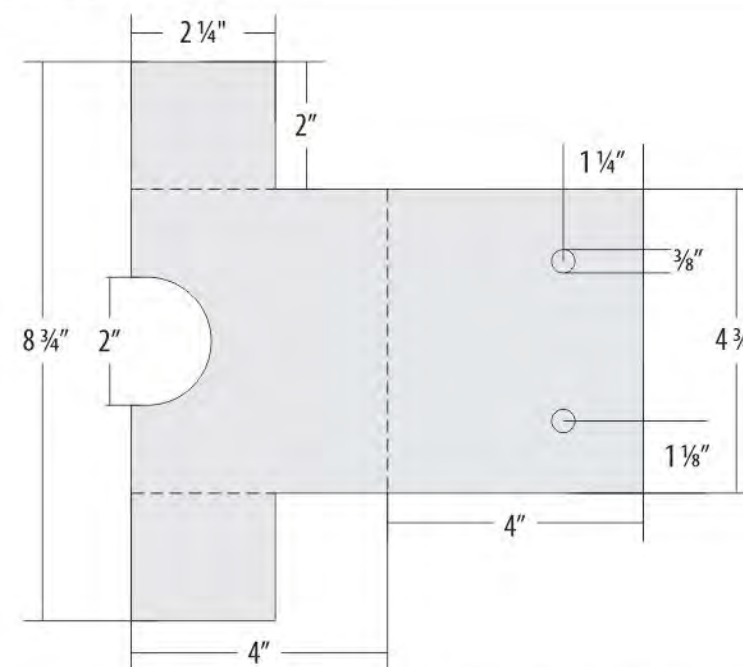
TOP VIEW



SIDE VIEW



EXPLODED BRACKET VIEW SCALE: 1:3



ANDY'S FROZEN CUSTARD

CUSTOMER

XXXX-XX-BAND-1

AS SHOWN

DRAWING NUMBER

ELEVATION

03.14.22

DATE REVISED

DEREK CROUCH

TIM SWAIM

PROJECT MANAGER

DESIGNER

DARIEN, IL

LOCATION

SCOPE OF WORK

Reverse Channel Light Stripe

- A** Halo-Lit Reverse Channel Aluminum Band
  - Painted Aluminum Reverse Channel
  - LED Halo Illuminated
  - Mechanically Fastened w/ Painted Hardware

- Paint (Interior) - White
- Paint - MP 10224 Hot Rod Red (Gloss)

- B** Aluminum Mount Brackets
  - Painted
  - Mechanically Fastened to Exterior Wall

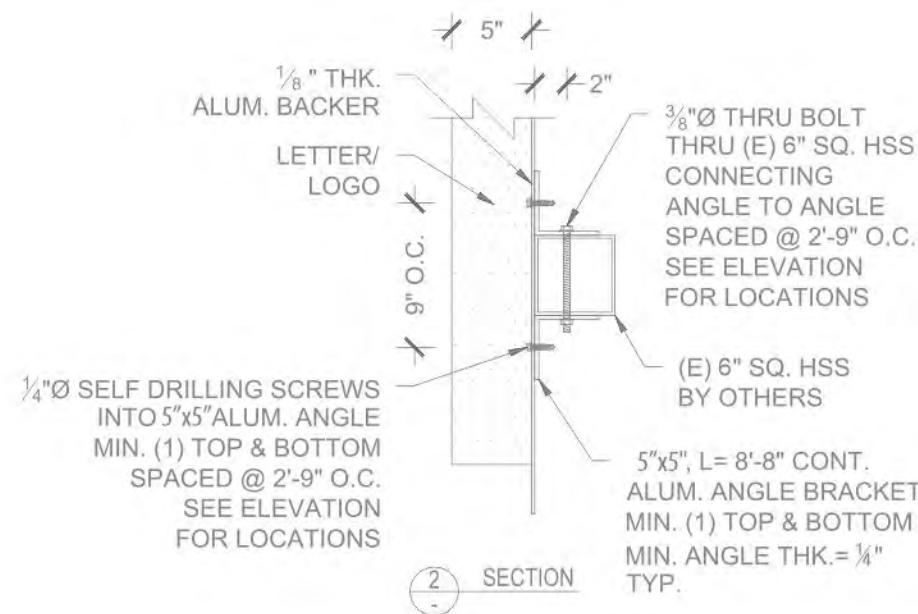
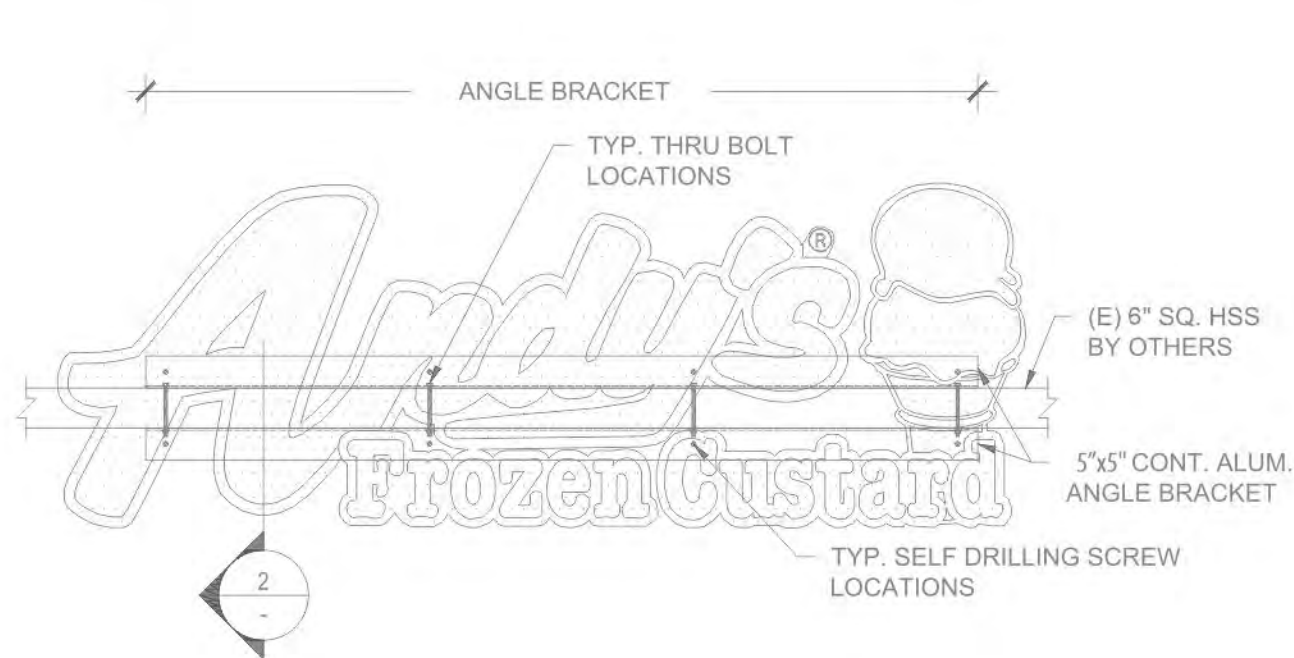
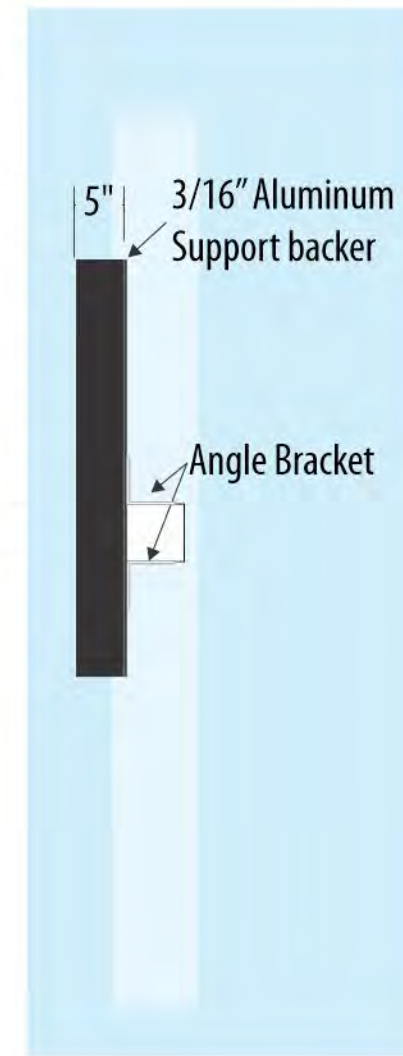
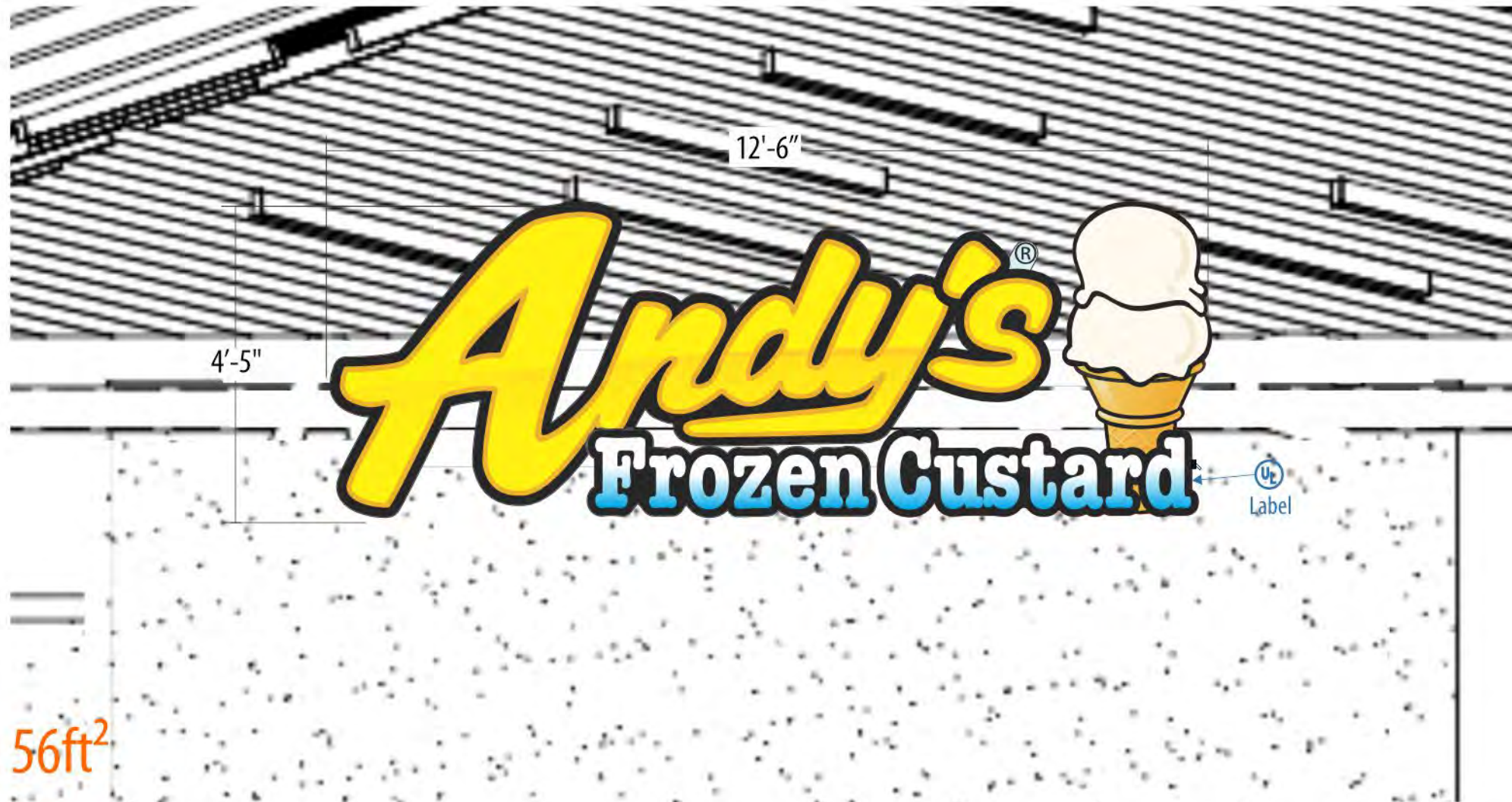
- Paint - MP 10224 Hot Rod Red (Gloss)

Electrical Info:

Section A: 1-10 Amp Circuit

Section B: 1-10 Amp Circuit





ANDY'S FROZEN CUSTARD	
CUSTOMER	
AFC-OPT-EWAL-2	SEE XXXX-XX-ELEV-1
DRAWING NUMBER	ELEVATION
03.21.23	
DATE REVISED	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

ALL LOCATION  
SCOPE OF WORK

Internally Illuminated Channel Cabinets

- A Trimcap**
  - Black
- B 5" Returns**
  - Black
- C Digitally Printed Graphics Applied To Acrylic Faces**
  - Vinyl - Digital Print
- D Mounted to Aluminum Backer - Backer mounted to horizontal beam w/ aluminum angle brackets**
  - Paint - Black (Satin)(Back)
  - Paint - White (Satin)(FACE)
- E Clear acrylic tab for Register Trademark - Vinyl applied to acrylic tab**
  - Vinyl - Black
  - Acrylic - Clear
- Power supply self contained within Andy's Cabinet**

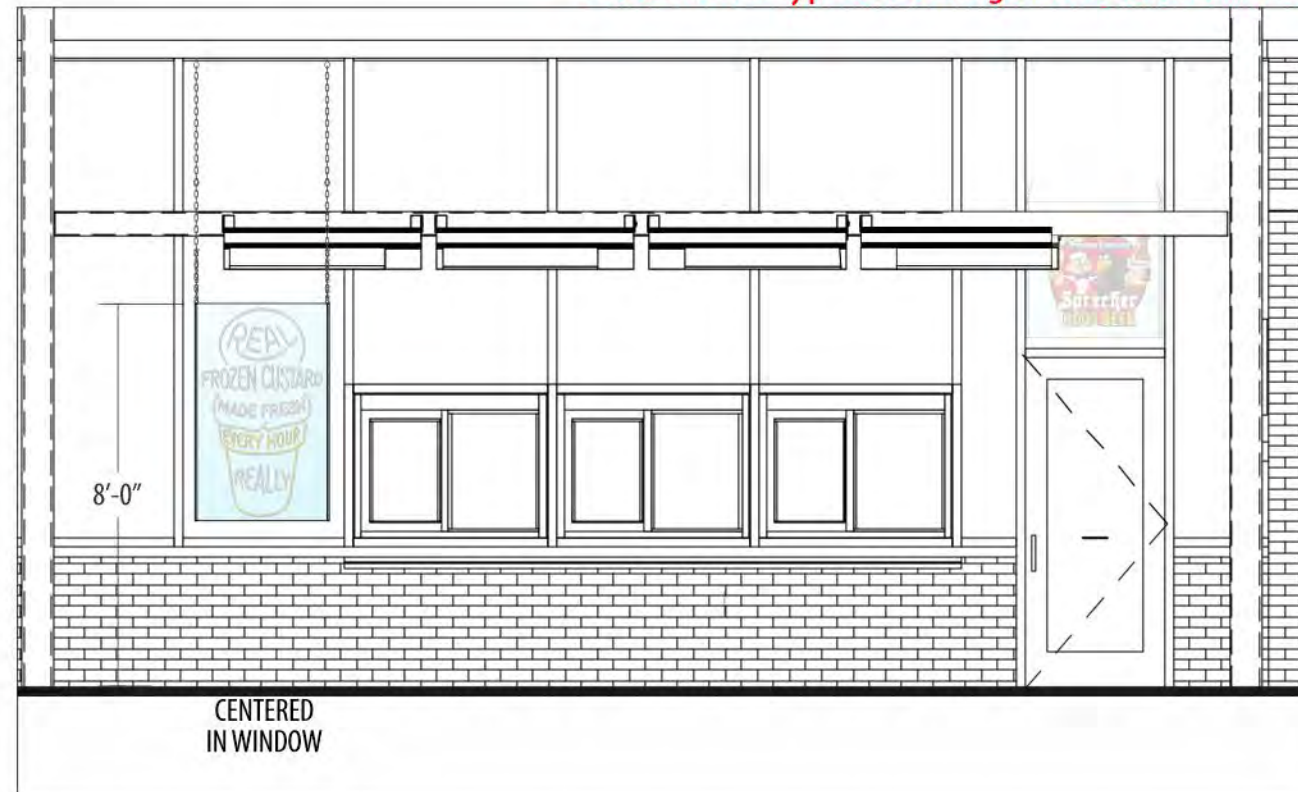
ATTACHMENT METHOD



A/ANDY'S FROZEN CUSTARD MASTER/RENDERINGS/STANDARD DRAWINGS/OPTIONAL DRAWINGS



\* Placement is Typical Pending Architectural Drawings



ANDY'S FROZEN CUSTARD

CUSTOMER	AS SHOWN
AFC-STND-IWAL-2 LED	ELEVATION
DRAWING NUMBER	
DATE REVISED	
06.27.22	
DEREK CROUCH	TIM SWAIM
DESIGNER	PROJECT MANAGER

LOCATION

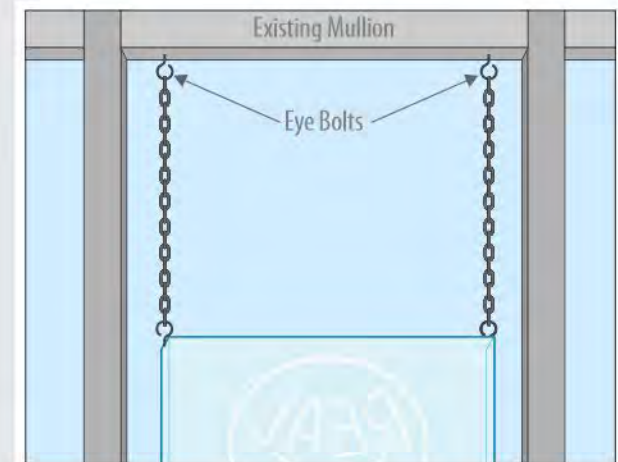
LOCATION

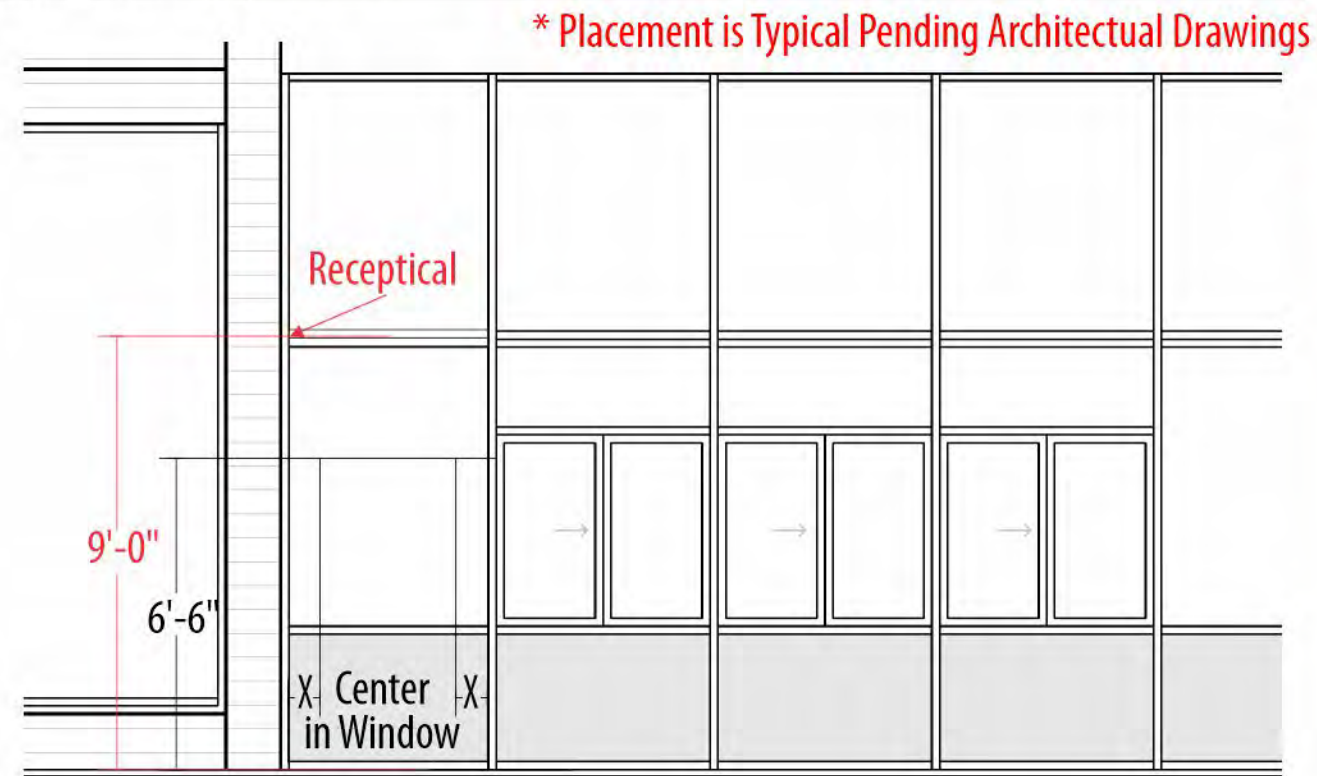
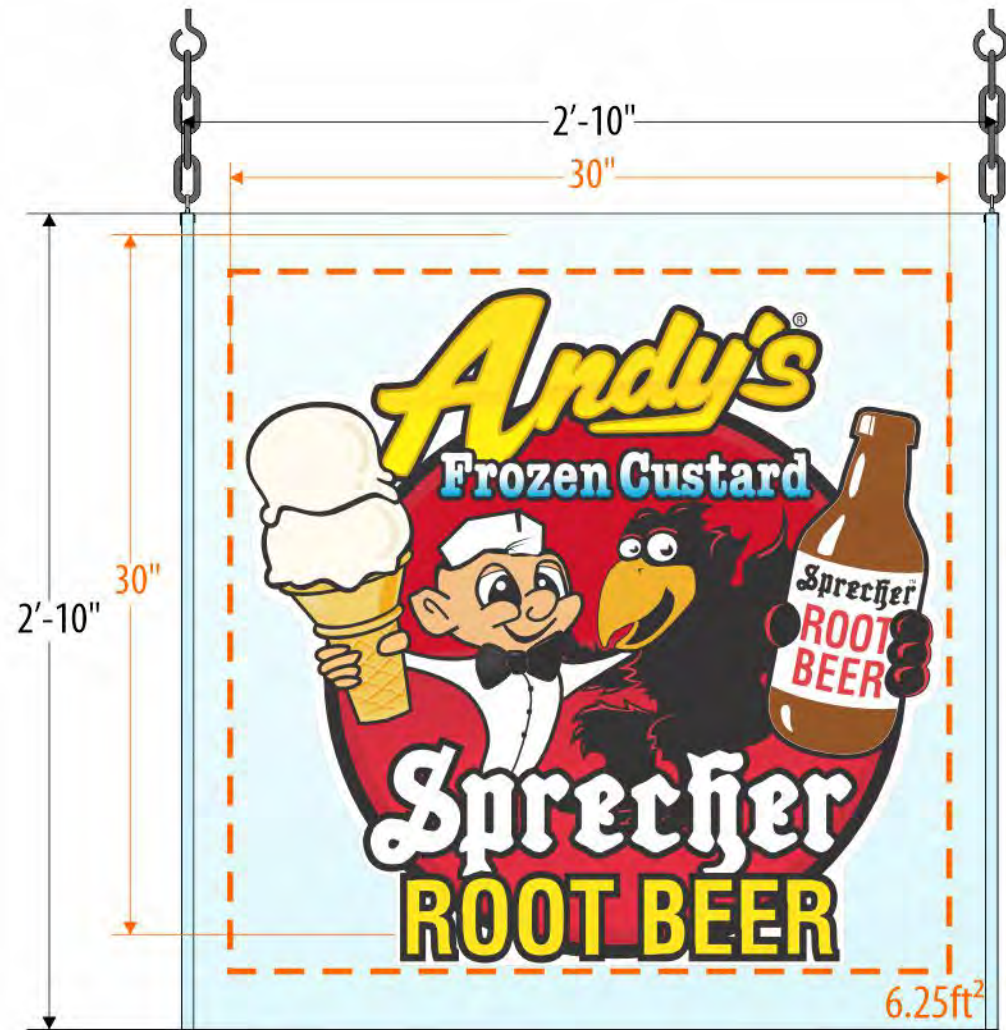
SCOPE OF WORK

Hanging LED Window Sign

- A Chain D-Clip to Ceiling (Adjust to Measure)
- B 6' Cord to 120v Service
- C On/Off Switch w/ Chain
- D 3/16" Clear Acrylic, Custom Bent to Shape
- E LED Contour Tube lighting Over Top of Face
  - Lighting - Yellow
  - Lighting - White

Electrical Requirements  
- 120V, 3A per Sign; 3 Cords to Outlet 108" AFF





ANDY'S FROZEN CUSTARD  
CUSTOMER

AFC-STND-IWAL-3 LED AS SHOWN  
DRAWING NUMBER ELEVATION

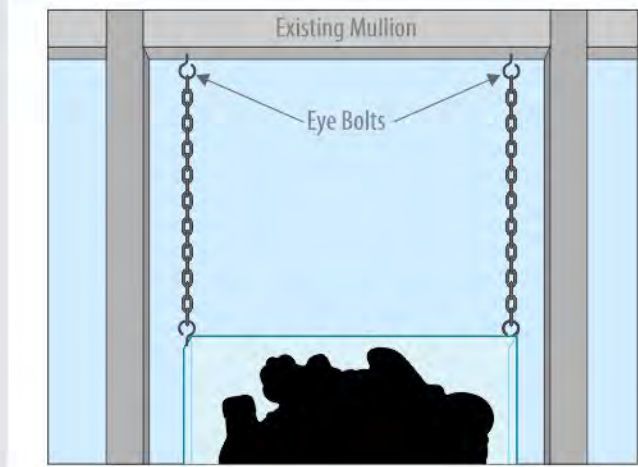
01.23.24  
DATE REVISED

DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

ALL  
LOCATION

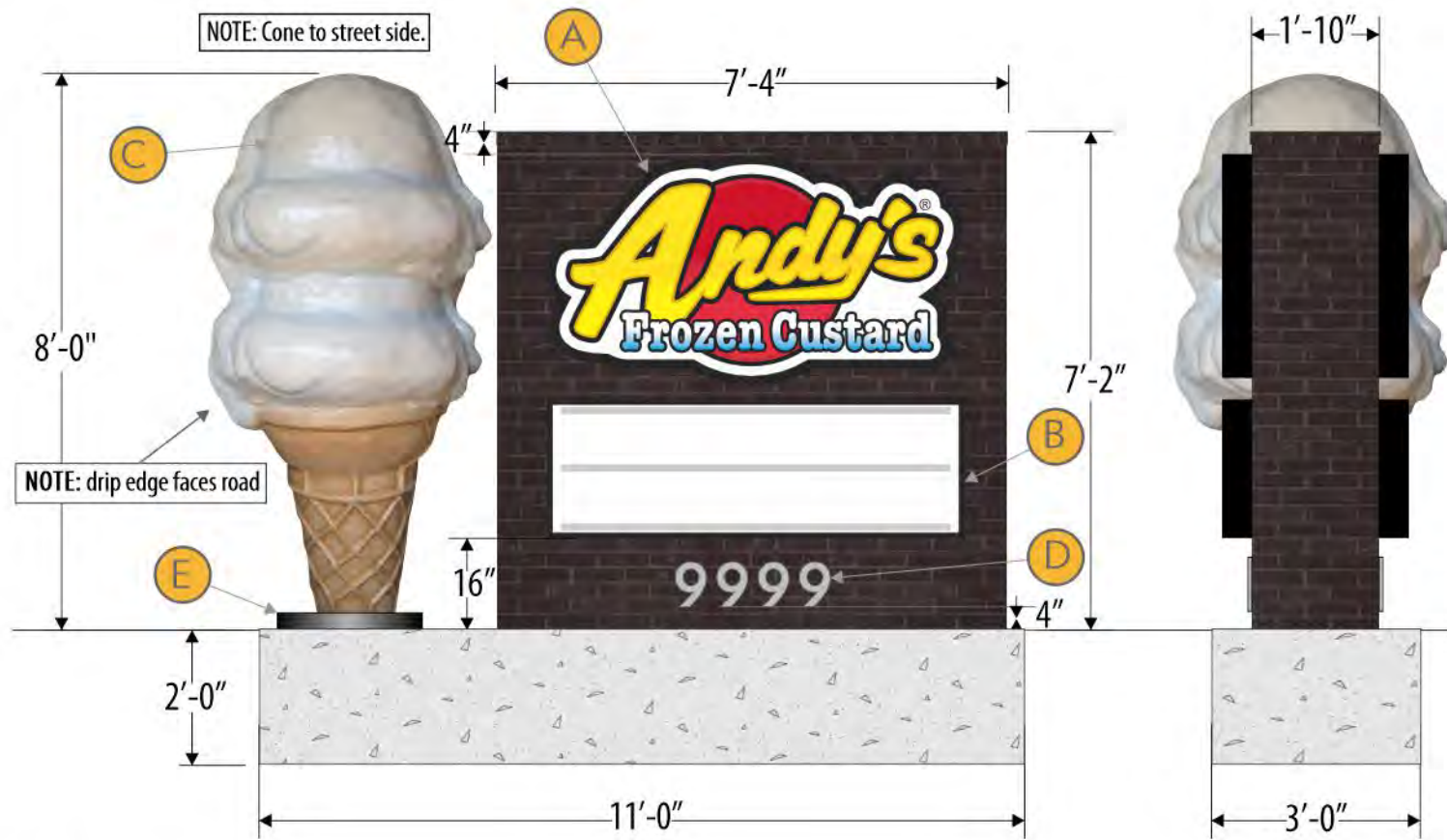
SCOPE OF WORK  
Hanging LED Window Sign

- A Chain D-Clip to Ceiling (Adjust to Measure)
  - B 6' Cord to 120v Service
  - C On/Off Switch w/ Chain
  - D 3/16" Clear Acrylic, Custom Bent to Shape
  - E LED Contour Tube lighting Over Top of Face
    - Lighting - White
  - F Digital Print Vinyl Applied to Face
    - Vinyl - Digital Print
- Electrical Requirements  
- 120V, 3A per Sign to Outlet 108" AFF

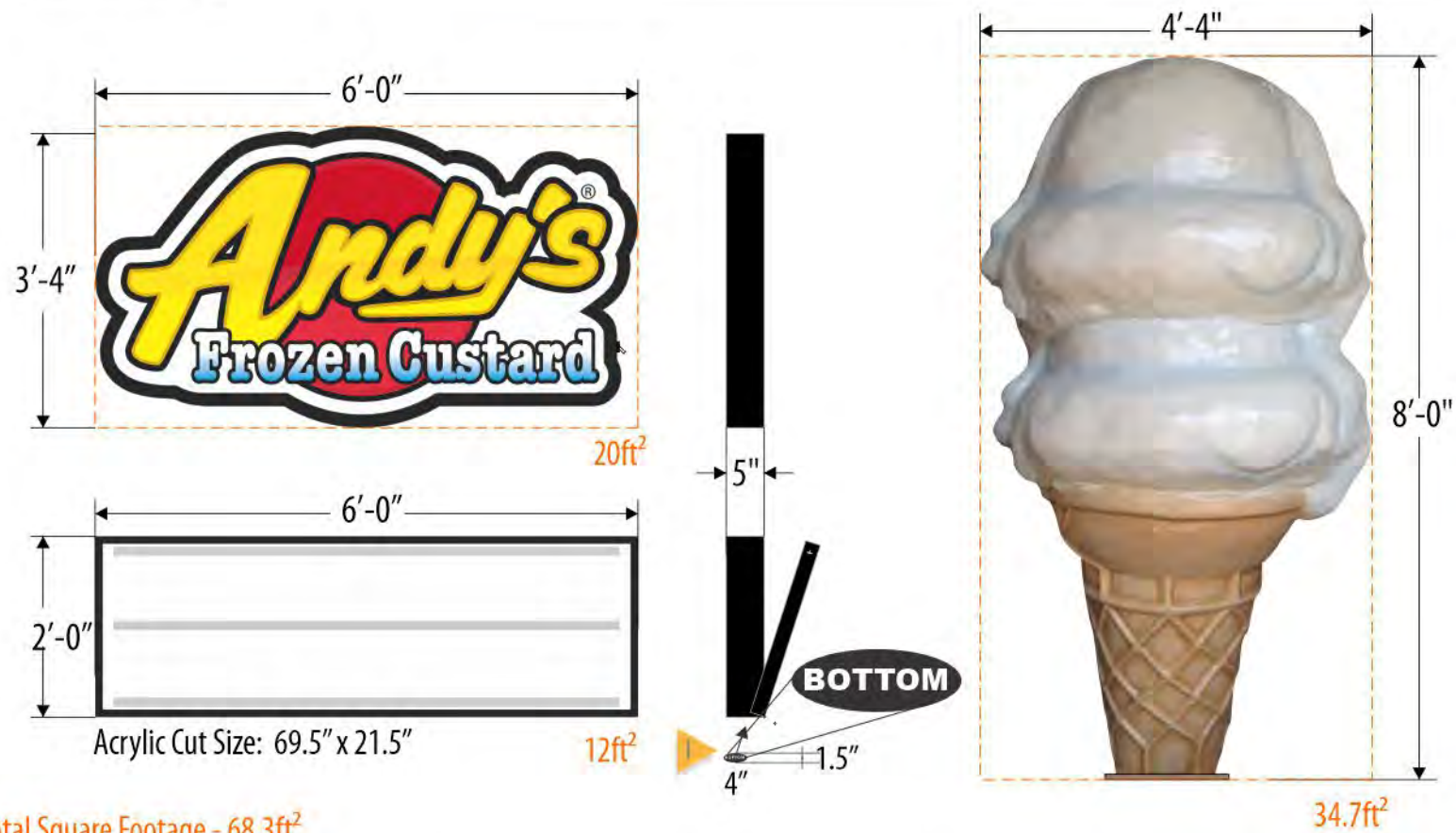


VANDY'S FROZEN CUSTARD MASTER RENDERINGS (STANDARD DRAWINGS)

ORTHOGRAPHIC VIEWS SCALE: 3/8" = 1'



ELEVATION VIEW SCALE: 1/2" = 1'



Total Square Footage - 68.3ft<sup>2</sup>

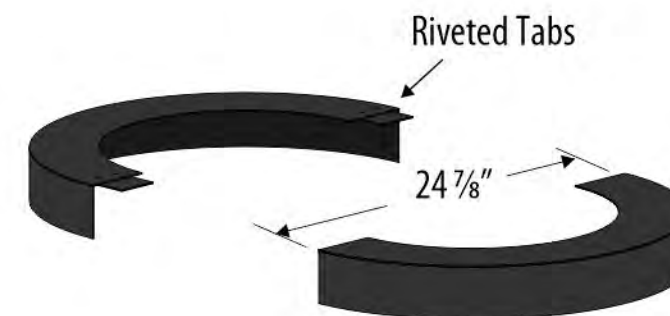
ILLUMINATED VIEW SCALE: NTS



ADDRESS LETTERS SCALE: 3/4" = 1'



BASE PLATE COVER SCALE: NTS



ANDY'S FROZEN CUSTARD

CUSTOMER:	AS SHOWN
AFC-STND-MONU-1	ELEVATION
DRAWING NUMBER:	
DATE REVISED:	
08.02.22	
DEREK CROUCH	TIM SWAIM
DESIGNER:	PROJECT MANAGER

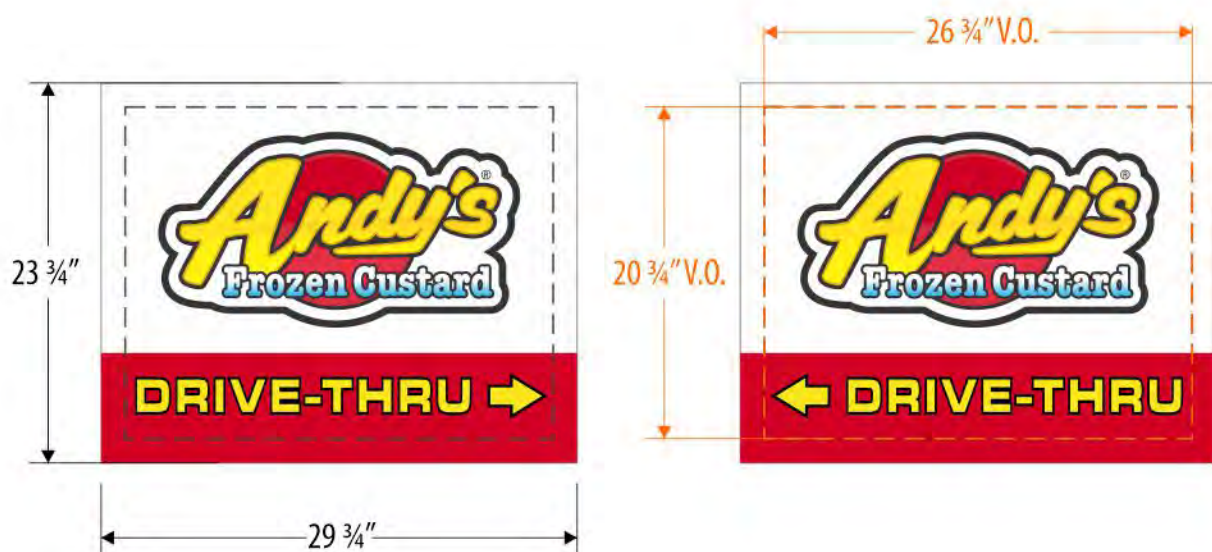
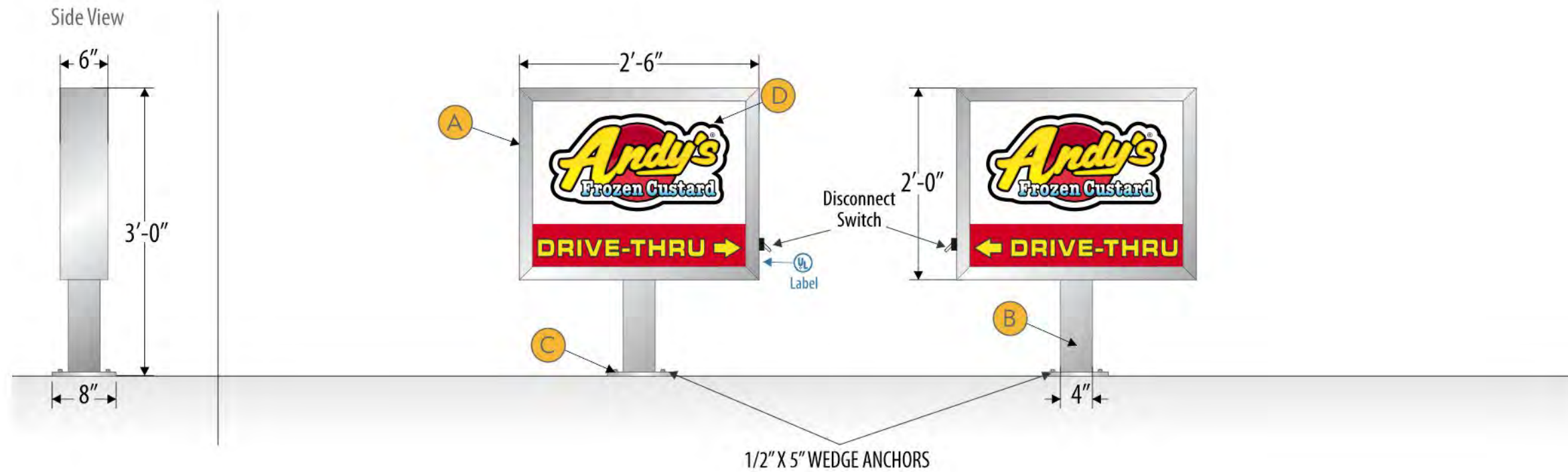
ALL LOCATION

SCOPE OF WORK

2-Sided Monument w/ Full Cone

- A** LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face
  - Black (Gloss)
  - See Logo Chart for Color Specs
- B** Flush Mounted 1-Sided LED Illuminated Cabinets
  - Flat Face with 2 Line Letter Face, 2 Thumb Screw Latches per Retainer (4 Total) and Vandal Cover
  - Black (Gloss)
- C** 3-D Fiberglass Cone Mounted to Monument Platform
- D** Painted 1/2" Acrylic FCO Address; Stud Mounted Flush to Monument Face
  - MP lvs953 Super Sparkle Silver (Satin)
- E** Aluminum Bolt/Flange Covers
  - Black (Gloss)
- F** Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set
- G** Changeable Copy Letter Storage Cabinet
- H** Cast Lighting
  - Qty. 4 Fixtures by Others
- I** Vinyl Sticker To Call Out Bottom Of Cabinet
  - Vinyl - White
- J** Electrical Requirements - 120V; 7A





AD SPACE: 3.8sf

ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER:	
DRAWING NUMBER:	AS SHOWN
DATE REVISED:	ELEVATION
DESIGNER:	PROJECT MANAGER

09.15.22  
DATE REVISED

DEREK CROUCH  
DESIGNER

TIM SWAIM  
PROJECT MANAGER

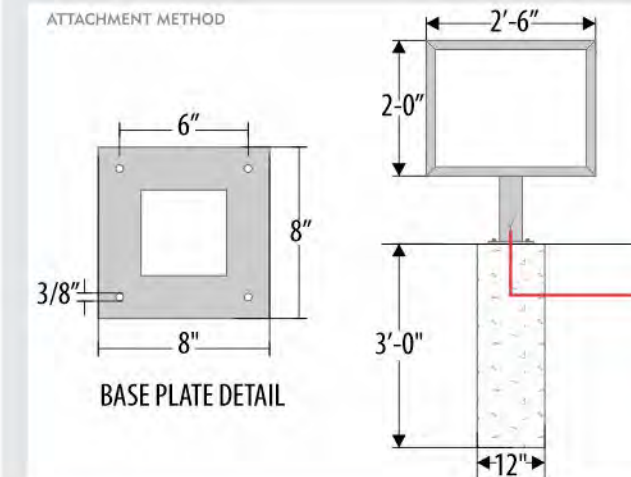
ALL  
LOCATION

SCOPE OF WORK

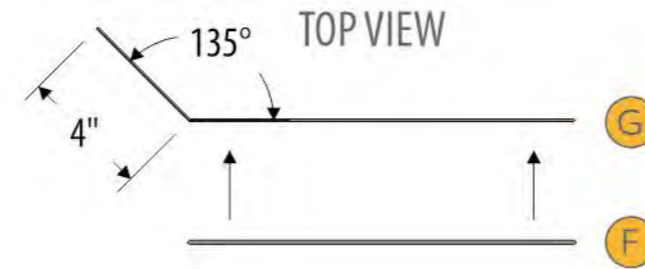
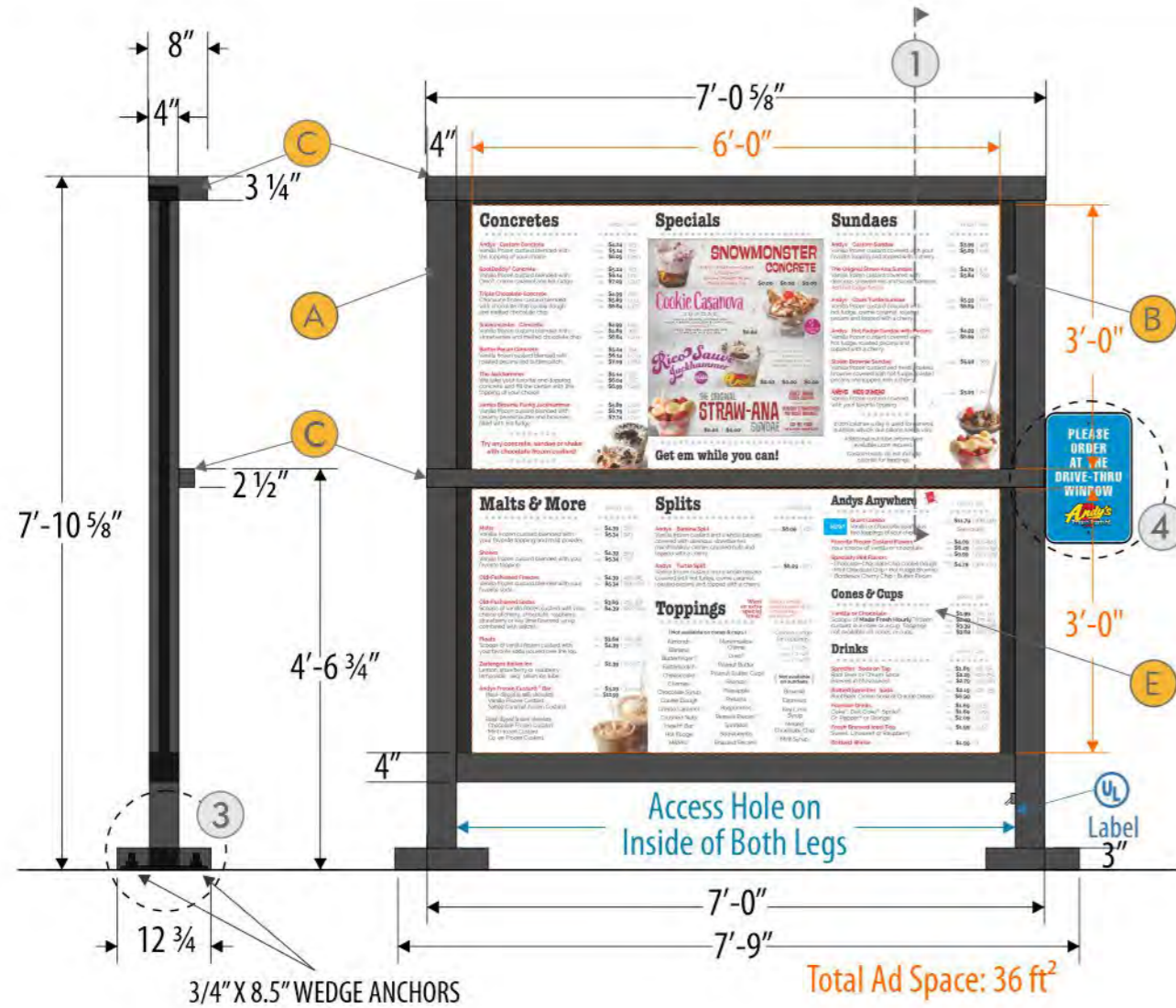
2-Sided Internally Illuminated Directional

- A Aluminum Extruded Cabinet**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- B 4" Aluminum Square Post**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- C 1/4" Aluminum Mounting Bracket**
  - Paint - MP LV5953 Super Sparkle Silver (Satin)
- D Clear Acrylic w/ Printed Vinyl Graphics**
  - 1st Layer Vinyl - Digital Print on Clear Applied to 1st Surface
  - 2nd Layer Vinyl - Digital Print on Translucent Applied to 1st Surface
- Electrical Requirements - 120V; 1.2A**

ATTACHMENT METHOD



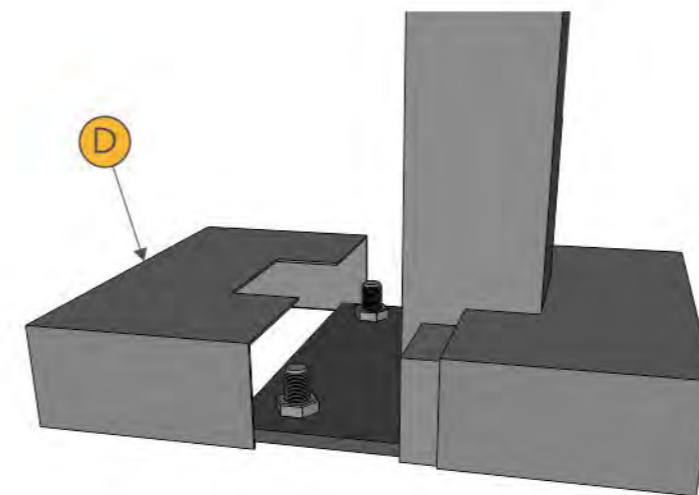
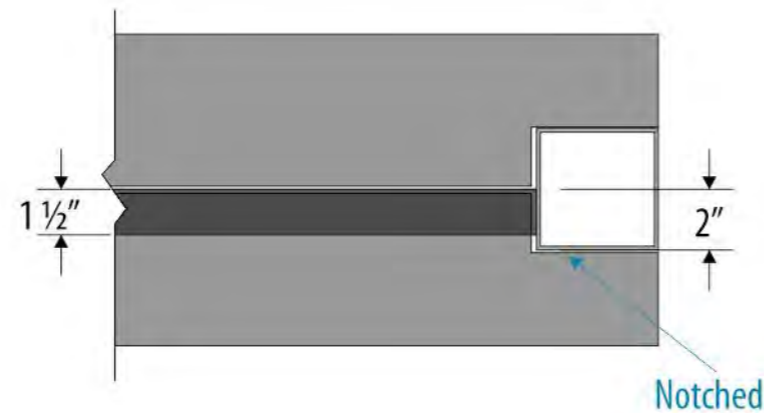
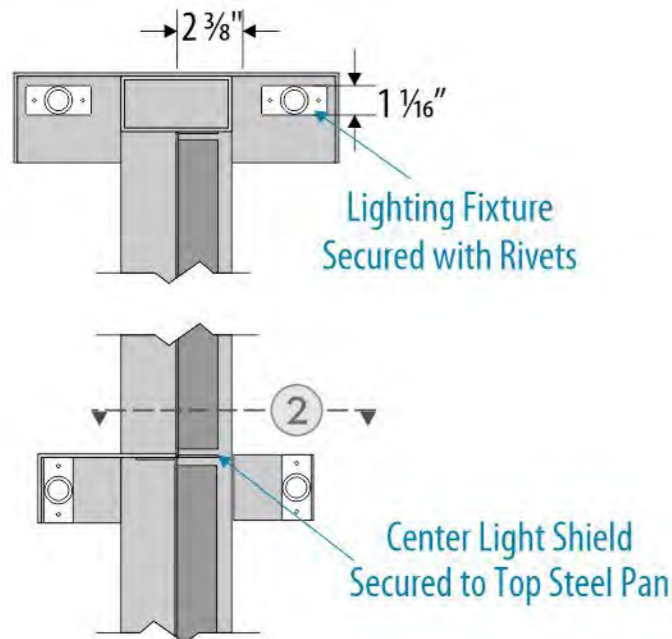
VANDY'S FROZEN CUSTARD MASTER RENDERINGS STANDARD DRAWINGS PSG IN HOUSE ONLY



1 - CROSS-SECTION VIEW SCALE: NTS

2 - MIDDLE LIGHT SHIELD SCALE: NTS

3 - BASEPLATE COVER SCALE: NTS



Shim to Level, Flush

ANDY'S FROZEN CUSTARD - MASTER  
CUSTOMER

AFC-STND-MENU-1-SS AS SHOWN  
DRAWING NUMBER ELEVATION

03.17.22  
DATE REVISED

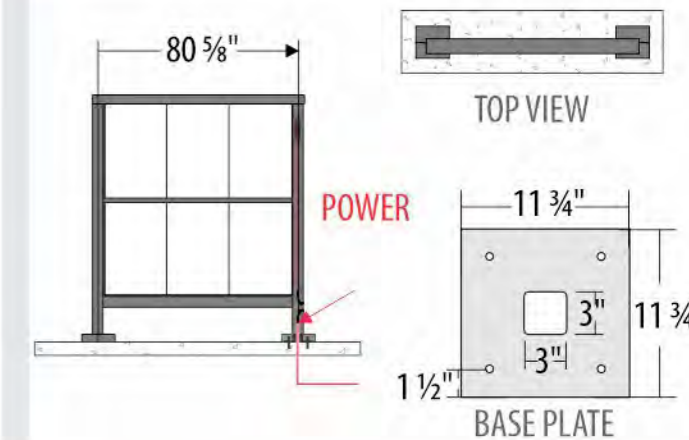
DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

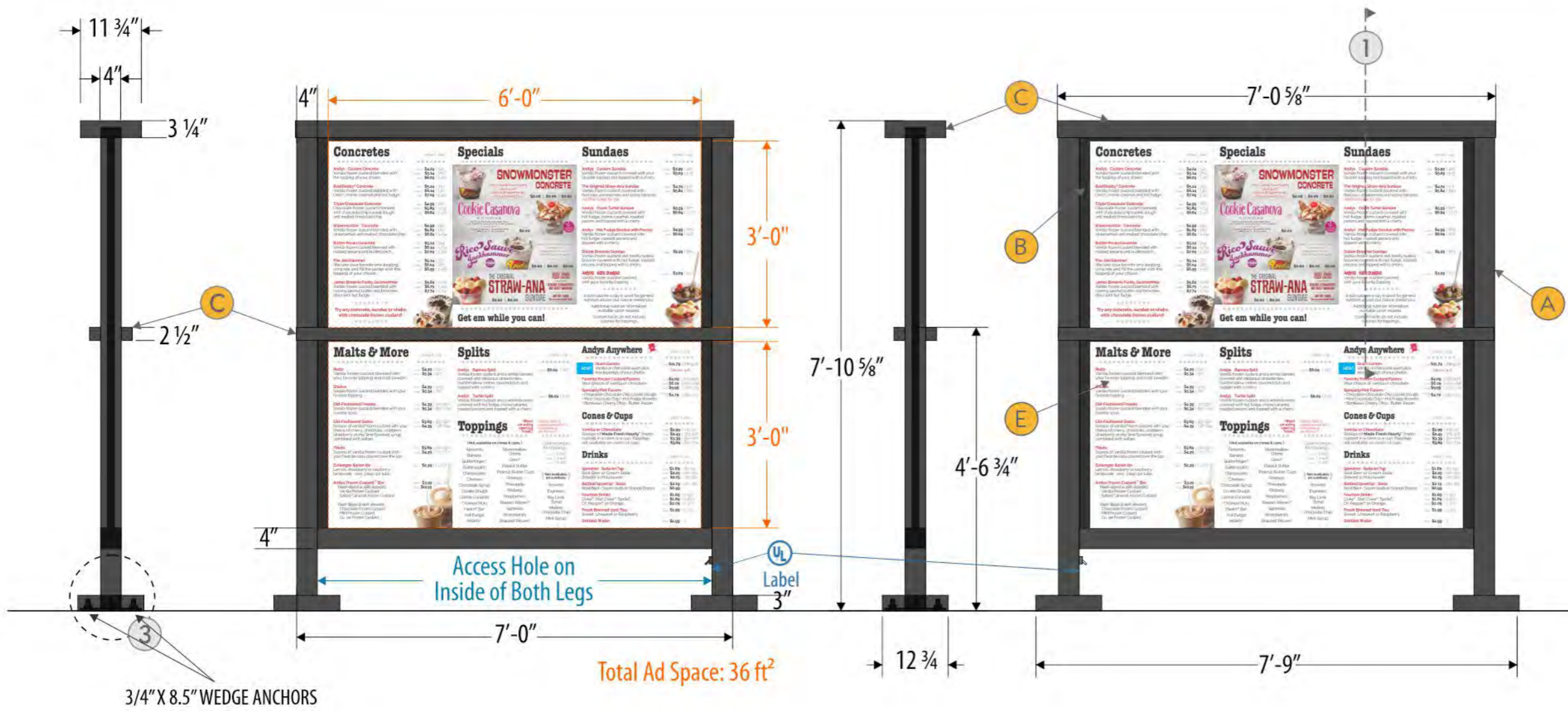
ALL  
LOCATION

SCOPE OF WORK

1-Sided Internally Illuminated Menu

- A** Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- B** Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- C** Fabricated Aluminum Light Shield
- D** Bolt Covers Painted to Match
- E** Magnetic Menu Panels by Others
- F** .080 Aluminum "Drive Thru" Sign
- G** Painted .080 Aluminum Bracket
  - Paint - Black (Satin)
- ▶** Electrical Requirements - 120V; 2A





**ANDY'S FROZEN CUSTARD - MASTER**  
CUSTOMER

**AFC-STND-MENU-1-DS** AS SHOWN  
DRAWING NUMBER ELEVATION

**03.17.22**  
DATE REVISED

**DEREK CROUCH** **TIM SWAIM**  
DESIGNER PROJECT MANAGER

**ALL**  
LOCATION

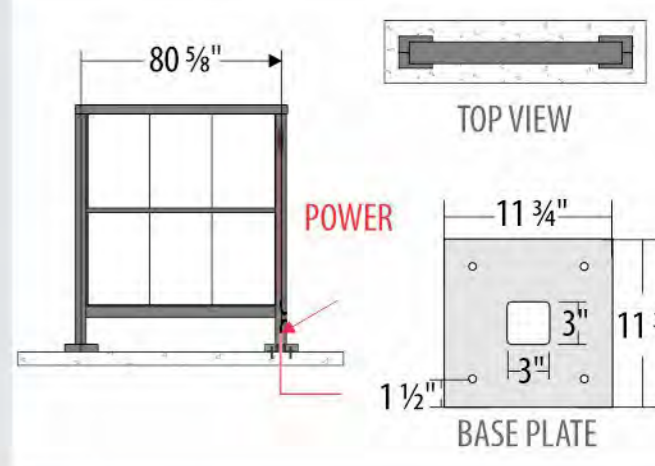
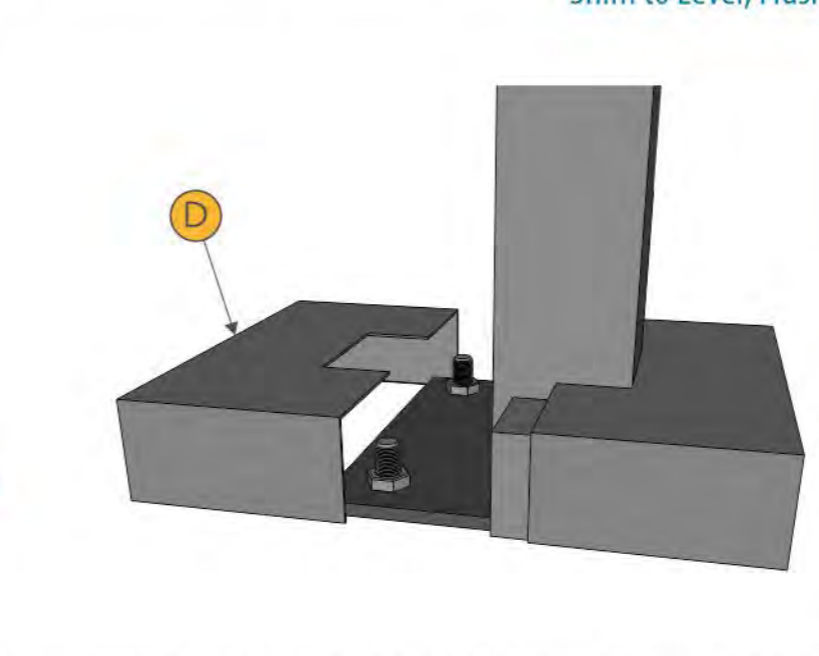
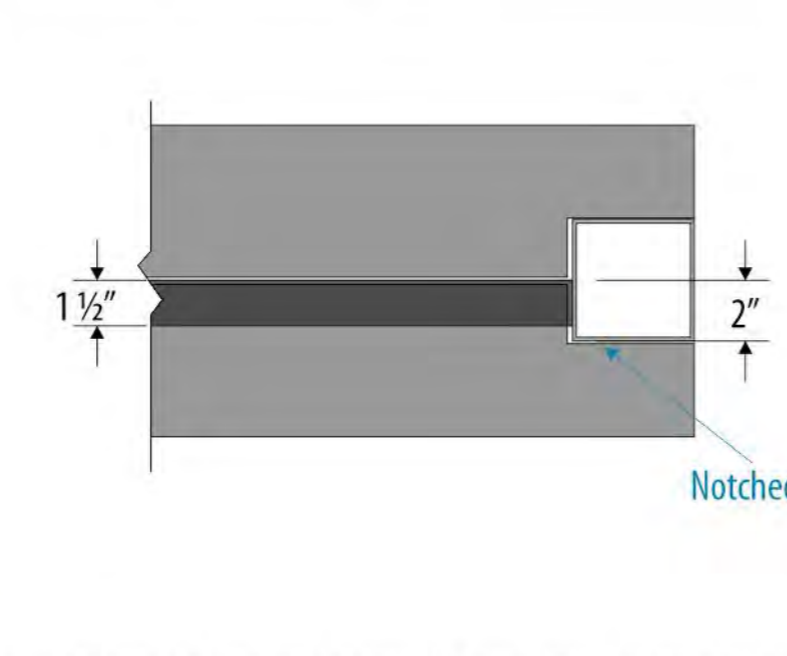
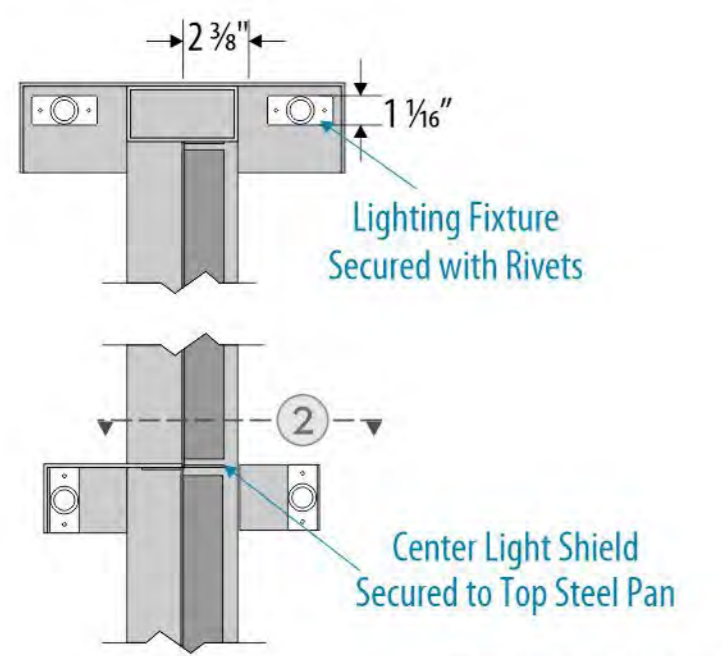
SCOPE OF WORK

- 2-Sided Internally Illuminated Menu**
- A** Painted 4" Aluminum Tube Frame
    - Paint - Black (Satin)
  - B** Painted Steel Pan Magnet Backer
    - Paint - Black (Satin)
  - C** Fabricated Aluminum Light Shield
  - D** Bolt Covers Painted to Match
  - E** Magnetic Menu Panels by Others
  - ▶** Electrical Requirements - 120V; 4A

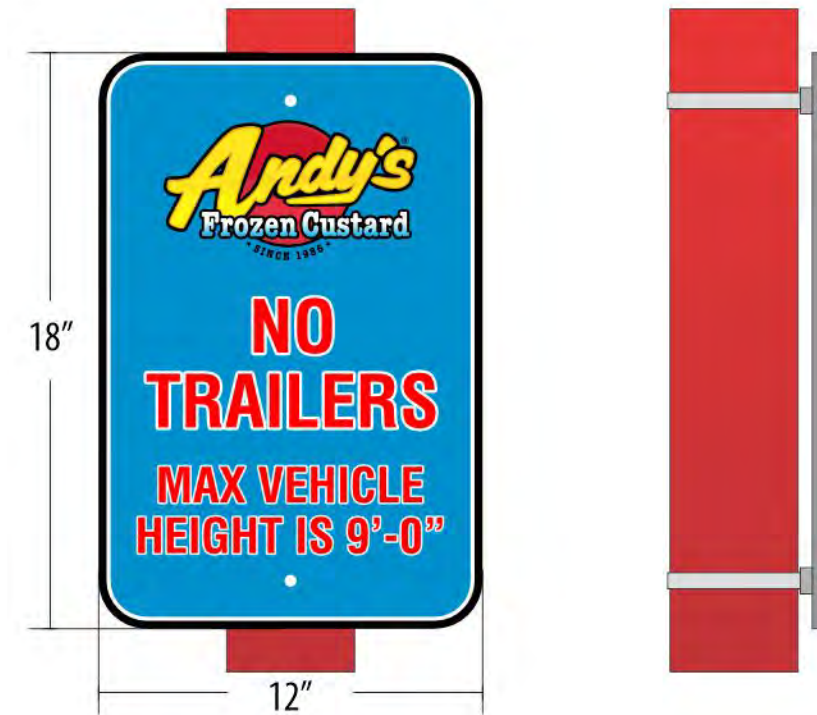
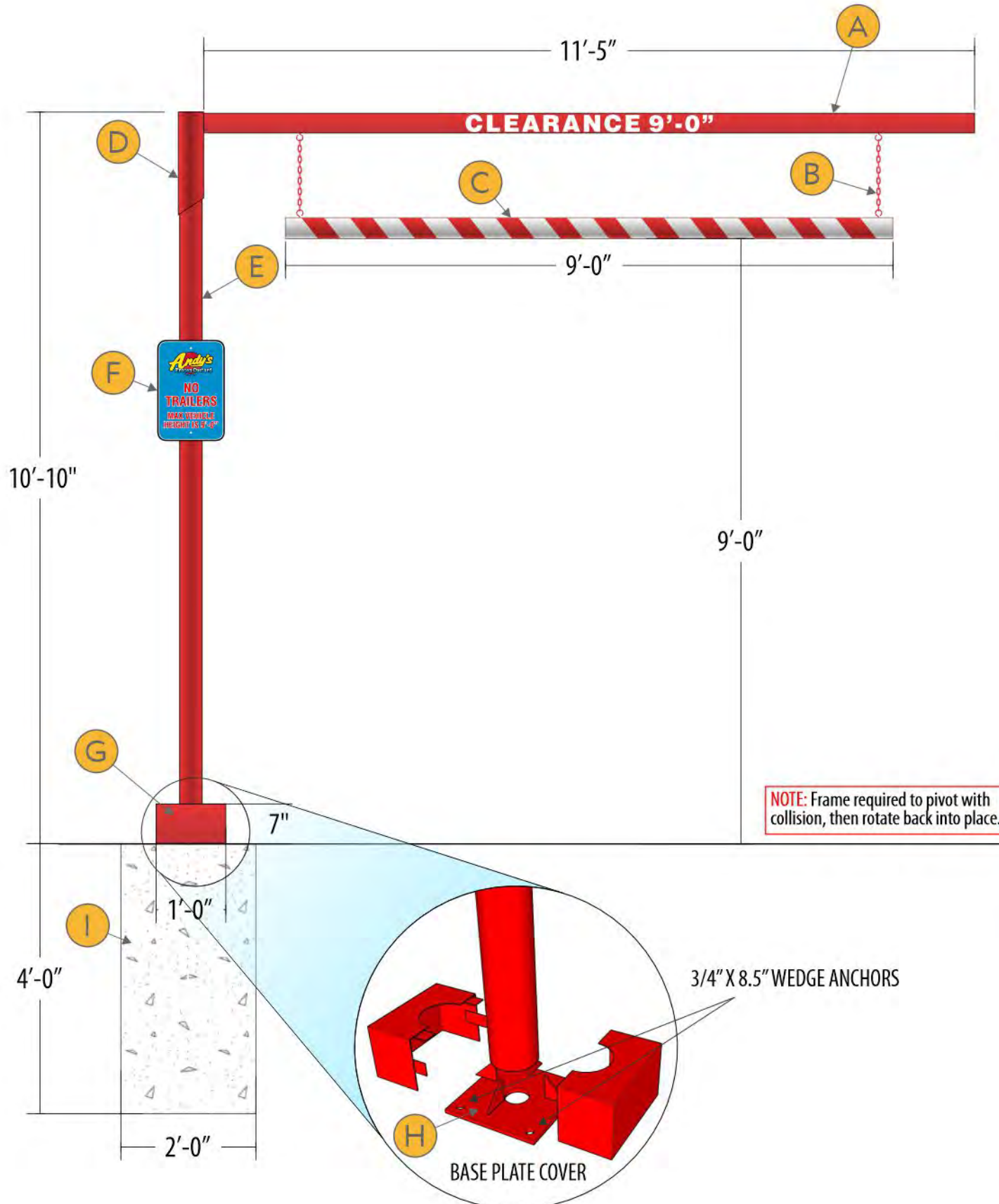
1 - CROSS-SECTION VIEW SCALE: NTS

2 - MIDDLE LIGHT SHIELD SCALE: NTS

3 - BASEPLATE COVER SCALE: NTS



ANDY'S FROZEN CUSTARD MASTER RENDERING STANDARD DRAWINGS



ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-STND-BAR-1

DRAWING NUMBER

AS SHOWN

ELEVATION

04.27.23

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

ALL

LOCATION

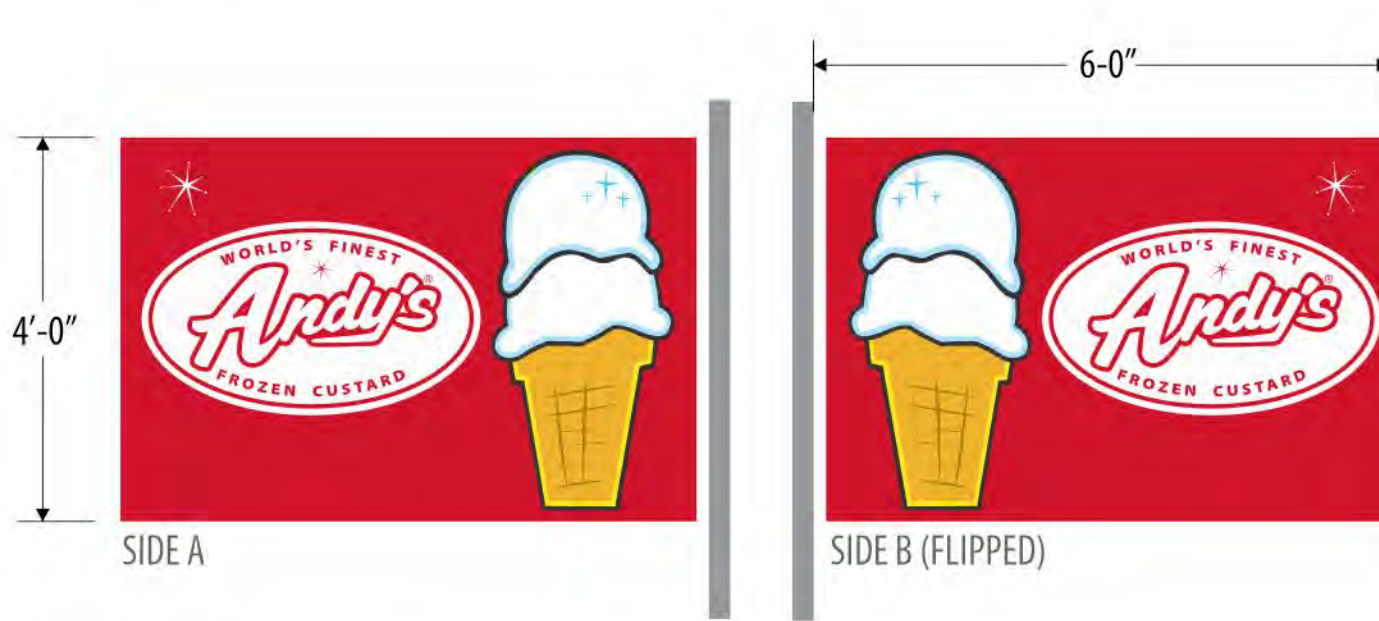
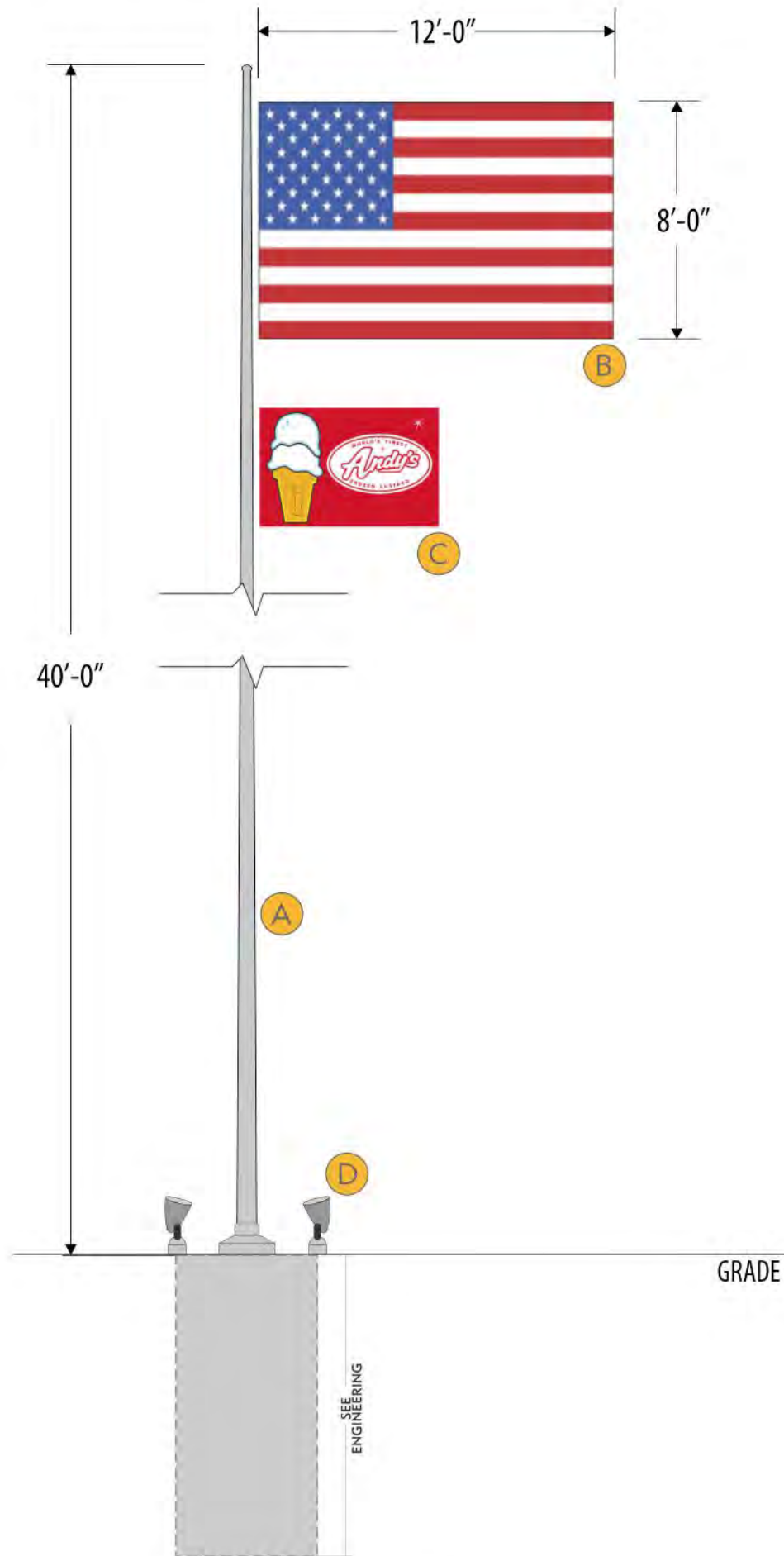
SCOPE OF WORK

- A Painted 3.5" Square Tube with White Reflective Vinyl Applied to Both Sides**
  - Paint - MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- B Hanging Metal Chain**
  - Paint - MP 10224 Hot Rod Red
- C Painted 4" PVC Pipe Capped on Ends; White Reflective Vinyl Applied**
  - Paint - MP 10224 Hot Rod Red
  - Vinyl - 3M 680cr
- D Painted 4.5" Steel Pipe**
  - Paint - MP 10224 Hot Rod Red
- E Painted 4" Steel Pipe**
  - Paint - MP 10224 Hot Rod Red
- F Digital Printed .080 Aluminum Sign; Fastened with Adjustable Hose Clamp Brackets**
  - Digital Print Graphics
- G Painted Bolt Head Cover**
  - Paint - MP 10224 Hot Rod Red
- H 12" Base Plate w/ Wedge Anchors into Concrete**
- I 24" x 48" Round Pier Footing**

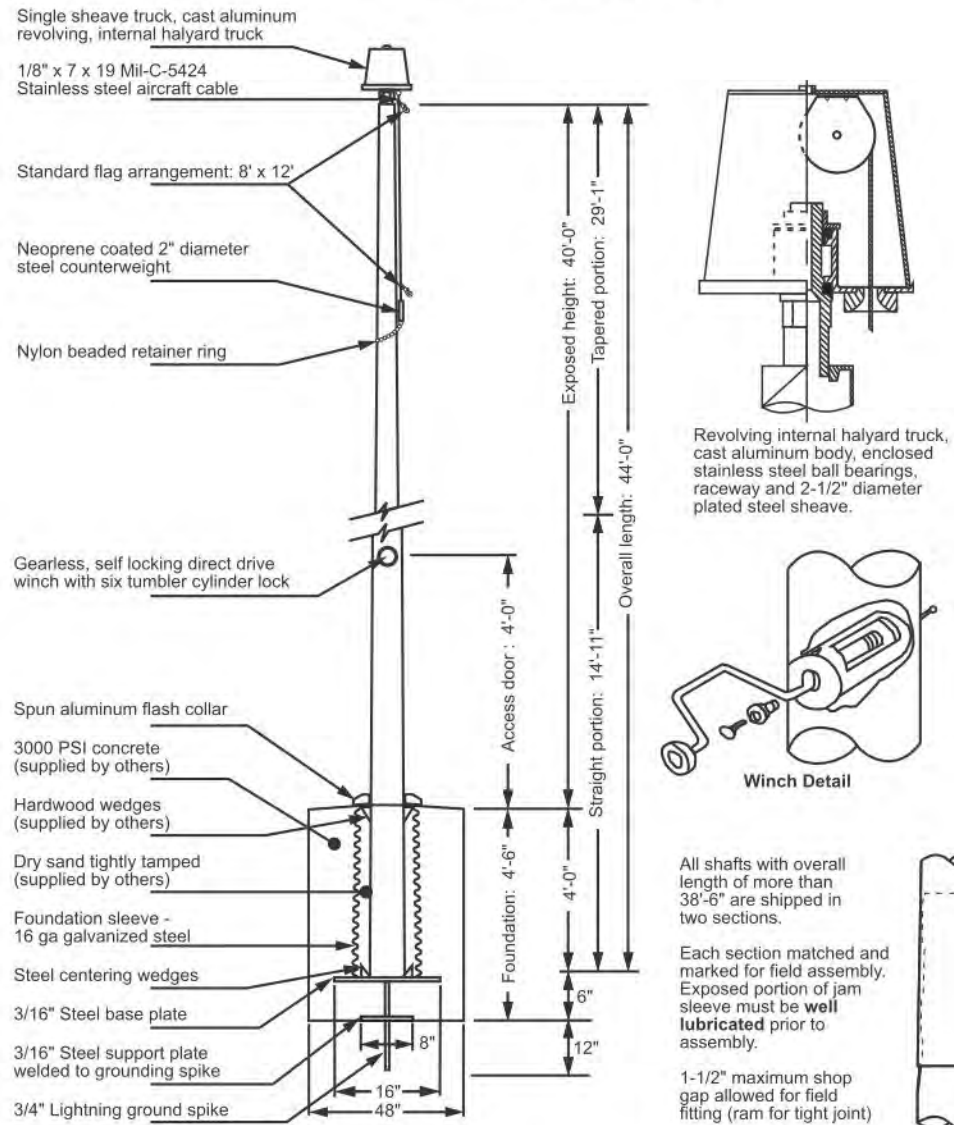
ATTACHMENT METHOD



ADJUSTABLE HOSE CLAMP BRACKETS



Model EC40 IH - Deluxe Internal Halyard



ANDY'S FROZEN CUSTARD-MASTER

CUSTOMER:	AS SHOWN
DRAWING NUMBER:	ELEVATION
DATE REVISED:	
PROJECT MANAGER:	DESIGNER:

ALL LOCATION SCOPE OF WORK

- A 40' flag pole (.156 w) standard aluminum finish 8" dia, with internal halyard
- B 12' x 8' American flag, hi-quality - double weave
- C 6' x 4' custom Andy's flag, hi-quality - double weave
- D Keystone 25W LED Spot Light (qty 2)
- E Power run and controllers by others
- F Foundation TBD per site specific engineering

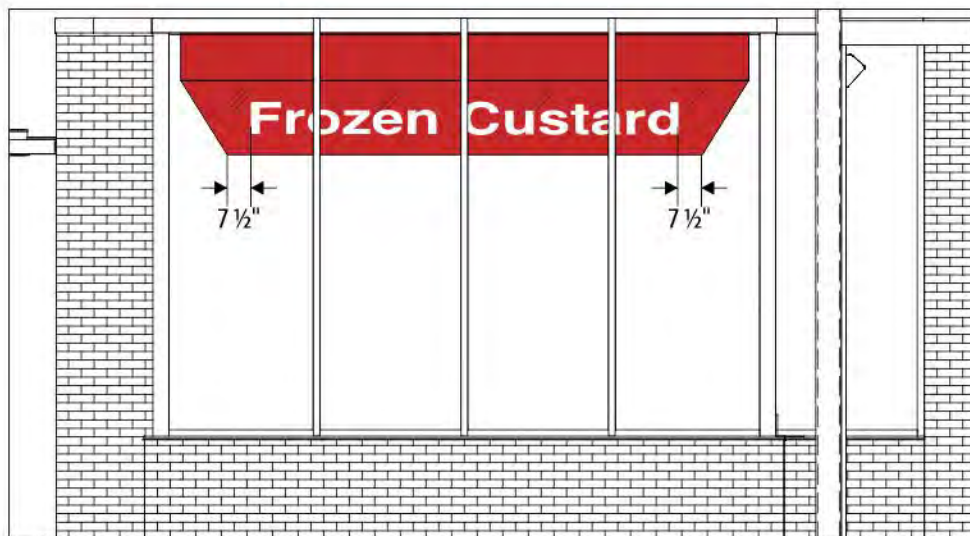
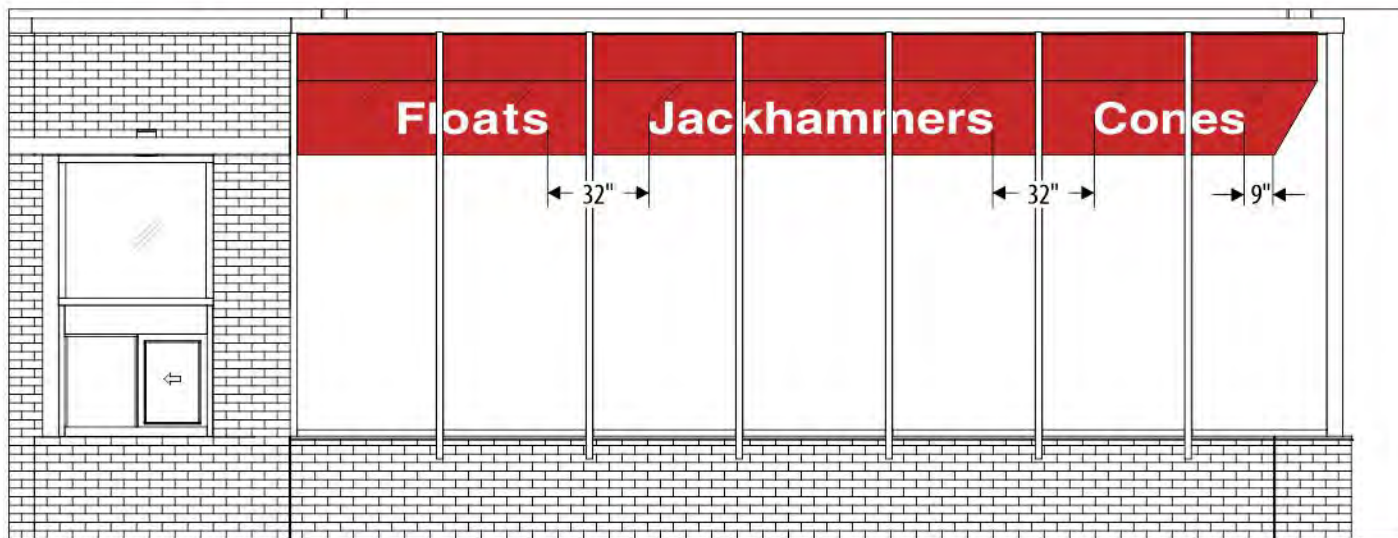


ANDY'S FROZEN CUSTARD-MASTER (RENDERINGS/OPTIONAL DRAWINGS)

11 3/8" **Floats** 3'-10 1/2"  
 12" **Jackhammers** 9'-0"  
 12" **Cones** 3'-11"

14" **Frozen Custard** 4'-10" 5'-8"  
 12" **Concretes** 7'-1"

12" **Sundaes** 6'-0"  
 11 3/8" **Milkshakes** 7'-9"



**ANDY'S FROZEN CUSTARD**

CUSTOMER  
 AFC-STND-SPEC-1 AS SHOWN  
 DRAWING NUMBER ELEVATION

10.04.22  
 DATE REVISED

BUDDY HINDS DESIGNER  
 TIM SWAIM PROJECT MANAGER

ALL  
 LOCATION  
 SCOPE OF WORK

Interior FCOs

- A 1/2" PVC Lettering; Flush Mounted to Ceiling Element w/ 2-Sided Tape & Studs
- PVC - White



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

April 8, 2026

City of Darian  
1702 Plainfield Road  
Darien, Illinois

Attention: Ryan Murphy

Subject: 2201 75<sup>th</sup> Street – Dutch Bros. and Andy’s Frozen Custard Commercial  
Developments  
(CBBEL Project No. 950323.H0282)

Dear Ryan:

As requested, we have reviewed the following documents associated with this project:

- Preliminary Engineering plans for 2201 75<sup>th</sup> Street, prepared by Manhard Consulting, consisting of 6 pages, bearing a revision date of March 18, 2026
- Preliminary Plat of Subdivision, prepared by Atwell, consisting of 3 pages, bearing a revision date of March 18, 2026
- Preliminary Stormwater Management Summary for 2201 75<sup>th</sup> Street, prepared by Manhard Consulting, bearing a revision date of February 27, 2026 (previous submittal)
- Existing Boundary and Topographic Survey, prepared by Manhard Consulting, consisting of 2 pages, dated January 26, 2026 (previous submittal)
- Alta Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, consisting of 20 pages, undated (previous submittal)
- 

The following comments are provided for your use. We will defer to your judgement if the below comments must be addressed prior to Plan Commission or can be incorporated into the final plans.

**Preliminary Plat of Subdivision**

1. In Easement Notes 1, the work GRAND should be GRANT.

**Preliminary Engineering Plans**

1. There is an order board shown in the patio area of Andy’s. We presume this is misplaced.
2. We presume the order boards for Dutch Bros. will be the square and median directly south of the building.
3. It is our understanding that any outdoor seating areas will have perimeter fencing to separate the area from traffic.

4. We presume that there will be a curb ram southeast of the Dutch Bros. building on the route to the trash enclosure.
5. We suggest that if either building will have outdoor seating, that consideration be given to adding bollards or some other barrier to protect against errant vehicles.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Daniel L. Lynch, PE, CFM  
Vice President, Head Municipal Engineering Department

Cc Dan Gombac, City of Darien



**PRELIMINARY  
STORMWATER MANAGEMENT SUMMARY  
FOR**

**2201 75<sup>th</sup> SREET**

**DARIEN, ILLINOIS**

**Prepared for:**

**CORE ACQUISITIONS**  
10 Parkway North Boulevard, Suite 120  
Deerfield, IL 60015

**Prepared by:**

**MANHARD CONSULTING, LTD.**  
333 E. Butterfield Road, Suite 600  
Lombard, IL 60148

PROJECT CODE – CAQ.DRIL01.01  
February 27th, 2026

## TABLE OF CONTENTS

### NARRATIVE

- Introduction
- Project Description
- Existing Conditions
- Detention Summary
- PCBMP Summary
- Wetland
- Floodplain
- Summary

### FIGURES

- Location Map
- Existing Flood Insurance Rate Map
- National Wetlands Inventory Map
- Historical Development Aerial (1998 Aerial from DuPage County)
- Historical Development Aerial (2025 Aerial from DuPage County)
- Existing Conditions Impervious Area Exhibit
- Proposed Conditions Impervious Area Exhibit

### APPENDIX

- Preliminary Engineering Plans



## INTRODUCTION

The purpose of this Preliminary Stormwater Management Summary is to identify the onsite Stormwater Detention and Post Construction Best Management Practices (PCBMP) requirements for the proposed development. The proposed improvements are located at the northeast corner of Fairmont Avenue and 75<sup>th</sup> Street in Darien, Illinois. The total development area is comprised of approximately  $\pm 1.41$  acres. The subject property is part of a larger development that was annexed into the Village of Darien as part of a PUD (Darien Towne Centre) on April 19<sup>th</sup>, 1993. Refer to Village Ordinance No. 0-16-93, 0-17-93, and 0-18-93 for additional information.

## PROJECT DESCRIPTION

This redevelopment will consist of a new two (2) lot subdivision within the property that formerly occupied a TGI Friday's Restaurant. Both lots will feature a proposed quick service restaurant (QSR) with drive-thru facility. Parking will be provided along the northern frontage of both lots. Approximately 36 parking stalls will be included within the preliminary site plan of the proposed two (2) lot subdivision. In the proposed condition, the northern portion of the site will drain to an existing storm sewer located at the southwest and southeast corners of the property. Both existing storm sewer networks are tributary to a regional detention facility that was constructed as part of the overall development.

## EXISTING CONDITIONS

The existing property is approximately  $\pm 1.4$  acres of land within an existing shopping center. The overall development is part of a larger development that was annexed into the Village of Darien as part of a PUD (Darien Towne Centre) on April 19<sup>th</sup>, 1993. Refer to Village Ordinance No. 0-16-93, 0-17-93, and 0-18-93 for additional information.

Per the original ordinance and annexation agreement, a regional stormwater detention facility was constructed at the southwest corner of the property. This existing facility was used to provide stormwater detention for the overall PUD Development. The existing storm sewer adjacent to the subject development will convey stormwater runoff to the existing stormwater management system.

## ONSITE DETENTION SUMMARY

According to available records, the existing conditions at the subject property have not been altered since 1993. This information is confirmed by historical aerial photography obtained from the DuPage County Interactive Map Gallery. The aerials obtained document that there has been no net increase in impervious area since 1993.

The DuPage County Stormwater and Flood Plain Ordinance (April 2013) states the following:

Section 15-72A. The following cases or special conditions represent exceptions to providing site runoff storage:

15-72.A-1 When comparing the Impervious Area of the pre-development Development Site as it existed as of February 15, 1992 to the with-development Impervious Area of the same Development Site, **excluding any areas of the Development Site for which detention has**

**already been provided**, and the Impervious Area has not increased by a minimum of 25,000 sq. ft. cumulatively of permitted development.

Therefore, under the current ordinance interpretation, the following elements are to be included in determining the detention requirements:

- Comparison of the 1998 Historical Aerial to the Present (2026) Aerial Photography illustrates that there has been no net increase in impervious areas within that timeframe.
- Although the original site improvements were constructed after the February 15, 1992 date identified within the County Stormwater Ordinance, it is understood that the existing regional detention facility within the southwest corner of the property provided stormwater detention for the overall development of the PUD. Therefore, the existing impervious area represented within the current topographic survey shall be used as a baseline for determining the stormwater detention threshold.
- Proposed improvements (Two Buildings with adjacent parking and drive thru facilities) shall **increase** the total impervious areas of the property by approximately **43 Square Feet**.
- Refer to Impervious Area Exhibits for clarification.

The total new development as defined in the current ordinance is equal to **43 SF of net new** impervious area. **Therefore, stormwater detention is NOT required because this is below the 25,000 square foot threshold identified above.**

#### **POST CONSTRUCTION BEST MANAGEMENT PRACTICE (PCBMP) SUMMARY**

Post Construction Best Management Practice (PCBMP's) shall NOT be required for the subject improvements. Under the current DuPage County Stormwater and Flood Plain Ordinance, up to 2,500 square feet (SF) of net new impervious area may be added since April 23, 2013 to an existing site before a PCBMP is required. Therefore, under the current ordinance interpretation, the following elements are to be included in determining the Post Construction BMP requirements:

- Comparison of the 1998 Historical Aerial to the Present (2026) Aerial Photography illustrate that there has been no net increase in impervious area within that timeframe.
- Proposed improvements (Two Buildings with adjacent parking and drive thru facilities) shall **increase** the total impervious areas of the property by approximately **43 Square Feet**.
- Refer to Impervious Area Exhibits for clarification.

The total new development as defined in the current ordinance is equal to **43 SF of net new** impervious area. **Therefore, Post Construction Best Management Practices (PCBMP's) are NOT required.**

#### **WETLAND**

The U.S. Fish & Wildlife Service's National Wetlands Inventory Map does not identify existing wetland data within the vicinity of the project. A copy of this document has been provided for clarification.

## **FLOODPLAIN**

The Federal Emergency Management Agency (FEMA) specifies that there are not any existing Zone AE Floodplains located within the subject improvements. The DuPage County Stormwater and Floodplain Ordinance define the Base Flood Elevation (BFE) as the flood having a one percent probability of being equaled or exceeded in a given year. It is also known as the 1% chance or 100-year flood, and it is classified as Zone AE per the FEMA definition.

## **SUMMARY**

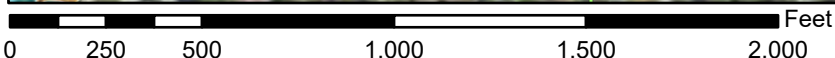
- Stormwater Detention is **NOT** required per the DuPage Countywide Stormwater and Flood Plain Ordinance
- Post Construction Best Management Practices (PCBMP's) are **NOT** required per the DuPage Countywide Stormwater and Flood Plain Ordinance
- The site development meets the stormwater management requirements of the DuPage Countywide Stormwater and Flood Plain Ordinance



# National Flood Hazard Layer FIRMMette



88°0'15"W 41°45'16"N



1:6,000

87°59'38"W 41°44'49"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/26/2026 at 8:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.









This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

February 26, 2026

### Wetlands

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|   |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



53

278

771.24

190

190

026

185.07

28.71

47.08

47.1

141.99

83.85

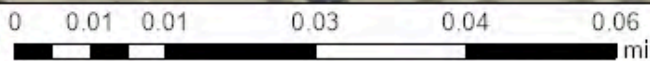
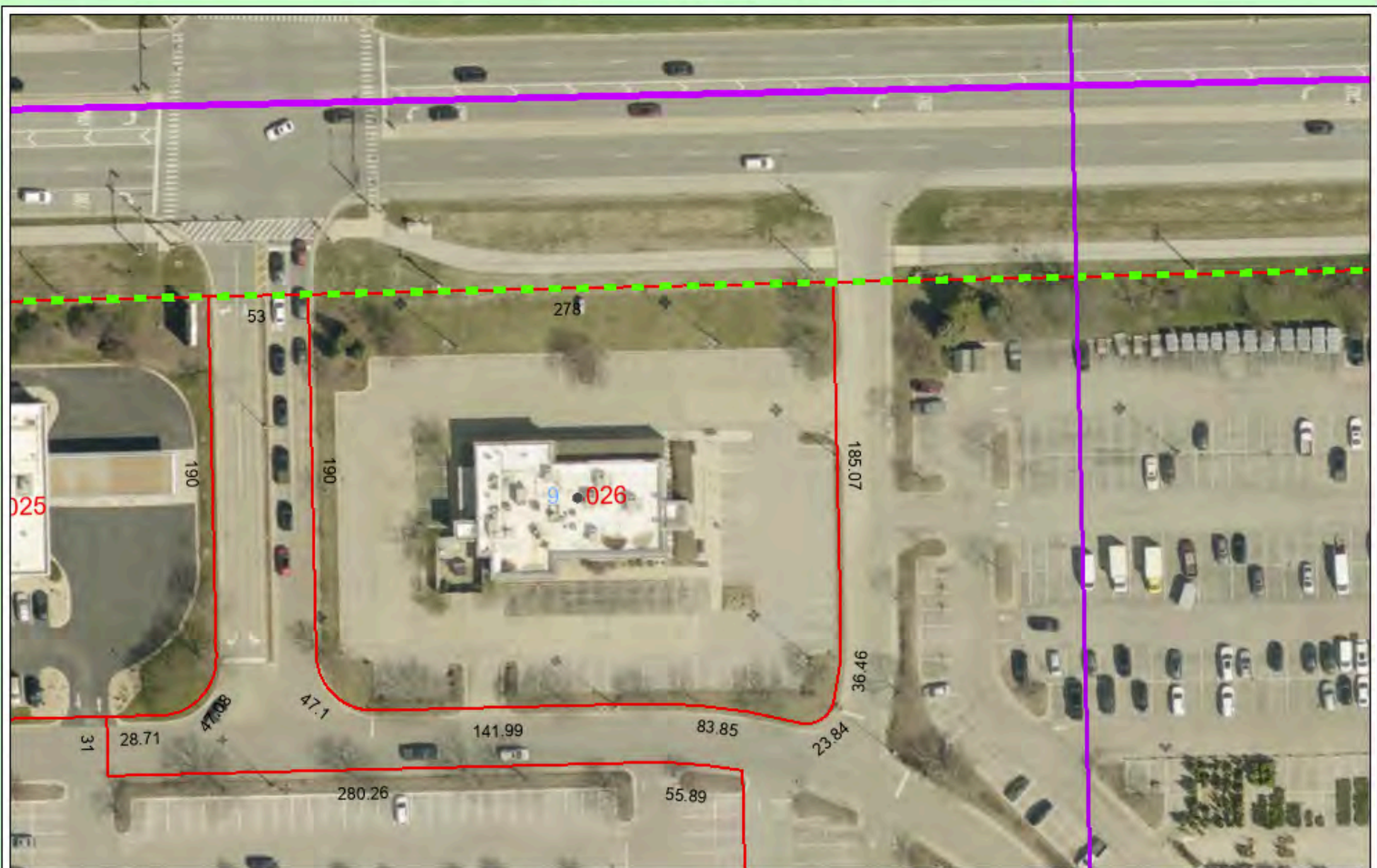
36.46

23.84

280.26

55.89

Pt 2



DuPage County  
Information Technology Department / GIS Division  
421 N County Farm Rd.  
Wheaton, IL 60187






Phone: 1(630)407-5000  
Email: [gis@dupageco.org](mailto:gis@dupageco.org)





DuPage Maps Portal :  
<https://www.dupage.maps.arcgis.com/home>

This map is for assessment  
purposes only.

DuPage County Web Site :  
<https://www.dupagecounty.gov>

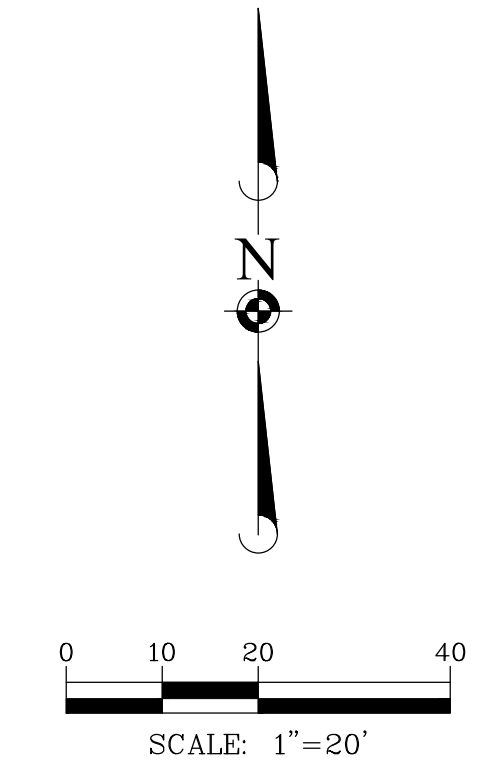
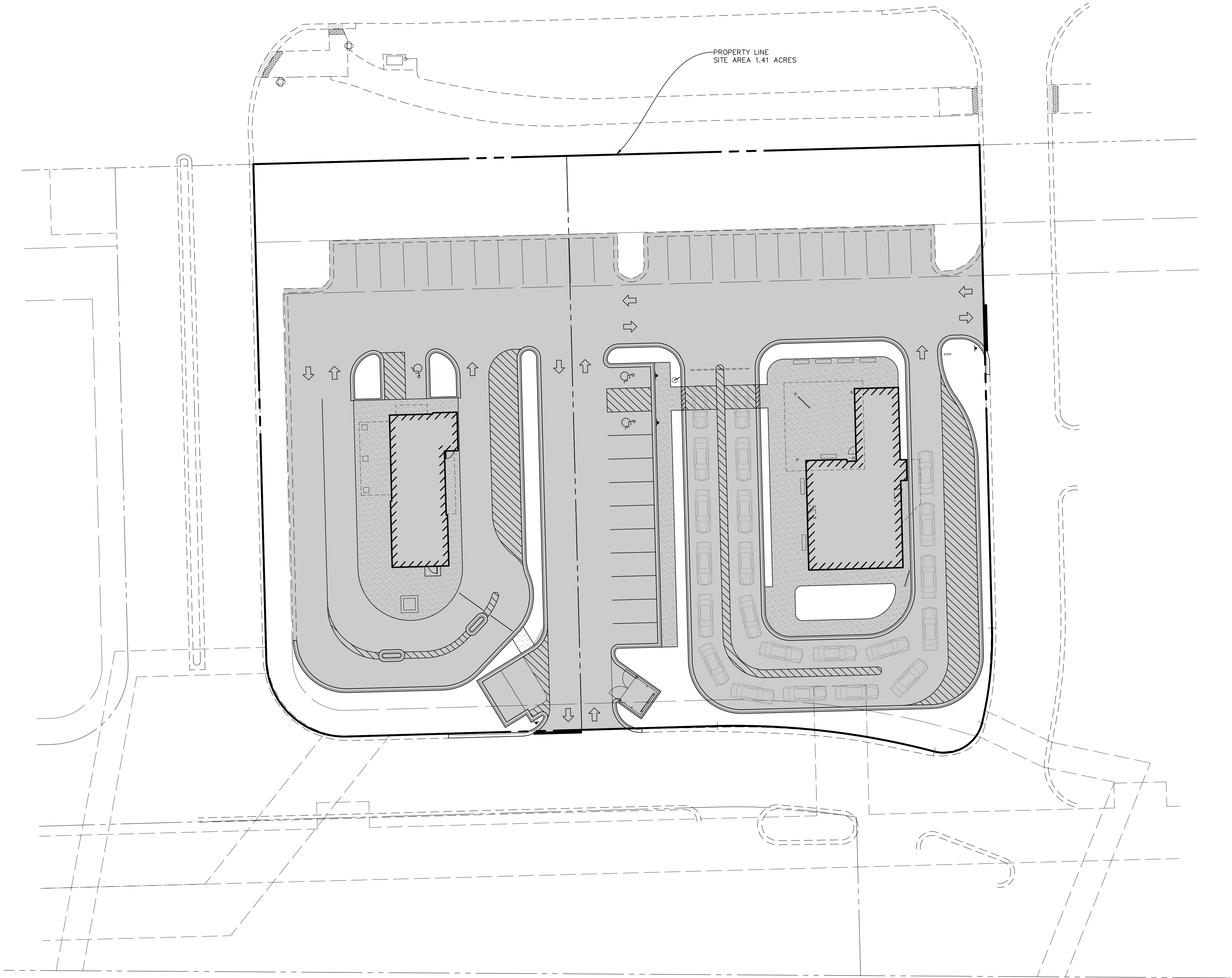
  
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-  DuPage County
-  Townships
-  Sections
-  Quarter Sections
-  Half Quarter Sections

- Regional County Boundaries
-  COOK
  -  KANE
  -  KENDALL
  -  LAKE



February 23, 2026 - 12:38 - Dwg Name: \\red-be.nas.mcl.local\projects\0\Cad\01\Drawings\Exhibits\EMPPOSED DRAINAGE AREA EXHIBIT.dwg, Updated By: bbradstreet



DRAINAGE AREAS		
SITE AREA	61,415.59 S.F. (1.41 ACRES)	
IMPERVIOUS AREA	43,700.92 S.F. (1.00 ACRES)	

PAVEMENT LEGEND

	IMPERVIOUS AREA
--	-----------------

DATE	REVISIONS

**Manhard** CONSULTING  
1841 East River Road, Suite 200, Darien, IL 60126  
Tel: 708.947.8888 Fax: 708.947.8889  
www.manhardconsulting.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2201 75TH STREET  
CITY OF DARIEN, ILLINOIS  
PROPOSED DRAINAGE AREA EXHIBIT

PROJ. MGR.: DR  
PROJ. ASSOC.:  
DRAWN BY: BRB  
DATE: 2/25/2026  
SCALE: 1" = 20'

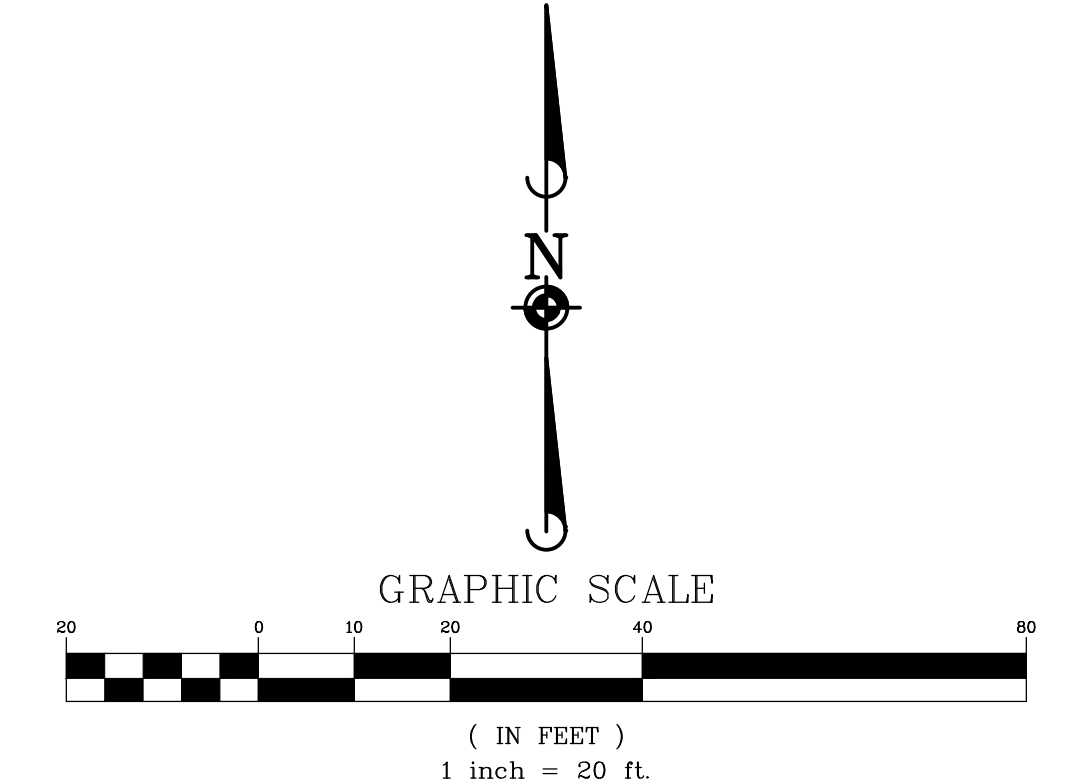
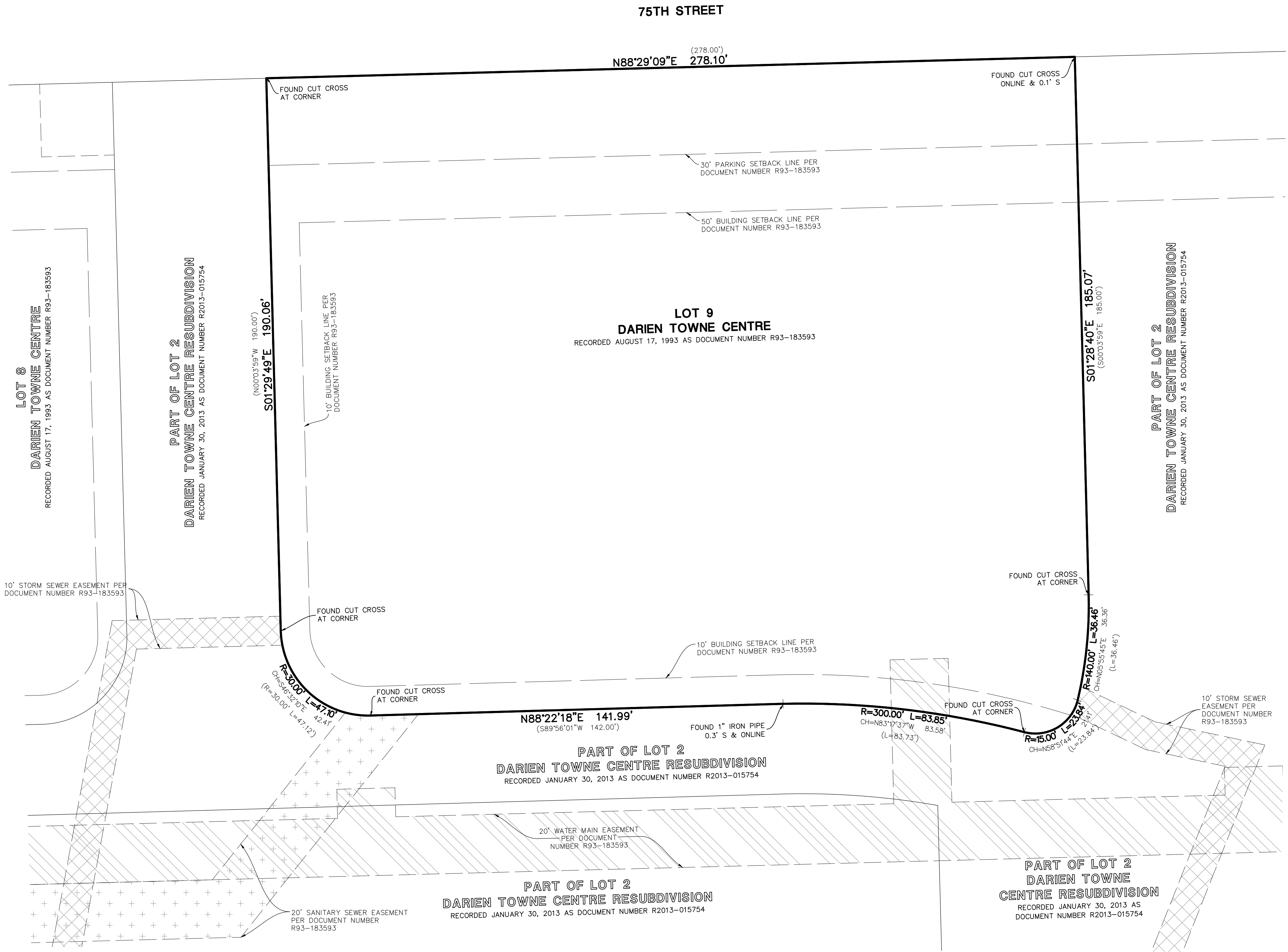
SHEET  
1 OF 1  
CAQ.DR101

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# PRELIMINARY PLAT OF RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



**BASIS OF BEARINGS**

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**LEGEND**

- = EX. PROPERTY LINE
- = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. BUILDING SETBACK LINE
- 0.00 = MEASURED DIMENSION
- (0.00) = RECORDED DIMENSION
- 0.00 = BOUNDARY DIMENSION

DATE	REVISIONS	BY
03/19/26	REVISED PER VILLAGE COMMENTS	CJS

**ATWELL**  
866.850.4200 www.atwell.com  
333 East Butterfield Road, Suite 600  
Lombard, IL 60148  
ph:630.691.8500

2201 75TH STREET  
DARIEN, ILLINOIS  
PRELIMINARY PLAT

PROJ. MGR.: CJS  
PROJ. ASSOC.: CJS  
DRAWN BY: NAL  
DATE: 01/20/26  
SCALE: 1" = 20'

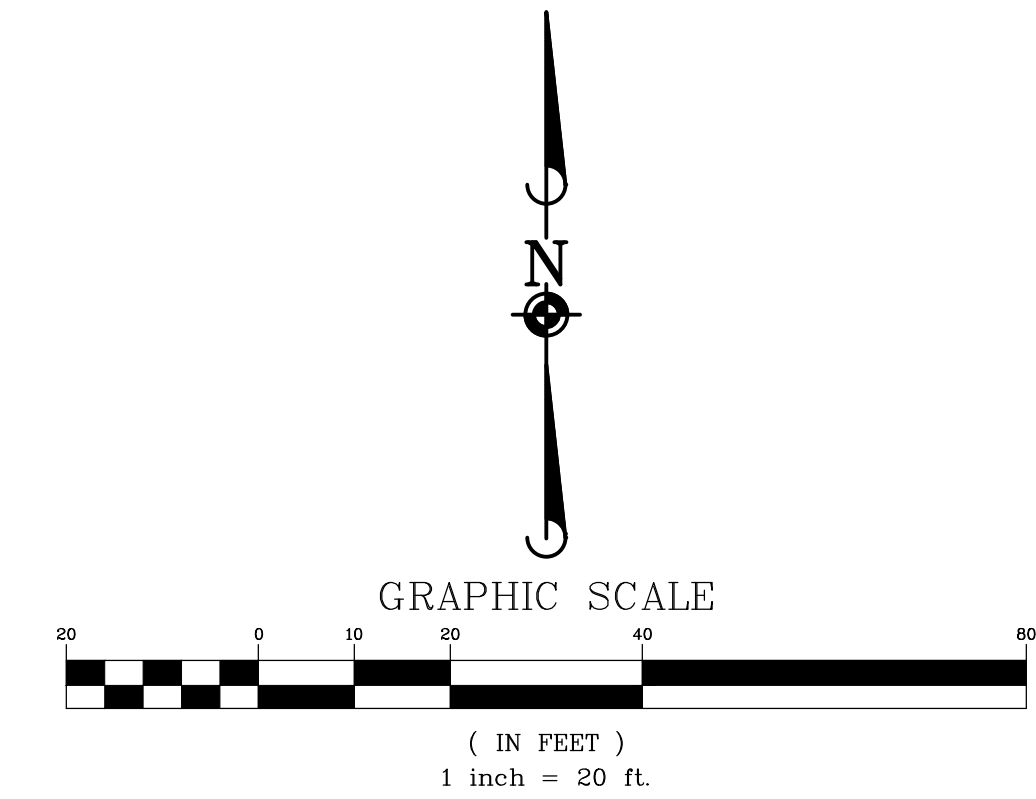
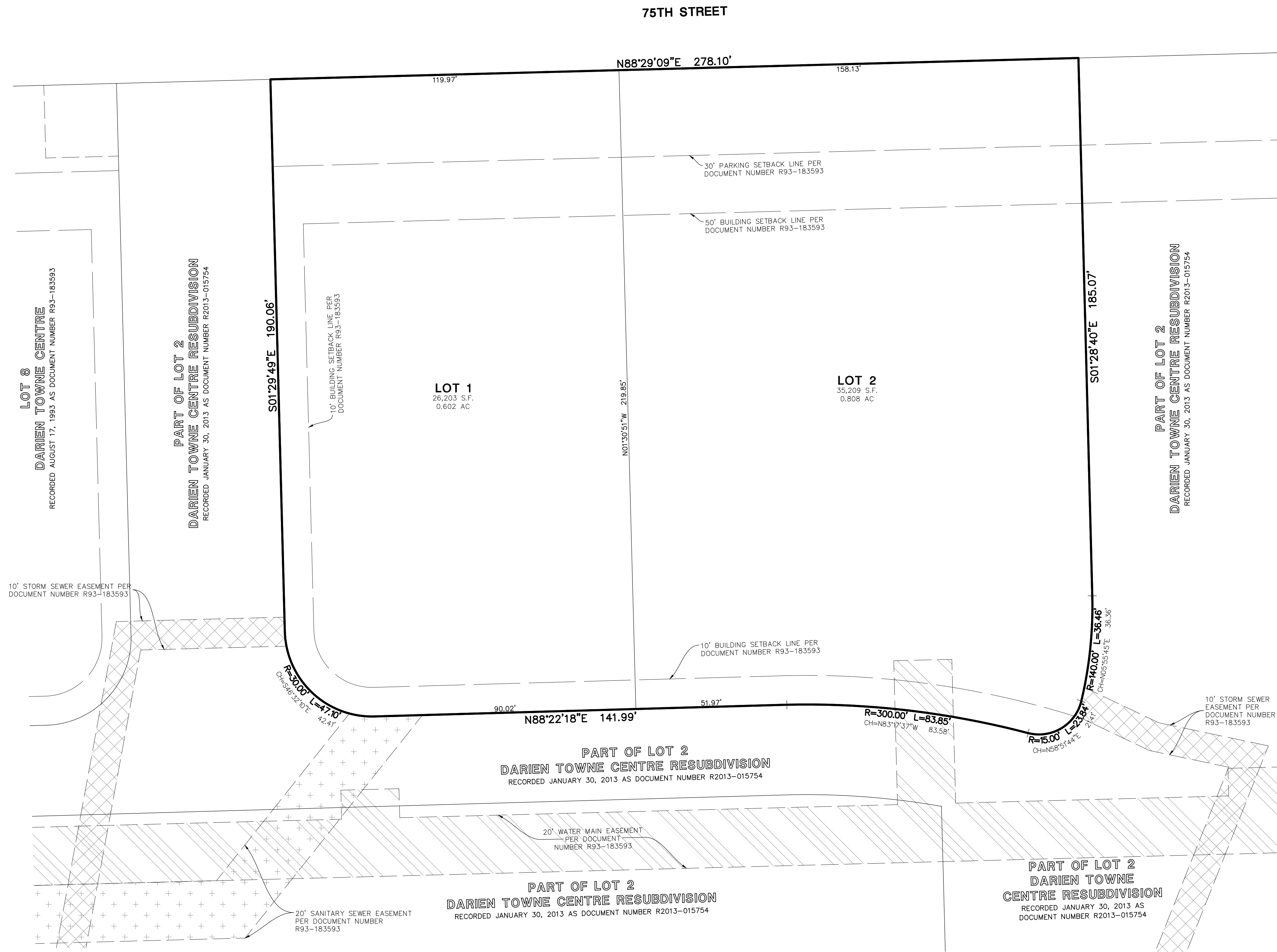
SHEET  
**2** OF **3**  
CAQDR101

March 19, 2026 - 15:38 Dwg Name: P:\Cadd\01\Task\Surv\Final Drawings\Plat of Subdivision\Final Plat\01-04-CAQDR101-PS.dwg Updated By: CSabaz

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# PRELIMINARY PLAT OF RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE

PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF  
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### BASIS OF BEARINGS

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### LEGEND

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. BUILDING SETBACK LINE
- 0.00 = LOT DIMENSION
- 0.00 = BOUNDARY DIMENSION

### NOTICE OF APPROVAL OF PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE CITY COUNCIL OF THE CITY OF DARIEN, ILLINOIS, AND UPON COMPLIANCE BY THE OWNER WITH THE NECESSARY REQUIREMENTS OR QUALIFICATIONS, THE CITY COUNCIL WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION. IF SUBMITTED BY THE OWNER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY SUBDIVISION REGULATIONS OF THE CITY OF DARIEN, UNLESS THIS PRELIMINARY APPROVAL AND THE CONDITIONS ARE ACCEPTED WITHIN TEN (10) DAYS, THIS APPROVAL IS NULL AND VOID.

APPLICATION FOR FINAL PLAT APPROVAL SHALL BE MADE WITHIN ONE HUNDRED EIGHTY (180) DAYS, AND IN THE EVENT SUCH APPLICATION IS NOT SO MADE, THE PRELIMINARY PLAT APPROVAL HEREBY GIVEN SHALL BE NULL AND VOID AND OF NO FORCE AND EFFECT.

CITY COUNCIL, CITY OF DARIEN, ILLINOIS

DATE \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_

MAYOR

ATTEST: \_\_\_\_\_

CITY CLERK ACCEPTANCE:

IN CONSIDERATION OF THE PRELIMINARY APPROVAL HEREBY GIVEN, THE TERMS HEREOF ARE HEREBY ACCEPTED:

OWNER \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE	REVISIONS	BY
03/19/26	REVISED PER VILLAGE COMMENTS	CJS

**ATWELL**  
866.850.4200 www.atwell.com  
333 East Butterfield Road, Suite 600  
Lombard, IL 60148  
ph:630.691.8500

**2201 75TH STREET**  
**DARIEN, ILLINOIS**  
**PRELIMINARY PLAT**

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	NAL
DATE:	01/20/26
SCALE:	1" = 20'
SHEET	
<b>3 OF 3</b>	
CAQDR101	

March 19, 2026 - 15:38 Dwg Name: P:\Cadd\01\New\Sub\Final Drawings\Plat of Subdivision\Final Plat\01-04-CAQDR101-PS.dwg Updated By: CSabaz

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## MINUTES CITY OF DARIEN

### PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, March 18, 2026

**PRESENT:** Lou Mallers – Chairperson, Jonathan Christ, Shari Gillespie, Chris Jackson, Mark Kazich

**ABSENT:** Chris Green, Jonathan Johnson

**OTHERS:** Ryan Murphy – City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

#### **Regular Meeting – New Business**

- a. **PZC-26-3 – 2101 W 75<sup>th</sup> Street – Final Plat of Subdivision (Connor Franklin c/o RCG Ventures) – Petition for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75<sup>th</sup> Street (PIN 09-29-400-033) into two lots within the General Business District (B-3). There will be no new construction, and no other changes are proposed.**

Mr. Ryan Murphy, City Planner, stated that the petitioner would split the lot in two, with no construction or other changes proposed. He stated that the petition would just be a formality, and any future changes would require a separate PUD amendment and zoning approval. He further stated that they would make sure all easements were in place, no regulations were violated, and staff would recommend approval.

Chairperson Mallers swore in the petitioner. He questioned if this was typical for larger corporations.

Mr. Peter Foran, RCG Ventures, stated that RCG owns shopping centers across the U.S. and they typically see properties like this under different ownerships. He stated that Home Depot would take over the responsibility for managing the parcel and may eventually purchase the property.

Chairperson Mallers questioned if Walmart would do this eventually.

Mr. Murphy stated that Walmart already owns their property.

Mr. Foran stated that they would be mimicking the Walmart side of the property with the Home Depot, where they would maintain their property.

Chairperson Mallers questioned if the advantage would be reduced cost, risk and exposure.

Mr. Foran confirmed, and stated that Home Depot would take on all responsibility of the property maintenance.

Commissioner Jonathan Christ questioned if the property included the garden center.

Mr. Murphy stated that it did because it is connected to Home Depot.

Commissioner Chris Jackson questioned if there would be any cross-access easement issues or if that would need to be re-done.

Mr. Foran stated they would make sure parking and easements were addressed if they were to sell this parcel.

Commissioner Jackson questioned if they would still maintain ownership and own two parcels.

Mr. Foran confirmed that they would.

There was some clarification regarding the other areas of the surrounding property.

Mr. Foran stated that, regarding TGIF, the developer had plans and a price that intrigued them.

Commissioner Jackson questioned if they would have to restructure the lease to allow Home Depot control.

Mr. Murphy stated that Home Depot's lease was about to go up.

Mr. Foran stated that this deal came in conjunction with the lease extension. He stated that Home Depot intends to be here for the long term and that they want to be in control of the property.

There was some discussion regarding how this would benefit Home Depot.

Mr. Foran stated that this would help them maintain a class A shopping center.

Commissioner Jackson questioned if the zoning would conform.

Mr. Murphy stated that no variation would be needed.

There was some discussion regarding compliance and the procedure process.

Commissioner Jackson questioned if this would eat up some parking space.

Mr. Murphy stated that the plat would respect that, but they may need signage.

Commissioner Christ questioned if they would have control over the parking in front of the garden center.

Commissioner Jackson stated that they would not maintain that space.

Mr. Foran stated that these agreements typically allow cross-parking to encourage cross-shop customers, so they wouldn't restrict access to one another and the center would function as one.

Commissioner Jackson questioned if a parking analysis had been conducted.

Mr. Murphy stated that no new land use had been proposed, so that would come at a later date if needed.

Commissioner Kazich questioned who owned the water station on the north end of the Home Depot building.

Mr. Murphy stated that he would have to ask Director Dan Gombac. He stated that the city engineer had reviewed the petition and he would follow up with him on it.

Mr. Foran stated that any easement agreements cannot be eliminated and would be subject to the same mandates.

**Commissioner Jackson made a motion, seconded by Commissioner Christ to approve PZC-26-3 – 2101 W 75<sup>th</sup> Street – Final Plat of Subdivision (Connor Franklin c/o RCG Ventures) – Petition for a minor amendment to a planned unit development and plat of subdivision to subdivide the property at 2101 West 75<sup>th</sup> Street (PIN 09-29-400-033) into two lots within the General Business District (B-3). There will be no new construction, and no other changes are proposed.**

**Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 5-0.**

Mr. Murphy announced that the petition would move to the Municipal Services Committee on March 23.

### **Regular Meeting – Old Business**

There was no old business to discuss.

### **Staff Updates & Correspondence**

Mr. Murphy stated that there would be no agenda items on April 1, but April 15 would have a full agenda.

He stated that there would be ongoing efforts at Chestnut Court. He stated that the PZC would be seeing new developments and economic incentives in the near future.

He stated that Archer Logistics had moved into the old bank location on Cass, and that no permits had been required for the remodel.

**Approval of Minutes**

There was no one in the audience wishing to present public comment.

**Commissioner Gillespie made a motion, and it was seconded by Commissioner Jackson to approve the March 4, 2026 Regular Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED with 4 in favor and 1 abstaining due to absence.**

**Next Meeting**

Chairperson Mallers announced that the next meeting would be scheduled for April 1, 2026.

**Public Comments (On Any Topic Related to Planning and Zoning)**

There was no one in the audience wishing to present public comment.

**Adjournment**

**With no further business before the Commission, Commissioner Gillespie made a motion, seconded by Commissioner Kazich to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:48 p.m.**

**Respectfully Submitted:**

**Approved:**

**X**

\_\_\_\_\_  
Jessica Plzak  
Secretary

**X**

\_\_\_\_\_  
Lou Mallers  
Chairperson