

**AGENDA**  
**Economic Development Committee**  
**Thursday, December 2, 2021**  
**7:00 p.m. – Darien City Hall**

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – November 4, 2021**
- 4. New Business**
  - a) EDC Action Item: Re-Evaluate/Designate Key Development Areas  
(Follow Up from Workshop & City Council Goal Setting –  
Reference Existing List of Target Areas in Meeting Packet)**
  - b) New Topic Discussion**
- 5. Old Business**
  - a) Previous Follow Up/Hanging Matters**
    - i. EDC Member Updates**
    - ii. Staff Updates**
- 6. Next Scheduled Meeting – January 6, 2022**
- 7. Adjournment**

**City of Darien**  
**Minutes Economic Development Committee**  
**Thursday, November 4, 2021**

**1. Call to Order**

The meeting was called to order at 7:09 p.m. by Chairman Bryan Gay. Other Committee Members present were: Lou Mallers, Nick Pitzer, Thomas Papais, and Robert Hahn. Also present was Mayor Joe Marchese, Alderperson Mary Sullivan, and City Clerk JoAnne Ragona.

**2. Public Comment**

None.

**3. Approval of Minutes – October 7, 2021**

Minutes were approved by unanimous consent.

**4. New Business**

**a) Economic Development Workshop – Recap & Action Items  
(Summary of Workshop Attached)**

City staff provided a recap of the Economic Development Workshop from October 23, 2021. Staff pointed out the key takeaways from the Workshop and included the primary topics that were discussed during the Workshop in the meeting packet.

Committee thoroughly discussed the common takeaways from the Workshop. Conversation mainly focused on redevelopment and targeting existing commercial centers for Economic Development. Committee will be awaiting action items in order to reach Economic Development goals set from the Workshop and upcoming City Council Goal-Setting Meeting.

Additional discussion pertained to marketing the City and reaching out to residents so they understand the Economic Development initiatives put in place by the City. Incentives and strategies need to be put in place moving forward.

**b) New Topic Discussion**

None.

## **5. Old Business**

### **a) Previous Follow Up/Hanging Matters**

#### **i. EDC Member Updates**

Follow up on last month's presentation by owner and representative for 1220 Plainfield Road. There are possibilities for redevelopment of the property. Staff pointed out there are zoning standards and the owner or prospective business may need to pursue a rezone through the public hearing process.

#### **ii. Staff Updates**

None.

## **6. Next Scheduled Meeting**

Next scheduled meeting is Thursday, December 2, 2021.

## **7. Adjournment**

Meeting was adjourned at 8:47 p.m.

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**APPROVED:**

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**BRYAN GAY, CHAIRPERSON**

**CITY OF DARIEN**  
**M E M O**

**TO: Bryon Vana, City Administrator**  
**Dan Gombac, Director, Community Development/Municipal Services**

**FROM: Michael Griffith, Senior Planner**  
**Community Development Department**

**DATE: January 23, 2015**

**SUBJECT: Comprehensive Plan Update Status – Fall 2014**

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Following is a summary of the Key and Non-Key Development Areas identified in the Comprehensive Plan Update adopted in 2002. Maps follow at the end of this memo.

**Key Development Area #1:**

All four quadrants of 75<sup>th</sup> Street and Cass Avenue intersection:

**Plan:** Shopping district to include retail, restaurants and a new town center at the northwest corner.

**Status:** Southeast quadrant along Cass Avenue is being redeveloped with a new bank and retail center.

**Key Development Area #2:**

Southwest corner of 75<sup>th</sup> Street and Lyman Avenue (former fire station):

**Plan:** Mix of office, restaurant, professional and business services and park.

**Status:** Site redeveloped with a mix of retail, a bank and townhomes.

**Key Development Area #3:**

East side of Lemont Road between 75<sup>th</sup> Street and Woodmere Townhomes, adjacent to Forest Preserve property (Posejpal property):

**Plan:** Community center, including: band shell, festival area, picnic area, playground, tennis and sand volleyball courts.

**Status:** This parcel has not been redeveloped. Staff has had inquiries for townhomes and a private indoor athletic facility.

**Key Development Area #4:**

Northwest corner of Plainfield Road and Clarendon Hills Road, including Darien Community Park, Hinsdale S. High School campus, Tri-State Fire District Station, Indian Prairie and Sportsplex facilities:

Plan: Retain and enhance existing uses.  
Status: No change.

**Key Development Area #5:**

South of I-55 east of Cass Avenue (area east of the Municipal Services Facility):

Plan: Business and office park along S. Frontage Road, single-family residential south of the Sawmill Creek/floodplain.  
Status: Area remains mostly unincorporated, Forest Preserve purchased the largest single parcel, a 5-lot single-family residential subdivision was approved on the north side of 87<sup>th</sup> Street, west of Loraine Avenue but never built.

**Key Development Area #6:**

Northeast quadrant of I-55 and Lemont Road interchange (Oldfield Triangle):

Plan: Mix of hotel/conference, retail and restaurants, office and multi-family residential.  
Status: Two office buildings constructed housing two corporate headquarters. Forest P reserve purchased the parcel intended for hotel/conference, retail and restaurants.

**Key Development Area #7:**

Southwest quadrant of Lemont Road and 87<sup>th</sup> Street:

Plan: Senior housing, both assisted and independent living.  
Status: This area has not been redeveloped. Assembling several parcels required. Myers Commons Senior Housing on 83<sup>rd</sup> Street and Main Street met this need.

**Non-Key Development Area A:**

South side of 83<sup>rd</sup> Street/Plainfield Road at Main Street:

Plan: Medium density residential.  
Status: Independent living, senior housing apartments built, Myers Commons Senior Housing.

**Non-Key Development Area B:**

Southwest corner of 83<sup>rd</sup> Street and Lemont Road (former Center Cass School):

Plan: Mix of commercial and offices.  
Status: Site redeveloped with a mix of retail, offices and a day care center.

**Non-Key Development Area C:**

2100 Manning Road (Gardner property) and parcel to the west:

Plan: Low density residential following a similar character and density of surrounding neighborhoods.  
Status: A 26-lot single-family residential subdivision is being proposed, developer seeking variations regarding lot size, building setbacks and street width requirements. Public hearing scheduled for November 19, 2014.

**Non-Key Development Area D:**

Parcel east of Republic Bank on 75<sup>th</sup> Street:

Plan: Office.

Status: Site remains vacant. This year staff has received inquiries about car wash and day care.

**Non-Key Development Area E:**

East side of Cass Avenue north of Timber Lane:

Plan: Low density residential.

Status: An 8-lot single-family residential subdivision constructed. Last home nearly completed.

**Non-Key Development Area F:**

Northwest corner of Plainfield Road and Leonard:

Plan: Low density residential.

Status: Currently used as the Park District maintenance facility.

**Non-Key Development Area G:**

North side of Plainfield Road at Bailey Road:

Plan: Office.

Status: Property redeveloped with three office buildings.

**Non-Key Development Area H:**

Southwest corner of Plainfield Road and Eleanor Place (former Marion Hills School):

Plan: Low density residential.

Status: School building remains housing the Kingswood Academy, private elementary school.

**Non-Key Development Area I:**

West side of Cass Avenue north of the Shell service station:

Plan: Office.

Status: Combination of townhomes and duplexes, 11 dwelling units approved, development not built out.

**Non-Key Development Area J:**

Northwest corner of N. Frontage Road and Nantucket Road:

Plan: Medium density residential.

Status: Property is unincorporated and remains vacant.

**Non-Key Development Area K:**

South side of N. Frontage Road east of Cass Avenue:

Plan: Office.

Status: Hotel being considered on one parcel, parcel assembly required for redevelopment of the remaining area.

**Non-Key Development Area L:**

South side of N. Frontage Road west of Bailey Road:

Plan: Office.

Status: Area not redeveloped, however, vacant buildings have been demolished. Parcel assembly needed for redevelopment.

**Non-Key Development Area M:**

West side of Route 83 south of 67<sup>th</sup> Street:

Plan: Commercial.

Status: Area not redeveloped, parcel assembly needed for redevelopment.

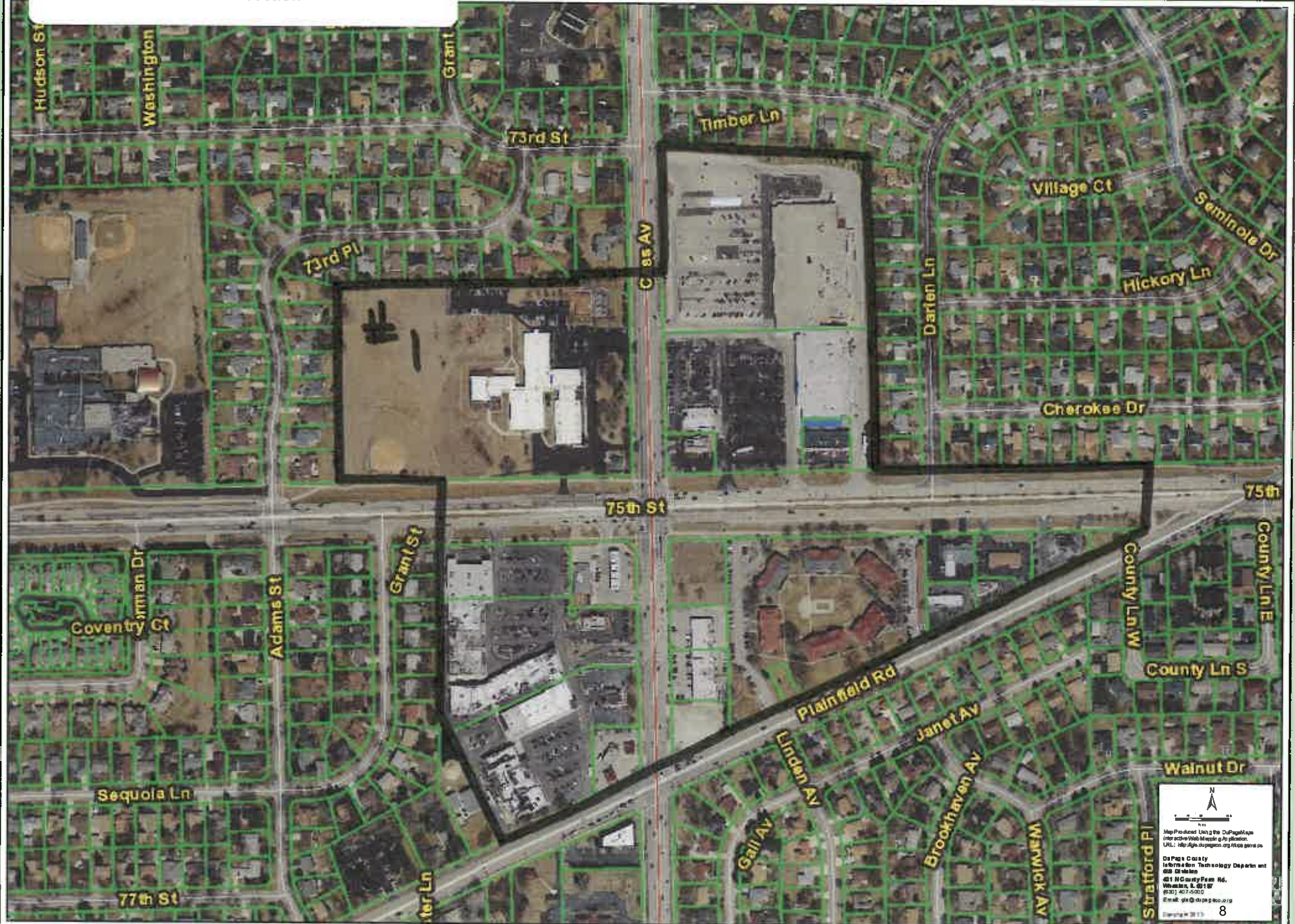
**Non-Key Development Area N:**

South side of I-55 to the west and north of Waterfall Glen Forest Preserve:

Plan: Low density residential.

Status: Area remains unincorporated, not redeveloped.

**Area 1:**  
75<sup>th</sup> St. and Cass Ave. intersection



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Area 2:

Southwest corner of 75<sup>th</sup> St. and Lyman Ave.



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**Area 3:**  
East side of Lemont Rd. between 75<sup>th</sup> St. and  
Woodmere Townhomes (Posejpal property)



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**Area 4:**  
Northwest corner of Clarendon Hills and Plainfield Rds.,  
includes high school, library, fire station and Sportsplex



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**Area 5:**  
South of I-55 east of Cass Ave.

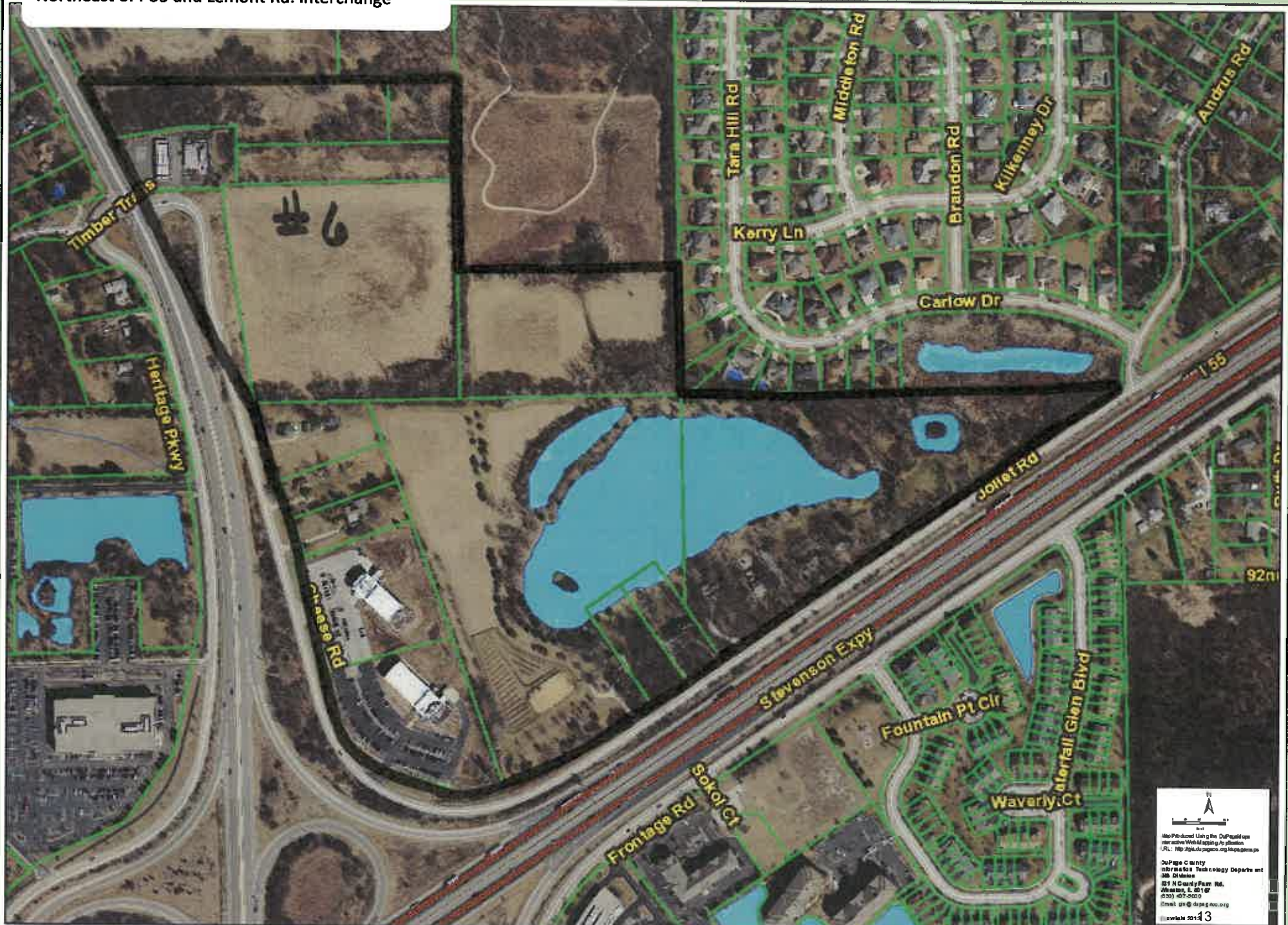


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**Area 6:**  
Northeast of I-55 and Lemont Rd. interchange



**Area 7:**  
Southwest of 87<sup>th</sup> St. and Lemont Rd.



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**Area A:**  
South side of 83<sup>rd</sup> St./Plainfield Rd. at Main St.

**Area B:**  
Southwest corner of 83<sup>rd</sup> St. and Lemont Rd.



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**Area C:**

2100 Manning Road (Gardner property)



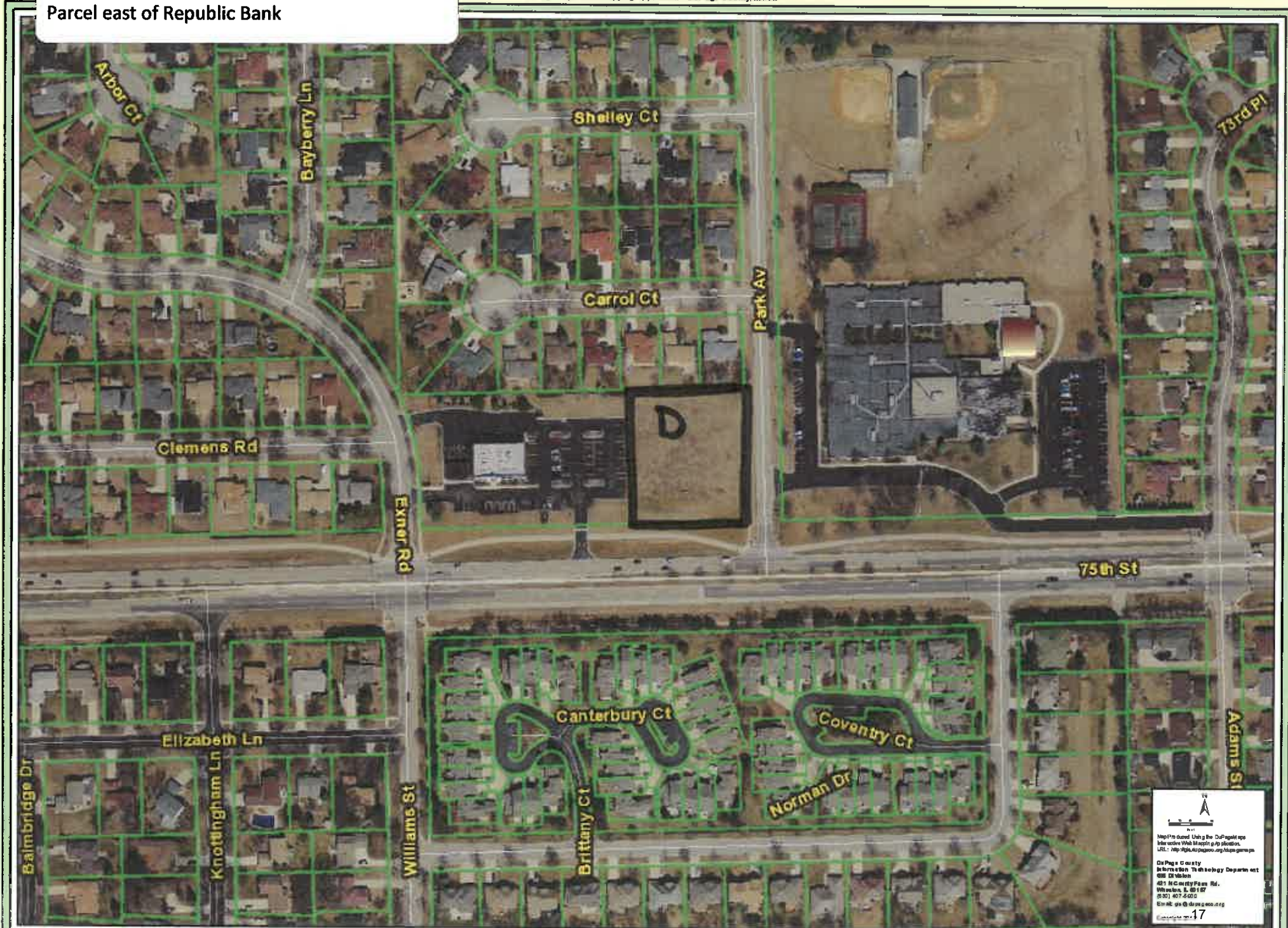
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**Area D:**  
Parcel east of Republic Bank



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**Area E:**

East side of Cass Ave., north of Timber Ln.



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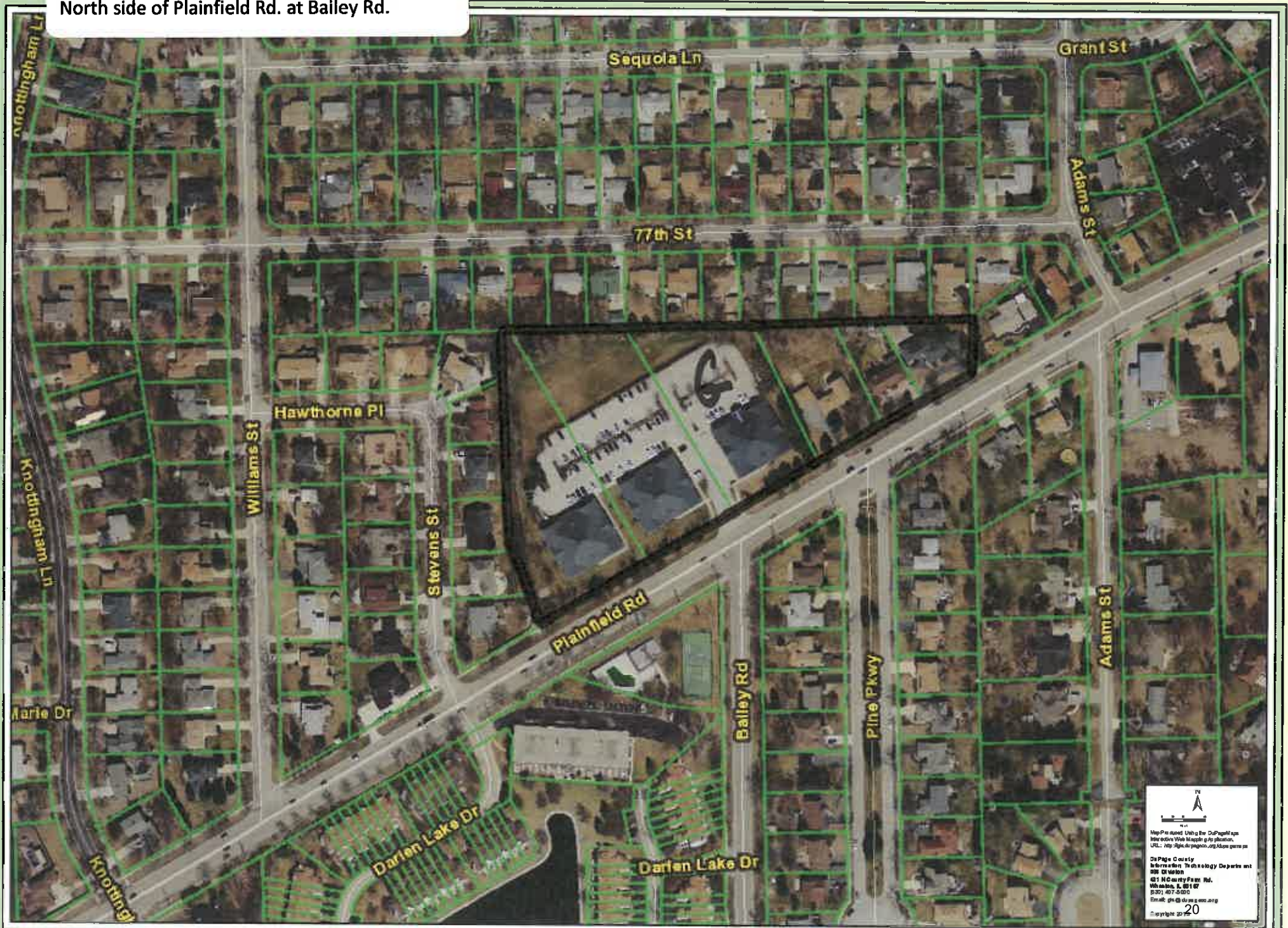
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**Area G:**

North side of Plainfield Rd. at Bailey Rd.

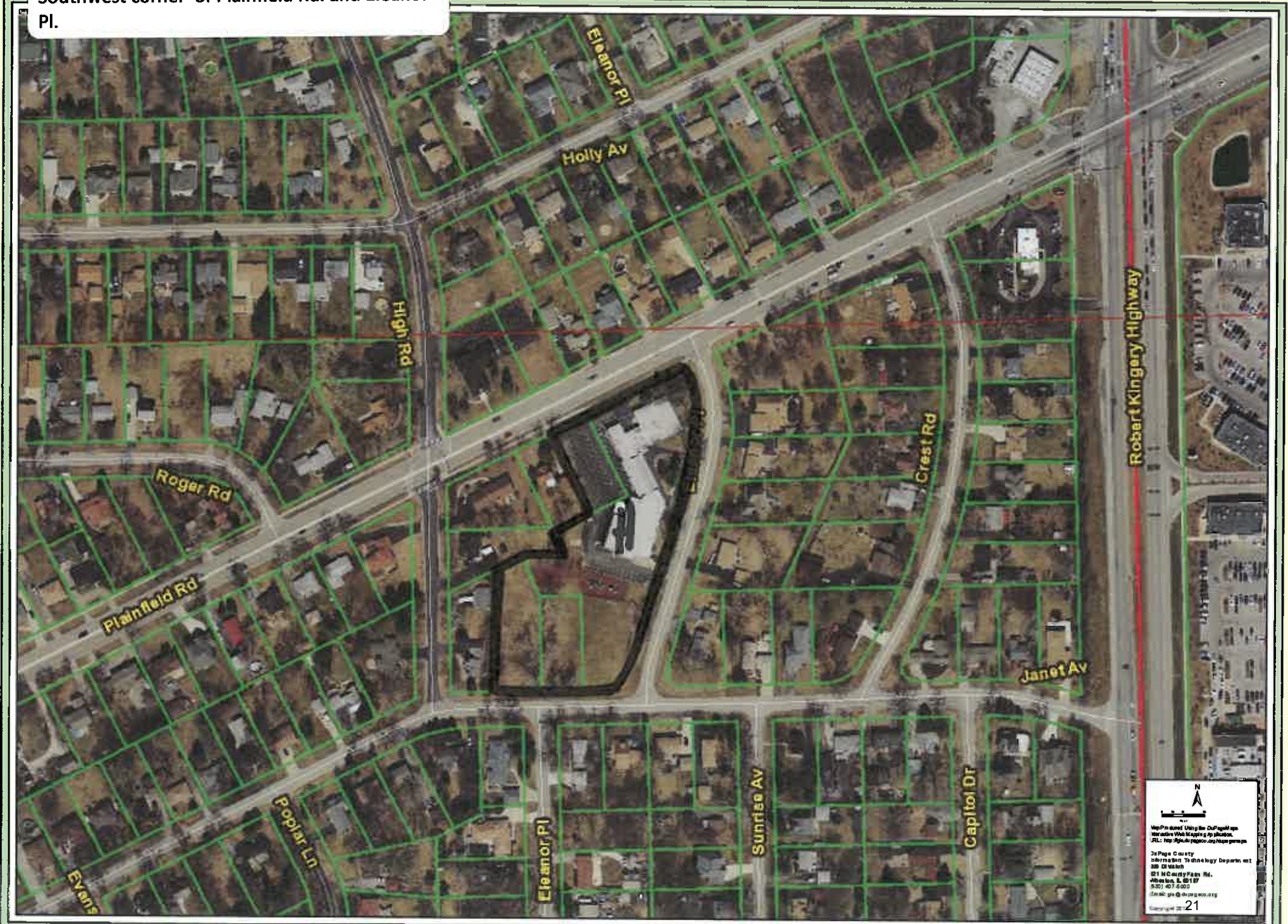


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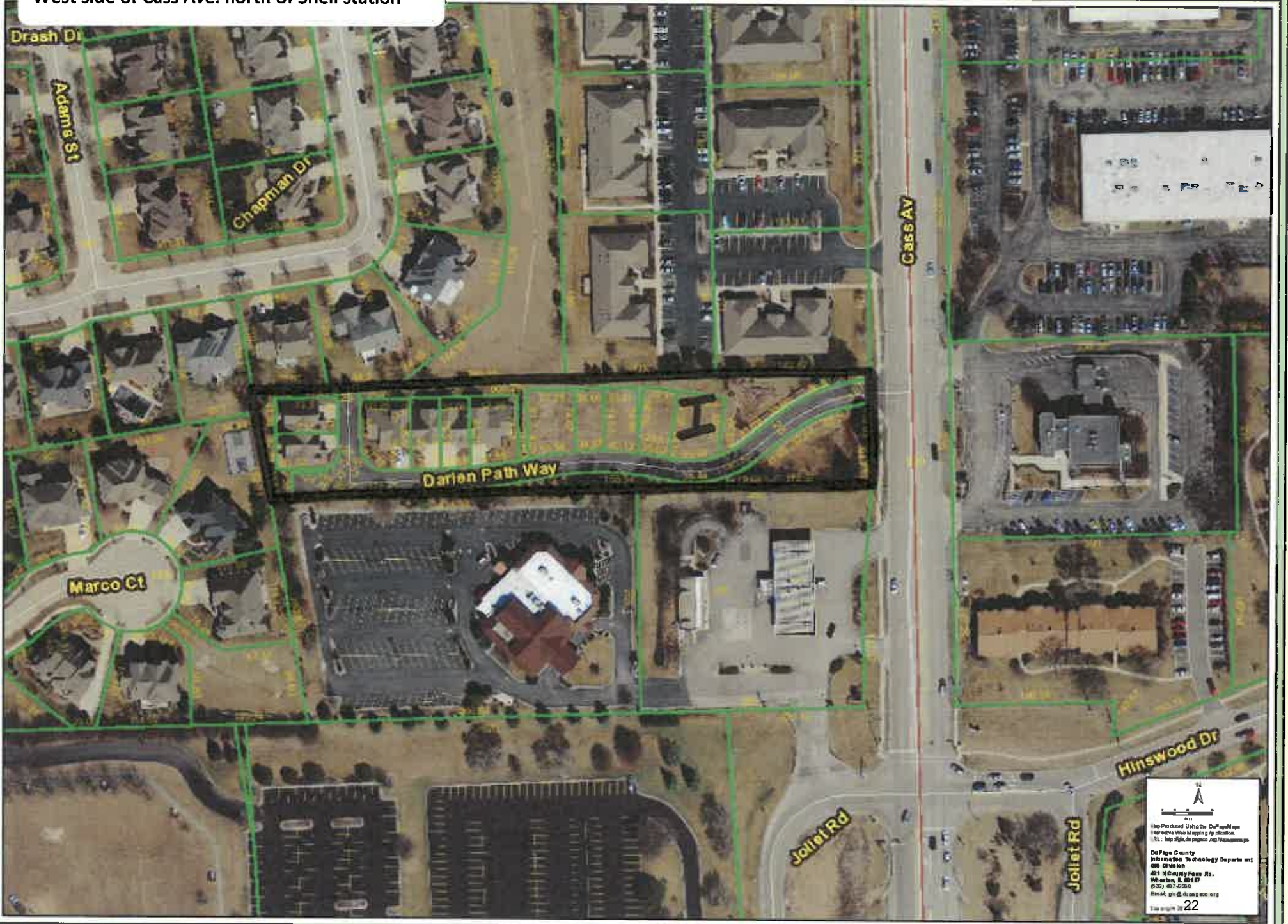
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**Area H:**  
Southwest corner of Plainfield Rd. and Eleanor Pl.



  
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**Area I:**  
West side of Cass Ave. north of Shell station



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Scale 1:25000  
North Arrow

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**Area J:**  
Northwest corner of N. Frontage and Nantucket Rds.

**Area K:**  
South side of N. Frontage Rd. and Cass Ave.



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**Area L:**  
South side of N. Frontage Rd. west of Bailey Rd.

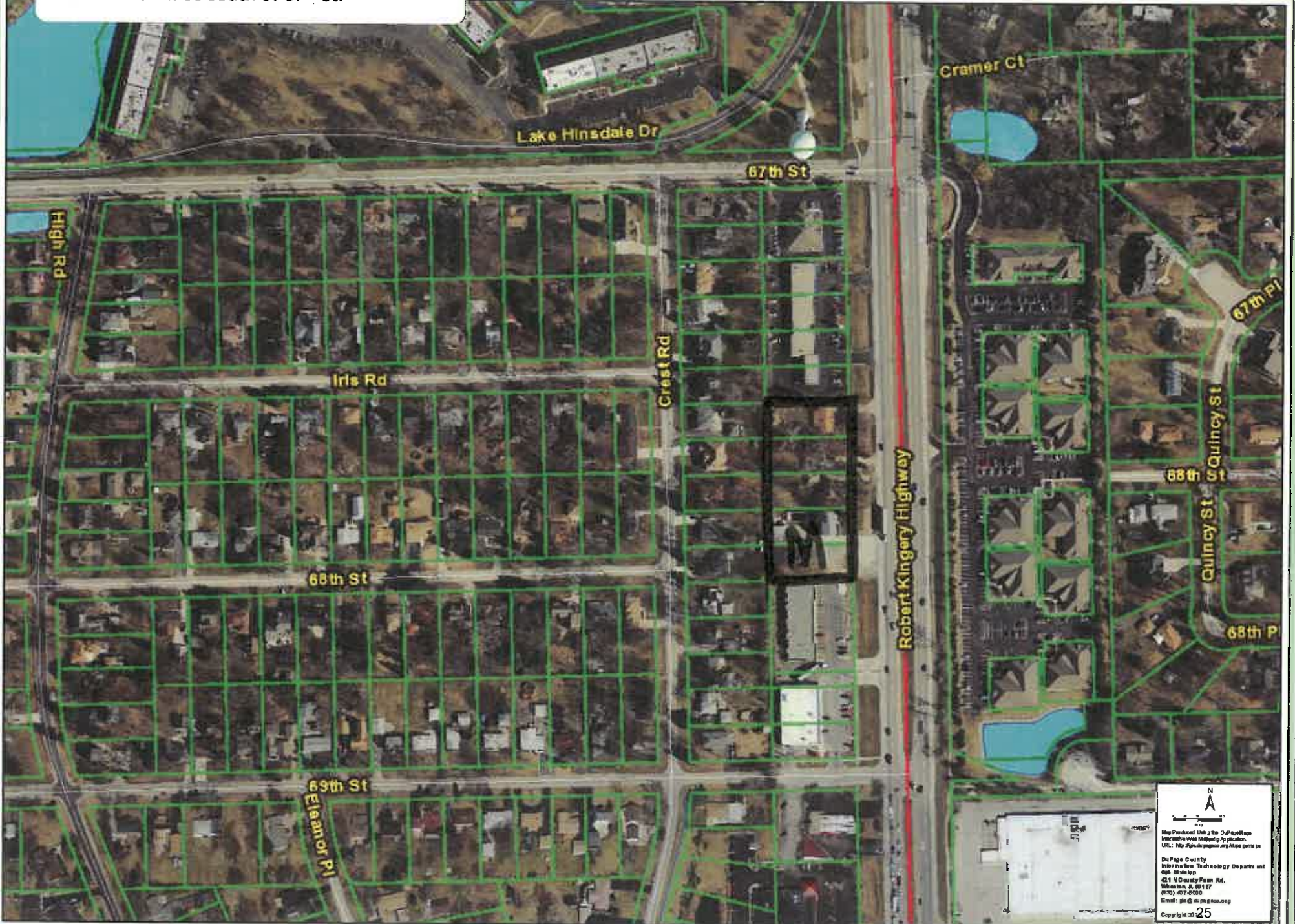


  
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**Area M:**

West side of Rt 83 south of 67<sup>th</sup> St.



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Area N:  
South side of I-55 west and north of Waterfall  
Glen Forest Preserve



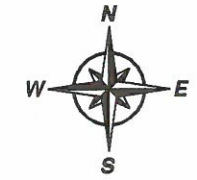
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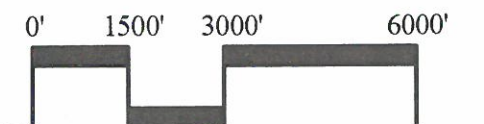
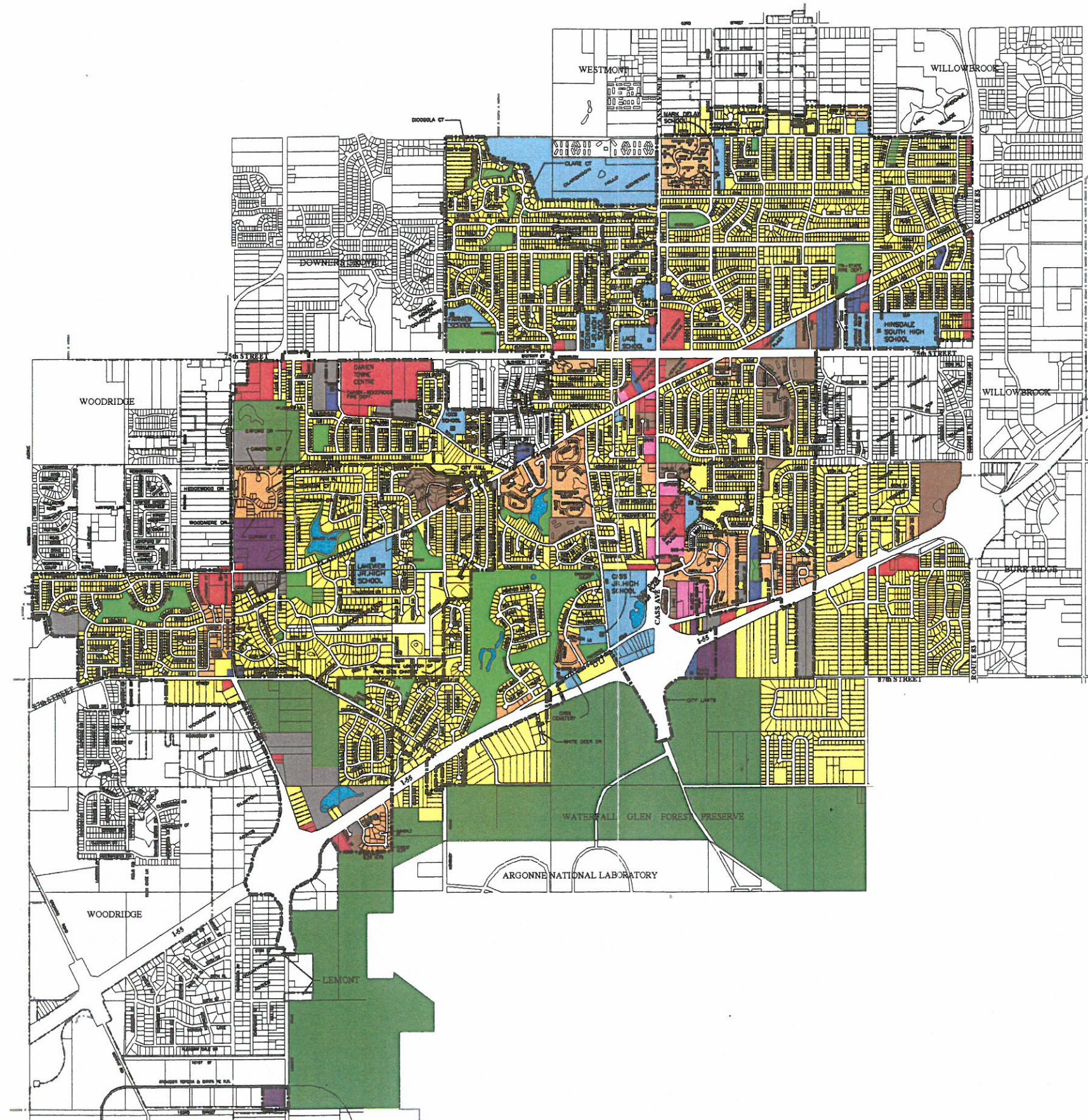
# City of Darien

## Existing Land Use Figure 2



### Legend

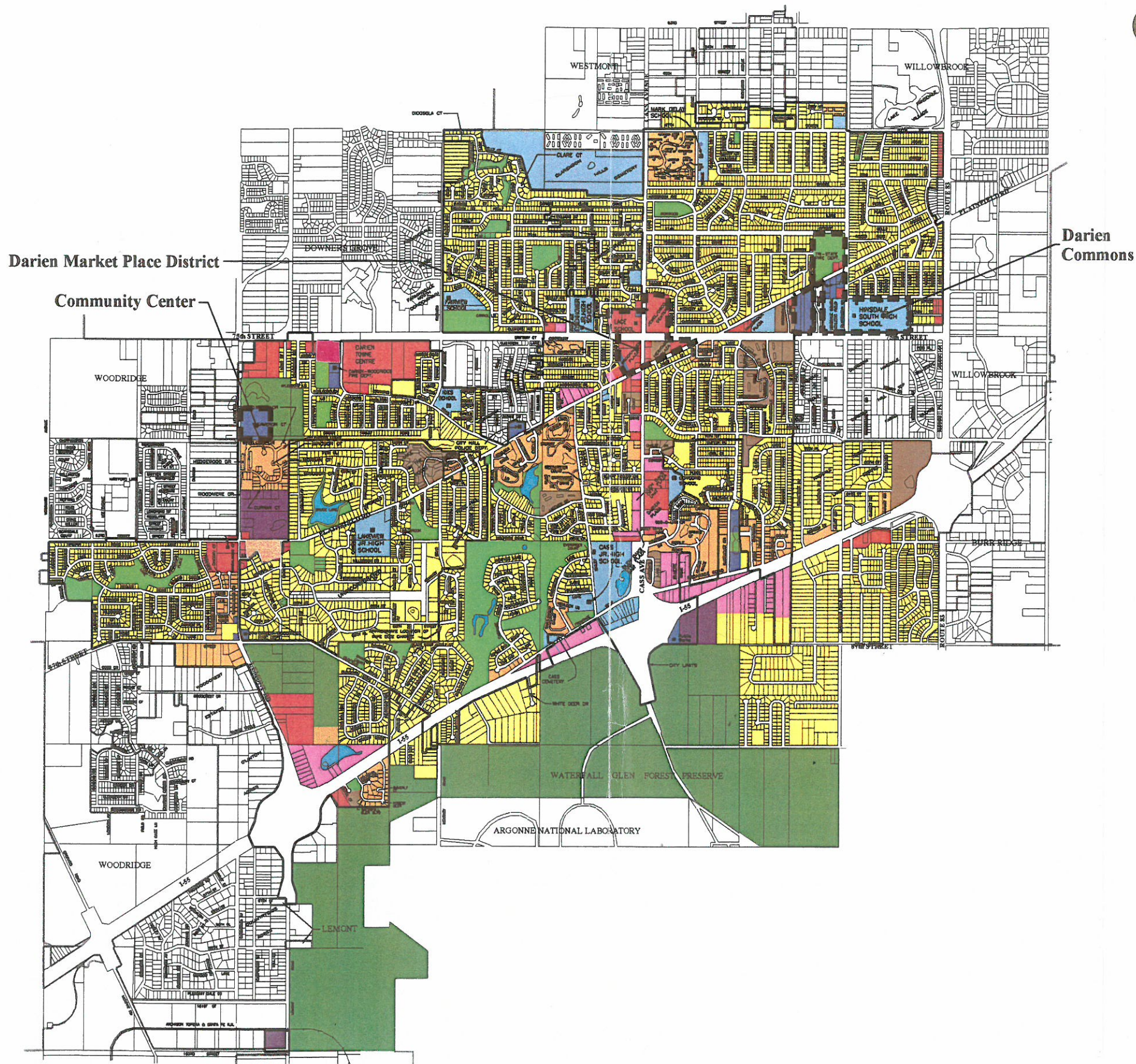
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office
- Municipal/Government
- Institutional
- Industrial
- Parks/Open Space
- Forest Preserve
- Vacant
- Water
- Darien Municipal Boundary
- Adjacent Municipal Boundaries



# City of Darien

## Future Land Use

### Figure 11



#### Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office
- Municipal/Government
- Institutional
- Office/Research/Industrial (ORI)
- Parks/Open Space
- Forest Preserve
- Vacant
- Water
- Darien Municipal Boundary
- Adjacent Municipal Boundaries

