

MINUTES CITY OF DARIEN

PLANNING, ZONING, AND ECONOMIC DEVELOPMENT COMMISSION

Wednesday, August 20, 2025

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

ABSENT: Shari Gillespie, Chris Green, Jonathan Johnson

OTHERS: Ryan Murphy – City Planner

Chairperson Lou Mallers called the meeting to order at 7:02 p.m. at the Darien City Hall, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present.

Regular Meeting – New Business

- a. **PZC2025-16 – 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).**

Chairperson Mallers swore in Ms. Samantha Hammonds, Dunkin representative.

Mr. Ryan Murphy, City Planner reported that the petition would be for a mural on the east side of the soon-to-be Dunkin on Route 83. He reported that there is no language in the Code regarding painted signs or murals. Mr. Murphy presented the site plan and conceptual sign rendering and reported that the intended installation would be to the right of the drive-thru window. He further reported that this location would be the 10,000th Dunkin in the U.S. and the mural would be painted by a local artist and evaluated each year for any maintenance.

Ms. Hammonds stated that this would be the 10,000th Dunkin in the U.S. and the 100th location for the franchise owners. She stated that there would be a grand opening celebration on October 2nd that would include giveaways and they would be presenting a \$150,000 check to the UIC children's hospital.

Commissioner Jackson questioned if the other Dunkin on Route 83 in Willowbrook would be moving.

Mr. Murphy reported that at that time they had no information regarding leaving the location.

Commissioner Jackson questioned if any other sign would be hand-painted.

Ms. Hammonds stated that there would not and that they had a formal agreement with the artist which would be executed upon approval. She confirmed that there would be no monetary contribution needed from Darien.

There was some discussion regarding brand standards.

Chairperson Mallers questioned if there had been murals at other Dunkin locations.

Ms. Hammonds stated that this would be the only mural in the Midwest, but that there are a couple murals around the East Coast.

Commissioner Kazich questioned if there had been an oversight with the Route 83 sign regulations.

Mr. Murphy stated that there had not been, but that there was a defunct section of the Code not used.

Commissioner Kazich suggested deleting this section in the Code.

Mr. Murphy stated that he could put in a request to Staff.

There was further discussion regarding updating this part of the Code.

Commissioner Kazich requested that they don't include the Chicago flag in the mural.

Ms. Hammonds stated that she could discuss it with the artist.

There was some discussion regarding the grand opening celebration and the specifics of the mural.

The Commissioners discussed how to make the motion to include cleaning up the sign Code.

Commissioner Kazich suggested including a condition to substitute the Chicago flag in the mural with something different.

Commissioner Jackson stated that they should leave that to the artist, to which the other Commissioners agreed.

Commissioner Christ made a motion, and it was seconded by Commissioner Kazich to approve PZC2025-16 – 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).

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 4-0.

There was some discussion regarding a second motion to change the Code.

Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson to remove Section 4.3.12 of the City Code, titled Route 83 Corridor Sign Regulations.

Commissioner Jackson suggested modifying the motion to not delete from the Code altogether, which the Commission agreed with.

Commissioner Kazich made a motion, and it was seconded by Commissioner Jackson for the City Council to investigate the viability of Section 4.3.12 of the City Code, titled Route 83 Corridor Sign Regulations.

Upon roll call vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Mr. Murphy announced that the petition would move forward to Municipal Services in September.

Old Business

There was no old business to discuss.

Staff Updates & Correspondence

Mr. Murphy reported that there had been a Joint Review Board meeting held on August 14 regarding the proposed TIF district, which was a well-attended informational session. He reported that they had made a unanimous decision that the site would be TIF eligible and that the next meeting would be a public hearing held on September 15th. He further reported that a condition had been made for the City Council to consider repealing the mixed-use zoning.

Mr. Murphy reported that there would be an application in the near-future for an annexation on Sweetbriar.

Approval of Minutes

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

Commissioner Jackson made a motion, and it was seconded by Commissioner Christ to approve the July 17, 2025 Regular Meeting Minutes.

Upon voice vote, the MOTION CARRIED UNANIMOUSLY 4-0.

Next Meeting

Chairperson Mallers announced that the next meeting would be scheduled for September 3, 2025. Mr. Murphy reported that the meeting would be cancelled due to a lack of agenda items.

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 Kazich made a motion, and it was seconded by Commissioner Jackson. Upon voice vote, the MOTION CARRIED UNANIMOUSLY, and the meeting adjourned at 7:52 p.m.

Respectfully Submitted:

Approved:

X

Jessica Plzak
Secretary

X

Lou Mallers
Chairperson