

**AGENDA MEMO**  
**CITY COUNCIL**  
**MAY 4, 2026**

**CASE**

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

**ORDINANCE**

**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 I and K).

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.

**PZEDC MEETING APRIL 15, 2026**

The Planning, Zoning and Economic Development Commission reviewed this item at its meeting on April 15, 2026. The petitioner and members of the public were present. Various discussion

points were raised related to traffic, site design and stormwater. **Following deliberation, the Commission voted 6-1 to recommend approval of the project to the City Council.**

**MSC MEETING 04/27/2026**

The Municipal Services Committee reviewed this item at its meeting on April 27, 2026. No members of the public were present. **Following staff's report, brief questions by the Committee regarding site design and traffic, and deliberation, a motion was passed 3-0 to recommend approval of the project to the City Council.**

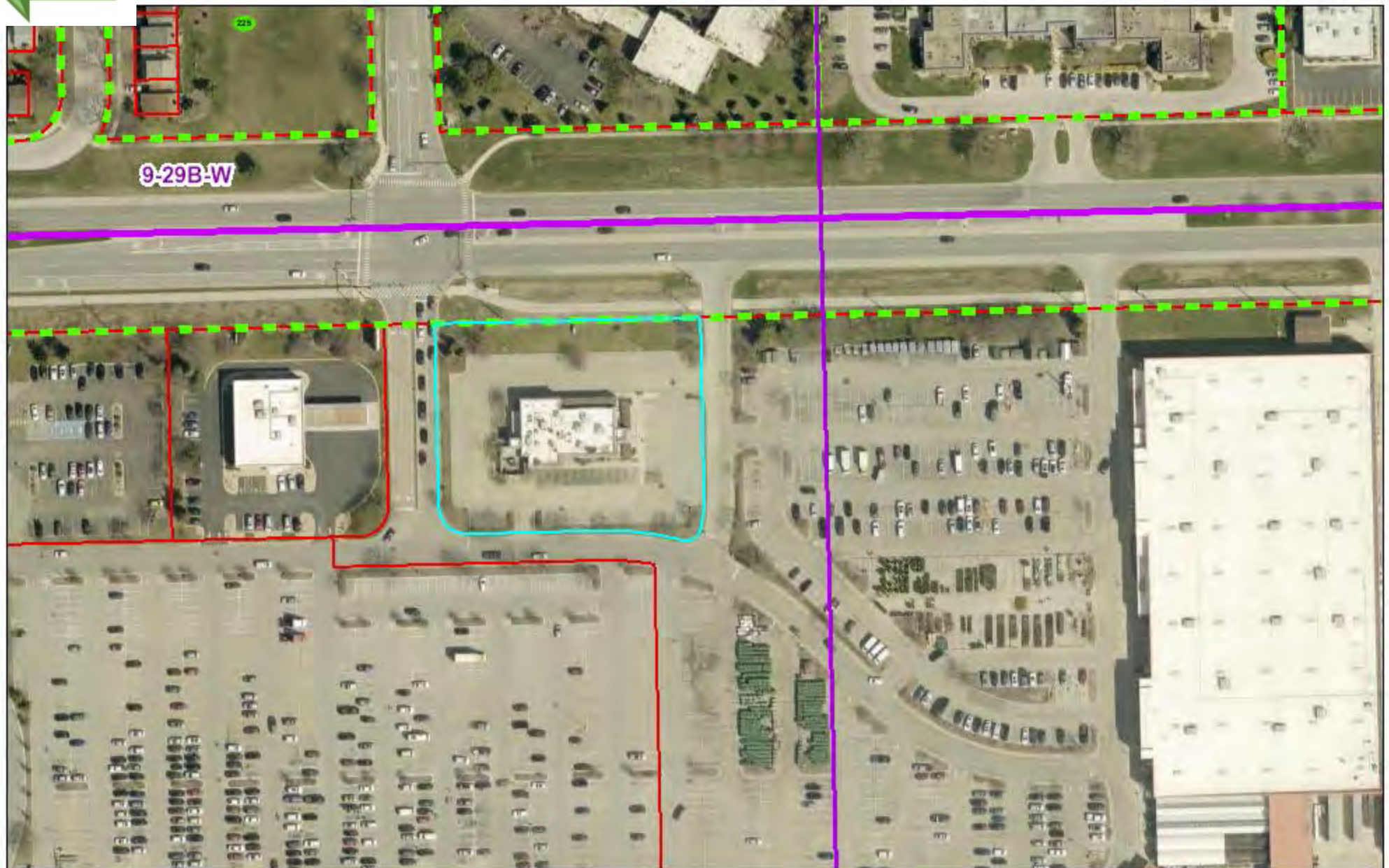
---

**DECISION MODE**

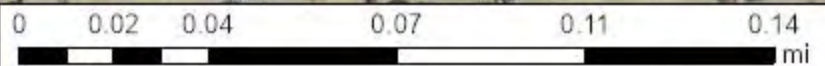
The City Council will formally consider this item at its meeting on May 4, 2026.



MEMO



9-29B-W



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>



Copyright DuPage 2026

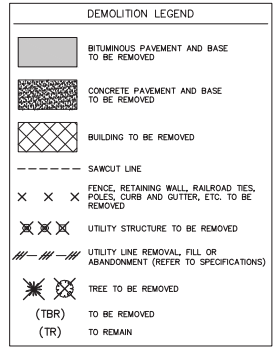
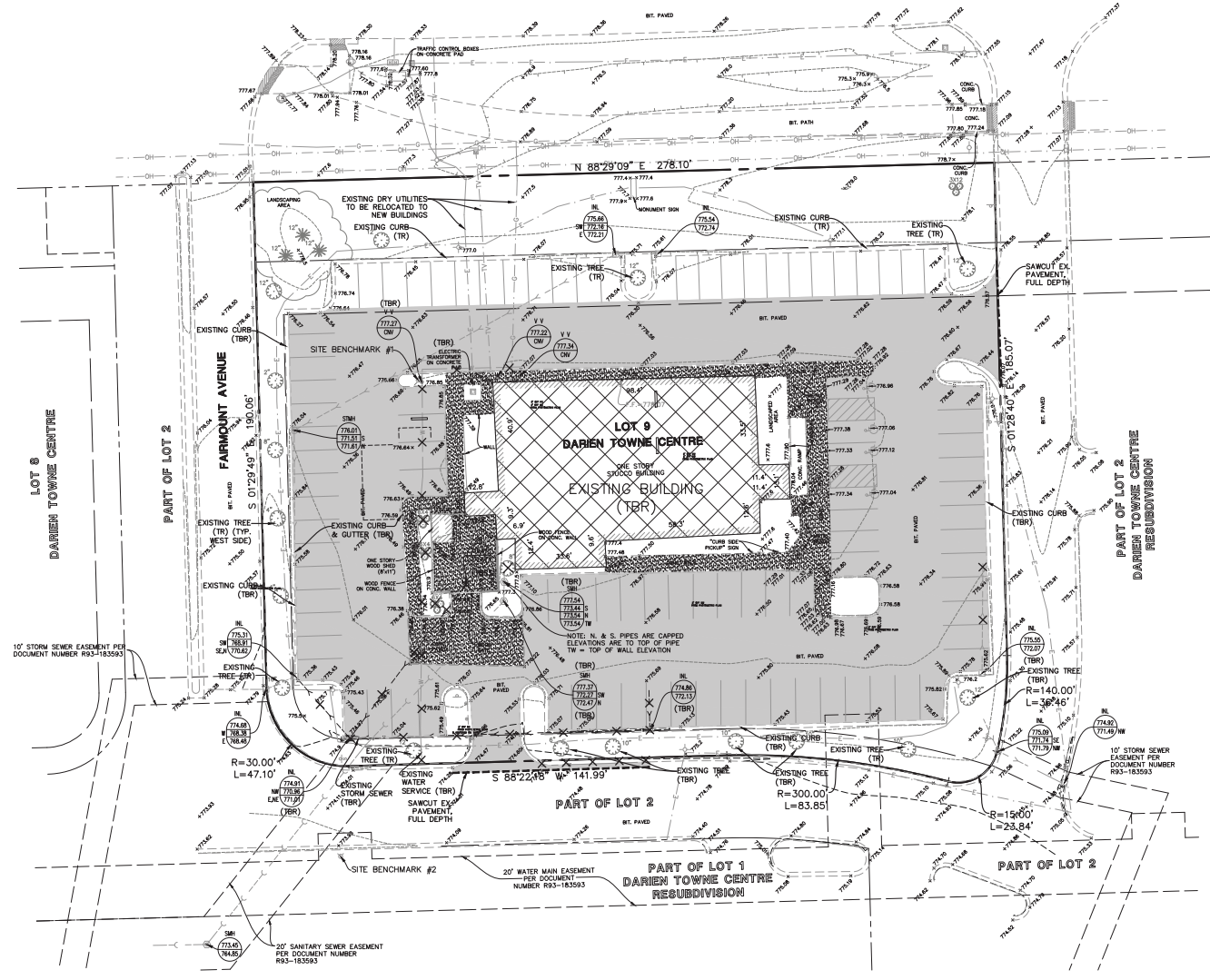
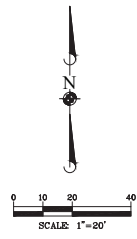
- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

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



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

75th STREET



**EXISTING CONDITIONS AND DEMOLITION NOTES**

- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF JANUARY 9, 2008. 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, FIELDS, WALLS, FENCES, 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        |  |
| REVISION    |  |
| NO.         |  |
| DESCRIPTION |  |



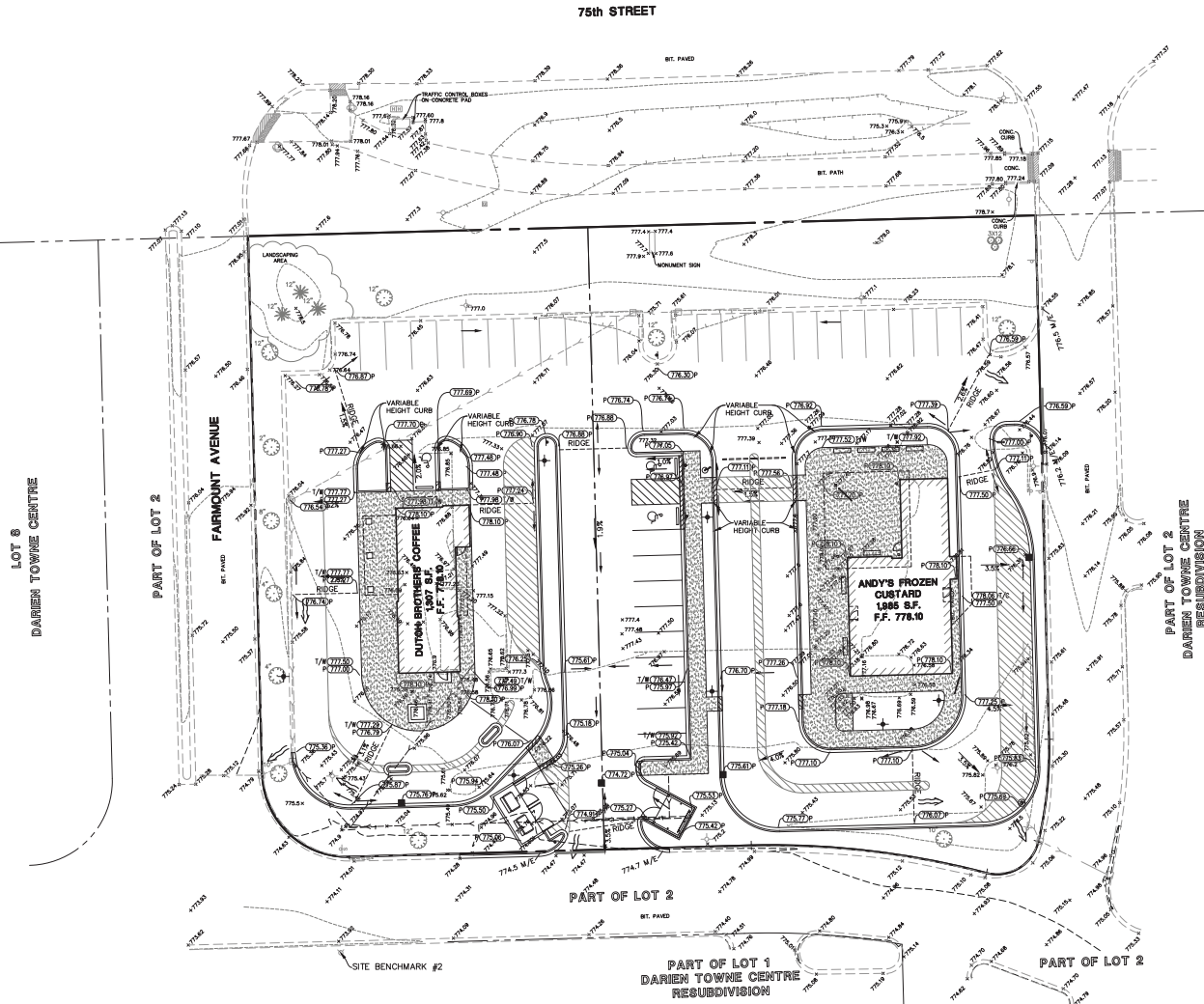
2201 75TH STREET  
CITY OF DARIEN, ILLINOIS

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO. JFM  
 PREPARED BY: CMB  
 DRAWN BY: ---  
 DATE: 02-23-08  
 SCALE: 1"=20'

SHEET  
**2 OF 10**  
 CADD101





**GRADING PLAN LEGEND**

|  |                                   |
|--|-----------------------------------|
|  | PROPOSED 1 FOOT CONTOURS          |
|  | PROPOSED SPOT ELEVATION           |
|  | PROPOSED FINISHED FLOOR ELEVATION |
|  | PROPOSED GRADE AT FOUNDATION      |
|  | PROPOSED PAVEMENT ELEVATION       |
|  | PROPOSED TOP OF CURB              |
|  | PROPOSED TOP OF WALK              |
|  | PROPOSED TOP OF WALL              |
|  | MEET EXISTING                     |
|  | PROPOSED GROUND GRADE OR GROUND   |
|  | PROPOSED RIDGE LINE               |
|  | PROPOSED DITCH OR SWALE           |
|  | PROPOSED DIRECTION OF FLOW        |
|  | OVERFLOW RELIEF SWALE             |
|  | 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 JULLIE, (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 COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 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 CONTRACTORS 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 3% 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, 2019. 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 SHOWN ON THESE 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 CURBS TO FULL HEIGHT CURB SHALL BE TAPERED AT 24:1 UNLESS OTHERWISE NOTED.
  - EXCAVATION, GRADING, AND COMPACTION TO BE COMPLETED IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

N

SCALE: 1"=20'

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: 12-23-28

SCALE: 1"=20'

SHEET 6 OF 10

CADDROL1

2201 75TH STREET  
CITY OF DARIEN, ILLINOIS  
GRADING PLAN

**Manhard CONSULTING**  
333 SOUTH ROCKFORD AVENUE, SUITE 200, DARIEN, ILLINOIS 60017  
TEL: 708.471.1100 FAX: 708.471.1101  
www.manhardconsulting.com





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 75th 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 75th 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

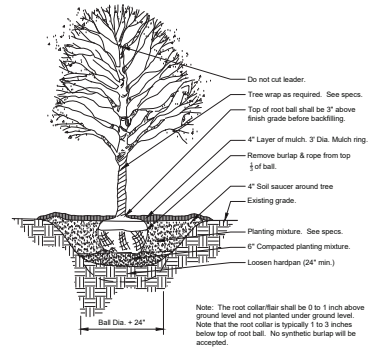
| SALES TAX SHARING PROJECTION |                        |                     |                      |                      |                    |                     |                     |                     |
|------------------------------|------------------------|---------------------|----------------------|----------------------|--------------------|---------------------|---------------------|---------------------|
| 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:**

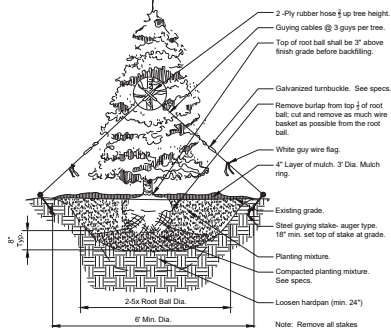
Exhibit A – Owner Authorization Letter  
Exhibit B – Proof of Ownership  
Exhibit C – Existing Plat of Survey  
Exhibit D – Neighbor List  
Exhibit E – Application  
Exhibit F – Reimbursement Agreement  
Exhibit G – Proposed Plat of Survey  
Exhibit H – Dutch Bros Elevations  
Exhibit I – Dutch Bros 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,

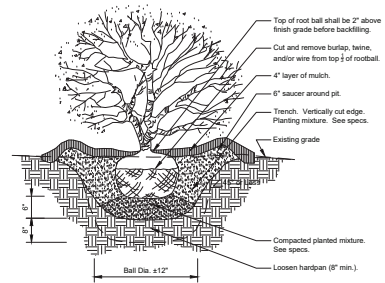
Adam Firsell - Manager  
Core Ventures, LLC



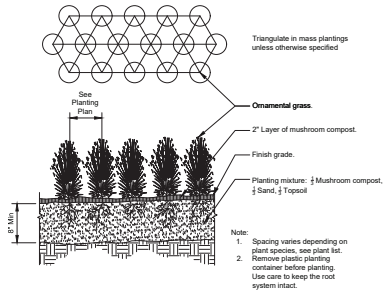
**1 DECIDUOUS TREE PLANTING**  
1/4" = 1'-0" 32 9343.33-20



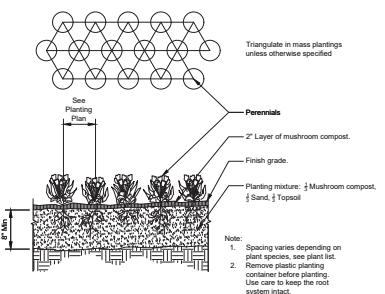
**2 CONIFER TREE PLANTING**  
1/4" = 1'-0" 32 9343.46-01



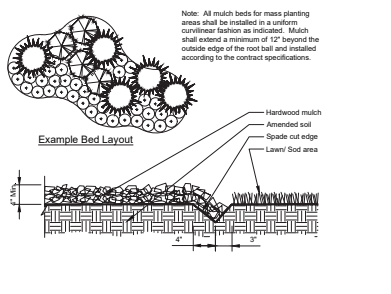
**3 SHRUB PLANTING DETAIL**  
3/4" = 1'-0" 32 9333.16-05



**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 9313.26-01

**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**  
Tree/shrub 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:  
1.5 x lot line footage (ft) = 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 ft.  
Front: 232 ft x 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.

**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**

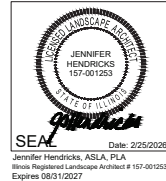
**DARIEN PERIMETER YARD LANDSCAPE REQUIREMENTS**

| YARD   | COMMON NAME               | BOTANICAL NAME | QTY | SPECIES POINTS | TOTAL POINTS |
|--|---------------------------|----------------|-----|----------------|--------------|
| Front: 278' x 4.5 = 1251 points required             | Existing evergreen tree   | -              | 3   | 60             | 180          |
|  | Existing shade tree       | -              | 1   | 100            | 100          |
|  | Existing multi-trunk tree | -              | 1   | 50             | 50           |
|  | Shade tree                | -              | 3   | 100            | 300          |
| Total Front Yard                                     | Tall shrub                | -              | 45  | 15             | 675          |
|  | Low shrub                 | -              | 1   | 100            | 100          |
| Interior Side East: 192' x 4.5 = 855 points required | Shade tree                | -              | 1   | 100            | 100          |
|  | Existing shade tree       | -              | 1   | 100            | 100          |
| Total Interior East Side Yard                        | Low shrub                 | -              | 66  | 10             | 660          |
|  | Existing shade tree       | -              | 1   | 100            | 100          |
| Interior Side West: 202' x 4.5 = 909 points required | Existing shade tree       | -              | 6   | 100            | 600          |
|  | Low shrub                 | -              | 31  | 10             | 310          |
| Total Interior West Side Yard                        | Existing shade tree       | -              | 2   | 100            | 200          |
|  | Evergreen tree            | -              | 9   | 60             | 540          |
| Rear: 236' x 4.5 = 1062 points required              | Tall shrub                | -              | 18  | 15             | 270          |
|  | Low shrub                 | -              | 10  | 10             | 100          |
| Total Rear Yard                                      |                           |                |     |                | 1170         |

\*\* 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' horizontal distance 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.



2201 75TH STREET  
 CITY OF DARIEN, ILLINOIS  
 LANDSCAPE COVER SHEET  
 SHEET  
 L1 OF L3  
 CAQ.DRL01

**Manhard CONSULTING**  
 333 SOUTH ROCKFORD ROAD, SUITE 100, DARIEN, ILLINOIS 60415  
 TEL: 708.259.8800 FAX: 708.259.8801  
 WWW.MANHARDCONSULTING.COM  
 Manhard Consulting is an Equal Opportunity Employer. Minorities and women are encouraged to apply.







## 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.

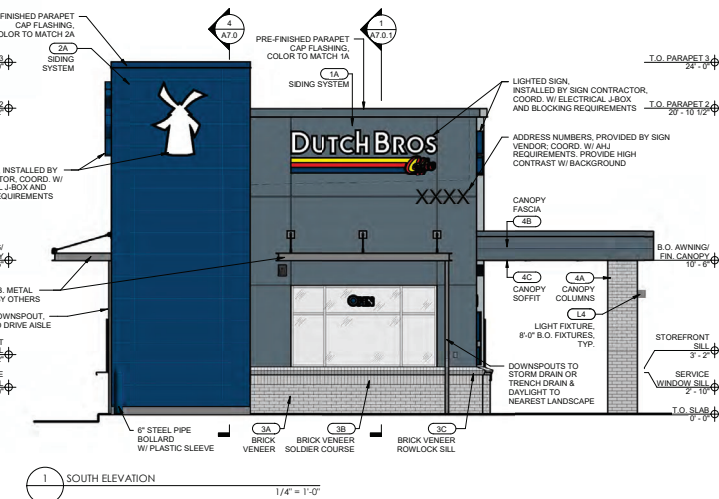
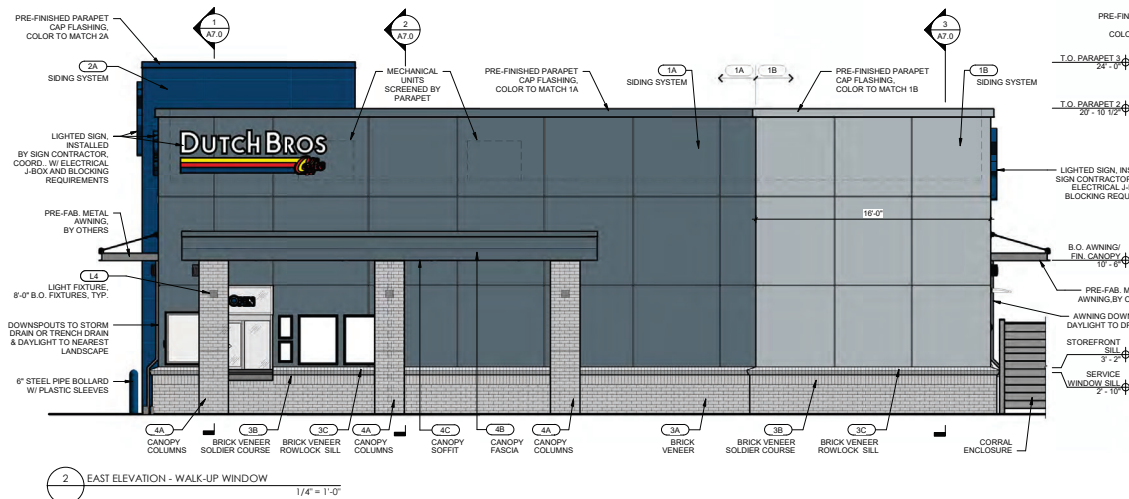
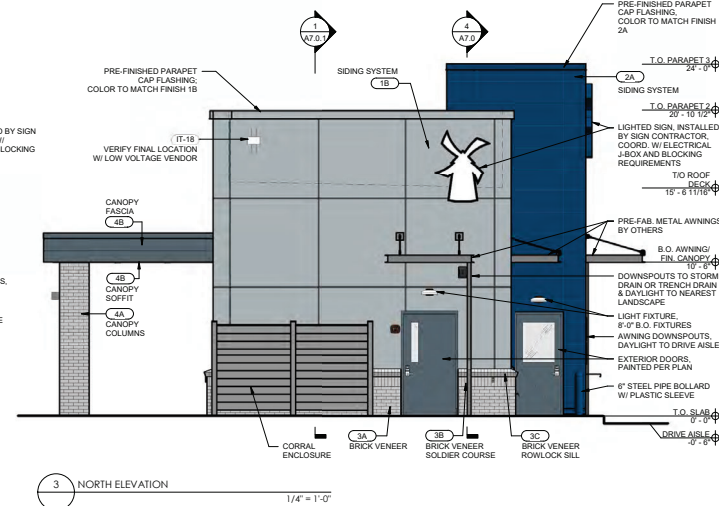
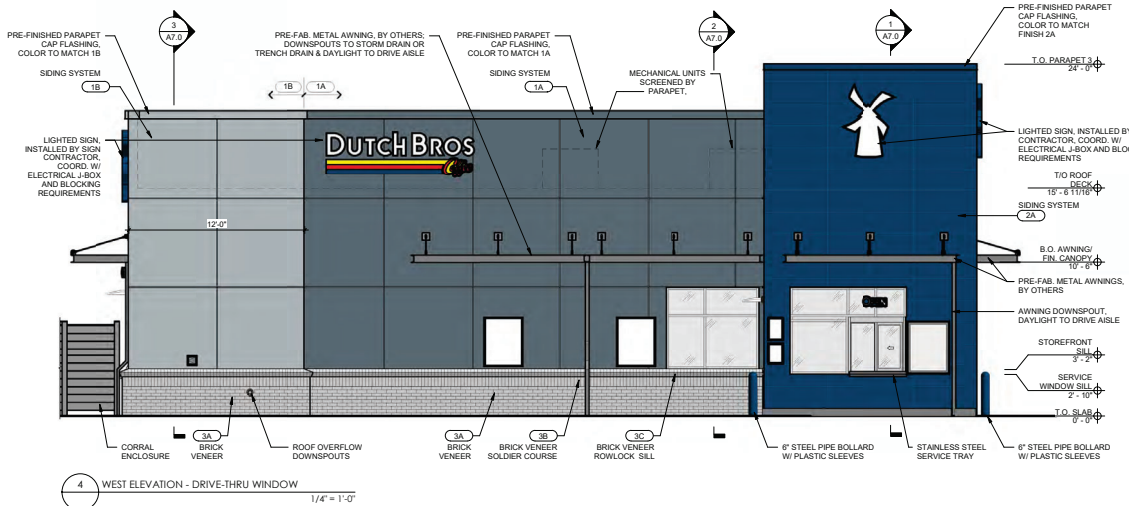
Sincerely,

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

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  |
|-------------------------------|---------------------|------------------------------|--|--|
| <b>ZONE 1 (BODY)</b>          |                     |                              |  |  |
| 1A                            | EFS                 | DRYVIT                       | OUTSULATION PLUS MD  | FINISH: SANDEBBLE FINE<br>COLOR: DBRD 01 102Z S - DARK GRAY  |
| 1B                            | EFS                 | DRYVIT                       | OUTSULATION PLUS MD  | FINISH: SANDEBBLE FINE<br>COLOR: DBRD 01 102Z S - LIGHT GRAY |
| <b>ZONE 2 (TOWER)</b>         |                     |                              |  |  |
| 2A                            | FIBER CEMENT SIDING | NICHHA                       | ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS                          | COLOR: BLDG DB BLUE  |
| <b>ZONE 3 (BASE)</b>          |                     |                              |  |  |
| 3A                            | BRICK VENEER        | GLEN-GERY                    | FULL BED FACE BRICK<br>SIZE: MODULAR<br>(2-1/4" H X 3-5/8" W X 7-5/8" L) | COLOR: STONE GREY KLAYCOAT<br>INSTALL: RUNNING BOND PATTERN  |
| 3B                            | BRICK VENEER        | GLEN-GERY                    | FULL BED FACE BRICK<br>SIZE: MODULAR<br>(2-1/4" H X 3-5/8" W X 7-5/8" L) | COLOR: STONE GREY KLAYCOAT<br>INSTALL: SOLDIER COURSE        |
| 3C                            | BRICK VENEER        | GLEN-GERY                    | FULL BED FACE BRICK<br>SIZE: MODULAR<br>(2-1/4" H X 3-5/8" W X 7-5/8" L) | COLOR: STONE GREY KLAYCOAT<br>INSTALL: ROWLOCK SILL          |
| <b>ZONE 4 (FRAMED CANOPY)</b> |                     |                              |  |  |
| 4A                            | COLUMNS             | GLEN-GERY                    | FULL BED FACE BRICK<br>SIZE: MODULAR<br>(2-1/4" H X 3-5/8" W X 7-5/8" L) | COLOR: STONE GREY KLAYCOAT                                   |
| 4B                            | FASCIA              | WESTERN STATES METAL ROOFING | 1"-GROOVE, 10"   | 3 SIDES: COLOR: BLDG DB DARK GRAY                            |
| 4C                            | SOFFIT              | MEW ELEMENTS                 | NATURAL NORTHWESTERN SPRUCE  | 1x6 T&G, 1/2" REVEAL, SEALED                                 |



Project No: IL1103  
 Dutch Bros Coffee - New Free-standing Store  
 2001 75th Street  
 Downer, IL 60561  
 For: Dutch Bros Coffee  
 1500 W. Atwood Parkway  
 Tempe, AZ 85281

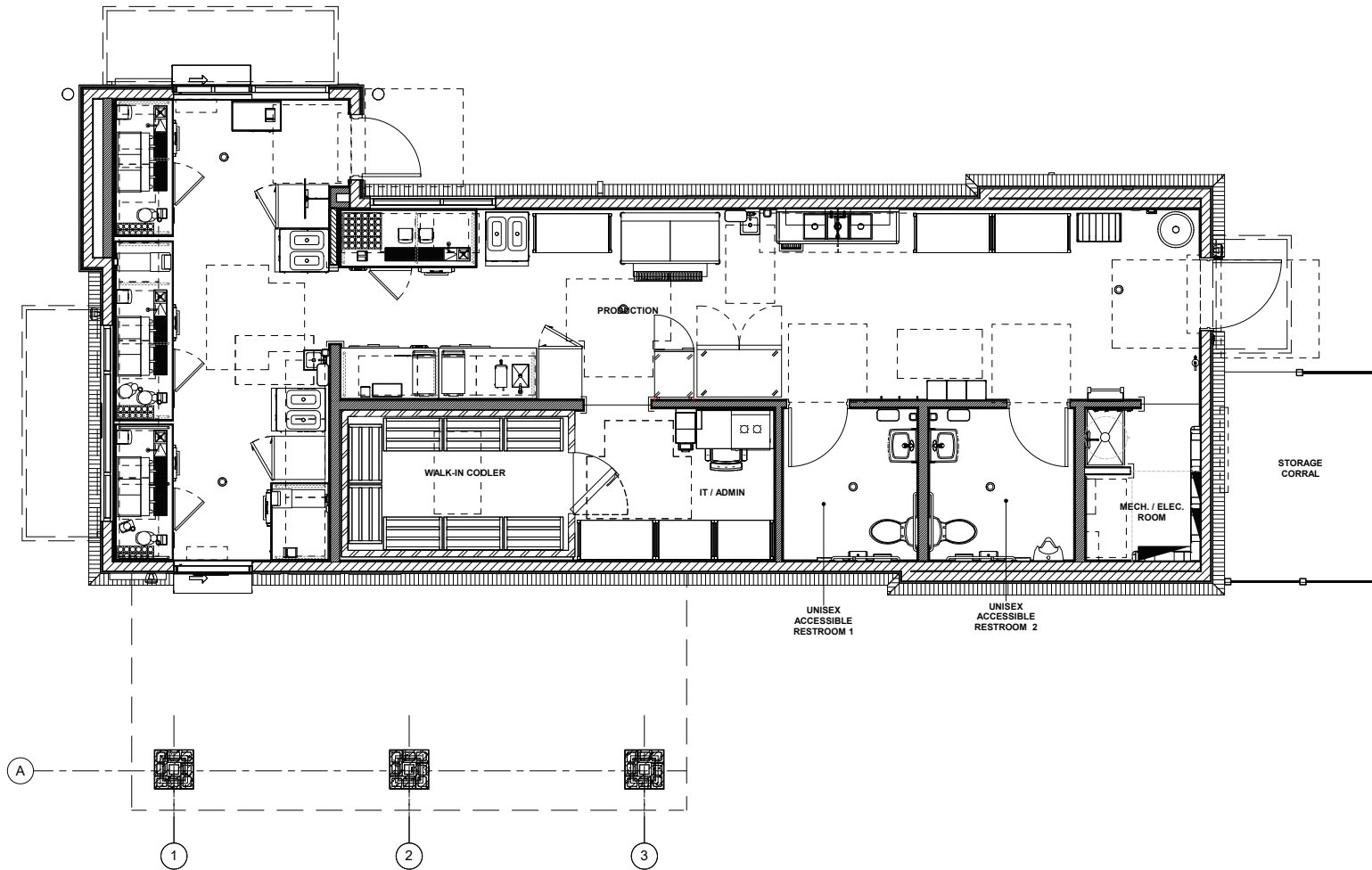
A1 PROTOTYPE 1/12/2025  
 ENTITLEMENTS  
 03/18/2026

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |

SHEET NAME:  
 BUILDING ELEVATIONS - COLOR  
 DRAWN BY: CS    CHECKED BY: EK  
 SHEET NUMBER:

This view (DUTCH BROS) and all associated signs, decorative signage, correct, information and other materials featured depicted is considered a trademark of Dutch Bros Franchising, LLC. All other materials, trademarks, and logos are the property of their respective owners. All other materials, trademarks, and logos are the property of their respective owners. All other materials, trademarks, and logos are the property of their respective owners. All other materials, trademarks, and logos are the property of their respective owners.

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CHIPMAN DESIGN ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF CHIPMAN DESIGN ARCHITECTURE INC.



1

EQUIPMENT PLAN

3/8" = 1'-0"



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

NOT FOR CONSTRUCTION

ANNILATOR-A1

**Project No: IL1103**

Dutch Bros Coffee - New Freestanding Store  
 2001 79th Street  
 Downers Grove, IL 60561  
 For: Dutch Bros Coffee  
 150 W. Ardmore Parkway  
 Tempe, AZ 85281

A1 PROTOTYPE 1/20/2025

ENTITLEMENTS

03/18/2026

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |

SHEET NAME:

EQUIPMENT PLAN

DRAWN BY: CS CHECKED BY: EK

SHEET NUMBER:

**A1.0 - ENT.**

©2025 Franchising USA, LLC





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



**PROJECT INFORMATION**  
**Andy's Frozen Custard - Darien**  
2201 75th St, Darien, IL 60541

**OWNER**  
ANDY'S FROZEN CUSTARD  
211 N. Waukegan  
Springfield, MO 65806

**ARCHITECT**  
HUFFT  
3612 Karlov Boulevard  
Naperville, IL 60563  
P: 630-241-0000  
www.hufft.com

**STRUCTURAL**  
METTEMAYER ENGINEERING, LLC  
2555 W. Channahon Blvd., Suite 300  
Springfield, MO 65807  
P: 417-480-8000

**MEP**  
RTM ENGINEERING CONSULTANTS  
3333 E. Beulah Road, Suite 100  
Springfield, MO 65804  
P: 417-481-0200

**LANDSCAPE ARCHITECT**

**PLAN KEYNOTES**

- FIRE EXTINGUISHER CABINET, RE: A007
- PANELBOARD(S), RE: ELECT DWGS
- BUILDING SIGNAGE, RE: ELECT DWGS
- OUTDOOR PATIO, CONCRETE SLAB W/ SEALER
- PATIO GANTRY AND STRUCTURE, RE: STRUCT DWGS, STEEL COLUMNS, PTD
- DRIVE THRU CANOPY, RE: STRUCT DWGS
- CUSTARD MACHINE SHUT-OFF SWITCH, RE: MEP DWGS
- CUSTARD MACHINE TO STRADDLE FLOOR SINKS
- WALK-IN COOLER/FREEZER, COORDINATE WITH SUPPLIER
- PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES, RE: MEP DWGS
- INSTALL STAINLESS STEEL CORNER GUARDS THROUGHOUT, TYP. ALL EXPOSED CORNERS RE: A007
- CASED OPENING FOR BOH ACCESS
- ANDY'S FROZEN CUSTARD NEON CONE SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED, CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
- ANDY'S FROZEN CUSTARD "SPEICHER ROOT BEER" NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING, SUSPENDED, CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
- SIGNAGE LIGHTING BAND, BY PRINCIPLE SIGN GROUP, RE: ELEC DWGS & SIGNAGE DWGS
- MPO, RE: ELECT DWGS
- TANKLESS WATER HEATERS, RE: MEP DWGS
- WATER SOFTENER, RE: MEP DWGS, KEEP CLOSE TO WALL
- BACK FLOW PREVENTOR, RE: MEP DWGS
- PRESSURE WASHER, RE: MEP DWGS
- WALL SHELVES ABOVE DINNAGE RACKS
- IPAD HOLDER
- ROOF DRAIN DOWN TO BELOW GRADE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- OVERFLOW ROOF DRAIN, STUBOUT AT 12" AFF W/ DRAIN NOZZLE, RE: PLUMB DWGS, KEEP PIPE CLOSE TO WALL
- SECURITY PANEL, RE: ELECT

**NOTE**

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, ETC. AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ARE FROM GRIDLINES TO FINISH FACE OF NEW PARTITIONS, U.O.N.
- REFER TO A101 FOR ADDITIONAL NOTES PERTAINING TO WALL TYPE CONSTRUCTION AND DETAILING.
- REFER TO EQUIPMENT PLAN FOR ALL EQUIPMENT.
- REFER TO WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
- REFERENCE CIVIL SITE PLAN FOR BUILDING LOCATION AND ORIENTATION ON SITE.

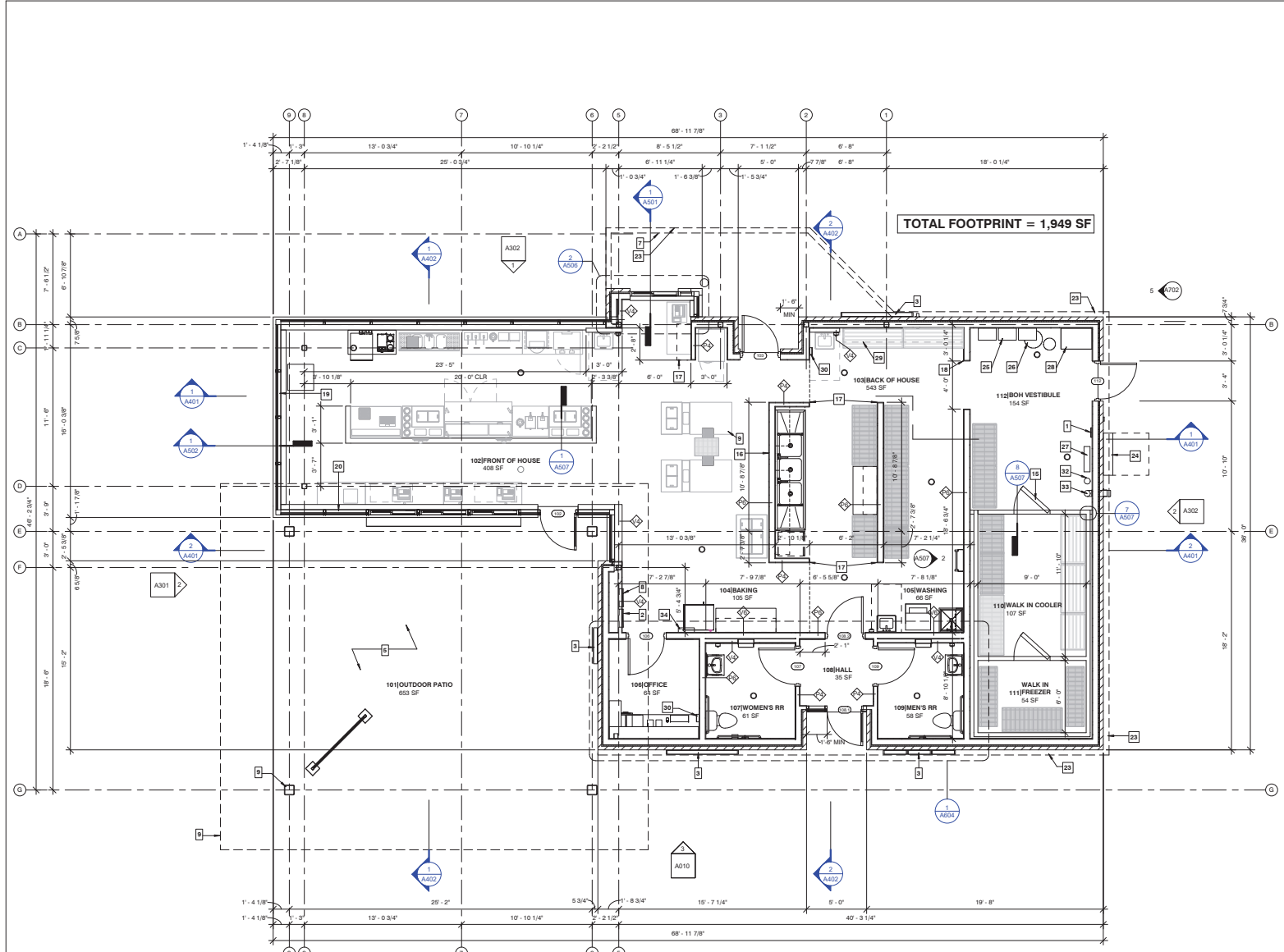
THIS DRAWING WAS PREPARED under the Architect's supervision, and is a "Statement of Design" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and including the design team, management and construction of building elements - coordinate the original conditions, and established laws and property of the Architect. Receipt or possession of this Drawing confers no rights, or license to disclose to others, or to make further drawings thereon for any not authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2024 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integration with Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary. What is required by one is as binding as if required by all. Application of a detail or equipment that Works, Cutouts and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect or the as. Dimensions indicated are to the face of a material, unless noted otherwise.

Architect  
License Number  
Drawn By: RTM  
Project Number: 703

FLOOR PLAN

**A101**



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 S. Main Street  
 Springfield, MO 65808  
 www.andys.com

**ARCHITECT:**  
 HUFFT  
 3612 Karlov Boulevard  
 Naperville, IL 60563  
 P. 630-251-0200  
 www.hufft.com

**STRUCTURAL:**  
 METTEMAYER ENGINEERING, LLC  
 2255 W. Chestnut Blvd., Suite 300  
 Springfield, MO 65807  
 P. 417-880-8000

**CONTRACTOR:**

**MEP:**  
 RTM ENGINEERING CONSULTANTS  
 3331 E. Beulah Road, Suite 100  
 Springfield, MO 65804  
 P. 417-881-0200

**LANDSCAPE ARCHITECT:**

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

**REVISION SCHEDULE:**

| NO. | DATE | ISSUE |
|-----|------|-------|
|     |      |       |

THIS DRAWING WAS PREPARED under the Architect's supervision and is an "Instrument of Service" intended solely for use by the Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and existing site plan, management or construction of the building elements - coordinate the original conditions, and established work and property of the Architect. Receipt or possession of this Drawing confers no rights, or license to disclose to others the actual center dimensions herein for any not authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2026 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary - what is required by one is as binding as if required by all. Application of a material or equipment item in the Contract or other documents constitutes an approval of that Work. Cutlines and measure dimensions - DO NOT SCALE DRAWINGS unless directed by the Architect in the dimensions indicated are to the face of a material, unless noted otherwise.

Architect:  
 Designer:  
 Drafter: NY  
 Project Number: 703

RENDERINGS



NORTH ELEVATION

**EXTERIOR FINISH SCHEDULE**

| #    | DESCRIPTION  |
|------|--|
| AS-1 | DRIVE-THRU CANOPY MATERIAL:<br>LONGBOARD<br>8" V-GROOVE EXTRUDED ALUM SOFFIT PANELS<br>COLOR: BONE WHITE                             |
| AS-2 | PATIO CANOPY MATERIAL:<br>LONGBOARD<br>8" V-GROOVE EXTRUDED ALUM SOFFIT PANELS<br>COLOR: CHILI PEPPER                                |
| C-1  | COPING/ROOF EDGE TYPE 1:<br>PRE-FINISHED ALUMINUM CAP AND SILL<br>FLASHING AT MASONRY VENEER AND, TYP.<br>COLOR: MATCH MASONRY COLOR |
| C-2  | COPING/ROOF EDGE TYPE 2:<br>ANNOZIDED ALUMINUM CAP AND SILL<br>FLASHING AT STOREFRONT, TYP.<br>COLOR: MATCH STOREFRONT FRAMING       |
| GL-1 | GLAZING TYPE 1:<br>STOREFRONT<br>MINIR. KAWNEER 451T<br>COLOR: CLEAR ANNOZIDED   |
| M-1  | MASONRY TYPE 1:<br>MODULAR BRICK<br>GLEN GERRY<br>COLOR: EBONITE VELOUR<br>GRID/T: TO MATCH BRICK                                    |
| N-1  | PERIMETER FASCIA & SHIELDED LED LIGHTING:<br>BY PINNACLE SIGN GROUP<br>ANNOZIDED ALUM. FASCIA W/ LED LIGHTING                        |

**Hufft**

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

**OWNER**  
 ANDY'S FROZEN CUSTARD  
 211 S. Waukegan  
 Skokie, IL 60076

**ARCHITECT**  
 HUFFT  
 3612 Norma Boulevard  
 Naperville, IL 60563  
 P: 630-291-0200  
 www.hufft.com

**STRUCTURAL**  
 METTEMEYER ENGINEERING, LLC  
 2555 W. Chestnut Blvd., Suite 300  
 Springfield, IL 62767  
 P: 417-480-8000

**MEP**  
 RTM ENGINEERING CONSULTANTS  
 3333 E. Ballwin Road, Suite 1000  
 Naperville, IL 60564  
 P: 630-291-0200

**LANDSCAPE ARCHITECT**



WEST ELEVATION

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

| NO. | DATE | ISSUE |
|-----|------|-------|
|     |      |       |

THIS DRAWING WAS PREPARED under the Architect's supervision and is a "Statement of General Professional Liability" for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction documents, and existing site plans, management and construction of spaces or building elements; coordinate the original conditions, and established facts and property of the Architect. Receipt or possession of this Drawing confers no rights, or license or authority to others, the Architect neither warrants nor is he authorized to warrant. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2026 by Hufft Projects LLC.

THIS DRAWING MAY BE PART of an integration of all Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are comprehensive. What is required by one is as binding as if required by all. Application of material or equipment shall be in accordance with the manufacturer's instructions of that Work. Cutbacks and measure dimensions - DO NOT SCALE DRAWING unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

Architect  
 License Number:  
 Dawn R. Huff  
 Project Number: 703

**ELEVATIONS**

**A301**



SOUTH ELEVATION

**EXTERIOR FINISH SCHEDULE**

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

**Hufft**

**PROJECT INFORMATION**  
**Andy's Frozen Custard - Darien**  
 2201 75th St, Darien, IL 60541

**OWNER**  
 ANDY'S FROZEN CUSTARD  
 211 S. Wake Street  
 Springfield, MO 65806  
 www.andysoy.com

**ARCHITECT**  
 HUFFT  
 3612 Karlov Boulevard  
 Naperville, IL 60563  
 P: 815-351-0200  
 www.hufft.com

**STRUCTURAL**  
 METTEMAYER ENGINEERING, LLC  
 2551 W. Chestnut Blvd., Suite 300  
 Springfield, MO 65807  
 P: 417-880-8000

**CON.**  
 WTM ENGINEERING CONSULTANTS  
 3333 E. Belfield Road, Suite 1000  
 Springfield, MO 65804  
 P: 417-881-0200

**LANDSCAPE ARCHITECT**  
 WTM ENGINEERING CONSULTANTS  
 3333 E. Belfield Road, Suite 1000  
 Springfield, MO 65804  
 P: 417-881-0200

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

| NO. | DATE | ISSUE |
|-----|------|-------|
|     |      |       |

**THIS DRAWING WAS PREPARED** under the Architect's supervision, and is an "Instrument of Service." Intellectual liability will rest on the Architect for this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and existing utility lines, management and condition of existing building elements; coordinate the original conditions, and established work and property of the Architect. Receipt or possession of this Drawing confers no rights, or license to disclose or release the architect's confidential notes for any not authorized purposes. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2026 by Hufft Projects LLC.

**THIS DRAWING MAY BE PART** of an integration of all Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are comprehensive. What is required by one is as binding as if required by all. Application of a detail or equipment shall be in accordance with the manufacturer's installation of that Work. Cuttable and measure dimensions. DO NOT SCALE DRAWING unless directed by the Architect to do so. Dimensions indicated are to the face of a material, unless noted otherwise.

**Architect**  
 License Number:  
 Dawn R. Huff  
 Project Number: 703

**ELEVATIONS**

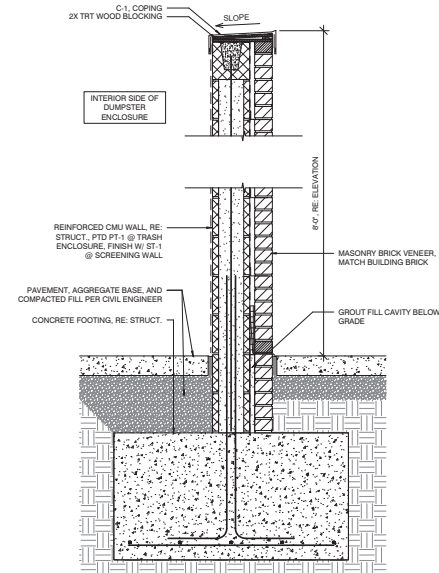


EAST ELEVATION

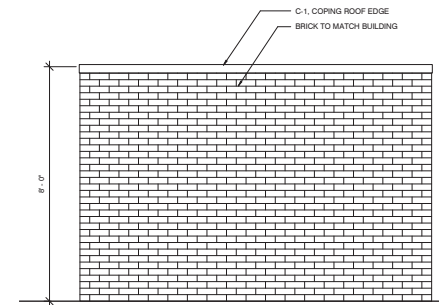
**A302**

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "Instrument of Service" intended solely for use by our Client on this project. The Architect disclaims responsibility for the existing building structure, existing site conditions, existing construction elements, and existing site plan, management and construction of spaces or building elements - contribute the original conditions, and established laws and codes of the Architect. Receipt or possession of this Drawing confers no rights, or license to disclose to others the architect's confidential notes or any not published drawings. Unauthorized reproduction, distribution or dissemination - in whole or in part - is strictly prohibited. All rights reserved © 2026 by Hufft Projects LLC.

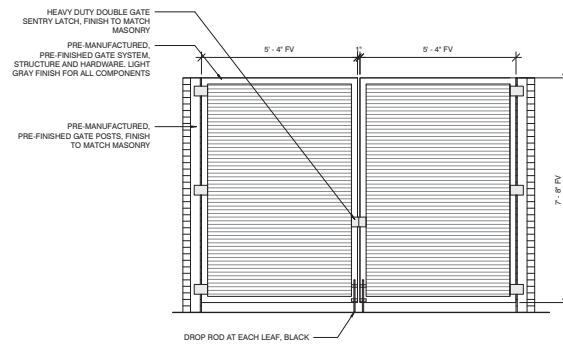
THIS DRAWING MAY BE PART of an integrated set of Construction Documents, including the Contract, the Conditions and the Specifications. The Contract Documents are complementary. What is required by one is as binding as if required by all. Application of a material or equipment shall be the standard of others. Construction shall conform to the Work, Conditions and measure dimensions. DO NOT SCALE DRAWINGS unless directed by the Architect in the drawings. Dimensions indicated are to the face of a material, unless noted otherwise.



**3 DUMPSTER ENCLOSURE - SECTION**  
 1/2" = 1'-0"



**1 TYP. ELEVATION - DUMPSTER ENCLOSURE**  
 1/22" = 1'-0"



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



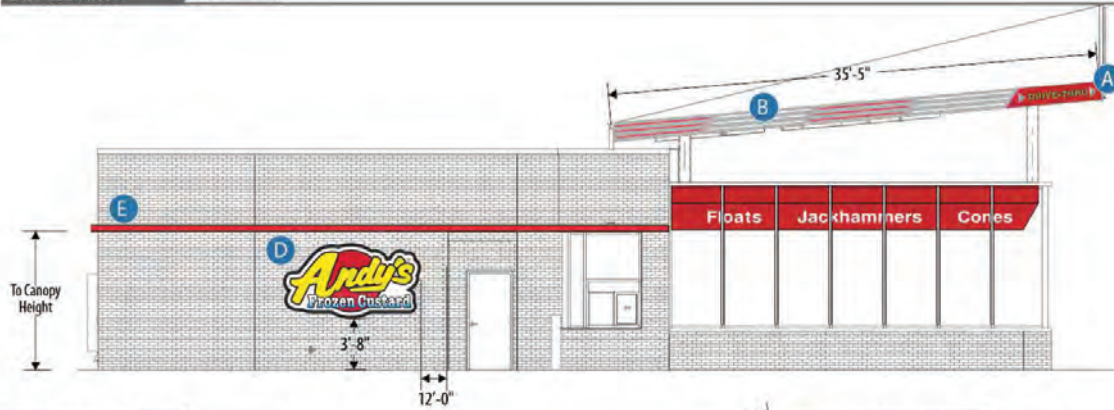
**PINNACLE SIGN**  
GROUP  
VISUAL BRANDING THAT MAKES A DIFFERENCE

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

DARIEN, IL

EAST ELEVATION SCALE: 1" = 9'

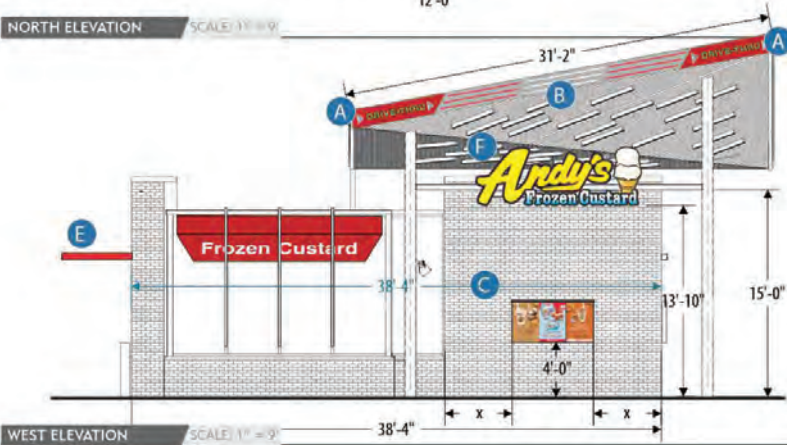
\*Drawings are Typical Pending Architectural Renderings



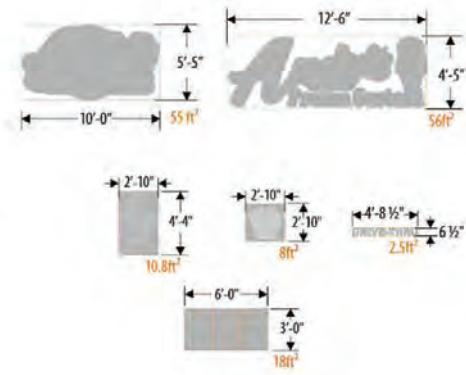
- ELECTRICAL INFO
- PERMITTING INFO
- SIZE AND PLACEMENT

NORTH ELEVATION SCALE: 1" = 9'

SOUTH ELEVATION SCALE: 1" = 9'



WEST ELEVATION SCALE: 1" = 9'



THIS DRAWING OR ANY COPY IS THE PROPERTY OF PINNACLE SIGN GROUP UNLESS PURCHASED OR WRITTEN CONSENT FROM PSG © 2023 PINNACLE SIGN COMPANY; UNAUTHORIZED USE OF THIS WORK FOR ANY PURPOSE WILL RESULT IN LEGAL ACTION.

# PINNACLE SIGN GROUP

## ANDY'S FROZEN CUSTARD

CUSTOMER  
 0223-26-ELEV-1 AS SHOWN  
 DRAWING NUMBER ELEVATION  
 02.23.26  
 DATE REVISED  
 DEREK CROUCH DESIGNER  
 TIM SWAIM PROJECT MANAGER

## DARIEN, IL

SIGN SCHEDULE QUANTITY

- BUILDING SIGNAGE**
- ▶ LED Illuminated Corner Fascia Cabinets (AFC-OPT-FASC-2) 4 Sections
- ▶ LED Illuminated Fascia Cabinets (AFC-OPT-FASC-1) 11 Sections
- ▶ LED Illuminated Seasonal Menu (AFC-NTYP-MENU-2) 1
- ▶ Pan Embossed Wall Logo (AFC-STND-EWAL-2) 2
- ▶ LED Accent Light Band (1002-21-BAND-1) 140 Linear Feet
- ▶ Channel Cabinets (AFC-OPT-EWAL-2) 1
- WINDOW SIGNAGE**
- ▶ LED "Made Fresh Hourly" Sign (AFC-STND-IWAL-2 LED) 1
- ▶ LED "Sprecher" Sign (AFC-STND-IWAL-3 LED) 1

| EXTERIOR SIGN - EAST                       | EXTERIOR SIGN - WEST                       |
|--|--|
| FACADE AREA FT² 1,032                      | FACADE AREA FT² 1,032                      |
| ALLOWABLE @ 2 1/2% Sign Coverage 214 Total | ALLOWABLE @ 2 1/2% Sign Coverage 214 Total |
| DRIVE THRU LETTERS 2.50" x 1 2.5           | DRIVE THRU LETTERS 2.50" x 1 2.5           |
| 10' ANDY'S LOGO 55H x 7 55                 | 10' ANDY'S LOGO 55H x 7 55                 |
| TOTAL SIGNAGE # 57.5                       | TOTAL SIGNAGE # 57.5                       |

| EXTERIOR SIGN - CENTER        |
|-------------------------------|
| FACADE AREA FT² 513           |
| ALLOWABLE @ 2 1/2% 214 Total  |
| SEASONAL MESSAGES 4H x 3 15   |
| CHANNEL CABINETS 56H x 1 56   |
| DRIVE THRU LETTERS 2.5H x 2 5 |
| TOTAL SIGNAGE # 79            |

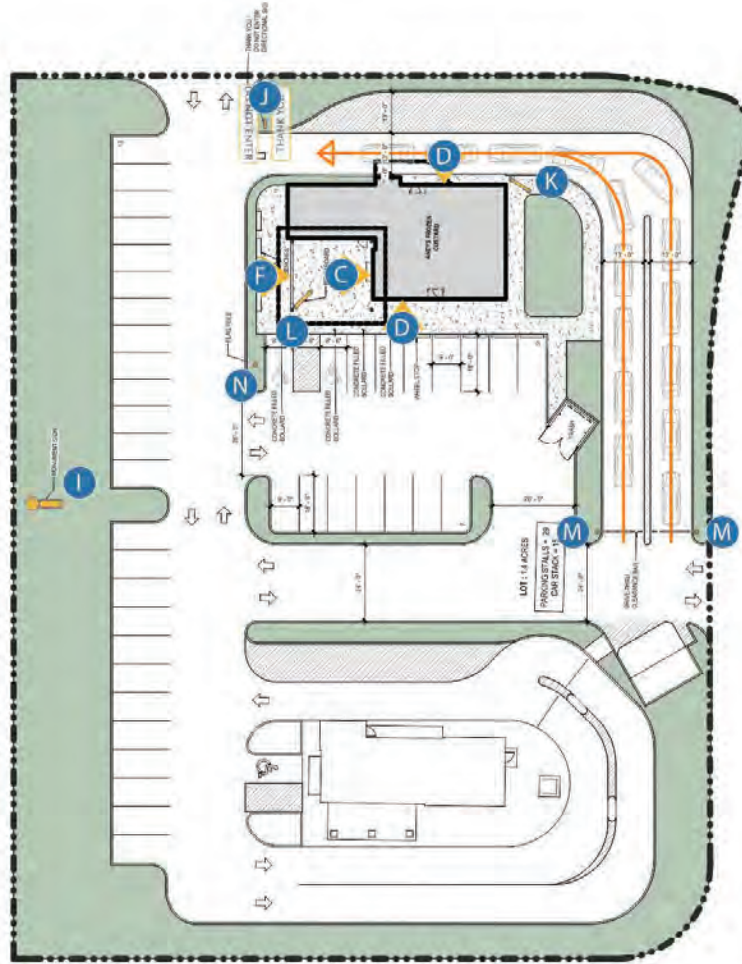
ANDY'S FROZEN CUSTARD LOCATION(S) ILLINOIS 023 01 75 74 ST. DARIEN, IL 60561 (LAST REVISION)

SIGN SCHEDULE SCALE: NTS

- I** MONUMENT (AFC-STND-MONU-1)  
Masonry Structure, 8' tall; Illuminated Pan-Face Logo; Changeable Copy Board; Address Number PCB
- J** DIRECTIONAL SIGN (AFC-STND-DIRE-1)  
7' 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 in 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; 5' x 4' Andy's Flag; Flood Lighting

PLACEMENT DETAIL SCALE: NTS

SITE MAP SCALE: 1"=25'



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER  
0223-26-SITE-1 AS SHOWN  
DRAWING NUMBER FILE(AT/G)

02.23.26  
DATE REVISED

DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

DARIEN, IL  
LOCATION

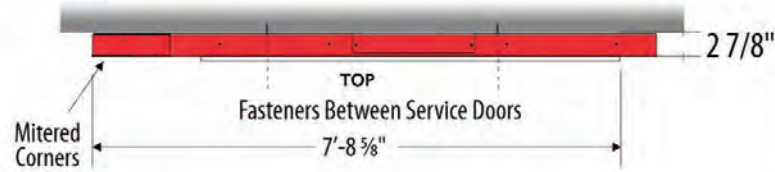
SIGN SCHEDULE QUANTITY

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

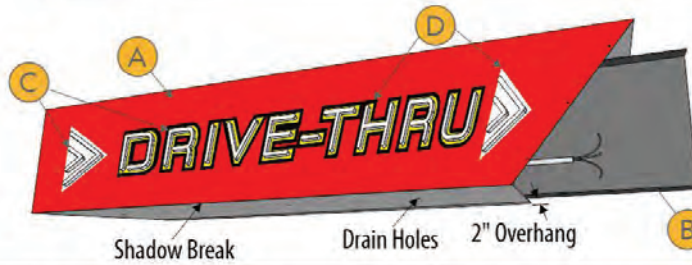


ORTHOGRAPHIC VIEWS / SCALE: 3/4"=1'

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



THIS DRAWING OR ANY COPY IS THE PROPERTY OF PINNACLE SIGN GROUP UNLESS PURCHASED OR WRITTEN CONSENT FROM PSG © 2022 PINNACLE SIGN COMPANY/ UNAUTHORIZED USE OF THIS WORK FOR ANY PURPOSE WILL RESULT IN LEGAL ACTION.

ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-OPT-FASC-1

DRAWING NUMBER

AS SHOWN

ELEVATION

03.21.23

DATE REVISED

DEREK CROUCH

DESIGNER

TIM SWAIM

PROJECT MANAGER

ALL

LOCATION

SCOPE OF WORK

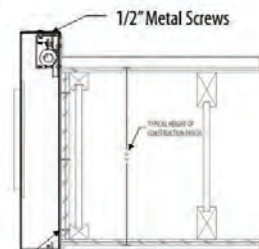
- .040 Polished Aluminum Face
- .063 Aluminum Backpan
- 1" Internally LED Illuminated Acrylic Push Thru - White Translucent Front/Back
- Vinyl Applied to Face
  - Vinyl - 3M 2090 Hot Rod Red (Opaque)
  - Vinyl - Digital Print Applied to Red Vinyl (Opaque)
- Access Panel

**ELECTRICAL REQUIREMENTS**

120V; 2.75A per Cabinet

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

ATTACHMENT METHOD

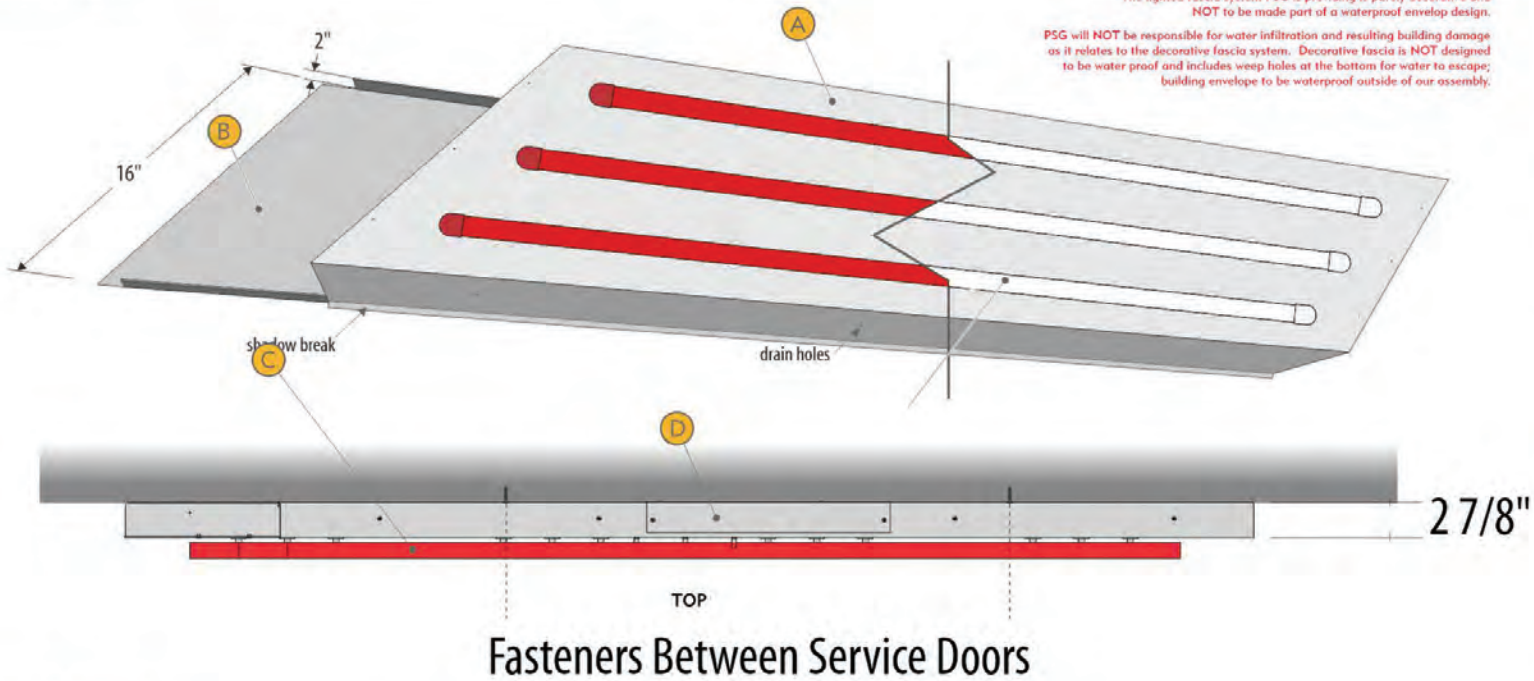


Deck Screws w/ Rubber Washer



A-ANDY'S FROZEN CUSTARD MASTER/WASTER 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.



THIS DRAWING OR ANY COPY IS THE PROPERTY OF PINNACLE SIGN GROUP UNLESS PURCHASED OR WRITTEN CONSENT FROM PSG © 2022 PINNACLE SIGN COMPANY; UNAUTHORIZED USE OF THIS WORK FOR ANY PURPOSE WILL RESULT IN LEGAL ACTION.

ANDY'S FROZEN CUSTARD  
CUSTOMER

AFC-OPT-FASC-2  
DRAWING NUMBER

AS SHOWN  
ELEVATION

02.14.25  
DATE REVISED

DEREK CROUCH  
DESIGNER

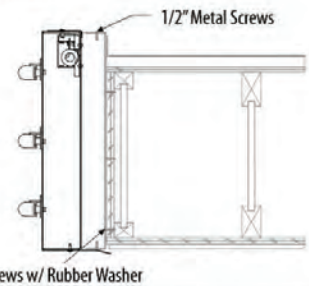
TIM SWAIM  
PROJECT MANAGER

ALL  
LOCATION

SCOPE OF WORK

- ▶ .040 Polished Aluminum Face
  - Finish - Bright Clear Anodized Aluminum
- ▶ .063 Aluminum Backpan
- ▶ LED Illuminated Sloan LEDstripe Lighting
  - Contour Lighting - White
  - Contour Lighting - Red
- ▶ Access Panel

ATTACHMENT METHOD



ANDY'S FROZEN CUSTARD MASTER RENDERINGS

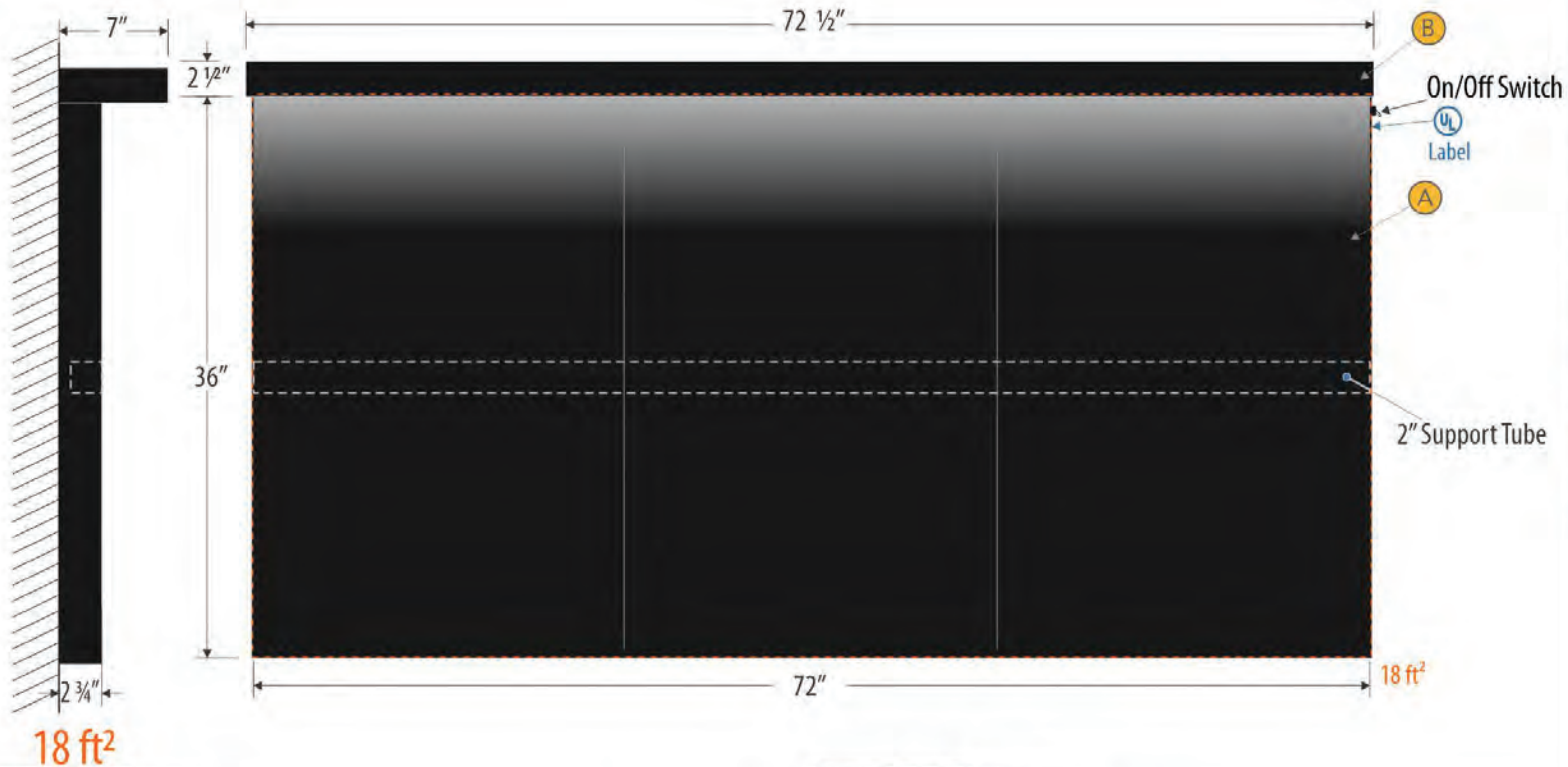


PHOTO EXAMPLE SCALE: NTS



ASSEMBLY (SIMILAR) SCALE: NTS



**ELECTRICAL REQUIREMENTS**  
120V, 1 AMP 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

**ANDY'S FROZEN CUSTARD**

|                 |                       |
|-----------------|-----------------------|
| CUSTOMER        | ANDY'S FROZEN CUSTARD |
| DRAWING NUMBER  | AFC-NTYP-MENU-2       |
| ELEVATION       | AS SHOWN              |
| DATE REVISION   | 07.20.22              |
| DESIGNER        | DEREK CROUCH          |
| PROJECT MANAGER | TIM SWAIM             |

- ALL**
- LOCATION
- SCOPE OF WORK
- ▶ Painted Steel Magnetic Backer
    - Paint - Black (Satin)
  - ▶ Light Shield w/ Downcast LED Lighting
    - Paint - Black (Satin)
  - ▶ Replaceable Magnetic Seasonal Menus (by Others)

ATTACHMENT METHOD:



ORTHOGRAPHIC VIEWS SCALE: 3/4" = 1"



PHOTO EXAMPLE SCALE: NTS



ILLUMINATED VIEW SCALE: NTS



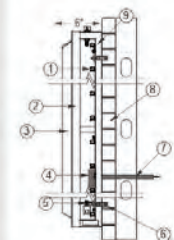
ANDY'S FROZEN CUSTARD - MASTER

|                          |                 |
|--------------------------|-----------------|
| CUSTOMER                 |                 |
| AFC-STND-EWAL-2          | AS SHOWN        |
| DRAWING NUMBER ELEVATION |                 |
| 07.29.22                 |                 |
| DATE REVISED             |                 |
| BUDDY HINDS              | TIM SWAIM       |
| DESIGNER                 | PROJECT MANAGER |

ALL LOCATION SCOPE OF WORK Internally Illuminated Panfaced Wall Sign

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

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



MOUNTING VIEW SCALE: NTS

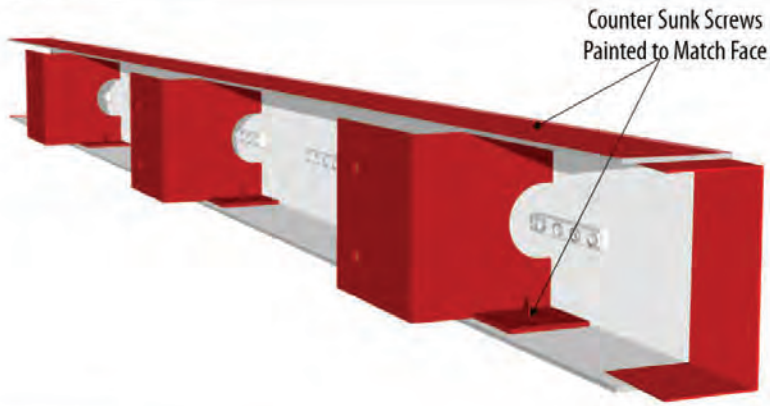
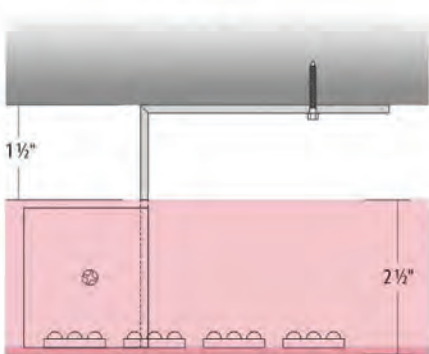


PHOTO EXAMPLE SCALE: NTS

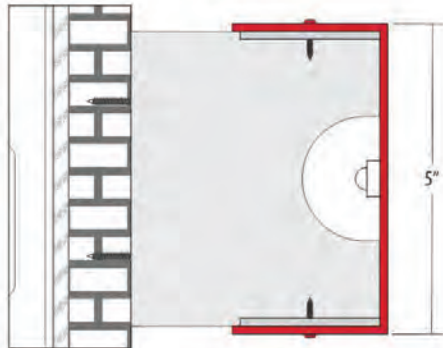


ATTACHMENT VIEW SCALE: 1:2

TOP VIEW



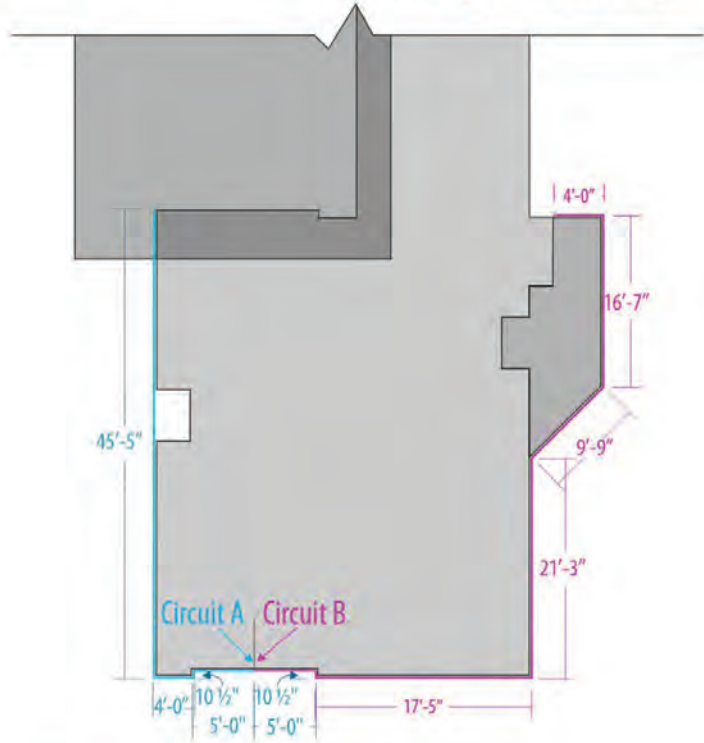
SIDE VIEW



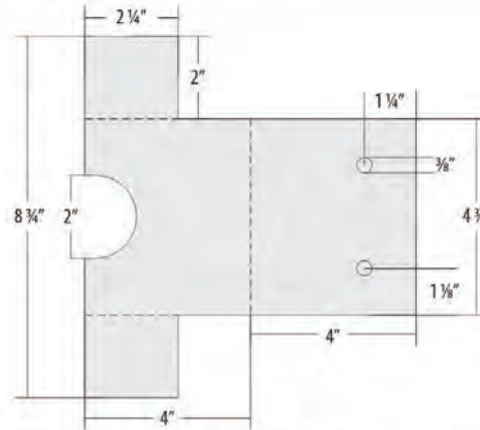
OVERHEAD VIEW SCALE: 1"=10'

\*Drawings are Typical Pending Architectural Renderings

\*See Installation packet for final circuit layout



EXPLODED BRACKET VIEW SCALE: 1:3



**ANDY'S FROZEN CUSTARD**

|                 |                      |
|-----------------|----------------------|
| CUSTOMER        |                      |
| DRAWING NUMBER  | AS SHOWN (ELEVATION) |
| DATE REVISED    | 03.14.22             |
| PROJECT MANAGER | DEREK CROUCH         |
| DESIGNER        | TIM SWAIM            |
| LOCATION        | DARIEN, IL           |
| SCOPE OF WORK   |                      |

**Reverse Channel Light Stripe**

- ▶ **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 (Glass)
- ▶ **Aluminum Mount Brackets**
  - Painted
  - Mechanically Fastened to Exterior Wall
  - Paint - MP 10224 Hot Rod Red (Glass)

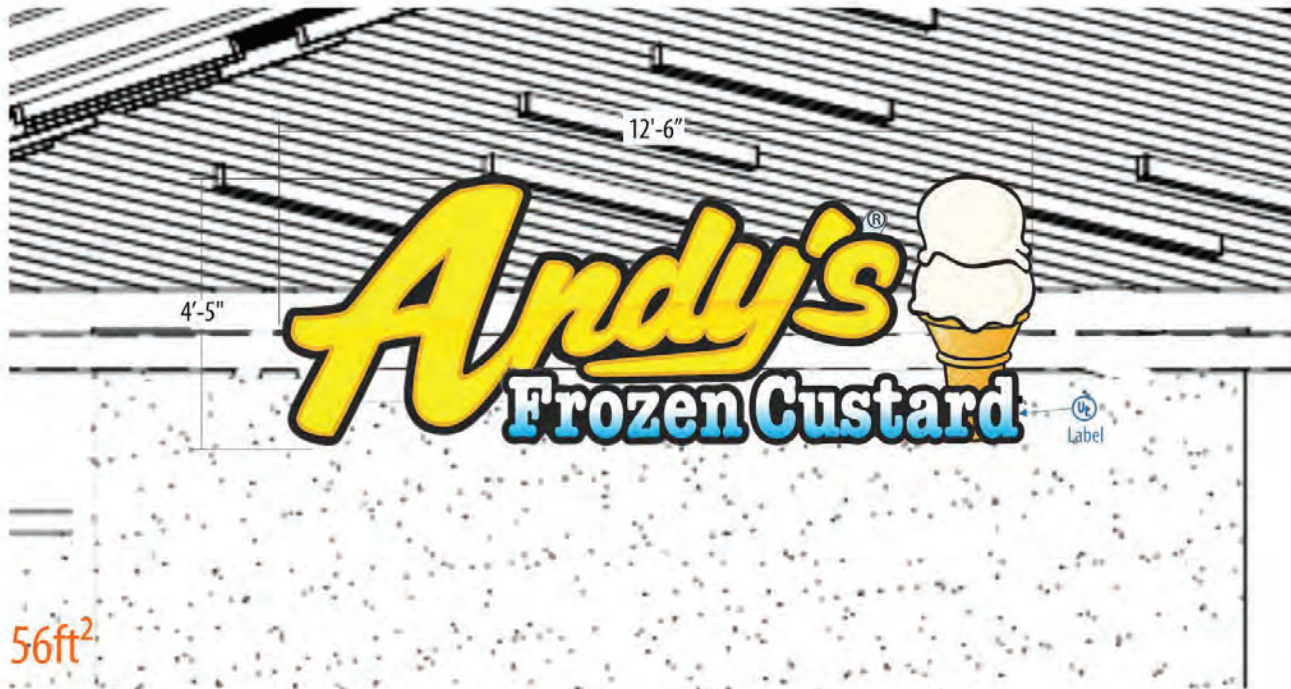
Electrical Info:

Section A: 1-10 Amp Circuit  
Section B: 1-10 Amp Circuit



ELEVATION VIEW SCALE: 1:20

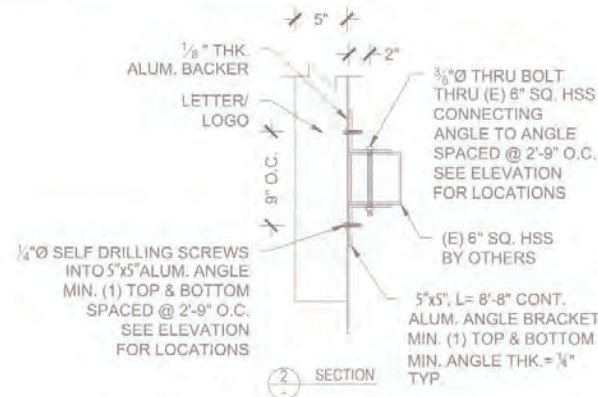
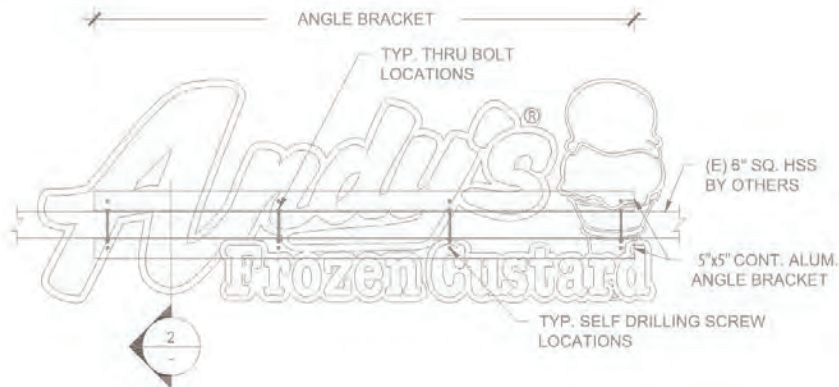
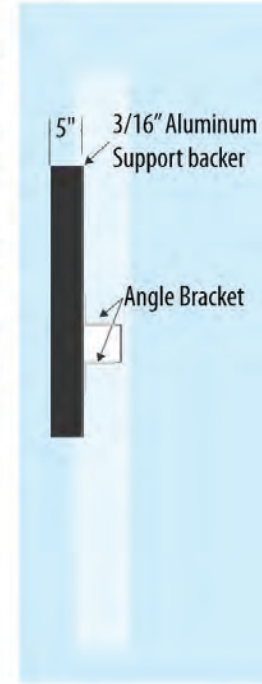
SIDE/CUTAWAY VIEW SCALE: NTS



56ft<sup>2</sup>

BACK VIEW SCALE: NTS

ATTACHMENT VIEW SCALE: NTS



**ANDY'S FROZEN CUSTARD**

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

**ALL**  
 LOCATION  
 SCOPE OF WORK  
**Internally Illuminated Channel Cabinets**

- ▶ **Trimcap**
  - Black
- ▶ **5" Returns**
  - Black
- ▶ **Digitally Printed Graphics Applied To Acrylic Faces**
  - Vinyl - Digital Print
- ▶ **Mounted to Aluminum Backer - Backer mounted to horizontal beam w/ aluminum angle brackets**
  - Paint - Black (Satin) (Back)
  - Paint - White (Satin) (FACE)
- ▶ **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



ANDY'S FROZEN CUSTARD MASTER RENDERINGS STANDARD DRAWINGS OPTIONAL DRAWINGS

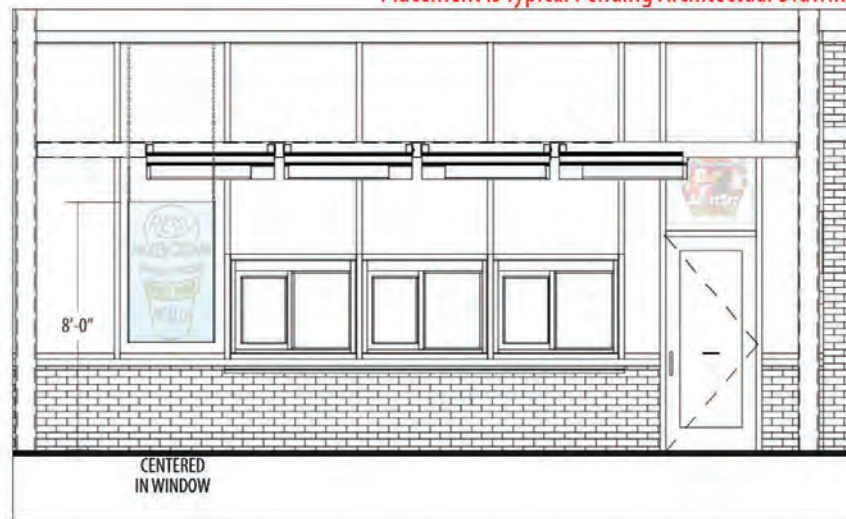
ELEVATION VIEW SCALE: 1/8"



PRODUCT PHOTO SCALE: NTS



PLACEMENT INFO SCALE: 1/4" = 1'



\* Placement is Typical Pending Architectural Drawings

PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

|                 |                       |
|-----------------|-----------------------|
| CUSTOMER        | ANDY'S FROZEN CUSTARD |
| DRAWING NUMBER  | AFC-STND-IWAL-2 LED   |
| ELEVATION       | AS SHOWN              |
| DATE REVISED    | 06.27.22              |
| DESIGNER        | DEREK CROUCH          |
| PROJECT MANAGER | TIM SWAIM             |

LOCATION

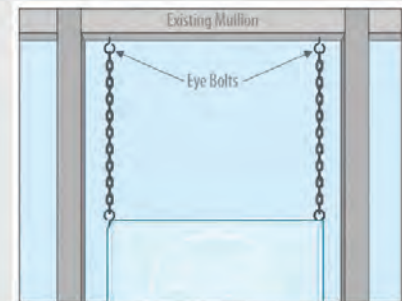
LOCATION

SCOPE OF WORK

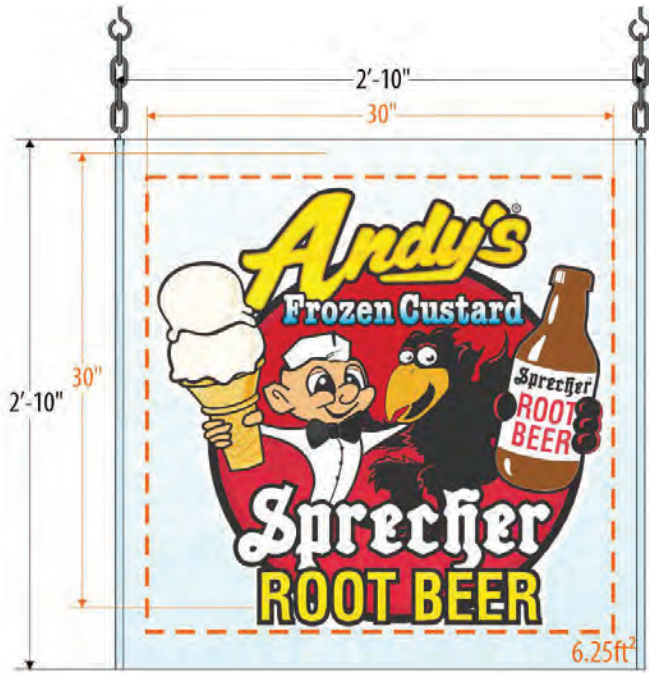
Hanging LED Window Sign

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

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



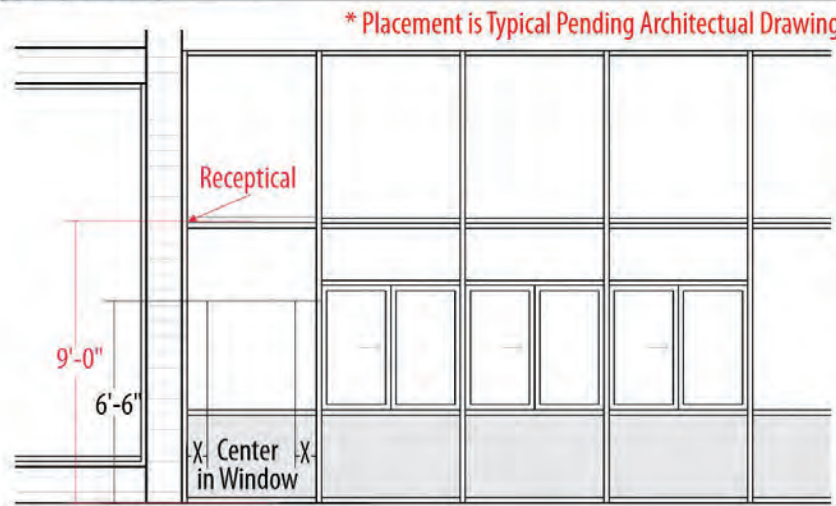
ELEVATION VIEW SCALE: 1/8"



PRODUCT PHOTO SCALE: NTS



TYPICAL PLACEMENT SCALE: 1/4"=1'



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

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

01.23.24  
DATE REVISED

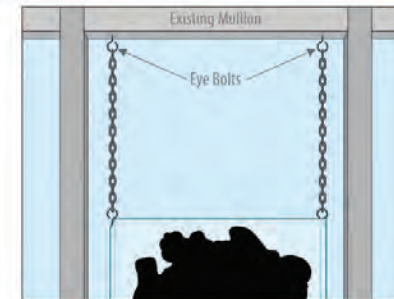
DEREK CROUCH TIM SWAIM  
DESIGNER PROJECT MANAGER

ALL  
LOCATION

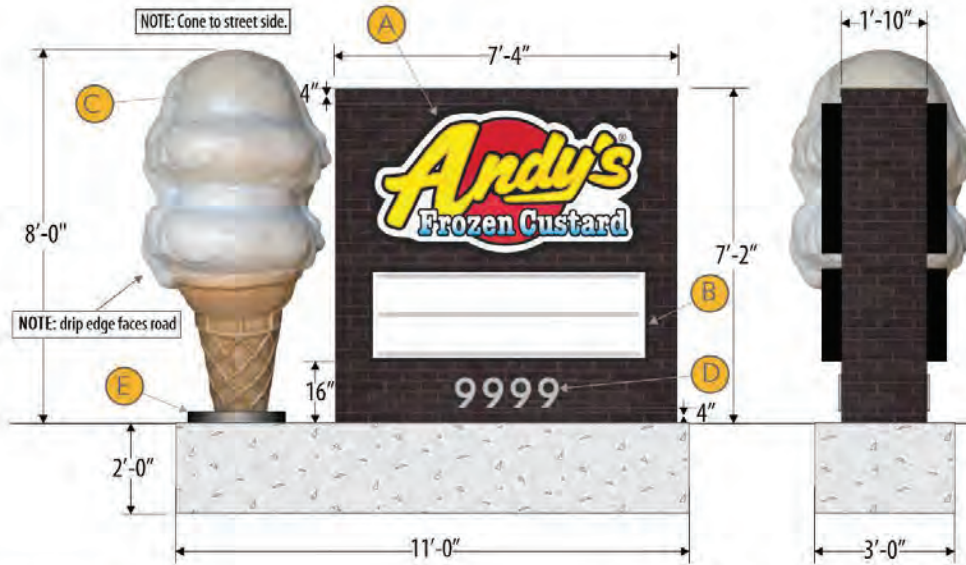
SCOPE OF WORK  
Hanging LED Window Sign

- ▶ Chain D-Clip to Ceiling (Adjust to Measure)
- ▶ 6' Cord to 120v Service
- ▶ On/Off Switch w/ Chain
- ▶ 3/16" Clear Acrylic, Custom Bent to Shape
- ▶ LED ContourTube lighting Over Top of Face
  - Lighting - White
- ▶ Digital Print Vinyl Applied to Face
  - Vinyl - Digital Print

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



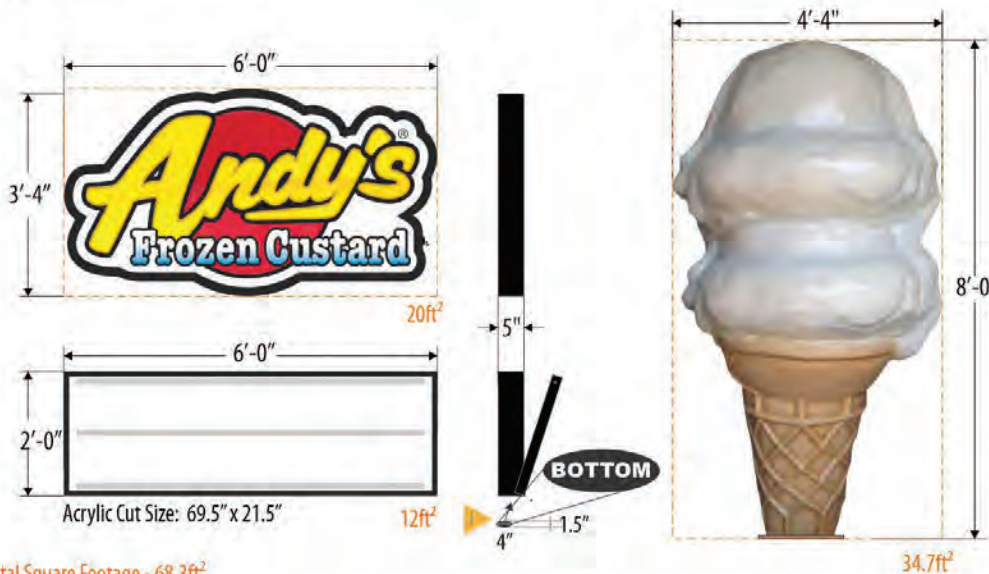
ORTHOGRAPHIC VIEWS SCALE: 3/8" = 1'



ILLUMINATED VIEW SCALE: NTS



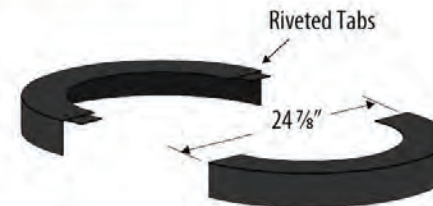
ELEVATION VIEW SCALE: 1/2" = 1'



ADDRESS LETTERS SCALE: 3/4" = 1'



BASE PLATE COVER SCALE: NTS



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

THIS DRAWING OR ANY COPY IS THE PROPERTY OF PINNACLE SIGN GROUP UNLESS PURCHASED OR WRITTEN CONSENT FROM PSG © 2022 PINNACLE SIGN COMPANY/ UNAUTHORIZED USE OF THIS WORK FOR ANY PURPOSE WILL RESULT IN LEGAL ACTION.

ANDY'S FROZEN CUSTARD

CUSTOMER: ANDY'S FROZEN CUSTARD  
 AFC-STND-MONU-1 AS SHOWN  
 DRAWING NUMBER: ELEVATION

DATE REVISED: 08.02.22

DESIGNER: DEREK CROUCH  
 PROJECT MANAGER: TIM SWAIM

ALL LOCATION

SCOPE OF WORK

2-Sided Monument w/ Full Cone

LED Illuminated Contoured Aluminum Cabinet with Pan Embossed Backspray Painted Face

- Black (Gloss)
- See Logo Chart for Color Specs

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)

3-D Fiberglass Cone Mounted to Monument Platform

Painted 1/2" Acrylic FCO Address; Stud Mounted Flush to Monument Face

- MP 1vs93 Super Sparkle Silver (Satin)

Aluminum Bolt/Flange Covers

- Black (Gloss)

Qty. 2-100 pc. 8 on 9 Std Cond. Font Letters; Qty. 1-50 pc. 8 on 9 Std Cond. Font Punctuation Set

Changeable Copy Letter Storage Cabinet

Cast Lighting

-Qty. 4 Fixtures by Others

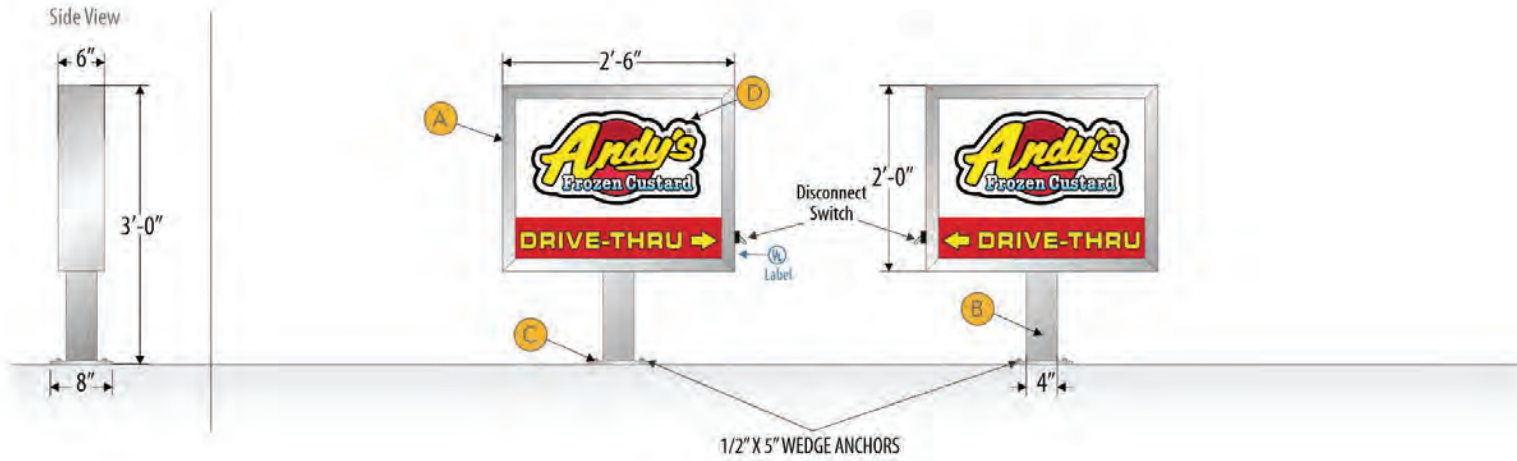
Vinyl Sticker To Call Out Bottom Of Cabinet

- Vinyl - White

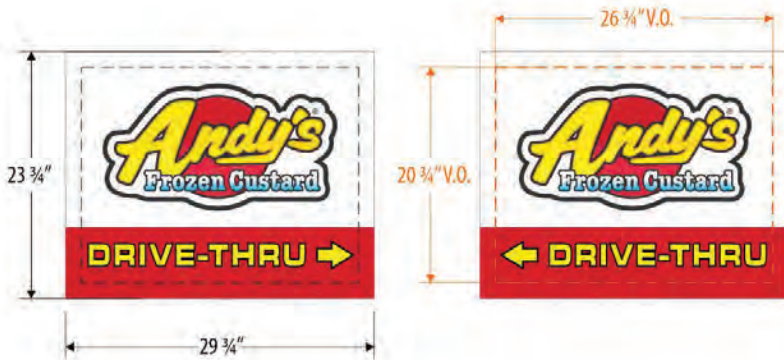
Electrical Requirements - 120V; 7A



ORTHOGRAPHIC VIEWS SCALE: 3/4"=1'



ACRYLIC FACES SCALE: 1/4"=1"



AD SPACE: 3.8sf

PHOTO EXAMPLE SCALE: 1/15'



ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER: ANDY'S FROZEN CUSTARD

DRAWING NUMBER: AFC-STND-DIRE-1

ELEVATION: AS SHOWN

DATE: 09.15.22

DATE REVISED:

DESIGNER: DEREK CROUCH

PROJECT MANAGER: TIM SWAIM

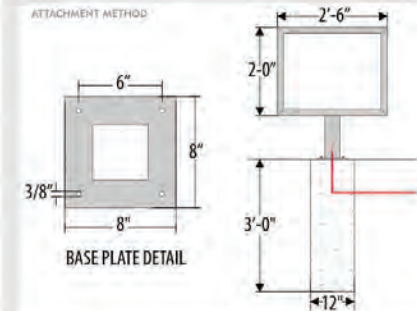
LOCATION: ALL

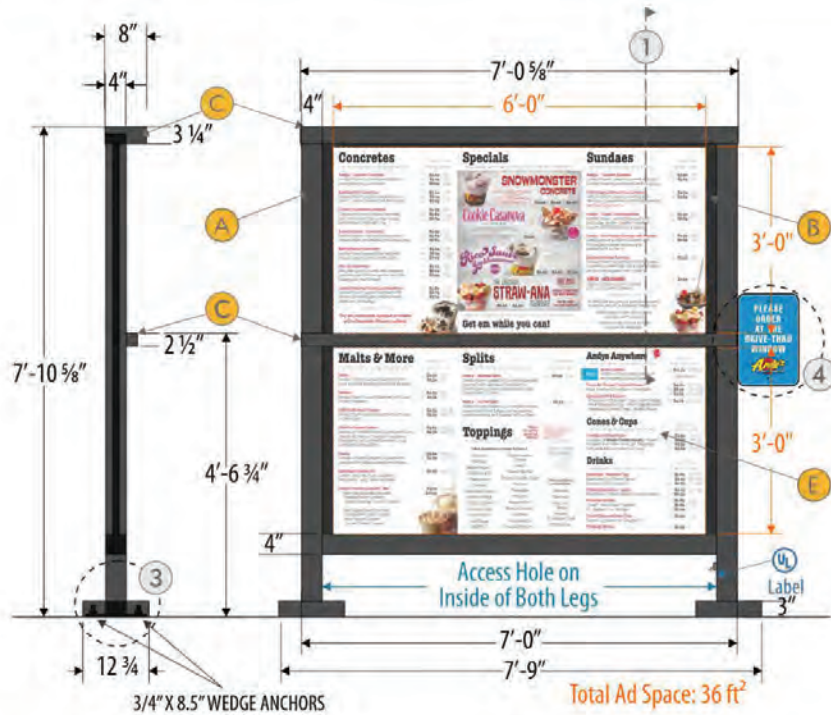
SCOPE OF WORK:

2-Sided Internally Illuminated Directional

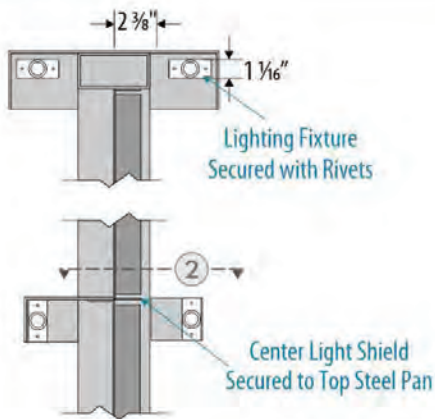
- ▶ **Aluminum Extruded Cabinet**
  - Paint - MP LV5953 Super Sparkle Silver (Setin)
- ▶ **4" Aluminum Square Post**
  - Paint - MP LV5953 Super Sparkle Silver (Setin)
- ▶ **1/4" Aluminum Mounting Bracket**
  - Paint - MP LV5953 Super Sparkle Silver (Setin)
- ▶ **Clear Acrylic w/ Printed Vinyl Graphics**
  - 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

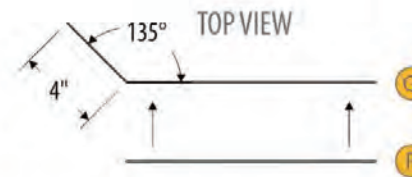




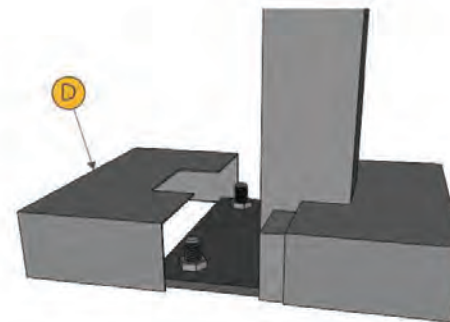
1 - CROSS-SECTION VIEW SCALE: NTS



2 - MIDDLE LIGHT SHIELD SCALE: NTS



3 - BASEPLATE COVER SCALE: NTS



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

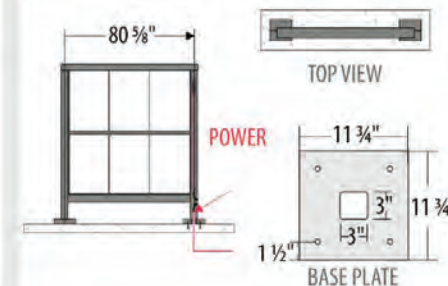
ALL

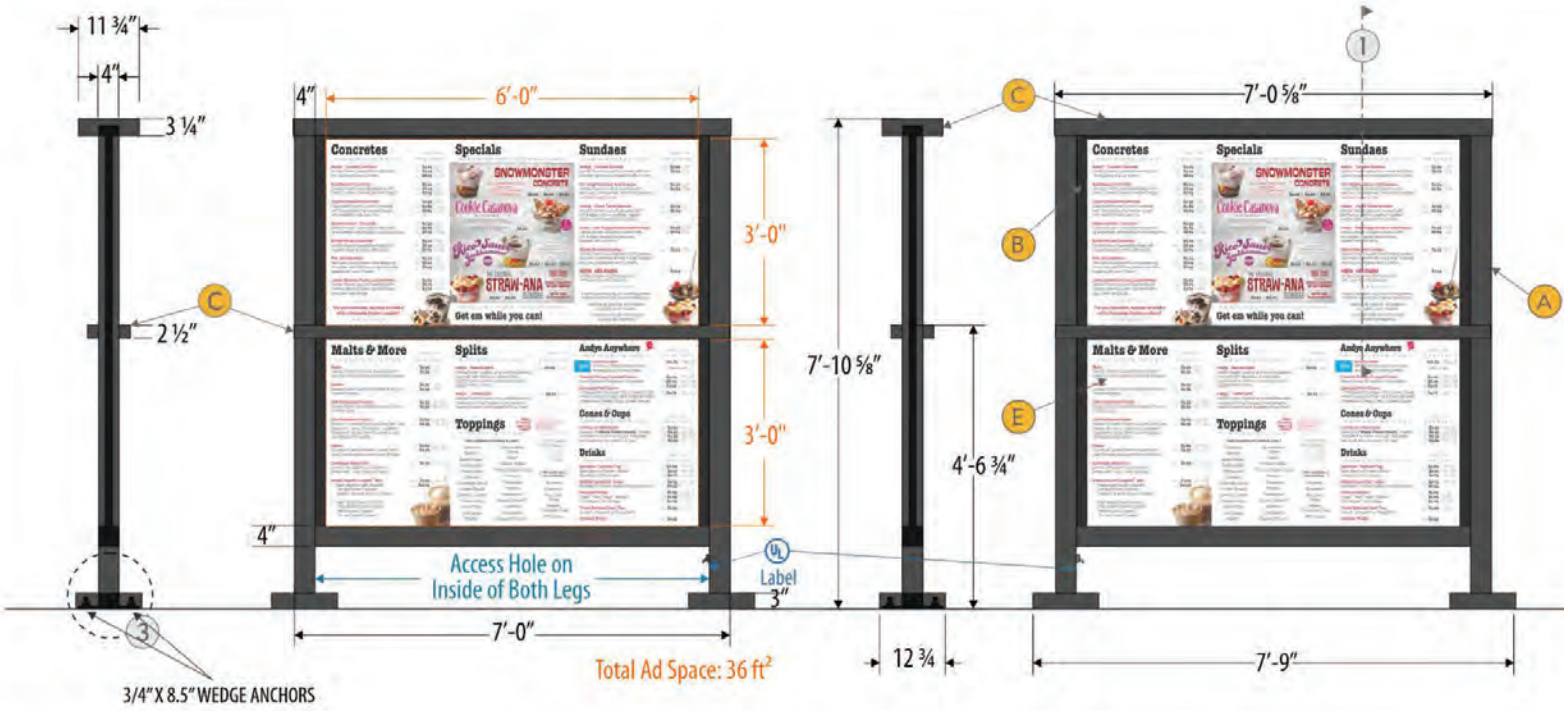
LOCATION:

SCOPE OF WORK

1-Sided Internally Illuminated Menu

- ▶ Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- ▶ Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- ▶ Fabricated Aluminum Light Shield
- ▶ Bolt Covers Painted to Match
- ▶ Magnetic Menu Panels by Others
- ▶ .080 Aluminum "Drive Thru" Sign
- ▶ 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:

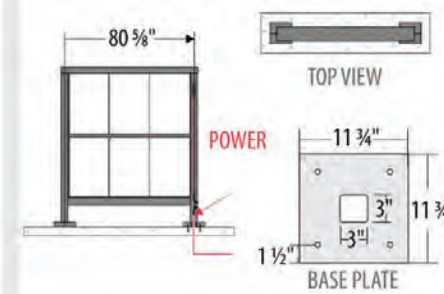
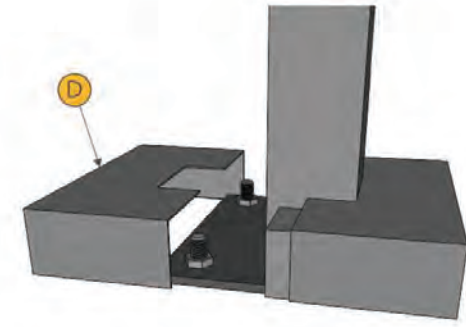
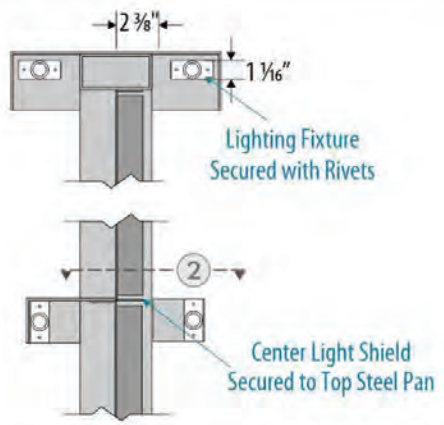
**2-Sided Internally Illuminated Menu**

- Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- Painted Steel Pan Magnet Backer
  - Paint - Black (Satin)
- Fabricated Aluminum Light Shield
- Bolt Covers Painted to Match
- Magnetic Menu Panels by Others
- Electrical Requirements - 120V; 4A

1 - CROSS-SECTION VIEW SCALE: NTS

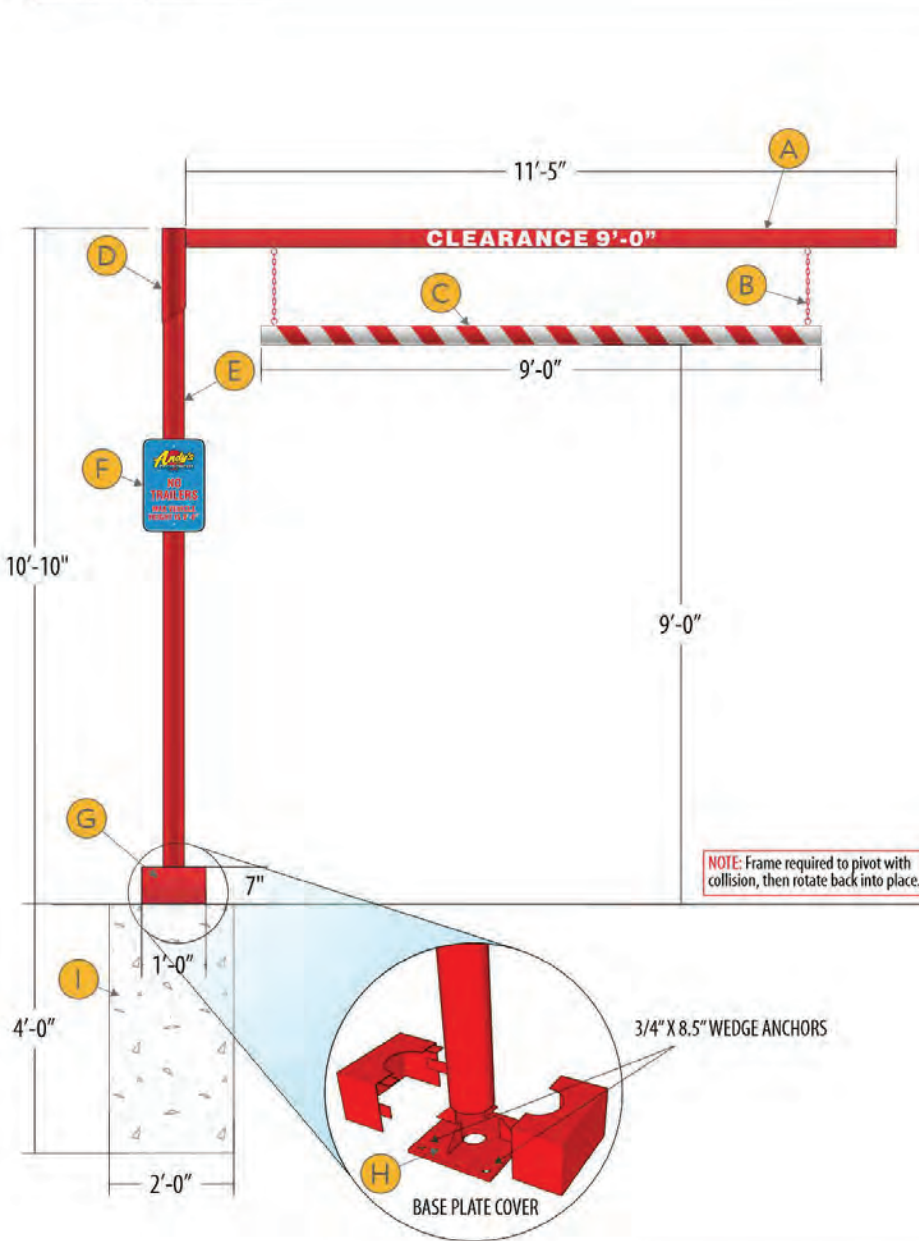
2 - MIDDLE LIGHT SHIELD SCALE: NTS

3 - BASEPLATE COVER SCALE: NTS

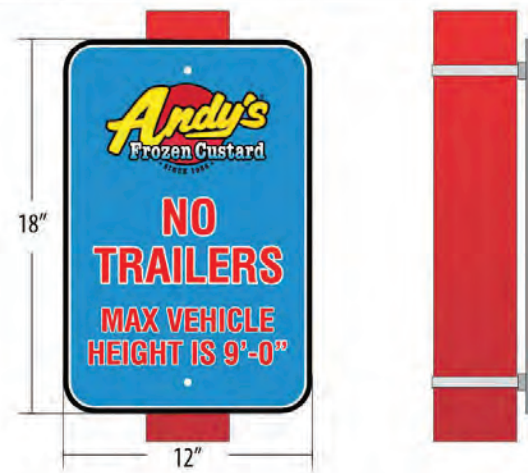


ANDY'S FROZEN CUSTARD MASTER/ENGINEERING STANDARD DRAWING

ELEVATION VIEW SCALE: 1/2"=1'-0"



ELEVATION VIEW SCALE: 1:6



EXAMPLE VIEW SCALE: NTS



# PINNACLE SIGN GROUP

## ANDY'S FROZEN CUSTARD

|                 |                       |
|-----------------|-----------------------|
| CUSTOMER        | ANDY'S FROZEN CUSTARD |
| DRAWING NUMBER  | AFC-STND-BAR-1        |
| DATE REVISION   | 04.27.23              |
| DESIGNER        | DEREK CROUCH          |
| PROJECT MANAGER | TIM SWAIM             |

### ALL LOCATION

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

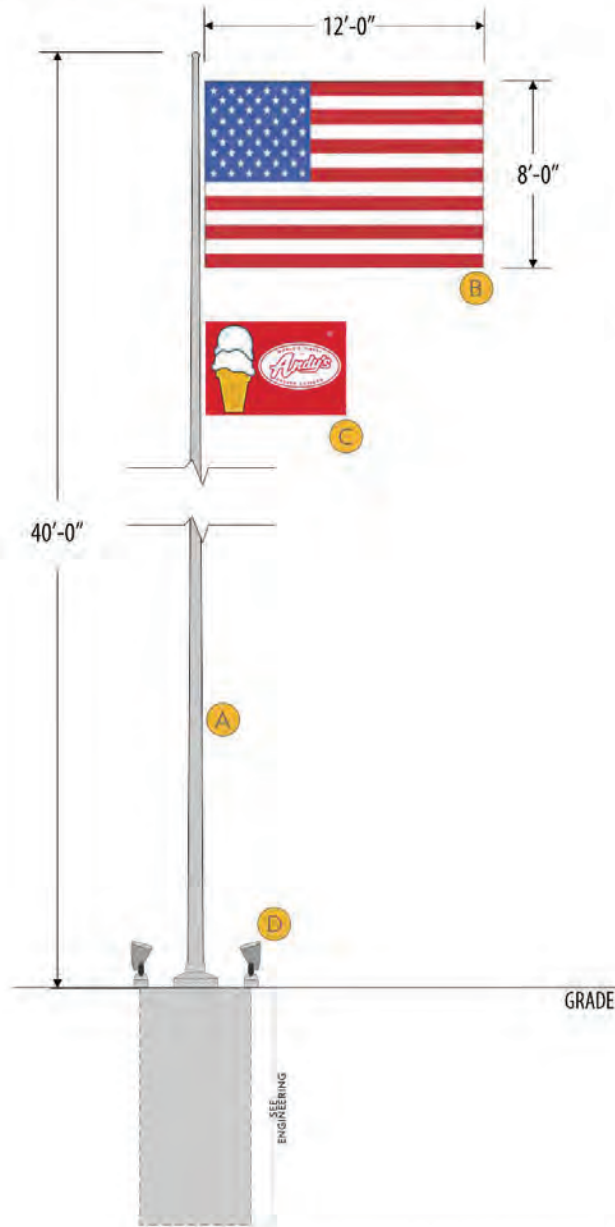
### ATTACHMENT METHOD



ADJUSTABLE HOSE CLAMP BRACKETS

A-ANDY'S FROZEN CUSTARD MASTER MASTER RENDERING IN STANDARD RENDERINGS

ELEVATION VIEW SCALE 3/16"=1'

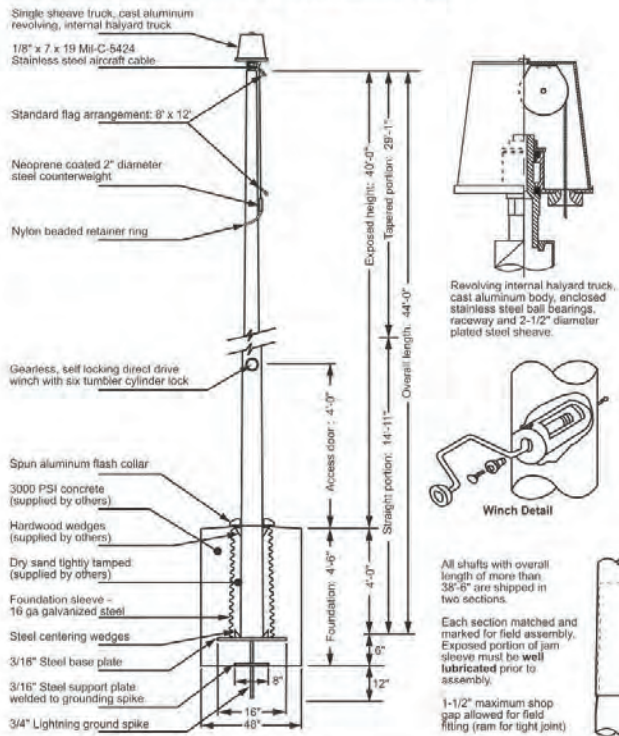


AFC FLAG DETAIL SCALE 1/2"=1'



FLAG DETAILS SCALE NTS

Model EC40 IH - Deluxe Internal Halyard



ANDY'S FROZEN CUSTARD-MASTER

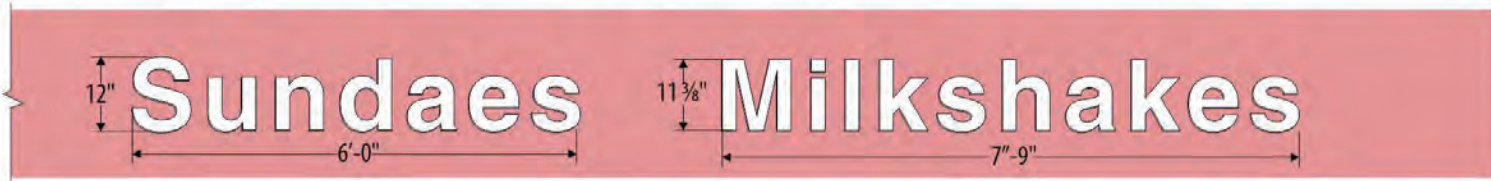
|                 |                              |
|-----------------|------------------------------|
| CUSTOMER        | ANDY'S FROZEN CUSTARD-MASTER |
| DRAWING NUMBER  | AFC-OPT-FLAG-40              |
| DATE REVISED    | 04.22.22                     |
| PROJECT MANAGER | DEREK CROUCH                 |
| DESIGNER        | TIM SWAIM                    |
| LOCATION        | AS SHOWN                     |
| SCOPE OF WORK   |                              |

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



ELEVATION VIEW SCALE: 1:20

\*Drawings are Typical Pending Architectural Renderings



**ANDY'S FROZEN CUSTARD**  
CUSTOMER

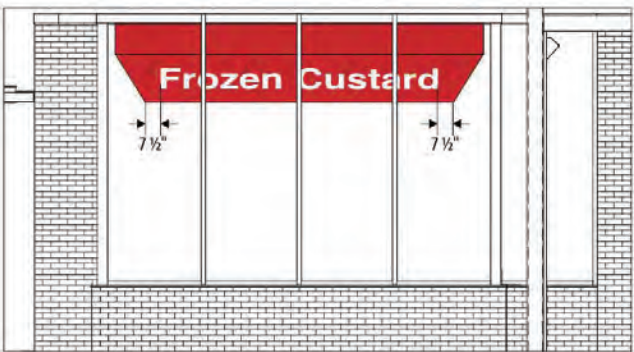
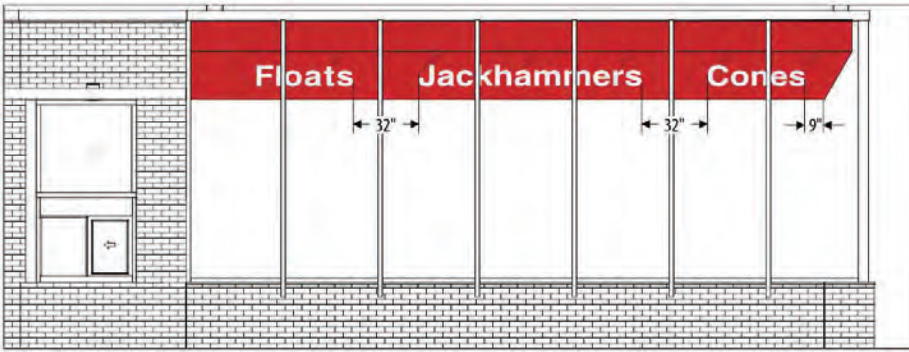
|  |                                     |
|--|-------------------------------------|
| <b>AFC-STND-SPEC-1</b><br>DRAWING NUMBER | <b>AS SHOWN</b><br>ELEVATION        |
| <b>10.04.22</b><br>DATE REVISED          |                                     |
| <b>BUDDY HINDS</b><br>DESIGNER           | <b>TIM SWAIM</b><br>PROJECT MANAGER |

**ALL**  
LOCATION

SCOPE OF WORK:  
Interior FCOs

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

PROPOSED VIEW SCALE: 1/4"=1'-0"



THIS DRAWING OR ANY COPY IS THE PROPERTY OF PINNACLE SIGN GROUP UNLESS PURCHASED OR WRITTEN CONSENT FROM PSG © 2022 PINNACLE SIGN COMPANY UNAUTHORIZED USE OF THIS WORK FOR ANY PURPOSE WILL RESULT IN LEGAL ACTION

ANDY'S FROZEN - CUSTARD MASTER RENDERING STANDARD DRAWINGS (PSG IN HOUSE ONLY)



**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



## Legend

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

|                             |  |  |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br><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   |
| OTHER FEATURES              |  | Levee, Dike, or Floodwall  |
|                             |  | 20.2 Cross Sections with 1% Annual Chance  |
|                             |  | 17.5 Water Surface Elevation   |
|                             |  | Coastal Transect   |
|                             |  | Base Flood Elevation Line (BFE)  |
| MAP PANELS                  |  | Limit of Study   |
|                             |  | Jurisdiction Boundary  |
|                             |  | Coastal Transect Baseline  |
|                             |  | Profile Baseline   |
|                             |  | Hydrographic Feature   |
|                             |  | 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
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- 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.



771.24

278

53

190

190

026

185.07

36.46

28.71

47.08

47.1

141.99

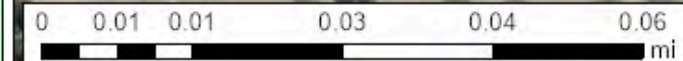
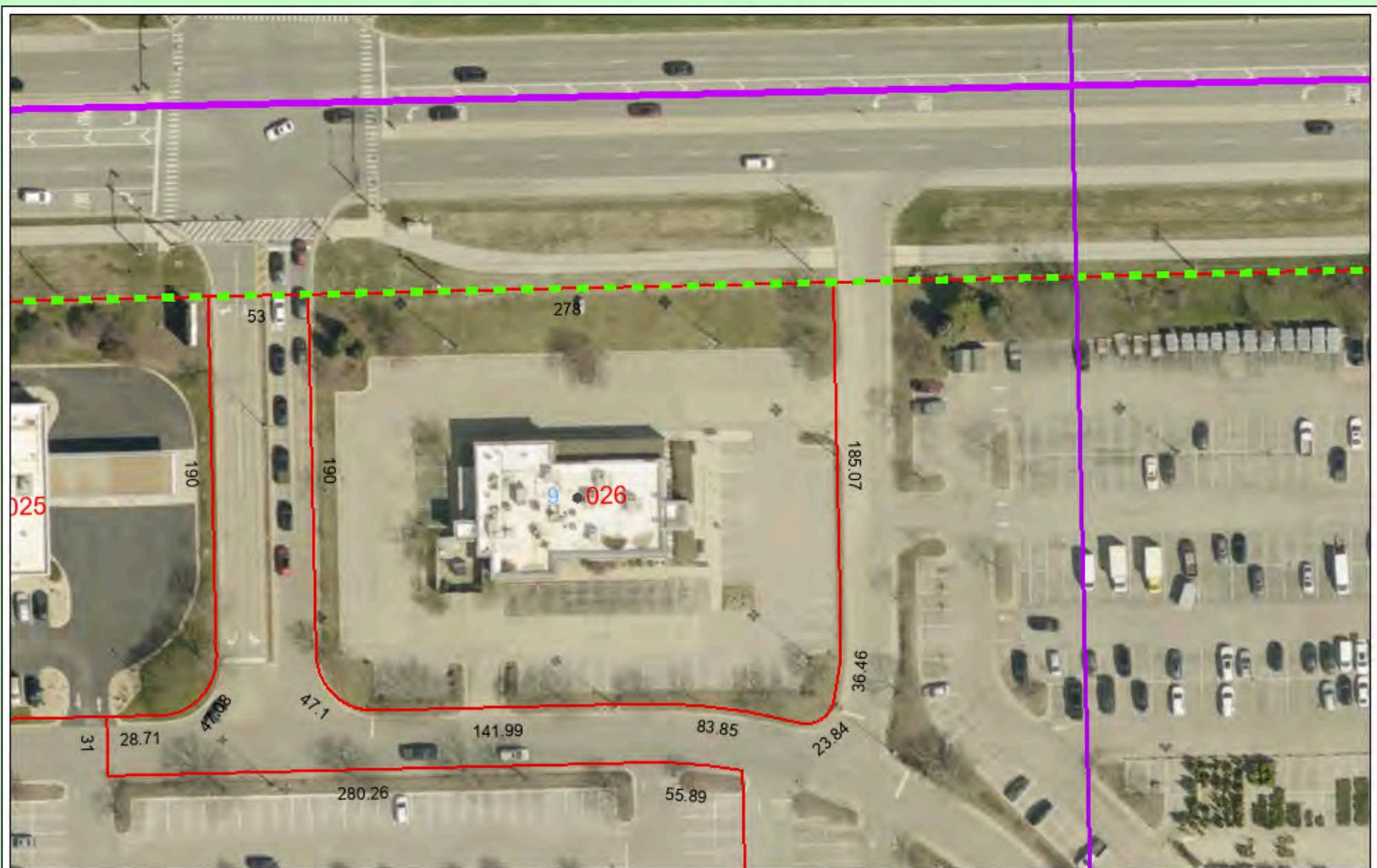
83.85

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>

  
Copyright DuPage 2026

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

Regional County Boundaries

-  COOK
-  KANE
-  KENDALL
-  LAKE







**CITY OF DARIEN**

**DU PAGE COUNTY, ILLINOIS**

---

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION, TWO SPECIAL USE PERMITS, AND ZONING VARIATIONS FOR TWO DRIVE THROUGH EATING AND DRINKING ESTABLISHMENTS IN THE DARIEN TOWNE CENTER SHOPPING CENTER**

**(PZC-26-4: 2201 75th Street, Core Acquisitions, LLC)**

---

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF DARIEN  
THIS 4<sup>th</sup> DAY OF MAY, 2026**

---

**Published in pamphlet form by authority of the Mayor and City Council of the City of Darien, DuPage County, Illinois, this \_\_\_\_\_ day of May, 2026.**

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A MINOR AMENDMENT TO A PLANNED UNIT DEVELOPMENT, A PRELIMINARY PLAT OF SUBDIVISION, TWO SPECIAL USE PERMITS, AND ZONING VARIATIONS FOR TWO DRIVE THROUGH EATING AND DRINKING ESTABLISHMENTS IN THE DARIEN TOWNE CENTER SHOPPING CENTER**

**(PZC-26-4: 2201 75th Street, Core Acquisitions, LLC)**

**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 City received a petition to demolish the existing vacant former TGI Fridays restaurant located at 2201 75<sup>th</sup> Street and redevelop the site with two new quick-service drive-through establishments: a Dutch Bros Coffee and an Andy's Frozen Custard, including a the subdivision of the property into two retail pad sites, two Special Use Permits and Variations 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, (the "Petition"); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Darien Zoning Ordinance, a public hearing was conducted by the Planning, Zoning and Economic Development Commission on April 15, 2026 to consider the Petition; and

**WHEREAS**, based upon the evidence, testimony, and exhibits presented at the April 15, 2026 public hearing, the Planning, Zoning and Economic Development Commission voted 6-1 to recommend approval of the Petition to the Municipal Services Committee and City Council; and

**ORDINANCE NO.** \_\_\_\_\_

**WHEREAS**, based upon the evidence, testimony, and exhibits presented at the April 27, 2026 Municipal Services Committee meeting, the Committee unanimously recommended approval of the Petition to City Council; and

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

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

**SECTION 1: Subject Property.** The property which is the subject of this Ordinance is generally located at 2201 75<sup>th</sup> Street and legally described as follows (“Subject Property”):

PARCEL 1:

LOTS 2 AND 3 IN FINAL PLAT OF SUBDIVISION OF DARIEN TOWNE CENTRE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN DARIEN TOWNE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 2013 AS DOCUMENT R2013-015754, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 3 AS CREATED BY THE DECLARATION DATED AUGUST 5, 1993 AND RECORDED AUGUST 17, 1993 AS DOCUMENT R93-183596 BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER JUNE 4, 1991 AND KNOWN AS TRUST NUMBER 113974-03 AND WAL-MART STORES, INC. FOR THE PURPOSE OF INGRESS AND EGRESS, UTILITIES, SIGNAGE AND STORMWATER RETENTION. MODIFICATION RECORDED SEPTEMBER 9, 1994 AS DOCUMENT R94-186274 AND RERECORDED OCTOBER 31, 1994 AS DOCUMENT R94-213935. MODIFICATION RECORDED JANUARY 30, 2013 AS DOCUMENT R2013-015758.

**ORDINANCE NO. \_\_\_\_\_**

PARCEL 3:

LOTS 9 AND 10 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

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF LOT 2 OF PARCEL 1 AS CREATED BY THE PLAT OF DARIEN TOWNE CENTRE RECORDED AUGUST 17, 1993 AS DOCUMENT R93-183593 FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, MAINTAINING, REPAIRING AND REPLACING A SIGN ON THE NORTH 25 FEET OF THE EAST 25 FEET OF LOT 8 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, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-29-400-026

**SECTION 2: Minor PUD Amendment Approved.** A minor change to the previously approved Planned Unit Development of the Subject Property is hereby approved to allow the approval of the proposed preliminary plat, entitled “RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE”, prepared by Atwell, LLC and dated March 18, 2026, on file with the Community Development Department.

**SECTION 3: Preliminary Plat of Subdivision Approved.** The proposed preliminary plat, entitled “RESUBDIVISION OF LOT 9 IN DARIEN TOWNE CENTRE”, prepared by Atwell, LLC and dated March 18, 2026, on file with the Community Development Department, is hereby approved.

**SECTION 4: Variations Approved.** The City Council hereby approves the following variations from the Zoning Ordinance and Sign Code:

- A. A variation from Section 5A-8-4-7 of the City Zoning Code to allow for lot sizes of less than 6 acres for the proposed lots.
- B. A variation from Section 5A-8-4-8 of the City Zoning Code to allow for a 30.2-foot reduced front setback for parking facilities along 75<sup>th</sup> Street for both lots.
- C. Variations from Section 5A-8-4-8 of the City Zoning Code to allow for reduced side yard setbacks of 10.4 feet and 3.2 feet respectively, for the Dutch Brothers

ORDINANCE NO. \_\_\_\_\_

and Andy’s Custard site plans, and a zero setbacks for parking and landscaping facilities between the two new lots.

- D. A variation from Section 5A-10-7 to permit an exception from the requirement for foundation area landscaping for both of the buildings, as shown in the referenced site plans.
- E. A variation from Section 5A-10-6 to allow for shade trees required along the perimeter areas to be placed in other areas of the property to allow for greater visibility.
- F. A variation from Section 5A-11-2-1 to allow for “unshielded” light fixtures for canopy lighting areas for both drive throughs.
- G. A variation from Section 4-3-10-B-2 and -3 to allow for a ground and wall signage as proposed in the referenced site development plans.

**SECTION 4: Special Use Permit Approved – Dutch Bros.** The City Council hereby approves a special use to permit the construction of a new freestanding 1,307 square-foot Dutch Bros Coffee drive-through building with associated site improvements within the B-3 General Business District.

**SECTION 5: Special Use Permit Approved – Andy’s Custard.** The City Council hereby approves a special use to permit the construction of a new 1,985 square-foot freestanding Andy's Frozen Custard quick-service restaurant with a drive-through, with associated site improvements, within the B-3 General Business District.

**SECTION 6: Site Plan Approval.** The City Council hereby approves the site plan for the Petition, entitled “Proposed Improvements for 2201 75<sup>th</sup> Street”, prepared by Manhard Consulting and dated March 18, 2026, on file with the Community Development Department.

**SECTION 7:** 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. It is the intent of the corporate authorities of the City of Darien that to the extent that the terms of this ordinance should be inconsistent with any non-preemptive state law, that this ordinance shall supercede state law in that regard within its jurisdiction.

**ORDINANCE NO.** \_\_\_\_\_

**SECTION 8: Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval, and shall subsequently be published in pamphlet form as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this 4<sup>th</sup> day of May, 2026.

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED BY THE MAYOR OF THE CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS**, this May 4<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
JOSEPH MARCHESE, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

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