**CITY OF DARIEN**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning, Zoning and Economic Development Commission of the City of Darien will hold a public hearing on April 2, 2025 at 7:00 p.m. in City Hall Council Chambers, 1702 Plainfield Road, Darien, IL 60561.

The purpose of the public hearing will be to hear testimony from interested persons and make a recommendation on CASE NO. PZC2024-09.

(CASE NO. PZC2024-09) Involves a petition from Chestnut Court Darien IL, LLC for the rezoning and redevelopment of the Chestnut Court shopping center located in the B-3 (General Business) zoning district at the southeast corner of 75th Street and Lemont Road, commonly known as 7511 Lemont Road (PINs 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, and 09-29-300-025). The project includes the following:

* A request to change the zoning for the project site from B-3 (General Business District) to M-U (Mixed-Use);
* A variation to allow for ground-floor residential for a multifamily apartment building;
* A variation to reduce the required parking ratio from 2 spaces per dwelling unit to 1 space per dwelling unit;
* The construction of three (3) retail buildings totaling 107,165 square-feet and one 151,196 square-foot four-story 156-unit multifamily apartment building comprised of studio, one-bedroom and two-bedroom units, with residential amenities including a fitness room, club room, storage, and outdoor recreation areas, with an option to increase the number of units to a total of 166-units;
* Façade improvements for the commercial center;
* On-site improvements including landscaping, fencing, walkways, parking and loading areas, on-site utilities, and drainage/stormwater facilities.

Said Property is legally described as follows:

PARCEL 1:

TRACT "C" (EXCEPT THE NORTH 100 FEET THEREOF AS TAK.EN FOR HIGHWAY PURPOSES FOR DEDICATION RECORDED AUGUST 17,1950 AS DOCUMENT NO. 601548 AND EXCEPT THE WEST 30 FEET OF THE SOUTH 545 FEET OF THE NORTH 645 FEET THEREOF, AS MEASURED FROM THE CENTER LINE OF 75TH STREET AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 365 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "C" A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, 211.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, 204.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 211.00 FEET TO A POINT ON SAID LINE 30 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF TRACT "C"; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG SAID LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "C" 204.00 FEET TO THE POINT OF BEGINNING), IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

TRACT "B" (EXCEPT THE NORTH 100 FEET THEREOF AS TAKEN FOR HIGHWAY PURPOSES BY DEDICATION RECORDED AUGUST 17, 1950 AS DOCUMENT NO. 601548) IN DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

TRACTS "F" AND "G" (EXCEPT THE WEST 50 FEET OF SAID TRACTS "F" AND "G" TAKEN OR USED FOR LEMONT ROAD) OF DOWNERS GROVE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 2 OF THE NORTH 1050 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1944 AS DOCUMENT NO. 464509, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS AND EGRESS OVER THE LAND DESCRIBED THEREIN, AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. R77-107410 AND MODIFIED BY DOCUMENT NOS. R83-16245, R83-29468 AND R87-5755, EXCEPTING THEREFROM ANY PORTION FALLING WITHIN PARCELS I AND 3 AND EXCEPTING THAT PORTION FALLING WITHIN THE SOUTH 5 FEET OF TRACT E.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR PARKING, ROADWAYS AND SIDEWALKS OVER THE LAND DESCRIBED THEREIN AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. R86-042076.

PINs: 09-29-300-008, 09-29-300-022, 09-29-300-023, 09-29-300-024, 09-29-300-025

Said petition and report may be viewed at City Hall and on the City Website: [www.darien.il.us](http://www.darien.il.us) starting on March 28, 2025. For questions on disability access, contact the City ADA Coordinator at (630) 852-5000.

The public is encouraged to participate in the meeting by submitting questions and comments via email to the Senior Planner Ryan Murphy at [rmurphy@darienil.gov](mailto:rmurphy@darienil.gov), or attending in-person. Emails or letters providing public comment shall be submitted by 5:00PM prior to the start of the meeting.

JoAnne E. Ragona, City Clerk

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