

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, April 15, 2026

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA (revised)

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

a. PZC-26-6 (Variation)

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

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

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

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

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

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