

CITY OF DARIEN
PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, August 20, 2025

7:00 PM

Council Chambers

1702 Plainfield Road

AGENDA

1) Call to Order

2) Roll Call

3) Regular Meeting – New Business

a. PZC2025-16

7100 Route 83 – Inspire Brands, Inc.

Petition from Inspire Brands, Inc. for a variation from Section 4-3-7(A)(3) and 4-3-7(B)(7) to allow a painted sign (mural) on the exterior of an existing drive-thru eating establishment, located in the B-1 Neighborhood Convenience Shopping District at 7100 Route 83, Darien IL 60561 (PINs: 09-23-315-001 and 09-23-315-002).

4) Old Business

5) Staff Updates & Correspondence

6) Approval of Minutes July 17, 2025

7) Next Scheduled Meeting September 3, 2025

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

9) Adjournment

AGENDA MEMO
PLANNING, ZONING AND ECONOMIC DEVELOPMENT COMMISSION
AUGUST 18, 2025

CASE

PZC2025-16

Variation (Sign - Mural)
7100 Route 83 – Inspire Brands, Inc.

ISSUE STATEMENT

Petition from Inspire Brands, Inc. for a variation from Section 4-3-7(A)(3) and 4-3-7(B)(7) to allow a painted sign (mural) on the exterior of an existing drive-thru eating establishment, located in the B-1 Neighborhood Convenience Shopping District at 7100 Route 83, Darien IL 60561 (PINs: 09-23-315-001 and 09-23-315-002).

GENERAL INFORMATION

Petitioner:	Inspire Brands, Inc.
Property Owner:	Raj Patel
Property Location:	7100 Route 83
PIN Number:	09-23-315-001 and 09-23-315-002
Existing Zoning:	Neighborhood Convenience Shopping District (B-1)
Existing Land Use:	Drive Through Food and Beverage Establishment
Comprehensive Plan:	Commercial
Surrounding Zoning & Uses	
North:	Village of Willowbrook
East:	Village of Willowbrook
South:	Single-Family Residence District (R-2); Single Family
West:	Single-Family Residence District (R-2); Single Family
Size of Property:	0.69 Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site gains access from restricted driveways on Plainfield Road and IL Route 83

ATTACHMENTS

- 1) LOCATION MAP AND AERIAL IMAGE**
- 2) SITE PLAN AND ARCHITECTURAL ELEVATIONS**
- 3) CONCEPTUAL SIGN RENDERING**

PLANNING OVERVIEW/DISCUSSION

The subject property is located at the southwest corner of Plainfield Road and Route 83 (see Attachment 1). The property was developed annexed and granted a Special Use for the construction of a Wendy's in 1987. It operated until recently, when it was sold to Raj Patel, and is currently being renovated for a new Dunkin Donuts (see Attachment 2).

Inspire Brands, the company working on the design and buildout of the Dunkin Donuts, requests approval of two sign variations in order to commemorate the opening of its 10,000th store with a painted mural to be placed on the east side of the building, facing Route 83. The applicant proposes to paint a professionally designed mural directly on an exterior wall of the restaurant. The applicant has indicated that the mural will be professionally maintained, including prompt repair if it is ever

defaced and an annual evaluation by the artist to ensure it remains in good condition. The mural is intended as a one-time installation associated with this milestone location. Staff notes that while the proposal differs from the City's general prohibition on painted signs, the variation request may be deemed appropriate as it is an artistic enhancement of the building and will be professionally installed and maintained. In addition, it does not appear to increase sign clutter or conflict with other sign regulations.

Given that the proposed signage type is normally a prohibited sign type, two variations are required for the sign, shown below:

- **Section 4-3-7(A)(3): General Sign Regulations**
Variation to allow a painted sign. Code currently states that no sign shall be painted, posterized or plastered directly on the surfaces of the exterior walls or roof of any building.
- **Section 4-3-7(B)(7): Signs Specifically Prohibited**
Variation to allow a painted sign. Signs painted on the walls or windows of any building.

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation. Comments by staff are included as follows:

1. The available locations for adequate signage on the property.
Response: Adequate signage is already provided on the site through wall and freestanding signs consistent with Code requirements.
2. The effect of the proposed sign on pedestrian and motor traffic.
Response: The proposed mural is not expected to create visual distraction or negatively impact pedestrian or motor traffic.
3. The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.
Response: The cost of complying with the Code is minimal, and the public detriment from granting the variation appears limited.
4. If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.
Response: Strict application of the Sign Code creates a practical difficulty for the applicant in achieving visibility and differentiation along the highway corridor, where surrounding businesses utilize larger or more prominent signage, limiting this site's ability to establish a distinctive presence without a variation.
5. The general intent of the Sign Code.
Response: The intent of the Sign Code is to regulate signage to avoid visual clutter and maintain community aesthetics, which the proposed mural generally respects despite requiring a variation.

Section 4-3-2 of the Sign Code provides the general intent of the code. It is adopted for the following purposes:

1. *To promote and protect the public health, safety, comfort, morals, convenience, and general welfare of the residents of the City.*
2. *To enhance the physical appearance of the City by preserving the scenic and natural*

- beauty of the area.*
- 3. To promote the safety and recreational value of public travel.*
 - 4. To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents.*
 - 5. To ensure compatibility of signs with surrounding land uses.*
 - 6. To enhance the economy of the City by promoting the reasonable, orderly, and effective display of outdoor advertising.*
 - 7. To protect the pedestrians and motorists within the City from damage or injury caused by distractions, obstructions, and hazards created by a proliferation of off-site advertising signs.*
 - 8. To prevent the proliferation of off-site advertising signs which distract from the development of the City in an aesthetically pleasing manner.*
 - 9. To preserve the character of the City which is a single-family residential community by assuring the compatibility of signs with the surrounding land uses.*

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on August 20, 2025.

MEETING SCHEDULE

Planning and Zoning Commission
Municipal Services Committee
City Council

August 20, 2025
TBD
TBD



Esri Community Maps Contributors, County of DuPage, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,

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

Phone: 1(630)407-5000
Email: 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 2025

..... Subdivision Lot Lines
Parcel Blocks
Cadastral Real Estate



DUNKIN' #366189
IMAGE TYPE: NEXT GEN OMNI
BUILDING TYPE: RENOVATION - TENANT IMPROVEMENT

ABBREVIATION INDEX

& @ A/C A.D. A.F.F. ALUM. ALT. APPROX. BD. BLDG. BM. BSMT. BTWN BOT. C.L. C.T. C.L.G. CLOS. CM CMU COL. COMBO	AND AT AIR CONDITIONING AREA DRAIN ABOVE FINISH FLOOR ALUMINIUM ALTERNATE APPROXIMATE BOARD BUILDING BEAM BASEMENT BETWEEN BOTTOM CENTER LINE CERAMIC TILE CEILING CLOSET CONSTRUCTION MGR. CONC. MASONRY UNIT COLUMN DUNKIN'/BASKIN DUNKIN'/TO GO'S TO GO'S/BASKIN CONCRETE CONTINUOUS CONSTRUCTION CONSTRUCTION SPECIFICATIONS DUNKIN' BRANDS, INC. DEPARTMENT DETAIL D.F. DIA. DIM. DISP. DN. DR. D.S. D.W.G. EA. EL. ELEC. EQ. EQUIP. EXIST. EXT. F.D.	FIN. FL. F.O. FT. FURN. GA. GALV. GYP. BD. HDWD. HDR. H.M. HORIZ. HGT. I.D. INSUL. INT. JT. KIT. LAM. LAV. LT. MAS. MAX. MECH. MTL. MFR. MIN. MISC. M.O. N.I.C. NO. NOM. N.T.S. O.A. O.C. O.D. OPNG. OPT. PL. P.LAM. PLUMB. PLYWD. PR. PROP. P.S.F. P.S.I. PTD.	FINISH FLUORESCENT FACE OF FOOT FURNITURE GAUGE GALVANIZED GYPSUM BOARD HARDWOOD HEADER HOLLOW METAL HORIZONTAL HEIGHT INSIDE DIAMETER INSULATION INTERIOR JOINT KITCHEN LAMINATE LAVATORY LIGHT MASONRY MAXIMUM MECHANICAL METAL MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL ON CENTER OUTSIDE DIAMETER OPENING OPTIONAL PLATE PLASTIC LAMINATE PLUMBING PLYWOOD PAIR PROPERTY PER SQUARE FOOT PER SQUARE INCH PAINTED	P.V.C. Q.T. R.A. RAD. REF. REINFORCED REV. REQ'D RESIL. RM. R.O. SCHED. SEC. S.F. SHEET SIM. SPEC. SQ. S.S. STD. STL. STRUCT. SUSP. TEL. THK. THRU T.O.P. T.O.S. T.O.SL. TRT. TYP. U.N.O. V.C.B. V.C.T. VERT. V.I.F. V.W.C. W.C. WD. WP. WT. WWM.	POLY VINYL CHLORIDE QUANTITY DUNKIN' BRANDS RADIUS REFRIGERATOR REINFORCED REVISION REQUIRED RESILIENT ROOM ROUGH OPENING SCHEDULE SECTION SQUARE FOOT SHEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL SUSPENDED TELEPHONE THICK THROUGH TOP OF PLATE TOP OF STEEL TOP OF SLAB TREATED TYPICAL UNLESS NOTED OTHERWISE VINYL COMPOSITION BASE VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VINYL WALL COVE RING WITH WATER CLOSET WOOD WITHOUT WATERPROOFING WEIGHT WELDED WIRE MESH
--	---	---	---	--	---

REVIEWED FOR DESIGN CONFORMANCE ONLY

APPROVAL FOR THESE PLANS BY DUNKIN' BRANDS DOES NOT IMPLY THAT DUNKIN' BRANDS HAS REVIEWED THEM FOR CONFORMITY TO APPLICABLE CODES OR REGULATIONS

- ☐ APPROVED
☐ APPROVED AS NOTED: Submit Record Copy for Archives
☐ DISAPPROVED AS NOTED: Revise and Resubmit
☐ INCOMPLETE INFORMATION: Add requested information and resubmit

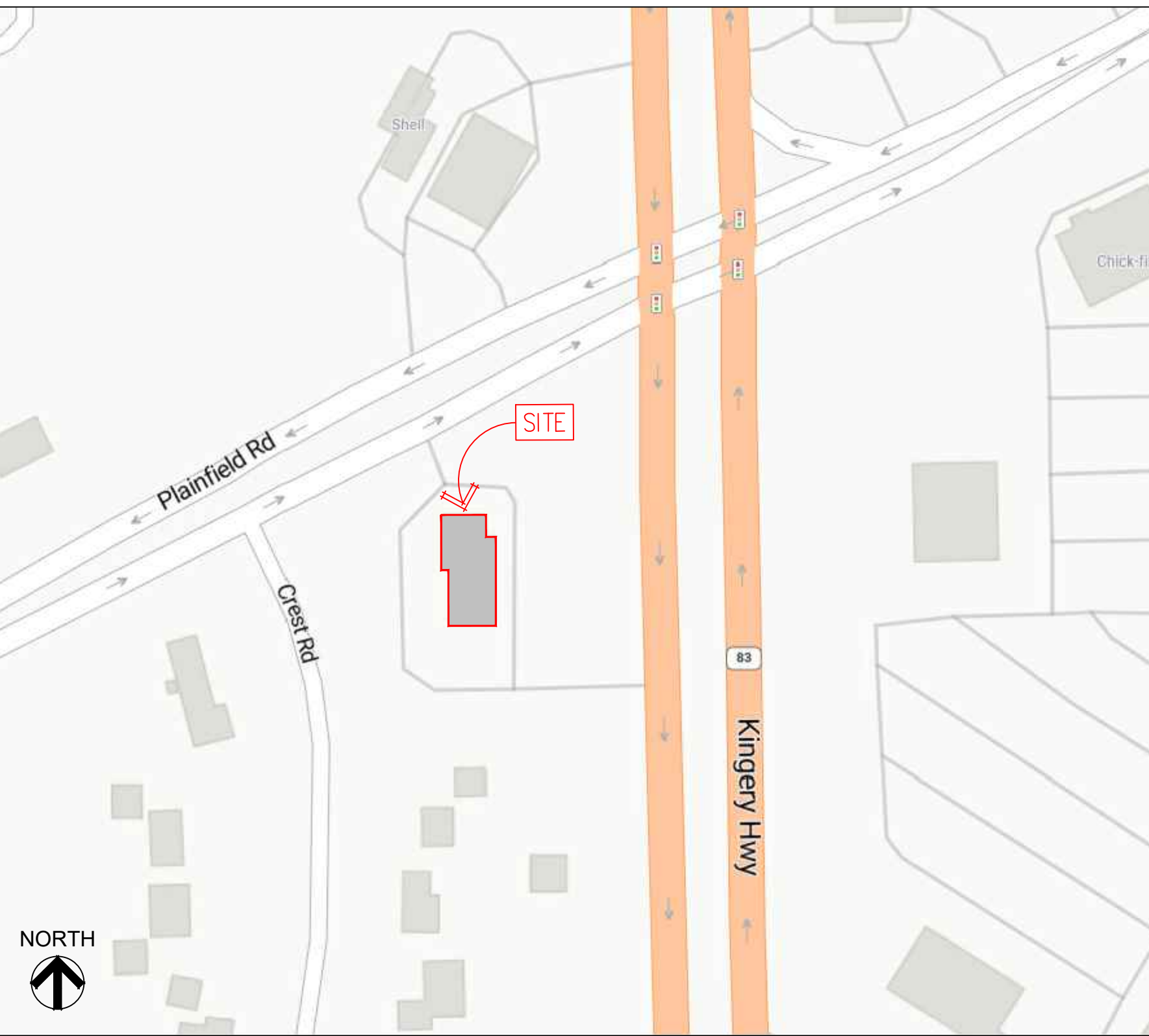
DUNKIN' BRANDS

Construction Manager

Notes:

Date: _____

KEY MAP



PROJECT SCOPE

RENOVATION OF AN EXISTING 2,673 SF DRIVE-THRU RESTAURANT INTO A NEW DUNKIN DRIVE-THRU RESTAURANT; MODIFYING THE EXTERIOR AND INTERIOR OF THE BUILDING YOU DUNKIN STANDARDS, INCLUDING NEW / UPDATED MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS INSTALLED

DESIGN CODES AND BUILDING DATA

DARIEN, IL COMMERCIAL BUILDING CODES <ul style="list-style-type: none">2021 INTERNATIONAL BUILDING CODE2021 INTERNATIONAL MECHANICAL CODE2020 NATIONAL ELECTRICAL CODE2024 INTERNATIONAL FIRE CODE2021 INTERNATIONAL ENERGY CONSERVATION CODE2021 INTERNATIONAL PROPERTY MAINTENANCE CODE2021 INTERNATIONAL FUEL GAS CODE2018 ILLINOIS ACCESSIBILITY CODE2014 ILLINOIS STATE PLUMBING CODE	CONSTRUCTION TYPE - VB (5B) UNPROTECTED OCCUPANCY GROUP - A-2 (ASSEMBLY) AREA OF WORK - 2673 SF OCCUPANT LOAD = MERCANTILE: 150 SF / 30 = 5 SEATING: 955 SF / 15 = 64 28 (ACTUAL) PREP (COMMERCIAL): 581 SF / 200 = 3 STORAGE: 565 SF / 300 = 2 OFFICE: 82 SF / 100 = 1 NUMBER OF EXITS: 3 (2 REQ'D) SPRINKLER SYSTEM: NO
---	---

DUNKIN BRANDS DATA

STORE DIMENSIONS:	SQ. FOOTAGE
RETAIL SERVICE AREA	150 SQ.FT.
SEATING AREA	955 SQ.FT.
KITCHEN PREP AREA	581 SQ.FT.
STORAGE/REST ROOM/ OFFICE AREA	814 SQ.FT.
REFIG/ FREEZER COMBO AREA (EXTERIOR)	202 SQ.FT.
TOTAL:	2702 SQ.FT.

RESTROOMS:

NUMBER OF EMPLOYEES PER SHIFT (MAX.)	5
NUMBER OF RESTROOMS	2
PUBLIC ACCESS TO REST ROOMS	Y
HANDICAP ACCESSIBLE	Y

DRIVE-THRU:

YES/NO	Y
NUMBER OF DRIVE THRU WINDOWS	1
MENU BOARD SIZE (SINGLE, COMBO)	SINGLE
CAR LENGTHS FROM MENU TO WINDOW	6
STACKING (TOTAL # OF VEHICLES)	11
ESCAPE LANE	Y
DRIVE THRU TIMER SYSTEM	Y

SEATING:

# OF TABLES	9
# OF SEATS	28
# OF BARRIER FREE SEATING UNITS	2
STAND UP COUNTERS (Y/N)	N
TOTAL # OF SEATS	28

IMAGE TYPE:

SINGLE BRAND/ COMBO (DD-BR-DD/BR)	DD
-----------------------------------	----

STORE ELECTRICAL DATA:

INCOMING SERVICE SIZE	400A
SERVICE VOLTAGE	208Y/120 3PH 4W

INDEX OF DRAWINGS

		02-11-2025 ISSUED FOR PERMIT			
GENERAL					
T1.0	TITLE SHEET	●			
T1.1	EGRESS PLAN	●			
T1.2	ACCESSIBILITY DETAILS	●			
GN-1.0	CONSTRUCTION SPECIFICATIONS	●			
GN-1.1	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.2	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.3	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.4	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.5	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.6	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.7	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-1.8	CONSTRUCTION SPECIFICATIONS (CONT.)	●			
GN-2.0	MASTER FINISH SCHEDULE	●			
GN-2.1	MASTER FINISH SCHEDULE (CONT.)	●			
GN-2.2	MASTER FINISH SCHEDULE (CONT.)	●			
GN-2.3	MASTER FINISH SCHEDULE (CONT.)	●			
GN-2.4	MASTER FINISH SCHEDULE (CONT.)	●			
GN-2.5	MASTER FINISH SCHEDULE (CONT.)	●			
GN-2.6	MASTER FINISH SCHEDULE (CONT.)	●			
GN-3.0	DUNKIN' NATIONAL ACCOUNTS	●			
ARCHITECTURAL					
SP-1	SITE PLAN, DETAILS & NOTES	●			
SP-2	SITE DETAILS	●			
D1.0	DEMO PLAN	●			
D2.0	DEMO ELEVATIONS	●			
D2.1	DEMO ELEVATIONS	●			
A1.0	FLOOR PLAN & NOTES	●			
A2.0	REFLECTED CEILING PLAN	●			
A2.1	RCP DETAILS	●			
A3.0	FINISH FLOOR PLAN	●			
A4.0	EXTERIOR ELEVATIONS	●			
A4.1	EXTERIOR ELEVATIONS	●			
A5.0	WALL SECTIONS & EXTERIOR DETAILS	●			
A6.0	INTERIOR ELEVATIONS	●			
A6.1	INTERIOR ELEVATIONS	●			
A6.2	INTERIOR ELEVATIONS	●			
A7.0	INTERIOR DETAILS	●			
A8.0	DOOR TYPES & SCHEDULES	●			
K1.0	EQUIPMENT PLAN	●			
K1.1	EQUIPMENT SCHEDULE	●			
K1.2	EQUIPMENT SCHEDULE (CONT.)	●			
MECHANICAL					
M-1.0	MECHANICAL FLOOR AND ROOF PLANS	●			
M-2.0	MECHANICAL SCHEDULES	●			
M-2.1	MECHANICAL DETAILS	●			
M-3.0	MECHANICAL HOOD INFORMATION	●			
M-4.0	CAPTIVEAIRE HOOD & EXHAUST DETAILS	●			
M-4.1	CAPTIVEAIRE HOOD & EXHAUST DETAILS	●			
M-4.2	CAPTIVEAIRE HOOD & EXHAUST DETAILS	●			
ELECTRICAL					
E-1.0	ELECTRICAL LIGHTING PLAN	●			
E-2.0	ELECTRICAL POWER PLAN AND ELEVATIONS	●			
E-2.1	ELECTRICAL POWER PLAN - ROOF	●			
E-2.2	ELECTRICAL DETAILS	●			
E-3.1	TECHNOLOGY DETAILS	●			
E-4.0	ELECTRICAL SCHEDULES AND DETAILS	●			
E-5.0	ELECTRICAL AUTOMATIC CONTROL PANEL	●			
E-6.0	ELECTRICAL SITE PLAN & TECHNOLOGY REQUIREMENTS	●			
PLUMBING					
P-1.0	PLUMBING AND GAS PLANS	●			
P-1.1	PLUMBING SCHEDULES	●			
P-2.0	PLUMBING RISERS AND DETAILS	●			
P-3.0	PLUMBING DETAILS	●			
P-3.1	PLUMBING DETAILS	●			
P-4.0	PLUMBING FILTERED WATER SYSTEM	●			

GENERAL NOTES

- REQUIRED EXITS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING OR ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE PER SECTION 3302.1.
- PROVISIONS FOR SANITARY FACILITIES SHALL BE PROVIDED DURING DEMOLITION, CONSTRUCTION AND REMODELING IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE SECTION 3305.1.
- COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN THE BUILDING. COMBUSTIBLE DEBRIS, RUBBISH, AND WASTE MATERIAL SHALL BE REMOVED FROM THE BUILDINGS AT THE END OF EACH SHIFT OF WORK DURING CONSTRUCTION.


SPECIAL SAFETY NOTICE

ALL CONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE WITHIN GOOD SAFETY PRACTICES AND MEET ALL CONCERNED REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS OR DAMAGE, IF UNSATISFIED, THE CONTRACTOR SHALL INDICATE WHATEVER ACTION IS NECESSARY, OR RENDER SAFETY CONDITIONS FOR LIFE AND PROPERTY AS ARE RELATED TO HIS ACTIVITY. IF THE WORK OF OTHER PARTIES OUTSIDE OF THE ORGANIZATION IS UPON INSPECTION FOUND AT ANY TIME TO BE UNSAFE, HE SHOULD STOP WORK IMMEDIATELY AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT. THE BEGINNING OF WORK SHALL INDICATE SATISFACTION WITH CONDITIONS AND ACCEPTANCE OF THESE REQUIREMENTS.

ARCHITECT CERTIFICATIONS

ADA STATEMENT:

I HEREBY CERTIFY TO THE BEST OF MY UNDERSTANDING THAT THE PLANS AND DRAWINGS FOR THIS PROJECT WERE DRAWN IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (THE "ADA"), THE ADA ACCESSIBILITY GUIDELINES AND ANY STATE OR LOCAL ACCESSIBILITY CODES, REGULATIONS, OR STANDARDS
I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF KNOWLEDGE CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.



ERIC R CARLSON
MICHIGAN ARCHITECT LIC. 1301072944
LICENSE EXPIRES: 02-12-2027

03-11-2025
Date:

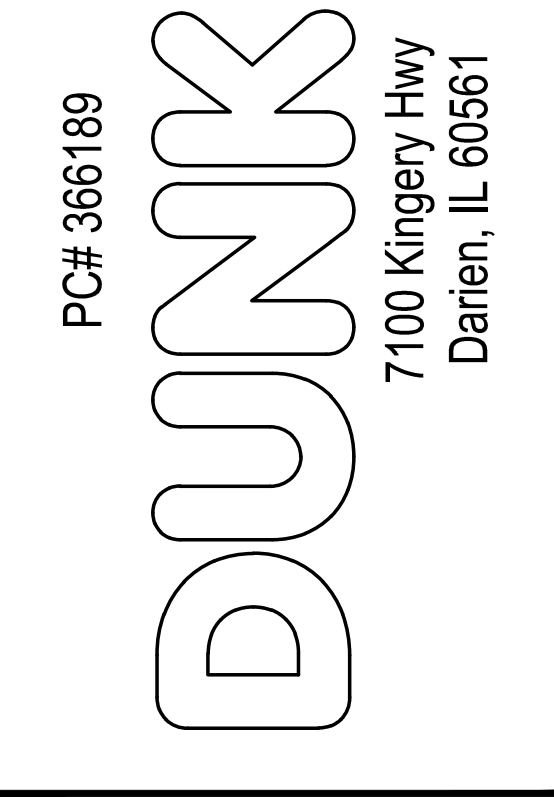
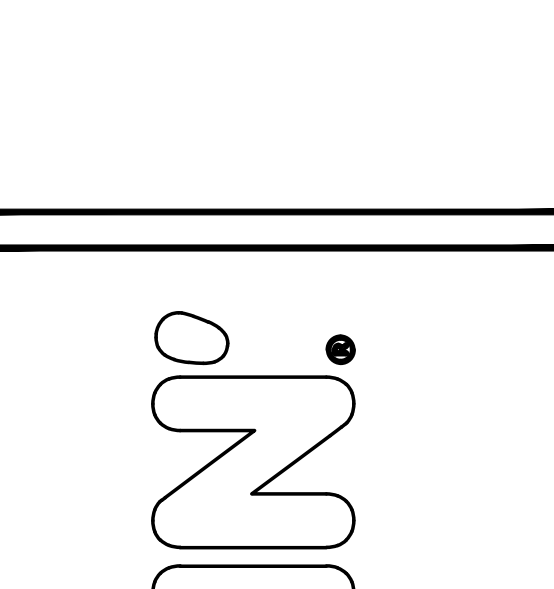
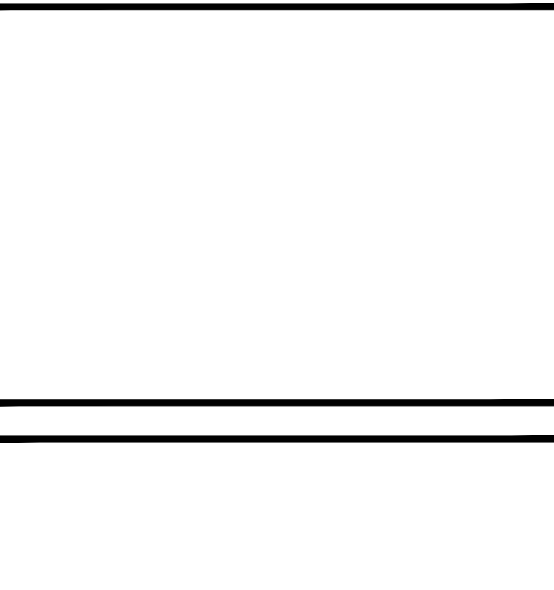
ARCHITECT NOTES & CERTIFICATIONS

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS PROJECT. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMEN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMEN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS, BUILDING CODES OR MANUFACTURER'S INSTALLATION REQUIREMENTS.



© Copyright 2025
KORU Group, PLLC
The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office.



REVISIONS:	
# DESCRIPTION	DATE
ISSUED FOR PERMIT	03/11/25

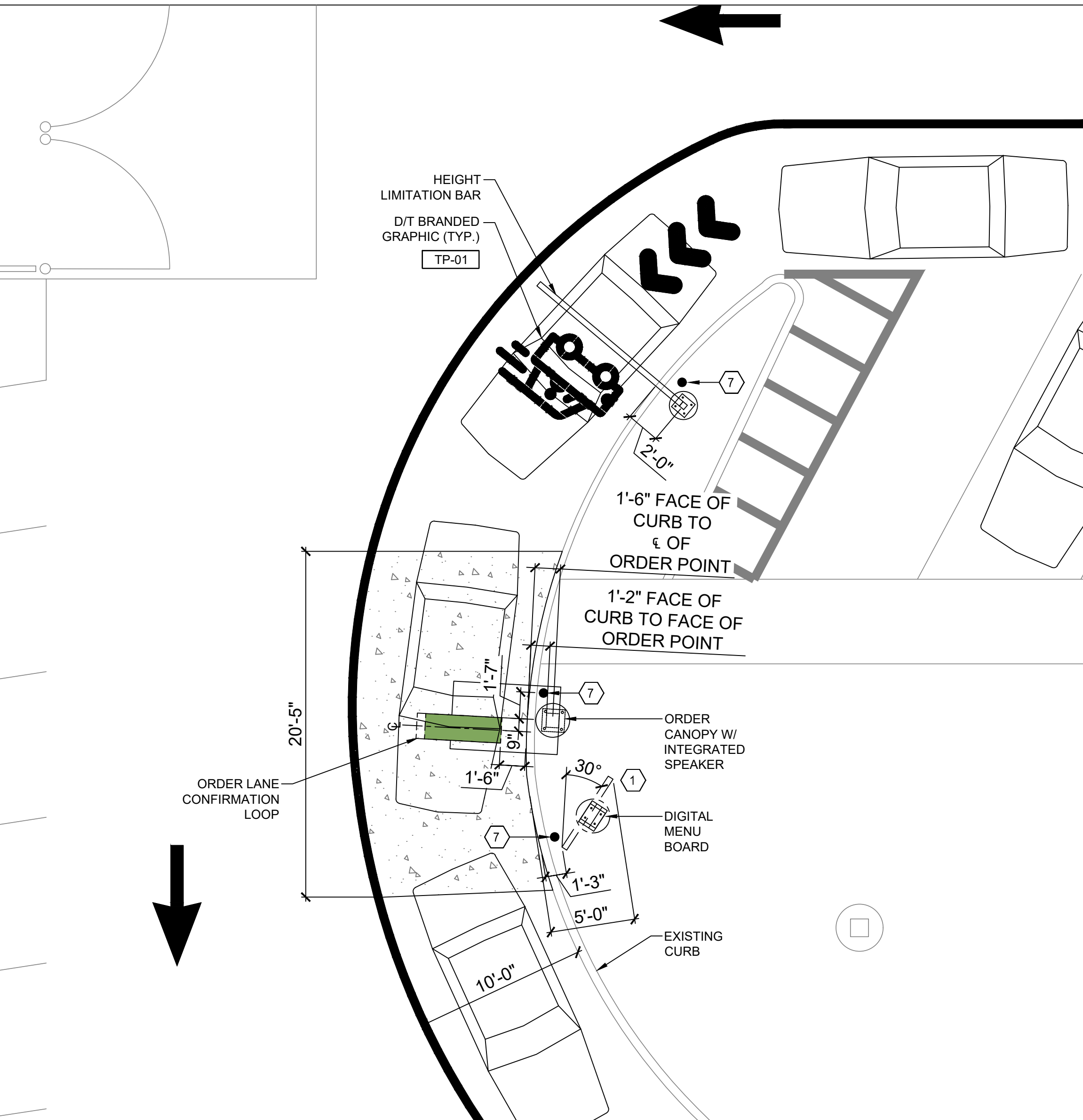
PROJECT NUMBER: 25001 DD Darien 7100 Kingery Hwy	
DRAWN BY: RD	REVIEWED BY: SD / EC
SHEET TITLE:	
TITLE SHEET	
SHEET NO.	
T1.0	

GENERAL NOTE

LOOP PLACEMENT IS DEFINED IN TERMS OF WHERE THE VEHICLE ENGINE BLOCK WOULD BE OVER THE LOOP IF THE CENTER OF THE DRIVER'S SIDE WINDOW IS AT THE SERVICE POINT . THE GOAL IS TO ENSURE THERE IS ONLY ROOM FOR ONE VEHICLE BEHIND THE PREVIOUS LOOP AND THE MERGE POINT, THIS IS HOW SEQUENCING IS POSSIBLE.

SITE NOTES

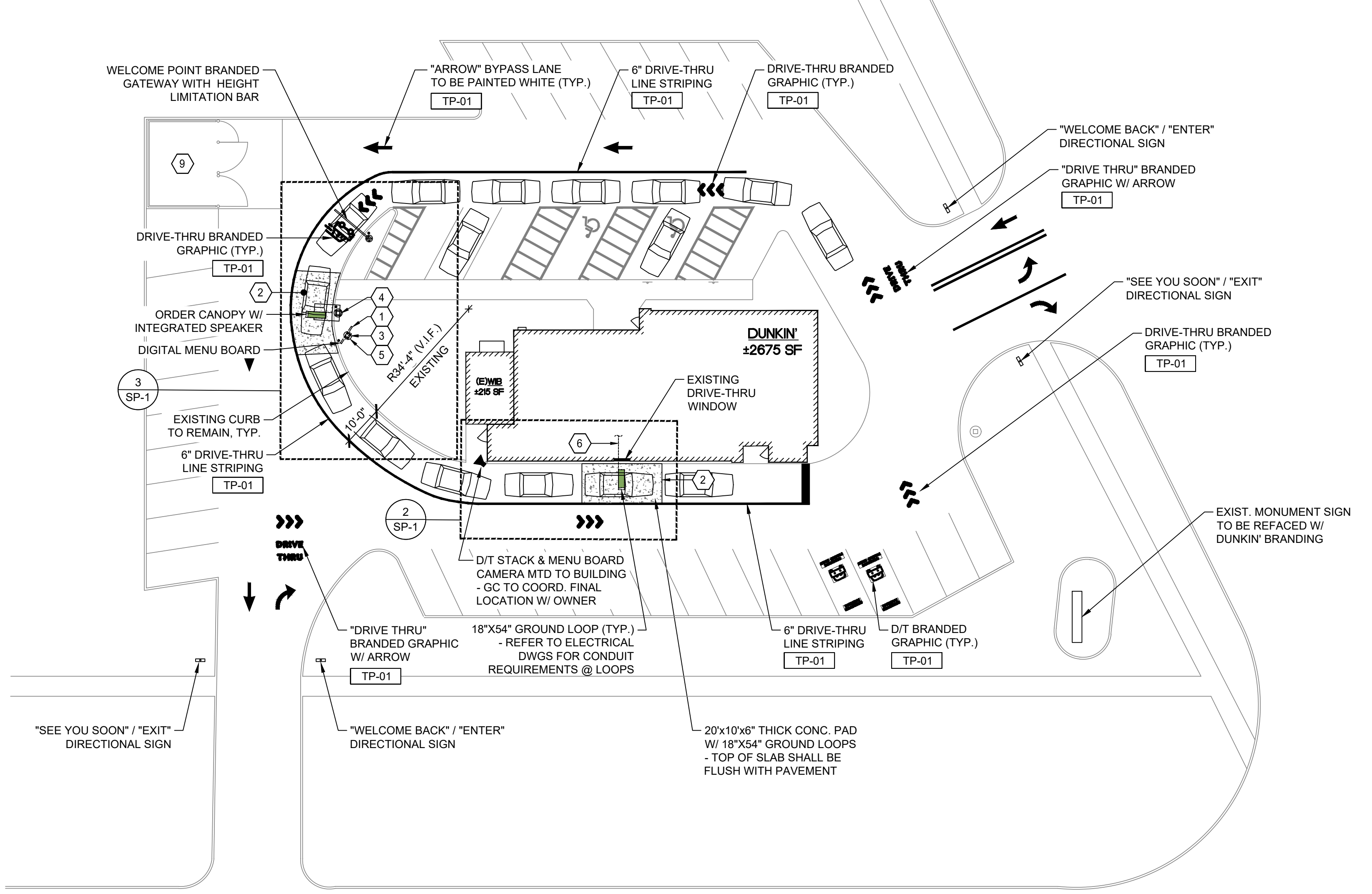
1. LOCATE EXTERIOR MENU SYSTEM AT 80' CAR FROM THE CENTER OF THE DRIVE THRU WINDOW - REFER TO SITE PLAN.
2. CONCRETE PAD AT DRIVE THRU LOOP/DETECTORS SHOULD MATCH THE ADJACENT LOT SURFACE MATERIAL AS MUCH AS POSSIBLE-PROVIDE BLACK STAINED CONCRETE WHEN USED ADJACENT TO ASPHALT MATERIAL.
3. GC TO COORD. W/ FRANCHISEE EXACT SIZE OF PAD FOR MENUBOARD, SPEAKER TOWER, CANOPY & ORDER CONFIRMATION BOARD - SEE WEBSITE FOR MOUNTING REQUIREMENTS AND FOR COMPLETE INSTALL INFO AND DETAILS, <http://extranet.dunkinbrands.com>
4. GC TO PROVIDE PVC CONDUIT FOR ALL NEW LOCATIONS - REFER TO ELECTRICAL DWGS FOR ADD'L INFO ON LOOP REQUIREMENTS; SAW-CUT AT EXISTING LOCATION WHERE NECESSARY
5. DRIVE-THRU MENU SHOULD BE PLACED AT A 30°ANGLE TO ONCOMING TRAFFIC WITH THE EXCEPTION OF THE "ALL IN ONE" CANOPY/DIGITAL MENU BOARD OPTION
6. HOME RUN CONDUIT TO DRIVE THRU TIMER MONITOR ADJACENT TO DRIVE THRU WINDOW
7. 6" BOLLARD, REFER TO 5/SP-2
8. EXISTING EXTERIOR GREASE TRAP TO REMAIN - CONTRACTOR TO VERIFY LOCATION IN FIELD



3 D/T SET UP - "DIGITAL EXPERIENCE" SITE LAYOUT

3/16" = 1'-0"

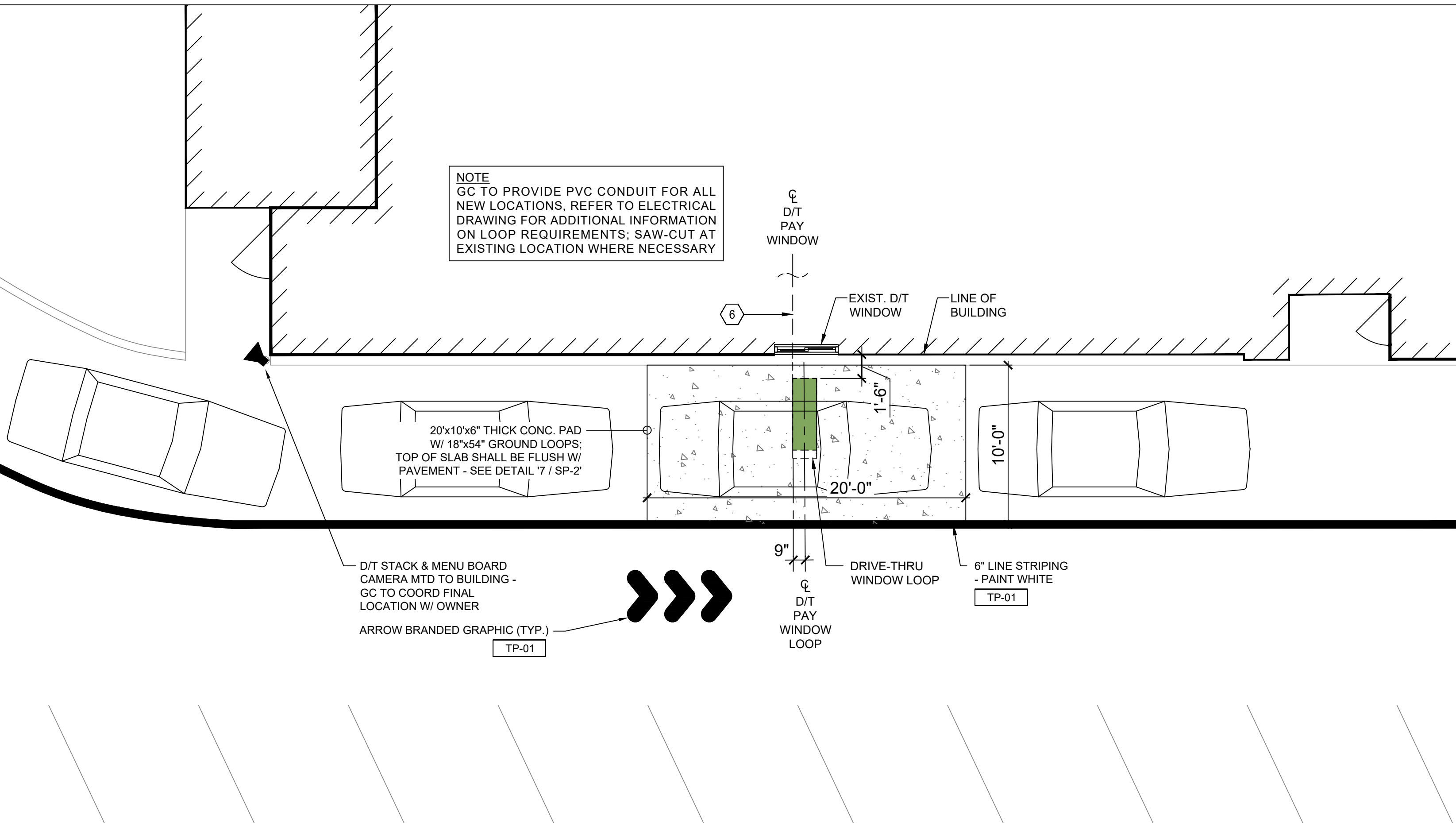
NOTE:



1 ARCHITECTURAL SITE PLAN

1" = 20'

NOTE:



2 DRIVE-THRU PICK-UP WINDOW DETAIL

3/16" = 1'-0"

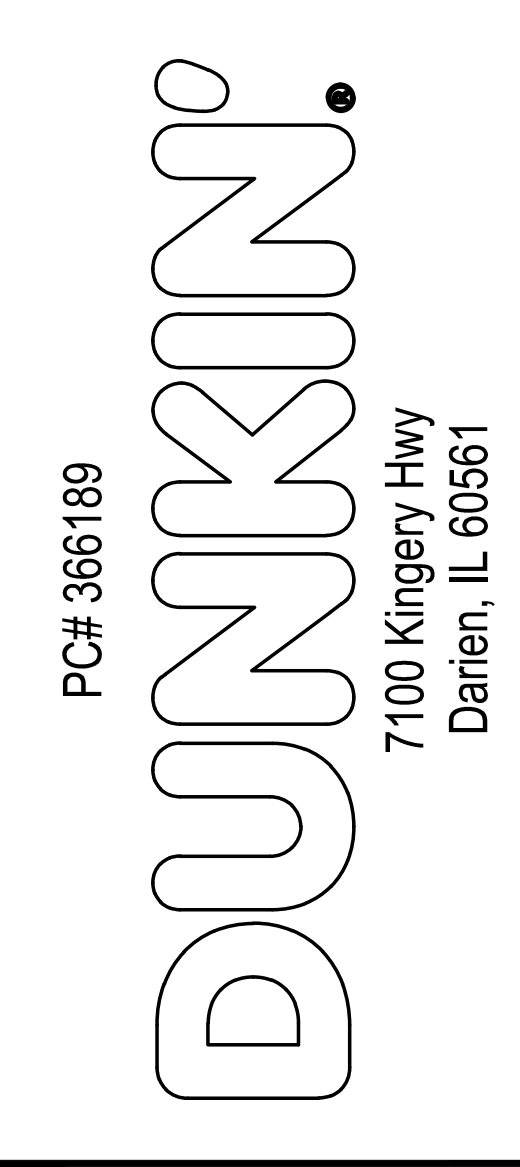
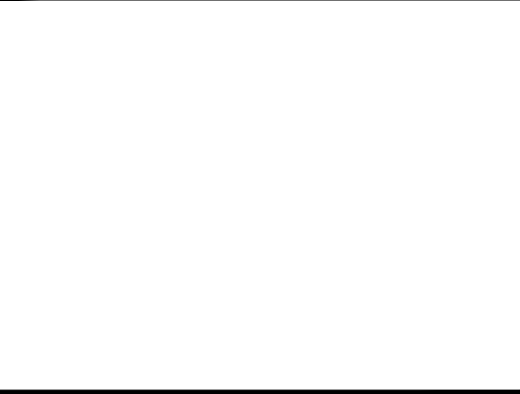
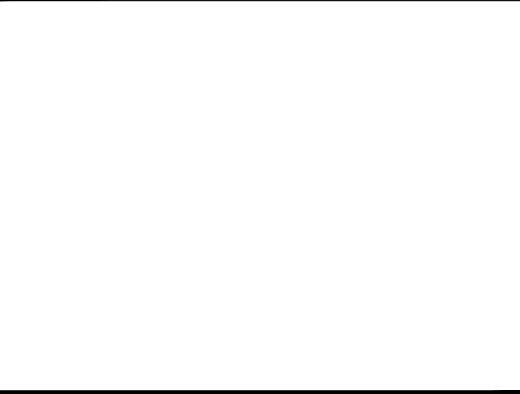
NOTE:

KORU

Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

© Copyright 2025
KORU Group, PLLC

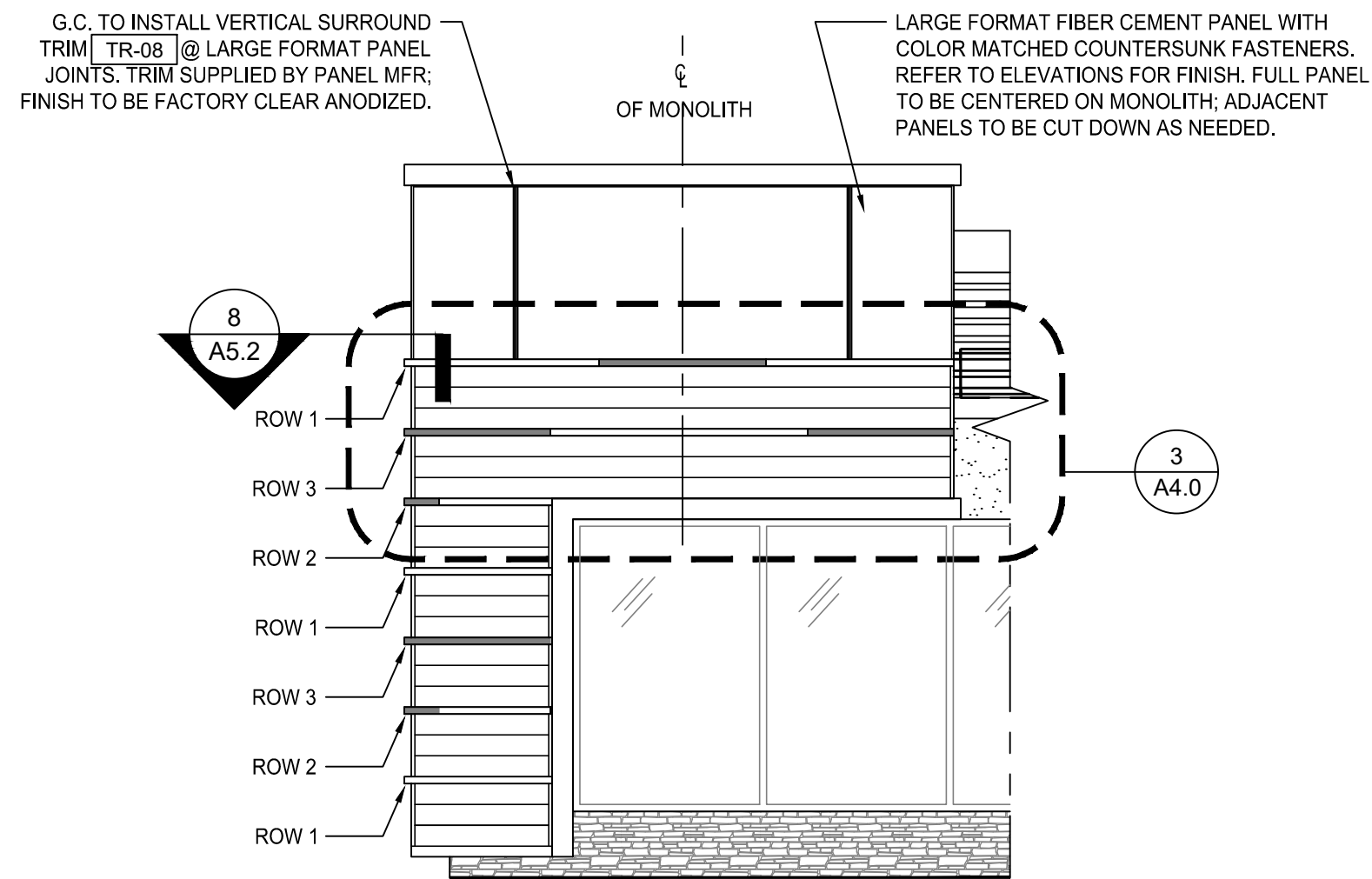
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of this office.



REVISIONS:		
#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/11/25

PROJECT NUMBER: 25001 DD Darien 7100 Kingery Hwy
DRAWN BY: RD REVIEWED BY: SD / EC
SHEET TITLE:
SITE PLAN
DETAILS & NOTES
SHEET NO.

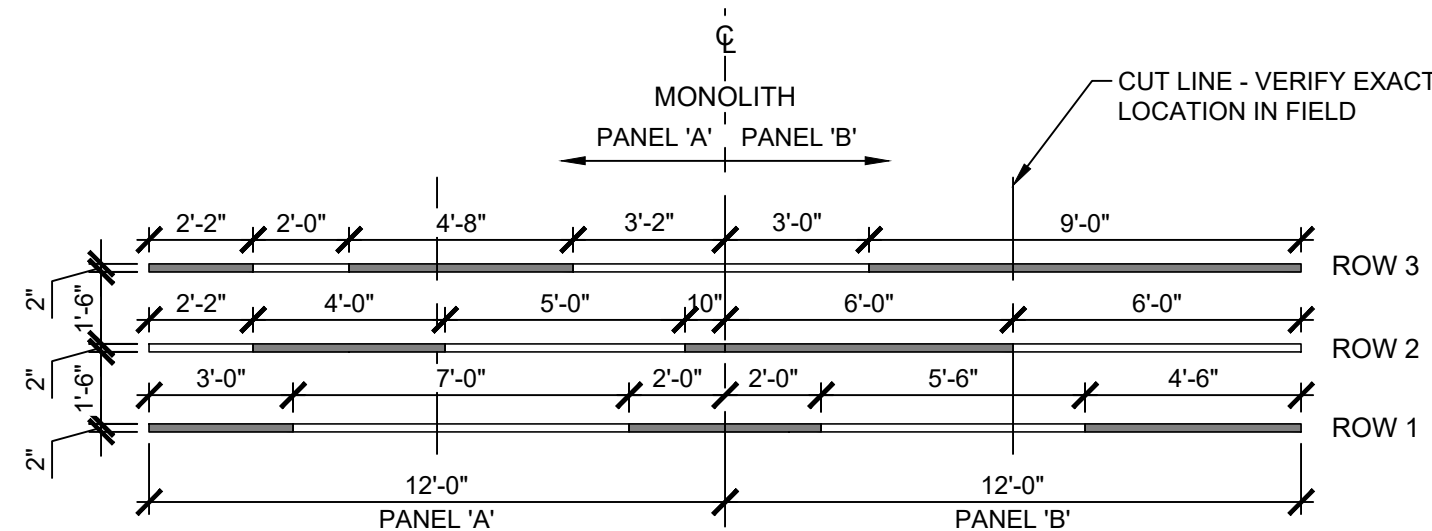
SP-1



4 ENLARGED ELEVATION @ MONOLITH

1/4" = 1'-0"

NOTE:

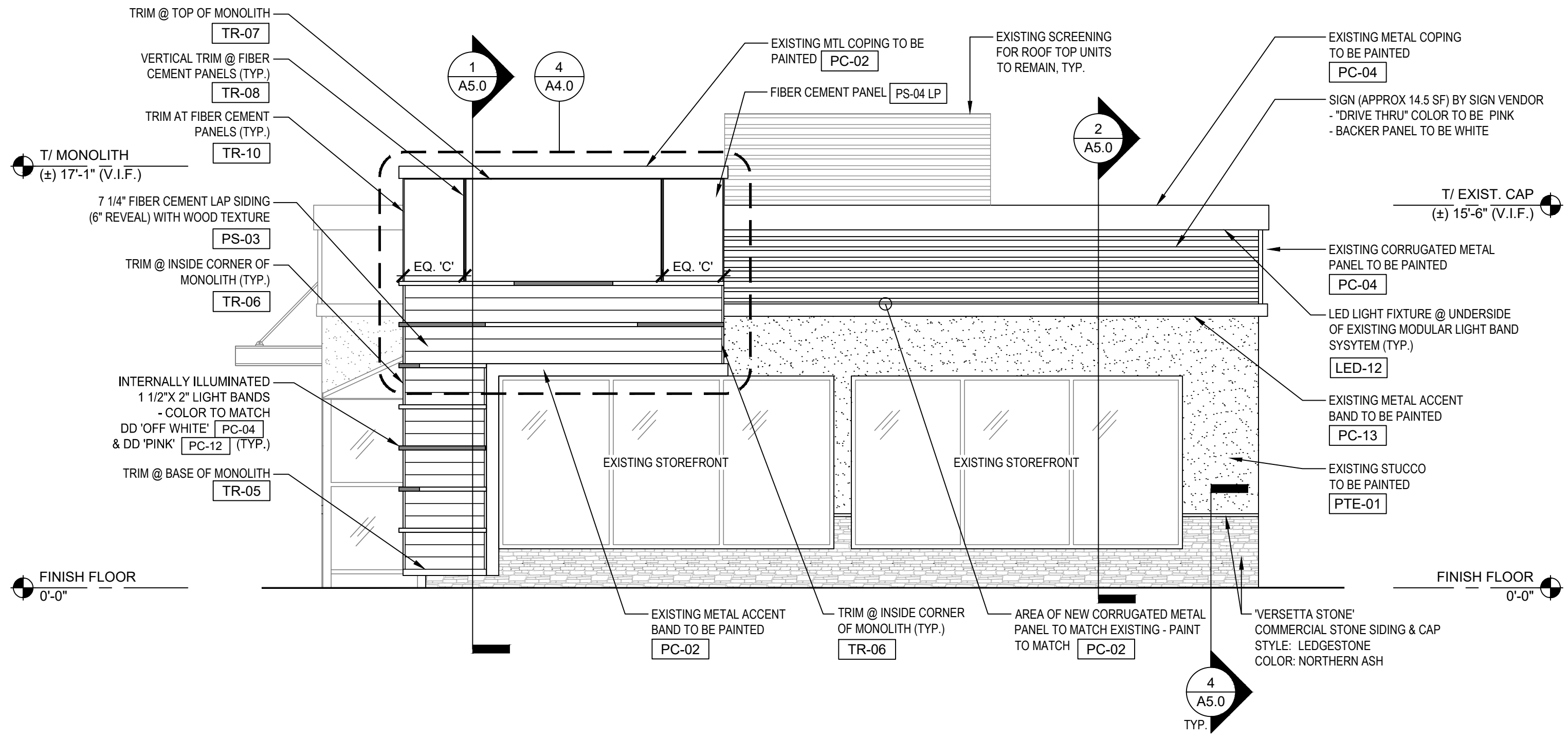


- NOTES:
- PANELS TO BE INSTALLED AT THE CENTERLINE OF MONOLITH, INSTALLED OUTWARD AND MITER CUT EACH END IN FIELD.
 - EACH PANEL (A and B) CONSISTS OF 3 UNIQUE ROWS (1, 2, and 3).
 - PANELS SHOULD REPEAT A, B, A, B, ETC. UNTIL DESIRED WIDTH IS MET.

3 MONOLITH ACCENT PANELS - INSTALLATION DIAGRAM

1/4" = 1'-0"

NOTE:

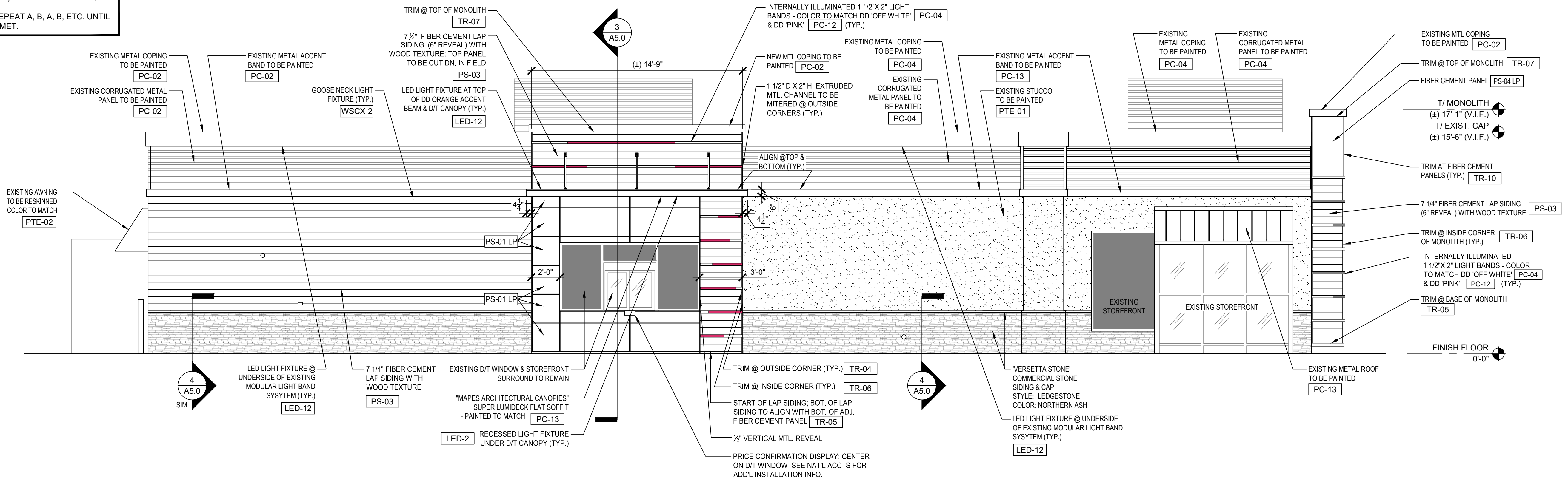


2 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

NOTE:

- NOTES:
- PANELS TO BE INSTALLED AT THE CENTERLINE OF MONOLITH, INSTALLED OUTWARD AND MITER CUT EACH END IN FIELD.
 - EACH PANEL (A and B) CONSISTS OF 3 UNIQUE ROWS (1, 2, and 3).
 - PANELS SHOULD REPEAT A, B, A, B, ETC. UNTIL DESIRED WIDTH IS MET.



1 SIDE (WEST) ELEVATION

1/4" = 1'-0"

NOTE:

KORU

Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

© Copyright 2025
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office.

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

PC# 366189
DUNKIN'
7100 Kingery Hwy
Darien, IL 60561

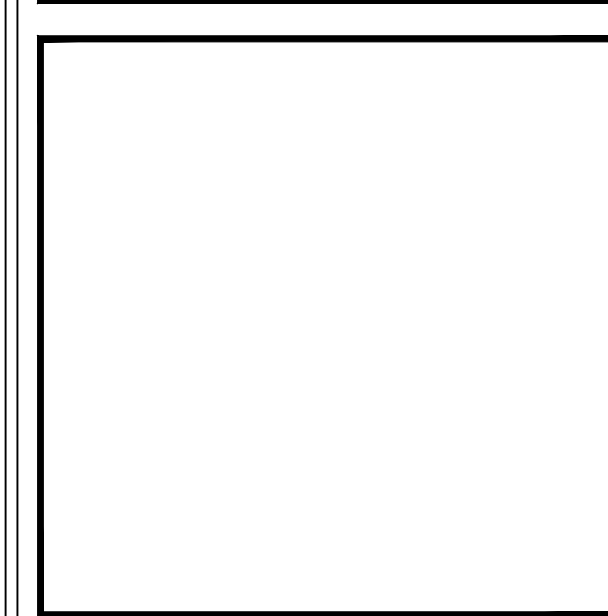
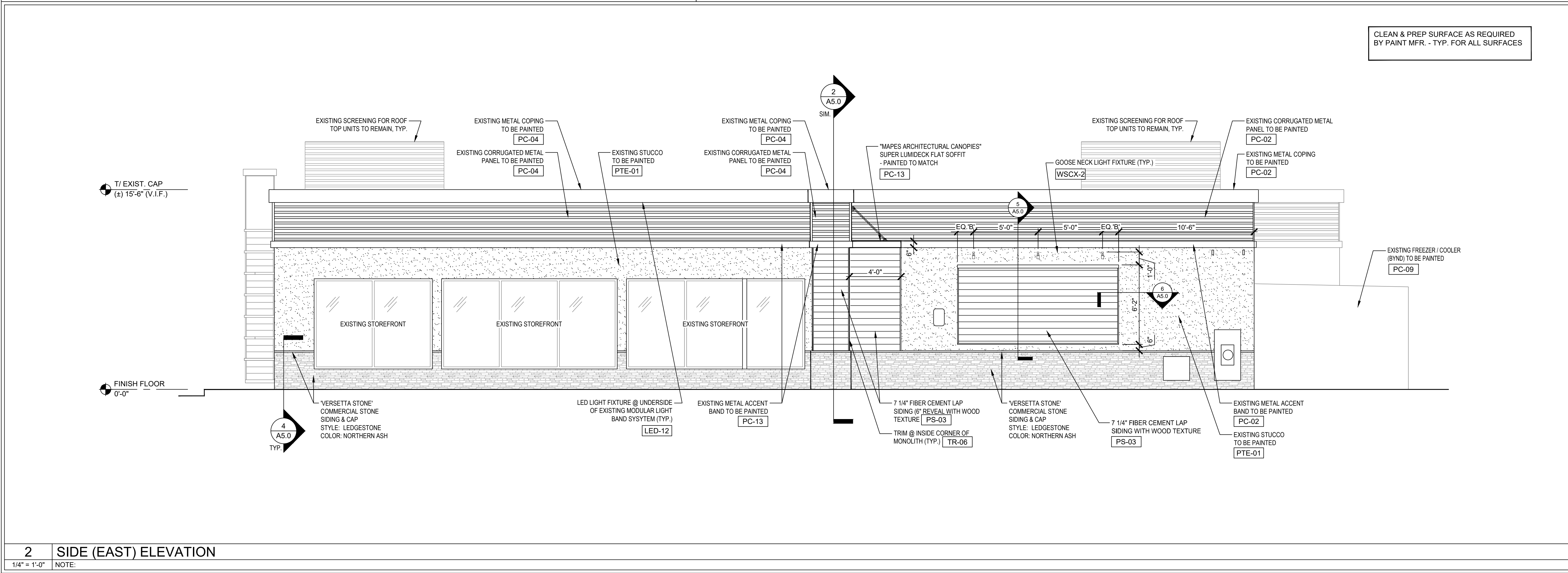
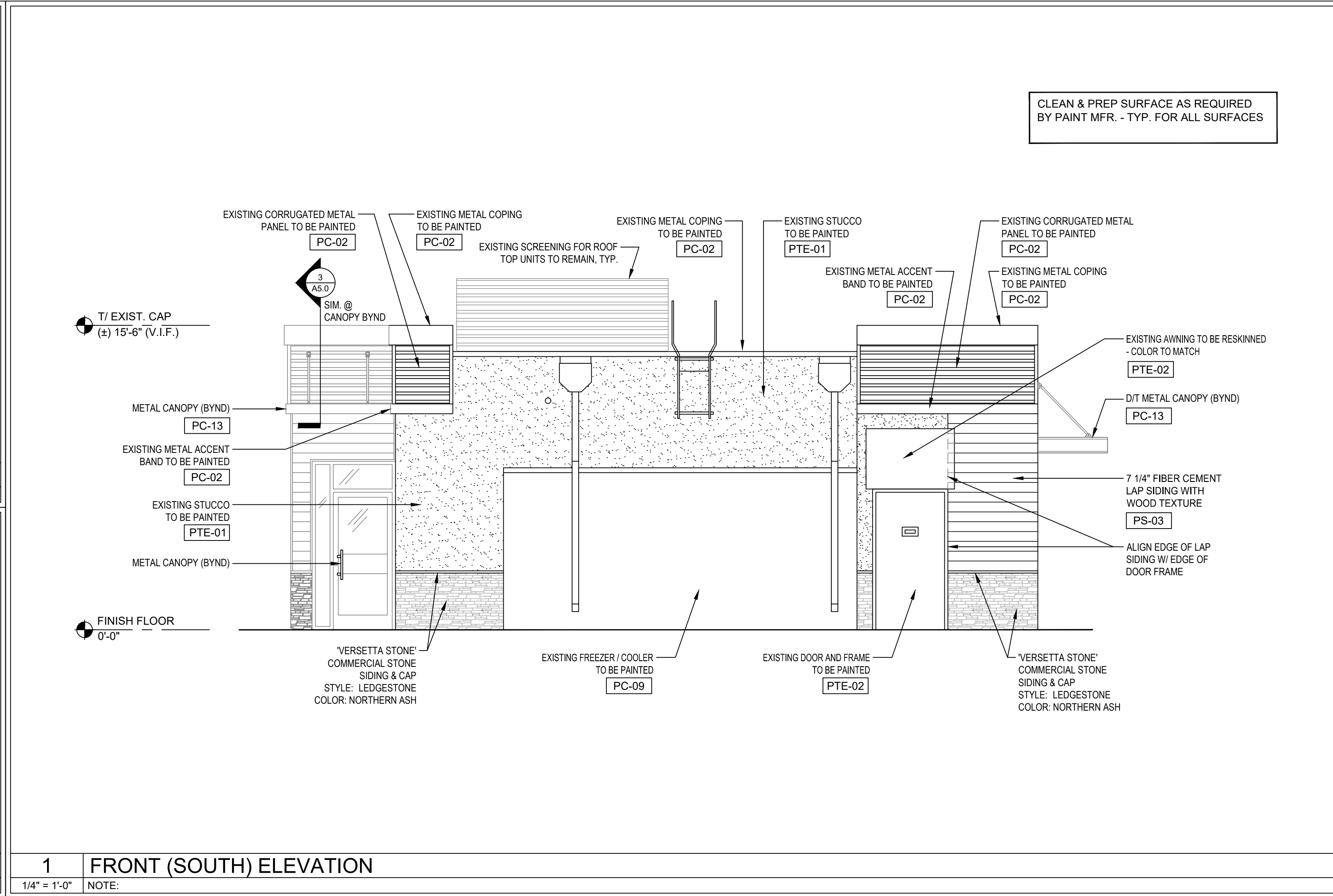
REVISIONS:	
#	DESCRIPTION
1	ISSUED FOR PERMIT
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NUMBER: 25001 DD Darien 7100 Kingery Hwy
DRAWN BY: RD REVIEWED BY: SD / EC

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

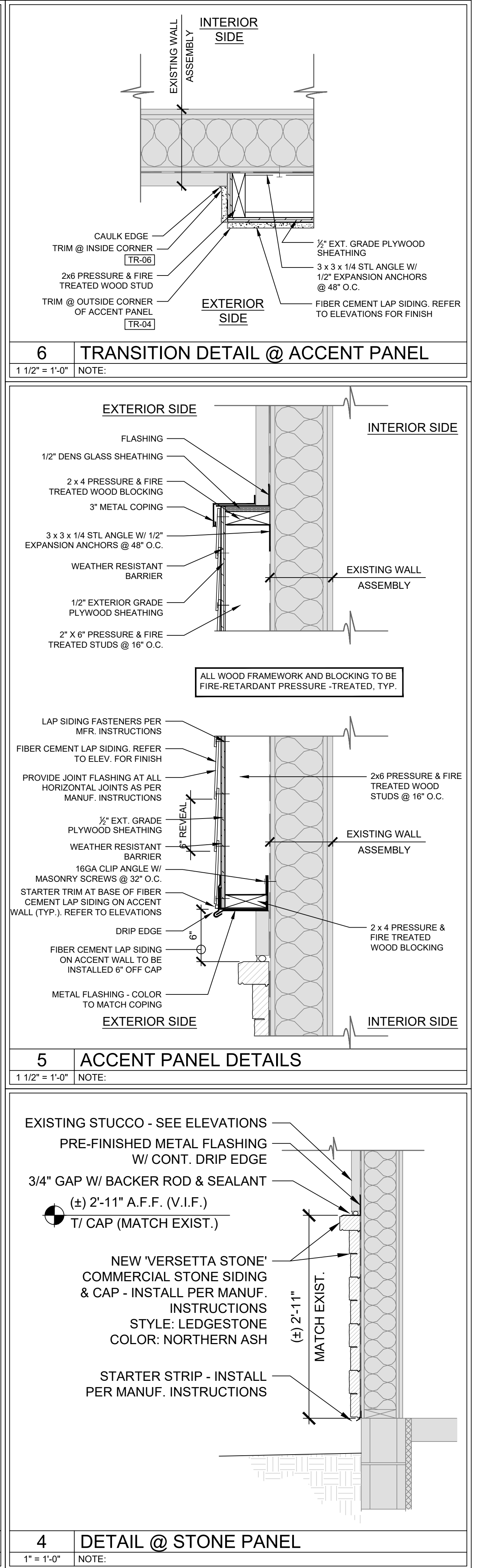
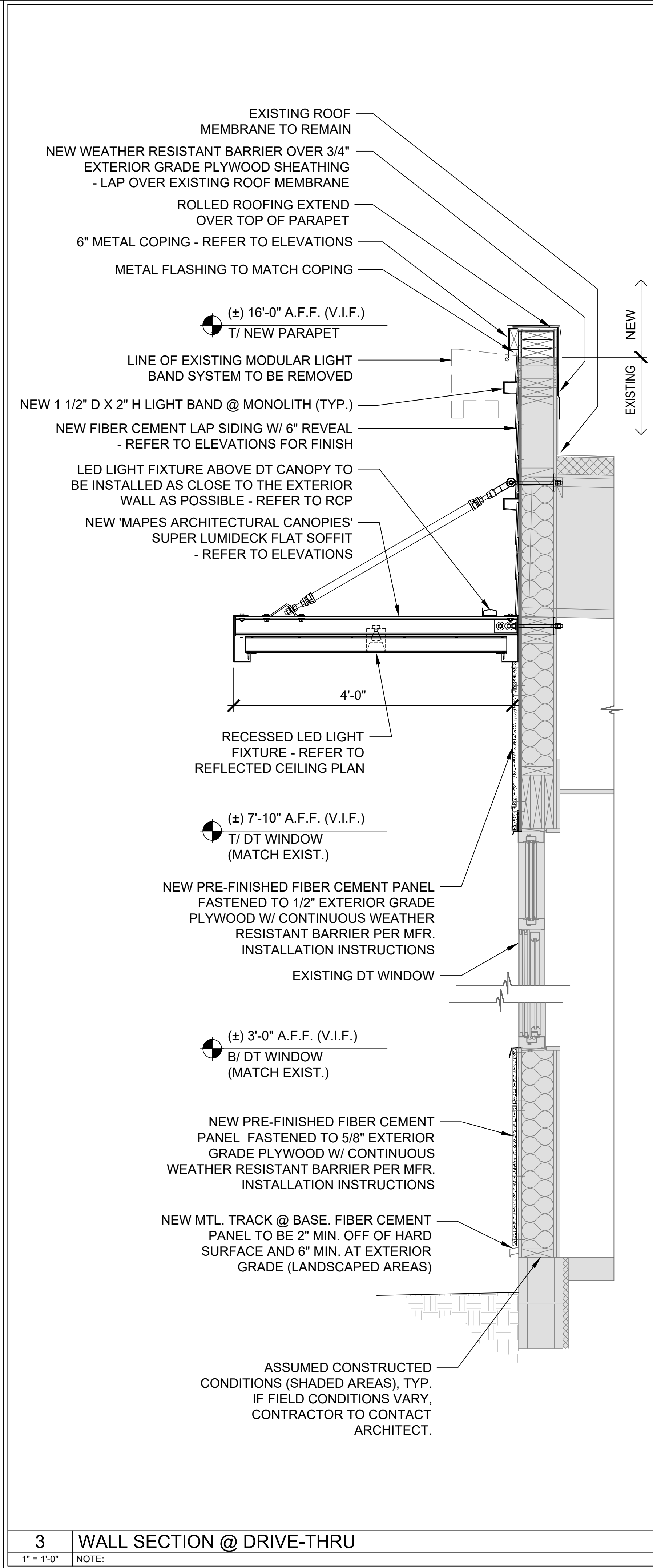
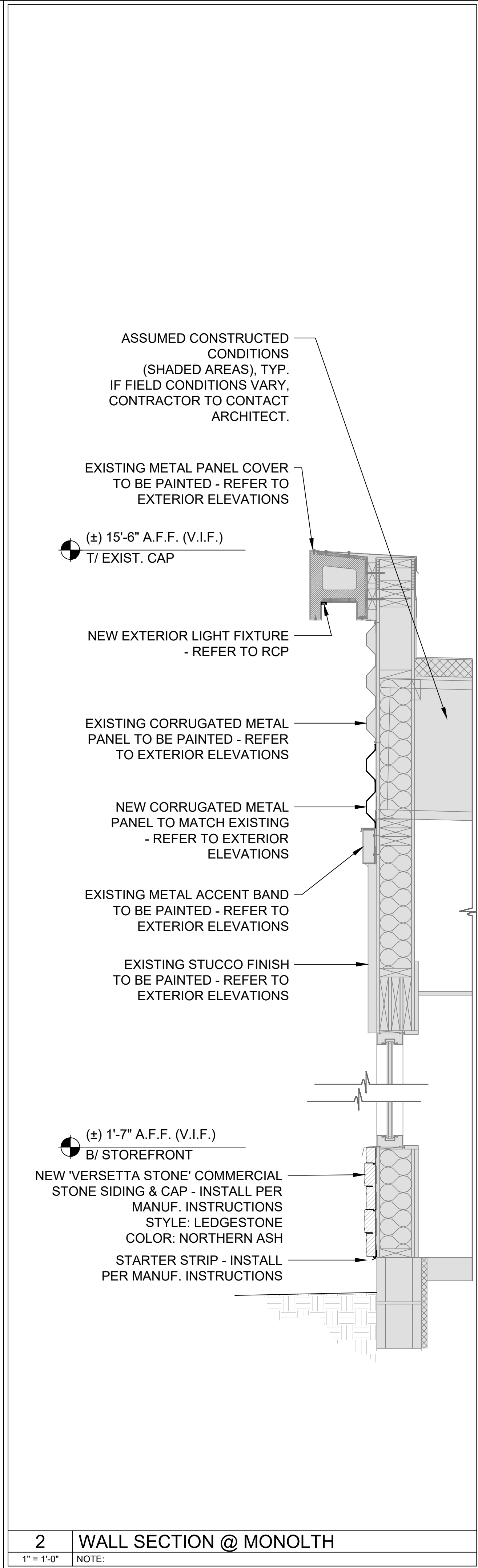
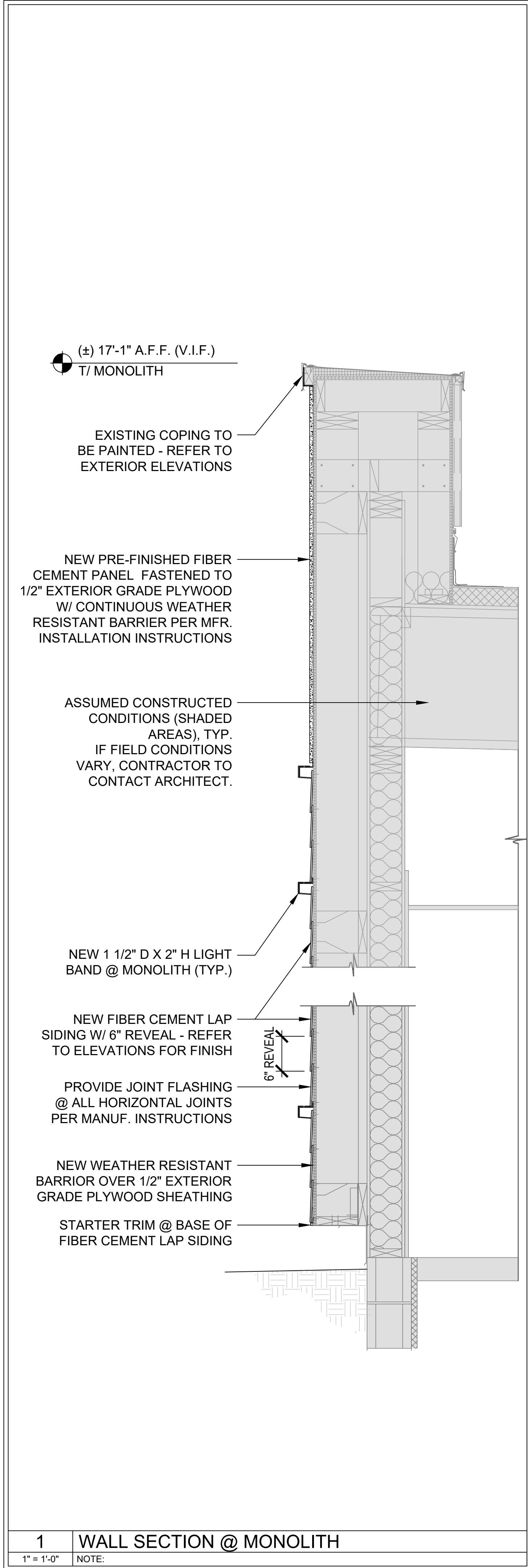


PC# 366189

DUNKIN'

7100 Kingery Hwy
Darien, IL 60561

REVISIONS:		
#	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/11/25



KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL. 60563

© Copyright 2025
KORU Group, PLLC
The drawings and the contents herein are the sole property
of Koru Group, PLLC and no portion of any may be printed
or copied without the express permission of this office.

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE "1"

PC# 366189

DUNKIN'
7100 Kingery Hwy
Darien, IL 60561

REVISIONS:	
#	DESCRIPTION
1	ISSUED FOR PERMIT
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT NUMBER: 25001 DD Darien 7100 Kingery Hwy	
DRAWN BY: RD	REVIEWED BY: SD / EC
SHEET TITLE:	
WALL SECTIONS & EXTERIOR DETAILS	
SHEET NO.	
A5.0	



MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Thursday, July 17, 2025

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

ABSENT: Jonathan Johnson

OTHERS: Ryan Murphy – City Planner

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

Regular Meeting – New Business

- a. **PZC2025-13 – 7800 Cass Avenue – Darien Study Center Inc. – Petition from Darien Study Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL 60561 (PIN 09-28-410-019).**

Mr. Murphy reported that the petition would be to build a concrete patio within five feet from the side property line at Darien Study Center, which allows for classes, religious assembly and residence for 12 people. He reported that the petitioner would demo a concrete landing on the north side of the building and construct a brick paver patio to be used by the residents. He further reported that trees would be protected with their plan and that additional garden protections would be included. Mr. Murphy presented the proposed landscaping and site photos to the Commission and audience. He reported that he had received no public comments on this item.

Chairperson Mallers swore in the petitioner.

Dr. Sandy Smith stated that the Darien Study Center functions to care for members of opus dei, and one thing they lack is the ability to get their residents outdoors. He stated that patio would be floor-level and would allow those with wheelchairs and walkers to get outside. He further stated that it would be hidden by a fence from the neighbors to the north and that they had not received any complaints. Dr. Smith stated that it would improve drainage in their yard and allow older residents to get outdoors.

Commissioner Gillespie questioned if the flagstone would be okay for wheelchairs and walkers.

Dr. Smith stated that it would be smooth and there would be no issue.

Commissioner Jackson questioned if wheelchairs would be able to get out of the doorway.

Dr. Smith stated that there would be easy accommodations to allow for a smooth exit.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to approve PZC2025-13 – 7800 Cass Avenue – Darien Study Center Inc. – Petition from Darien Study Center Inc. for a variation from Section 5A-9-2-8-B-1(a) of the City Code to permit a concrete patio within the side yard, five feet from the side property line, within the Office (O) District located at 7800 Cass Avenue, Darien IL 60561 (PIN 09-28-410-019).

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

Mr. Murphy announced that the petition would move to Municipal Services on July 21.

- b. PZC2025-14 – 7516 Cass Avenue – Petition from the City of Darien for a variation from Section 5A-8-3-8-(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center District at 7516 South Cass Avenue, Darien IL 60561 (PIN 09-28-402-024).**

Mr. Murphy reported that this is a City initiated petition that would allow EV charging in the corner side yard setback of the Brookhaven Plaza Shopping Center. He reported that the City has been making efforts to become EV-ready since 2022 and that grant funding had been explored to build public EV infrastructure. He further reported that several sites had been explored for EV parking and the chosen site would be eligible and would provide safe, visible charging for the public, as well as reduce congestion in the parking lot.

Mr. Murphy displayed a site plan for the Commission and audience to view. He reported that Brookhaven Plaza had applied for a building permit and would be time sensitive due to non-conforming side yard setbacks. He further reported that he had not received any public comment.

Chairperson Mallers confirmed that there would be four charging stations by Walgreens and two by Brookhaven.

Chairperson Mallers swore in the petitioner.

Mr. John Peter Bertakis, representative of Brookhaven Market on behalf of John Manos, stated that he did not know all the details of the development or how the decision was made for location.

Mr. Murphy stated that Mr. Dan Gombac, Director had been at a site meeting with ComEd and there were many moving pieces discussed as to why the parking would be placed in the proposed location.

Mr. Bertakis stated that he understands why it would be beneficial to have EV charging on both ends of the plaza. He stated that the Brookhaven location in Burr Ridge has charging stations that get a lot of use, and that they are fast chargers that would be heavily utilized.

Chairperson Mallers questioned when the construction would start.

Mr. Murphy stated that the building permit had received administrative approval, but there had been an inconsistency in the Zoning Code caught by Staff, which is why it had been brought before the Commission. He stated that the contractors were scheduled and would likely get materials in the next few weeks.

Commissioner Christ questioned if there had been a traffic impact study completed due to the tight corner with heavy traffic.

Mr. Murphy stated that he did not have additional detail, but typically as long as they wouldn't be removing stations it wouldn't impact traffic. He clarified that they would be adding spots to the existing lot.

Commissioner Jackson clarified that it would just be for a parking setback.

Mr. Murphy confirmed and stated that the inconsistency in the Code would define this as parking spaces and although there is not a setback requirement for EV charging stations, there is for parking.

Commissioner Jackson questioned if it is a foot setback from the property line.

Mr. Murphy stated that that was a Staff estimation based on scale drawings provided. He further clarified that the variance would be approved as proposed and would approve essentially a zero setback.

There was some discussion regarding the site plan.

Commissioner Jackson pointed out that they should have wheel stops and safety bollards to protect those on the sidewalk.

There was some clarification regarding the location of the spots.

Commissioner Jackson questioned if this was the best location for the charging stations.

Mr. Bertakis stated that this is the least used corner in the lot and there would be nowhere else to put them on that side of the plaza.

There was some discussion regarding the spacing between the spots.

Mr. Murphy confirmed that the landscape would be preserved.

Commissioner Kazich questioned who would pay the electrical bill.

Mr. Murphy stated that there would be a sizable rebate by the utility and that the stations would be pay-to-use.

There was some discussion regarding how the chargers work.

There was further discussion amongst the Commission regarding any conditions to add to the motion.

Commissioner Jackson made a motion, and it was seconded by Commissioner Gillespie to approve PZC2025-14 – 7516 Cass Avenue – Petition from the City of Darien for a variation from Section 5A-8-3-8-(A)(b) to allow the construction of EV Charging Stations within the corner side yard setback of the Brookhaven Plaza Shopping Center, located in the B-2 Community Shopping Center District at 7516 South Cass Avenue, Darien IL 60561 (PIN 09-28-402-024) with the following conditions:

- 1. That wheel stops be added to the end of each parking stall, and**
- 2. Vehicle protection bollards be added to the middle aisle for vehicle protection of the adjacent sidewalk**

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

Mr. Murphy announced that the petition would move to Municipal Services on July 21.

- c. PZC2025-04 – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking. (City Initiated)**

Mr. Murphy reported that the Police Department had recently updated their parking regulations in response to several issues that they and Code Enforcement had been dealing with. He reported that these issues have caused a lack of clarity and other issues in court or administrative hearings. He further reported that Staff had added a few new provisions, including a zoning-specific definition of a commercial vehicle, descriptors, and a new vehicle class chart.

Mr. Murphy reported that they kept the existing weight restriction but removed the word “overnight” to better regulate the storage of commercial vehicles. He further reported that this would allow penalties to be consistent for Code Enforcement. He reported that this would only allow the storage of one commercial vehicle outside and one inside.

There was some discussion regarding regulations in home owners’ associations.

Mr. Murphy displayed the added vehicle class chart. He reported that he had received calls from businesses and residents and that they were generally in support of the update.

Commissioner Jackson questioned if it would be for private residential or any private property.

Mr. Murphy stated that it would be any property. He displayed the class chart for the Commission and audience to view.

Commissioner Green questioned if there had been conflicts of inconsistencies with the PD enforcement.

Mr. Murphy stated that there are separate department responsibilities.

Commissioner Gillespie questioned if commercial vehicles were prohibited to be in driveways before.

Mr. Murphy confirmed that they were, but they only had one weight limit listed. He stated that some commercial vehicles would be allowed to park in driveways and the text update would make it clearer to enforce.

Commissioner Christ questioned if the 8,000 pounds would be loaded or unloaded.

Mr. Murphy stated that the current Code does not specify, and the update would specify that it is the registered weight of the vehicle.

There was some discussion regarding resident opinions on commercial vehicles in their neighborhood.

There was further discussion regarding Title 9 regulations.

Mr. Murphy clarified that the issue at hand is better defining weight class to able to better enforce the Code.

There was some discussion regarding the complaints received by residents.

Commissioner Kazich questioned how they would handle a multi-family residential property when the current definition would only allow one vehicle at the property.

Mr. Murphy stated that the existing regulations are also limited to one and he had not received complaints in the past. He stated that if the Commission were to make recommendations he would include it in his report.

Commissioner Christ clarified that they would be voting on the struck-out text and the added text.

Commissioner Kazich pointed out that there was a run-on sentence in one of the added sections. He offered a correction to the sentence to add as a condition.

It is noted for the record that Commissioner Gillespie left the meeting at 7:59 p.m.

There was some discussion regarding the different classifications of vehicles.

Mr. Murphy stated that they would try to balance the needs of both the business people and the residents.

There was some comparison of our restrictions compared to surrounding municipalities.

There was further discussion regarding better defining regulating commercial vehicles for multi-family residential.

Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson to approve PZC2025-04 – Text amendments to Title 5A (Zoning Regulations) to update commercial vehicle parking restrictions and overweight vehicle parking restrictions on private property, including overnight parking. (City Initiated) with the following conditions:

- 1. To edit section G-3 to state, “It shall be unlawful to park or store or allow to stand more than two (2) commercial vehicles upon any lot or parcel of land, including those stored or parked in a fully enclosed building or structure.”, and**
- 2. The City Planner will review further defining residential parking particularly as it applies to multi-family residences.**

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

Mr. Murphy announced that the petition would move to Municipal Services on July 21.

Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that Chestnut Court would not move forward with the residential portion of the development and are now in discussion with City officials to determine what, if any, improvements they will make to the center.

Mr. Murphy reported that the City would be considering an ordinance to begin the TIF process.

There was some discussion regarding the Commission obtaining more of an education on the TIF process as well as external communications to residents.

Approval of Minutes

Commissioner Jackson made a motion, and it was seconded by Commissioner Kazich to approve the May 21, 2025 Regular Meeting Minutes.

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

Next Meeting

Mr. Murphy announced that the next meeting is scheduled for Wednesday, August 6, 2025.

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

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

There was some discussion amongst the Commission regarding the condo development on Plainfield Road and the home located across Indian Prairie Public Library.

Adjournment

With no further business before the Commission, Commissioner Christ made a motion, and it was seconded by Commissioner Kazich. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 8:24 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson