

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

Wednesday, May 6, 2026

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

**a. PZC-26-7 (Special Use Permit)**

Petition from the Society of Mount Carmel for approval of a special use permit to utilize the single family home located at 8825 Robert Road, Darien IL 60561 (PIN 10-05-207-015) as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. The Property is located within the R-2 Single Family Residence District.

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes                      April 15, 2026

7) Next Scheduled Meeting                May 20, 2026

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

9) Adjournment



use permit to utilize the property as a rectory/residential use for approximately three to four priests or brothers (see Attachment 3). No commercial activity, no staff, and no institutional operations are proposed.

The public notice described the request as a rectory/residential use for approximately three to four priests, brothers, or other religious occupants. Staff considers the broader description reflective of the land use category (rectory/residence) rather than specific individuals, and ensures the approval is tied to the land use rather than the specific identity of occupants.

*Special Use:* Under Sections 5A-7-1-3 and 5A-7-2-3 of the City's Zoning code, religious institutions, including rectories, require a Special Use Permit prior to being established. This request is evaluated as a religious residential special use; the Zoning Ordinance's definition of 'family' for single-family dwellings is not applicable to this review.

*Operational Characteristics and Land Use Compatibility:* The use of the property as a residence maintains its previous use as a residence and is consistent with other properties in the immediate vicinity. No additional traffic, noise, or impacts to residential density would be present beyond what would typically be expected with any single family home.

*Religious Land Use Considerations:* Pursuant to the Religious Land Use and Institutionalized Persons Act, a federal law adopted by the U.S. Congress in 2000, the City's review of religious land uses is limited to regulating the use and its external impacts, rather than the specific identity or religious role of occupants. A rectory is recognized as a residential use accessory to religious exercise, and imposing conditions that restrict occupancy to particular titles or classifications within a religious organization is not appropriate in this context. Accordingly, staff's evaluation focuses on the proposed use and occupancy level, which are consistent with applicable zoning standards.

*Justification Letter / Decision Criteria:* As part of the Special Use application the petitioner did provide information related to the justification of request, which was included as part of Attachment 3. For reference, the criteria the Planning, Zoning, and Economic Development Commission and City Council votes on for the special use request are included below:

*Special Use Criteria:*

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

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
- 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*

4. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
5. *That the exterior architectural design, landscape treatment, and functional plan of any proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.*
6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

*That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

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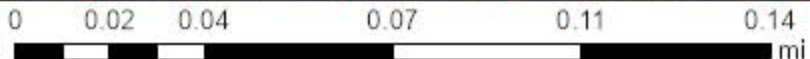
**DECISION MODE**

The Planning, Zoning, and Economic Development Commission will consider this item at its meeting on May 6, 2026.

**MEETING SCHEDULE**

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

May 6, 2026  
May 26, 2026  
June 1, 2026



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

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

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

This map is for assessment purposes only.

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



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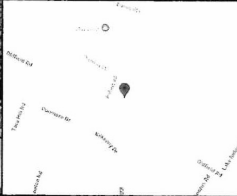
- DuPage County
- Townships
- Sections
- Quarter Sections
- Half Quarter Sections

Regional County Boundaries

- COOK
- KANE
- KENDALL
- LAKE



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**PROPERTY ADDRESS:**  
8825 ROBERT ROAD DARIEN, ILLINOIS 60561

**SURVEY NUMBER:** 2502.1082

**DATE SIGNED:** 02/13/26      **FIELD WORK DATE:** 2/9/2026

**REVISION DATE(S):**  
(REV.1 2/13/2026)

**POINTS OF INTEREST**  
NONE VISIBLE

STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL.

*Michael J. CPF7*



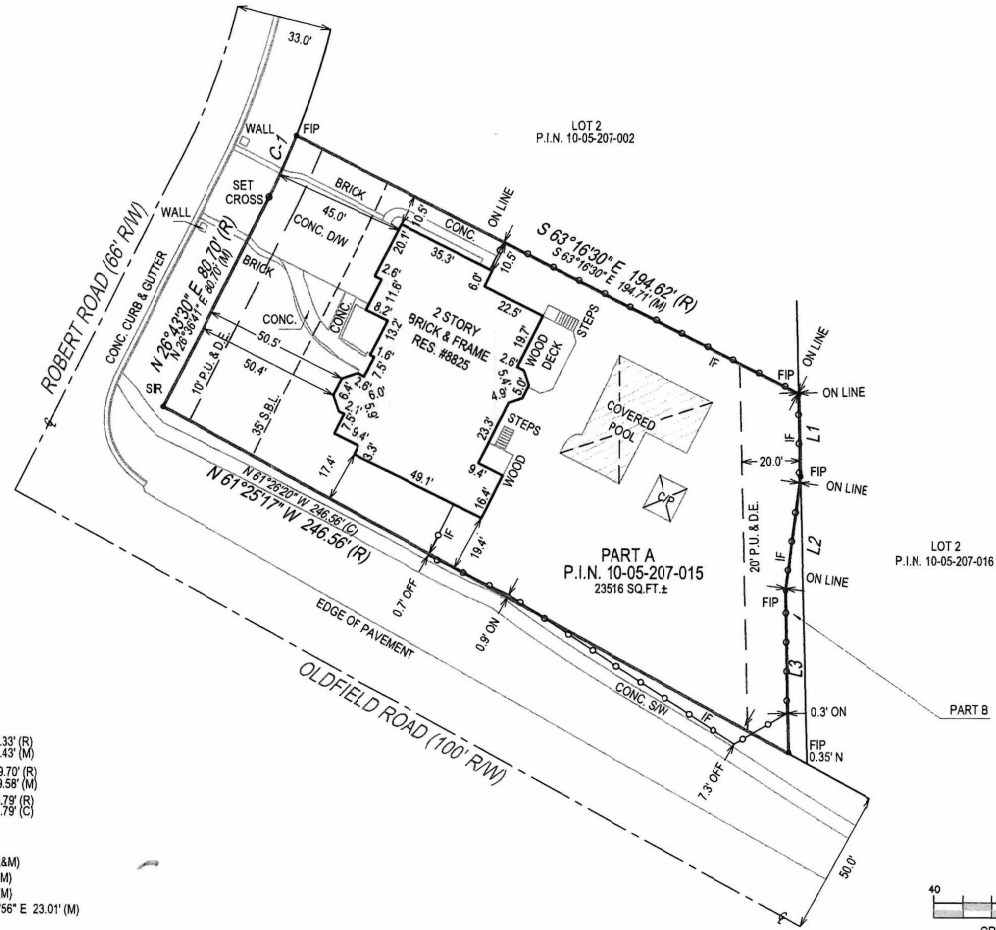
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229  
LICENSE EXPIRES 1/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

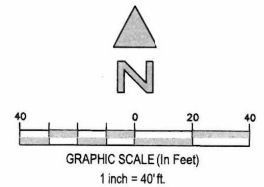


2602.1082  
PLAT OF SURVEY  
DUPAGE COUNTY, ILLINOIS



**LINE TAB. E:**  
 L1 S  $1^{\circ}2'28'' E 28.33' (R)$   
 S  $1^{\circ}32'03'' E 28.43' (M)$   
 L2 S  $7^{\circ}28'01'' W 39.70' (R)$   
 S  $7^{\circ}14'41'' W 39.58' (M)$   
 L3 S  $1^{\circ}2'28'' E 55.79' (R)$   
 S  $1^{\circ}29'22'' E 55.79' (C)$

C-1  
 R= 271.00' (R&M)  
 L= 23.02' (R&M)  
 Δ= 4°52'01" (M)  
 CH= N 24°09'56" E 23.01' (M)



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

# CITY OF DARIEN – SPECIAL USE APPLICATION

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**Property Address:** 8825 Robert Road, Darien, IL 60561

**PIN:** 10-05-207-015

**Zoning District:** R-1 (to be confirmed)

**Applicant Name:** Society of Mount Carmel

**Applicant Address:** 1313 North Frontage Road, Darien, IL 60561

**Applicant Phone:** 630 971 0050

**Applicant Email:** bgawel@carmelites.net

**Owner Name:** Society of Mount Carmel

**Owner Address:** 1313 North Frontage Road, Darien, IL 60561

**REQUEST:**


Approval of a Special Use Permit to allow a religious residential use (residence for priests and brothers).

**DESCRIPTION OF PROPOSED USE:**

The property will be used as a residence for 3-4 Carmelites. No commercial activity, no staff, no signage, and no institutional operations. Use is consistent with a single-family residential character.

**CERTIFICATION:**

The undersigned certifies that the information contained in this application is true and correct.

Applicant Signature: 

Brian Gawel, Director of Finance

Date: 4/1/26

Attorney Signature:  \_\_\_\_\_

John J. O'Leary

Date: 4-1-2020

**SPECIAL USE PERMIT APPLICATION  
CITY OF DARIEN, ILLINOIS**

**Property**

8825 Robert Road, Darien, IL 60561

**Applicant**

Society of Mount Carmel

**Prepared By**

John J. O'Leary, Attorney at Law

# **SUBMITTAL CHECKLIST**

## **Included Documents**

- ✓ Application Form
- ✓ Justification Narrative
- ✓ Plat of Survey
- ✓ Proof of Ownership
- ✓ Neighbor List
- ✓ Owner Authorization
- ✓ Reimbursement Agreement
- ✓ Filing Fee

# JUSTIFICATION NARRATIVE

## **Compatibility**

Use is residential and consistent with surrounding neighborhood.

## **No Impact**

No increase in traffic, noise, or density.

## **Public Welfare**

Use promotes stable residential occupancy and safety.

# APPLICATION

## Request

Special Use Permit for religious residential use.

## Description

Residence for 3-4 Carmelites. No commercial activity, staff, signage, or change in neighborhood character.

## Signature

Applicant: 

Date: 9/1/26

## MINUTES CITY OF DARIEN

### PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, April 15, 2026

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

**ABSENT:** None

**OTHERS:** Ryan Murphy - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in any audience member wishing to present public testimony.

It is noted for the record that Commissioner Jackson arrived to the meeting at 7:16 p.m. and was not present for the vote on item b.

#### **Regular meeting – New Business**

- 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.**

Mr. Ryan Murphy, City Planner, stated that this would be the second time extension since the petition was originally approved in March of 2024. He stated that there had not been any site changes and the property was newly under contract for a coffee shack called Mudslingers. Mr. Murphy displayed the site plan and stated that if the petition could not fit into the site plan, it would have to come back for a variation.

Mr. Vick Mehta, Petitioner – Indvestia Darien LLC, stated that they had a good tenant lined up with Mudslingers, and once he signs his end of the deal, they will submit a formal proposal.

There was some discussion regarding the potential tenant.

Commissioner Shari Gillespie stated that she would be concerned about the fullness of the parking lot due to Planet Fitness.

Mr. Murphy stated that the final plat had been approved, but the map had not been recorded yet with a new proposed property line.

Mr. Mehta stated that this was the ideal tenant because the business is very small.

Commissioner Mark Kazich stated that the original ordinance had seven variations granted, including reducing the required parking from 15 to seven spots. He stated that he had looked at other stacking examples since coffee/beverages are very popular spots, and that he has seen 20-42 stacking spots in some cases. He further stated that he didn't want to lose the opportunity to justify the stacking.

Mr. Mehta stated that a traffic study had been submitted with the original petition.

Commissioner Kazich stated his opinion that they should eliminate the variance for now and revisit based on the proposed business.

Mr. Chris Jackson, architect for the petitioner, stated that the traffic memo originally done had been based on a coffee shop.

There was some discussion regarding the timeline for the project.

Mr. Murphy stated that the city policy is that a traffic memo of a county roadway does not bear as much weight on an application as a city roadway.

**Commissioner Johnson made a motion, seconded by Commissioner Gillespie to approve 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.**

**Upon roll call vote, the MOTION CARRIED 5-1.**

**AYES: Mallers, Christ, Gillespie, Green, Johnson**

**NAYS: Kazich**

**ABSENT: Jackson**

- a. PZC-26-6 (Variation) – Petition from Husain Yusuf Koita for a variation from the City's fence regulations to allow a 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 75<sup>th</sup> Street (PIN: 09-29-301-009) in the B-2 Community Shopping Center Business District.**

Mr. Murphy stated that the petitioner had not originally requested a variation for the fence, but now would to appease the neighbors who were objecting to a fence. Mr. Murphy displayed the site plan and boundary detail, and stated that they would put up a green fence using various species of arborvitae. He stated that the public comments served as the justification for the variation.

Mr. Husain Koita, petitioner, stated that the neighbors had not been happy with a fence, so they met and walked the property and the owner decided to accommodate them. He stated that they did not have a landscaping plan yet, but would work with the neighbors.

There was some discussion regarding the construction of the property.

Commissioner Chris Jackson questioned what the conversations with the neighbors were.

Mr. Koita stated that they walked the back-property line and talked through the decision. He stated that he and the owner wanted to work in good faith with the neighbors and would talk with them again when they had a landscaper, and keep them updated.

Mr. Murphy stated that there had been no additional public comments and the intention was to have it function as a green fence.

Ms. Grace Kwak, one of the petitioner's neighbors, stated that the neighbors fully support the request. She stated that the owner has been very communicative and they are happy moving forward with the variance.

Alderman Eric Gustafson stated that he attended the meeting with the developers and neighbors and everyone was in agreement. He stated that this would be a great add to the city, and is the kind of business you would want in your neighborhood.

**Commissioner Jackson made a motion, seconded by Commissioner Gillespie to approve PZC-26-6 (Variation) – Petition from Husain Yusuf Koita for a variation from the City's fence regulations to allow a 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 75<sup>th</sup> Street (PIN: 09-29-301-009) in the B-2 Community Shopping Center Business District.**

**Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 7-0.**

- c. PZC-26-4 (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 75<sup>th</sup> Street, commonly known as Darien Towne Center (PIN 09-29-400-026).**

Mr. Murphy stated that the petition was located at the former TGIF in the Darien Towne Center PUD. He stated that the contract purchaser brings two special use amendments, and the site of

the subject property is 1.41 acres. He further stated that the variations would facilitate the development of the site, economic incentive requests could be presented in the future, and that staff believes the development would support the comprehensive plan as it is a key development area. Mr. Murphy discussed the site plan and the proposed plat of subdivision. He stated that seven variations had been requested, and that the PUD would envision it as one big lot. He further stated that both would have 30.2 ft setback parking and side yards, allowing the drive aisle to be closer to the site. Mr. Murphy stated that the sign variations would be due to the size of the buildings granting insufficient signage, and that landscaping would be required.

Mr. Murphy further stated that Dutch Bros would have a contemporary design and a double drive-through, and that Andy's would have a canopy and strip lighting. He stated that staff and the city engineer reviewed and recommended a physical barrier be installed around the walk-up areas. He further stated that there would be a minimum of 15 stacking spaces, and they had accounted for all stormwater runoff. Mr. Murphy stated that staff would support the minor PUD and the site would function in a unified manor.

Mr. Adam Bell, Partner at Core Acquisitions, stated that he had developed 15 other Dutch Bros as they move into the Chicagoland market. He stated that the proposed plat of subdivision would unify the lots with cross-access easements. He further stated that Dutch Bros does an excellent job with the double drive-through and traffic mitigation, and that they provide a traffic mitigation plan for the beginning stages of opening to prevent clusters of vehicles. Mr. Bell stated that the building design was standard across all locations, and that they were comfortable with all the access points. He stated that the development would be the perfect complement to the shopping center, and that the list of variations would allow them to keep things at their current positioning.

Mr. Robert de la Fuente, Director of Real Estate for Andy's Frozen Custard, stated that Chicago is Andy's biggest market, and this would be a corporate location. He stated that the development would work smoothly as Dutch Bros is busy earlier in the day and Andy's is busy later in the day. He further explained the company's core values, and stated that their peak business would be during the summer. Mr. de la Fuente stated that Andy's does a lot of local marketing and engages with the community. He stated that they typically staff 20-25 employees.

Chairperson Mallers questioned what attracted them to Darien.

Mr. de la Fuente stated that when they are looking at a development, they drive the neighborhoods and they found that Darien has good partners in the community, the houses are tidy, parks are busy, and it is an overall wonderful city.

Commissioner Jackson questioned if each lot would be leased pads.

Mr. Bell stated that they would be, and each lease would be responsible for repairs.

Commissioner Jackson questioned if each business would have a monument sign.

Mr. Bell confirmed that they would. There was some discussion regarding the sign plan.

Commissioner Kazich questioned if each building would have its own water and sewer.

Mr. Bell stated that they would have split utilities and plans.

Commissioner Kazich questioned which would be their storm sewer.

A representative of the petitioners stated they would drain to the stormwater detention area by Home Depot.

Commissioner Kazich stated that in case of a clog between the two buildings, they should be separate.

The representative stated that they had worked it out the stormwater with Christopher Burke Engineering.

There was some further discussion regarding stormwater drainage.

Mr. Murphy questioned if they would be using the fiber being brought to Walmart.

Mr. Bell stated that they were having those conversations.

Commissioner Jackson questioned if the monument signs would be close to one another.

Mr. Bell stated that they would be separated, with one on each corner.

Commissioner Kazich stated that the refuse collection would close off the entrance.

Mr. Bell stated that there was a secondary access point.

Commissioner Jackson questioned if the cross-access agreement would include parking.

Mr. Bell stated that they would be separate, but act interchangeably.

Commissioner Jonathan Christ questioned if Dutch Bros had an indoor and what the hours were.

Mr. Bell stated that they were only drive-through and walk-up, and that they would be open from 6-10.

Another petitioner representative stated that there would be about a 156-day timeline for buildout for Andy's, which was roughly 60 days slower than Dutch Bros.

Commissioner Jackson questioned if Andy's included photometrics for their lighting.

The representative stated that they were included in the under-canopy light, and that the fixtures would only be downcast LEDs.

Alderman Eric Gustafson stated that he is happy to see these businesses coming in, and that it would bring some more traffic, but the area was not too busy. He stated that this would be revenue to the city and we need new businesses, so he is grateful they chose Darien.

Commissioner Jackson questioned if they would re-pour the curbs.

The representative stated that they would try not to, but might have to.

Commissioner Chris Green questioned how far in excess the wall signage variation would be.

Mr. Murphy stated that the Andy's building was narrow, but the excess signage was nominal.

Commissioner Christ questioned if the Andy's differed from their other buildings.

The representative stated that it did not, that it was the standard size.

Commissioner Jackson questioned what the landscaping variation would entail.

Mr. Murphy stated that it was not a variation from points, just location of plantings. He restated the recommended condition from Director Dan Gombac and the city engineer that they put a fence around the walk-up areas.

There was some discussion regarding this recommendation.

There was further discussion regarding each of the variations.

The commission discussed possible conditions to include on approval.

Commissioner Kazich stated they should include a traffic condition.

The commissioners agreed that they were not concerned about signage or the recommended fence.

**Commissioner Jackson made a motion, seconded by Commissioner Gillespie to approve PZC-26-4 (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 75<sup>th</sup> Street, commonly known as Darien Towne Center (PIN 09-29-400-026).

Upon roll call vote, the MOTION CARRIED 6-1.

AYES: Mallers, Christ, Gillespie, Green, Jackson, Johnson

NAYS: Kazich

ABSENT: None

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

There was no old business to discuss.

### **Staff Updates & Correspondence**

Mr. Murphy stated that the Cass Shell station would be starting demo and breaking ground.

He stated that the billiards establishment had been approved by City Council, and that there had been active discussions regarding further new businesses at Chestnut Court.

He stated that the Carmelites purchased a vacant home on Oldfield Road.

He stated that there had been a few businesses changing ownership.

There was a lengthy discussion with the Mayor regarding economic development and local government updates.

### **Approval of Minutes**

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

**Commissioner Kazich made a motion, seconded by Commissioner Jackson to approve the March 18, 2026 Regular Meeting Minutes.**

**Upon voice vote, the MOTION CARRIED UNANIMOUSLY 7-0.**

### **Next Meeting**

Mr. Murphy announced that the next meeting would be scheduled for May 6, 2026.

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

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

**Adjournment**

**With no further business before the Commission, Commissioner Jackson made a motion, seconded by Commissioner Gillespie to adjourn. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:55 p.m.**

**Respectfully Submitted:**

**Approved:**

**X**

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Jessica Plzak  
Secretary

**X**

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Lou Mallers  
Chairperson