

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

Wednesday, March 4, 2026

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. **PZC-26-2**

**7511 Lemont Road – Special Use (Darick Ammons)**

Petition for the approval of a Special Use Permit for the establishment and operation of a pool hall/amusement use with a full kitchen and bar within the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75<sup>th</sup> Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025).

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes                      February 18, 2026

7) Next Scheduled Meeting                March 18, 2026

8) Public Comments                      [On Any Topic Related to Planning and Zoning]

9) Adjournment



the Mixed Use District, amusement establishments are permitted through the approval of a Special Use. Amusement establishments are defined in Section 5A-13-1 (Definitions) as shown below:

*AMUSEMENT ESTABLISHMENT: An enterprise which provides one or more forms of entertainment including, but not limited to, bowling alleys, sports complexes, pool halls, dance halls, skating rinks and establishments utilizing more than four (4) automatic amusement devices as either: a) an accessory use to a restaurant offering complete meals; or b) an accessory use to an approved amusement establishment.*

*Building / Operational Characteristics:* The total square footage available within the former Xsport Fitness space is approximately 15,896 square feet, inclusive of a 2<sup>nd</sup> floor mezzanine. As a retail building, it is mostly empty on the interior to allow a future tenant to do complete their own buildout, and demising walls can be used to create tenant spaces of varying size.

As indicated in the attached operations narrative (see Attachment 2), the proposed business is a modern, technology-enhanced billiards venue employing approximately 11 to 13 staff and designed to accommodate league and recreational pool/billiards. The anticipated hours of operation are Monday through Friday 2:00PM to 1:00AM, Saturdays 10:00AM to 1:00AM, and Sundays 11:00AM to 11:00PM. The facility will feature 32 professional-grade 7-foot Diamond tables, two 9-foot tables in a private mezzanine area, interactive pool tables, a high-end darts area, six video gaming machines, and strategically designed playing areas to prevent disruption of matches. Cameras at each table will allow live streaming and in-house display of games on large video screens.

The establishment will include a full-service kitchen and bar offering craft beverages and specialty drinks, bourbon tasting classes, lounge seating, and a mezzanine level with conference space available for corporate events, private parties, and members-only access on weekends. A pro shop/gift shop will sell apparel, cues, and accessories, positioning the business as a destination-oriented, upscale pool hall experience.

Off-street parking for the center was previously established through the original shopping center approvals, which mandated four (4) parking spaces per 1,000 square feet of gross floor area for shopping centers or mixed-use buildings under 200,000 square feet, and the existing parking supply was constructed in compliance with that standard, and no impacts are anticipated.

The petitioner has also requested that the City Council expand the number of Class D liquor licenses to allow for a separate review and approval of a future liquor license application, however it is not subject to Planning, Zoning and Economic Development Commission review.

*Decision Criteria:* For reference, the criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use request 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.

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.

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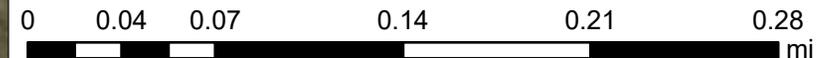
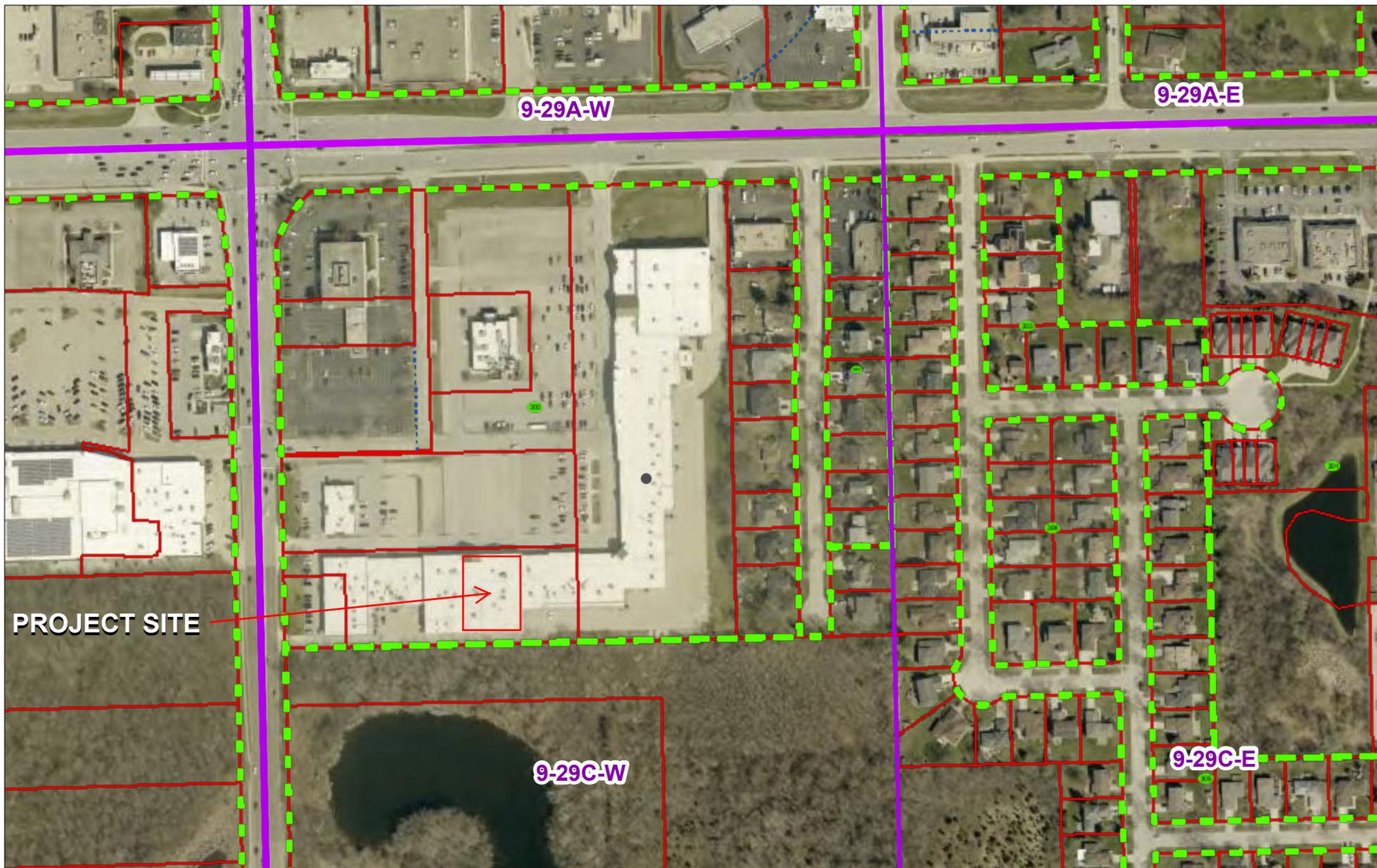
**DECISION MODE**

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on March 4, 2026.

**MEETING SCHEDULE**

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

March 4, 2026  
March 23, 2026  
April 6, 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

## Ryan Murphy

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**From:** loriammons@kw.com  
**Sent:** Tuesday, February 17, 2026 3:27 PM  
**To:** Ryan Murphy  
**Subject:** Business details about 9 Sting

Hi Ryan,

Here is the remainder of the business information that you asked for. Please let us know if the format or anything else needs to be changed or tweaked or if we left anything out.  
We appreciate you!

### BASIC FACTS

11 to 13 employees

Initial hours of service M-F 2 pm to 1 am.

Saturday 10 am to 1 am

Sunday 11 am to 11 pm.

Our New Concept and dream to revolutionize the world of "playing pool"

Billiards and pool halls have been around for generations. The mental image that often comes to mind is a dark and smokey place. They have typically not been seen as a place to bring a date or a fun night out. Additionally, going back to the 60's, pool leagues have been hosted by bars; one week at our "home" bar and another week at a different bar. Bars would have a pool table or 2 (usually a low-end coin-operated Valley table with cheap felt and worn rails) and it was a way to get a few extra people in the door.

Over time teams have discovered pool halls for leagues which allows multiple teams to play at the same place. However, old school pool halls have 9' tables and still hold on to the mystique of the old days and they have not evolved with the needs of current players.

In the last few years there has been a growing desire for a place for this expanding community. Fueled by a generation, male and female, who are not looking for a dance club. They are looking for comradie; they are competitive but are no longer drawn to the video games they grew up playing alone. There is a renewed desire to gather together. There is also an older generation of players, including some who are coming back to a sport, sustainable because of the incredibly high ceiling for improvement, that is not a fad like cornhole or pickleball.

We are building a place that is embracing greater technology in ways that will enhance the classic experience without taking away the authenticity of the game. We're providing a modern well-lit place with high ceiling and clean lines that is both inviting and trendy. Cameras on every table will make the games viewable on live streaming. Large video screens will not only be used to show sporting events and music videos but will also be able to show # (hashtagged) video clips from live games as players execute great shots.

Current venues have either very few pool tables or they are cramped and poorly set up with no place to sit or any reason to bring friends or even your spouse. Low ceilings and music played way too loud take away from the games and the atmosphere – yet the leagues keep growing and there is no space to accommodate them.

We will have Thirty Two 7' Diamond tables. The best table on the market. We will provide well executed playing areas that prevent waitresses from meandering through the pool tables to get to guests and getting in the way of the games. Our design will give quick easy access to the teams that are watching without interrupting the matches (this is a significant and much complained about current problem and will be a very welcomed improvement).

Our full kitchen will serve a large variety of menu items. Our bar will boast a modern, lighted 25' epoxy resin back drop, modern and sleekly designed bar and spoil our guest with top to bottom shelf bourbons, craft brews, and fun over-sized drinks. If someone is not an expert in bourbon (but wants to be), then our classes will provide a fun interactive way of becoming one! Our after-dinner seating area will boast leather couches for a cool and comfortable space to hang out in a place with electric energy. For the newer players or a fun twist for date nights there will be interactive pool tables with video images on the pool tables that react to the balls moving on the table. A high-end area for darts will also add a touch of class and sport, catering to the competitive spirit.

Six video gaming machines will allow our guests to test their luck.

Sitting above it all with a stunning view of the entire place will be an elegantly designed mezzanine. This area will be the perfect place for local and out of state corporations to host regional meetings and gatherings with all the amenities. Including large conference tables and access to video displays. On the weekends, the conference room vibe will turn into a member's club and access to two 9' pool tables and a perfect space for hosting parties and events.

Lastly, in owning the title of a truly world-class pool hall, a full pro shop/ gift shop will provide plenty of gift ideas, t-shirts and apparel along with a full line of pool cues and accessories to make this a key destination to visit and re-visit when coming to Chicago.

Warm regards,

Darick Ammons





A5:10

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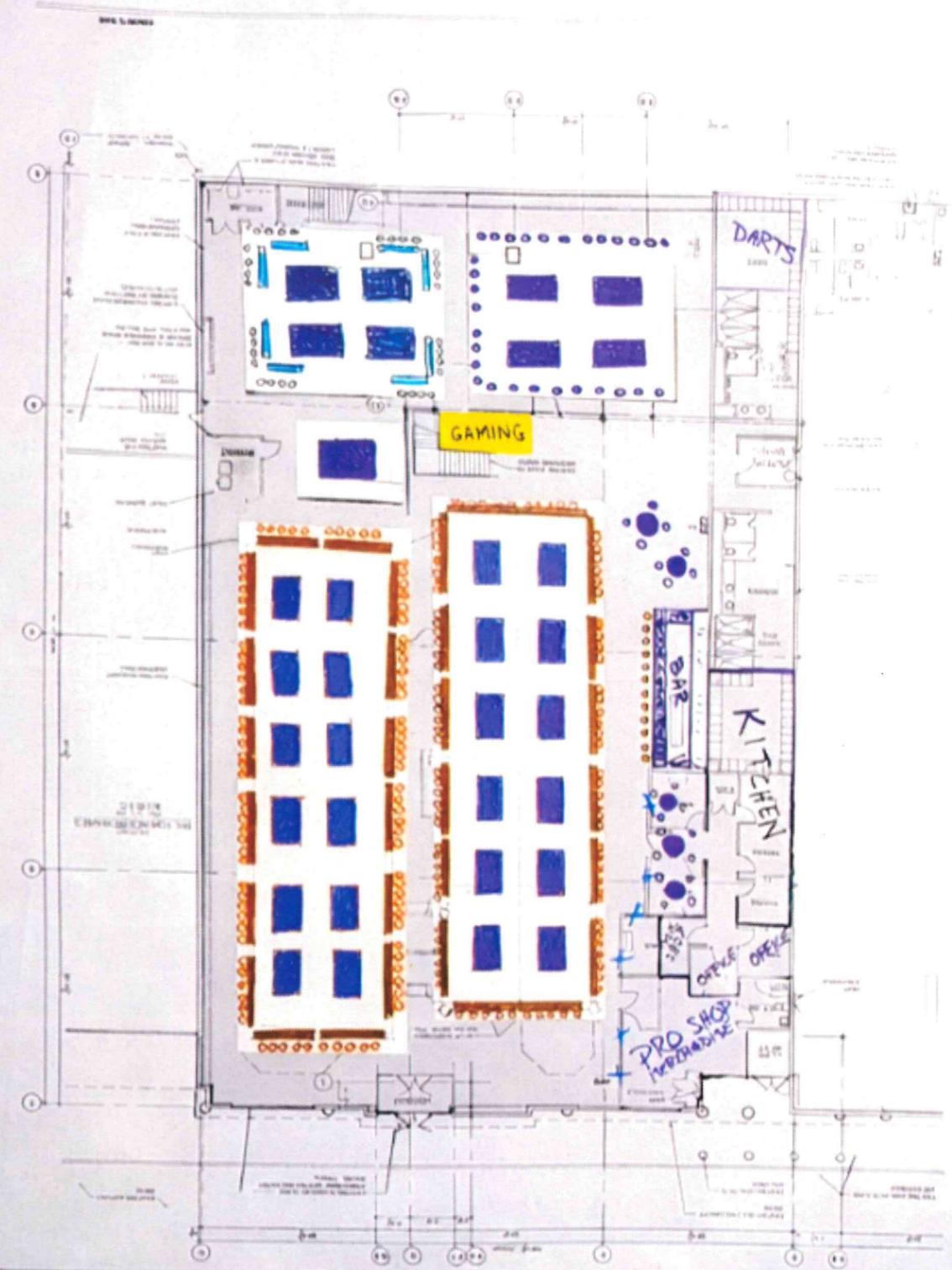
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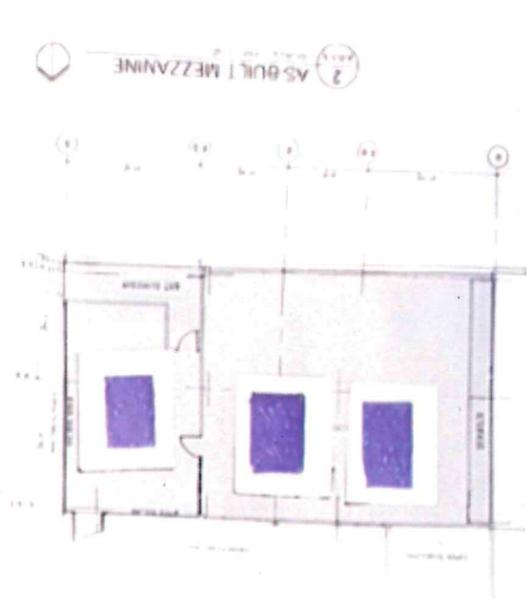
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1 AS-BUILT FLOOR PLAN



2 AS-BUILT MEZZANINE



1015 W. 77th St. No. 100  
Oak Brook, IL 60452  
Tel: 708.581.1200  
Fax: 708.581.4120



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## MINUTES CITY OF DARIEN

### PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 18, 2026

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

**ABSENT:** Chris Green

**OTHERS:** Ryan Murphy - City Planner

Chairperson Lou Mallers called the meeting to order at 7:01 p.m. at the Darien Police Department Training Room, 1710 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in any audience members wishing to present public testimony.

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

- a. **PZC-26-1 – 2505 75<sup>th</sup> Street – Husain Koita – Petition to rezone the 0.97-acre parcel located at 2505 75<sup>th</sup> Street (PIN: 09-29-301-009) from (R-1) Single Family Residence District to (B-2) Community Shopping Center Business District, and for site plan approval for the construction of a new building approximately 7,000 square feet in size. The proposal includes site improvements for parking, trash enclosures, landscaping and stormwater management.**

Mr. Ryan Murphy, City Planner, stated the petition would rezone the property from R-1 to B-2 and construct a new building. He provided a brief history of the site development, and explained that the area is a key development area bordered by different zoning. He stated that the land use would be a sign shop, which staff determined a by-right use. Mr. Murphy stated that the zoning would require all indoor operations, which the petition would comply with, that pedestrian access would be along 75<sup>th</sup> Street, there would be a dock loading area in the rear, as well as a trash enclosure. He further stated that staff reviewed the site plan and the engineering review showed it would comply with standards, and that a grading plan and stormwater management plan would be required. Mr. Murphy explained that a fence would be required between zoning districts and that the petitioner stated he would comply with all required landscaping.

Mr. Husain Koita, Koita, Inc. introduced himself, the owner, the architect and the engineer on the project, and thanked the commission for their consideration.

Commissioner Chris Jackson questioned how similar their business model would be to Fast Signs.

The owner stated that it was a different model, that they do all manufacturing.

Commissioner Jackson questioned how business is generated.

The owner stated that signs are ordered online.

Commissioner Jackson questioned what the turnaround is.

The owner stated that they do about 3-5 signs a month, but business is growing and they need a bigger space.

Commissioner Jackson questioned where a delivery truck would go.

The owner stated that they would have one delivery truck that would be parked inside.

There was some clarification regarding the floor plan.

The owner stated that there would be minimal noise because work would be done inside.

Mrs. Grace Kwak, resident abutting the subject property, stated that she had been concerned with the back of the proposed development touching her property, but that all the neighbors were fully in support of the sign shop going in. She stated that the other business properties on each side of the development had no fence, that landscaping separates the businesses from residential. She further stated that the fence had been proposed only at her property line, but was not enclosed and she would prefer it not go in.

Chairperson Mellers questioned if she had been maintaining the landscaping of the subject property.

Mrs. Kwak confirmed that she had been.

Mr. Sergio Lopez, resident abutting the subject property, stated that they should put new trees in as the fence is not functional. He stated that if they do decide to put a fence in, the neighbors would like to decide what it looks like. He questioned who would buy their properties if not segued by trees, and that the proposed fence would be a wall than anyone could walk around.

Commissioner Jackson questioned why Mrs. Kwak had been maintaining the property.

Mrs. Kwak stated that if she didn't, it would be a mess. She stated that she has been mowing, fertilizing and watering about 40 feet of property. She clarified that she would hope to not maintain once the petitioners moved in, and that they should use the money for a fence on more mature trees.

There was some clarification regarding zoning regulations.

Mrs. Kwak stated that they would like the trash enclosure to be placed closer to the building.

Chairperson Mallers clarified that the petitioner had agreed to this request.

Mrs. Kwak stated that if they were to use trees, lighting would not have an impact.

Alderman Eric Gustafson, Ward Six, stated that the business would be a great addition to Darien, and that he did a walk through of their Willowbrook location and it was a great operation. He stated that the biggest issue is with the fence and its lack of purpose, and that the trash should be closer to the building and cameras and lighting should not go into residents' yards. He further stated that the rear doors should stay closed during manufacturing to keep noise to a minimum, but this would make a very nice facility.

Mr. Steve Tonaszek stated that he supported the recommendations of the neighbors, and he asked for the consideration of the commission.

Mr. Koita stated that they were not married to the fence, but wanted to comply with code requirements and would like some privacy. He stated that the owner is open to suggestion with the fence and to moving the trash refuse closer to the property. He further stated that lighting would not be an issue, that it would deflect to not go toward residences. Mr. Koita stated that could not make any promises regarding leave the doors closed all the time, but they would try not to disturb the neighborhood; he stated that they are their neighbors and they want the residents to feel comfortable coming to them with any issues.

Commissioner Jackson stated that the trash enclosure should not be visible from the street. He questioned if the petitioner would put in a variance to not require a fence?

Mr. Koita stated that they would not want to slow the process with more variances.

There was some discussion regarding the variance process.

There was some clarification with the project's engineer regarding the site plan.

There was further discussion regarding the stormwater detention.

Mr. Murphy clarified that Darien-Woodridge had stated the turn radius would be fine.

There was some discussion regarding a tree inventory on the property.

Mr. Murphy stated that Mr. Dan Gombac, Director had been to the property many times and had noted that the landscaping would not be worth saving.

There were some questions regarding the landscaping requirements.

Mr. Murphy stated that the full landscaping plan would be required during the final plan approvals, and that there would be a point system for trees and other landscaping.

Mrs. Kwak questioned what would be approved today.

Mr. Murphy clarified that the plan should be in spirit of what is presented today, but the landscaping and BMPs could change. He stated that the parking and building structure would be approved as presented.

There was some clarification regarding the topography.

Commissioner Jackson commended staff for choosing the B-2 zoning, reiterated that the intent of landscaping would be to provide a buffer, and questioned if the city engineer had provided a traffic memo.

Mr. Murphy stated that the policy would not require trip generation on a non-Darien road, and that County forecasted road use had not shown concern.

There was some clarification regarding the count of parking spaces.

Commissioner Jackson questioned how preliminary the design was.

Mr. Koita stated that they wanted to make sure the site plan would be approved before finalizing design, and that they would continue with design as the process moves along.

**Commissioner Kazich made a motion to approve PZC-26-1 – 2505 75<sup>th</sup> Street – Husain Koita subject to the following condition:**

- 1. That the commission or staff consider a final engineering and landscaping plan.**

**Without receiving a second, the MOTION FAILED.**

Commissioner Jackson explained that this would be a required part of approval, so the commission would not need to revisit it.

**Commissioner Jackson made a motion, seconded by Commissioner Johnson to approve PZC-26-1 – 2505 75<sup>th</sup> Street – Husain Koita with the following condition:**

- 1. That the dumpster enclosure be relocated to behind the building and closer to the building.**

**Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 6-0.**

Commissioner Jackson explained that the fence issue would be up to whether or not the petitioner wanted to apply for a variance.

Mr. Murphy stated that the petition would move to the Municipal Services Committee on February 23, 2026.

There was further clarification regarding site plan requirements.

**Regular Meeting – Old Business**

There was no old business to discuss.

**Staff Updates & Correspondence**

Mr. Murphy stated that there would be potential developments coming in to the city, and that a couple of businesses have closed recently.

**Approval of Minutes**

**Commissioner Jackson made a motion, seconded by Commissioner Johnson to approve the February 4, 2026 Regular Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 6-0.**

**Next Meeting**

Chairperson Mallers announced that the next meeting is scheduled for March 4, 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 Jackson made a motion, seconded by Commissioner Kazich. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:30 p.m.**

**Respectfully Submitted:**

**Approved:**

X

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

X

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