

AGENDA
Economic Development Committee
Thursday, February 2, 2023
7:00 p.m. – Darien City Hall

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – January 12, 2023**
- 4. EDC Member Updates/New Topic Proposals**
- 5. New Business**
 - a) Monthly Update – Business Liaison & Recruitment Coordinator**
- 6. Old Business**
 - a) Concept Plans & Key Areas Discussion (PAGE 4)**
 - i. Darien Towne Centre**
 - ii. Marketplace at Darien**
 - iii. Chestnut Court Shopping Center**
 - iv. Plainfield Road/Clarendon Hills Road**
- 7. Staff Updates**
- 8. Next Scheduled Meeting – March 2, 2023**
- 9. Adjournment**

City of Darien
Minutes Economic Development Committee
****Rescheduled Meeting****
Thursday, January 12, 2023

1. Call to Order

The meeting was called to order at 7:03PM. Committee members present were Jonathan Christ, Lou Mallers, Tom Papais, and Bob Taft. Also present was Alderperson Mary Sullivan and City Planner Jordan Yanke.

2. Public Comment

None.

3. Approval of Minutes – December 8, 2022

Minutes were approved by unanimous consent.

4. New Business

a) Business Liaison & Recruitment Coordinator

i. Summary, Duties, & Responsibilities

City Planner Jordan Yanke introduced the agenda item and informed the Committee that Lou Mallers was hired for the new position. Committee member Lou Mallers provided a more detailed introduction to the new position and the duties and tasks that come with the hiring. Discussion ensued amongst the Committee and support shown for how the position will help bolster business outreach, recruitment, and retention.

b) Review of Business Resource Guide

Per Committee direction, a template for a Business Resource Guide was included in the packet and discussed. Feedback given focused on shortening the resource guide to a front/back type document and to include testimonials/referrals from existing businesses in the community so prospective business owners and people looking at the resource guide can see them.

5. Old Business

a) Previous Follow Up/Hanging Matters

i. Revisiting Concept Plan Ideas/Next Steps

The Committee agreed this topic should continue to appear on the agenda, with other development ideas around the City as well. Sentiment was that the Committee should continuously evaluate and discuss the key development areas, concept plans, and other development ideas moving forward so momentum is not lost.

ii. EDC Member Updates

A brief conversation took place regarding the potential incorporation of the Chamber of Commerce into the City. Members discussed the fact that this topic was on the next City Council meeting for the elected officials to discuss, which is slated for Monday, January 16, 2023.

iii. Staff Updates

None.

6. Next Scheduled Meeting

The next meeting is scheduled for Thursday, February 2, 2023.

7. Adjournment

Meeting was adjourned at 8:28PM.

APPROVED: _____
CHAIRPERSON

KEY DEVELOPMENT AREA

Location: Southeast corner of 75th Street and Lyman Avenue intersection (Darien Towne Centre).

Existing Conditions: Fully developed shopping and commercial center with large anchor tenants (i.e. Home Depot, Walmart). The area also consists of outlots containing restaurants, a grocery store, and bank.

Zoning: B-3 Business District, Planned Unit Development (PUD).

Proposed Land Use: Main priority is infill development and converting expansive parking areas into commercial buildings or mixed-use. Improving the existing site is also a priority through façade renovations and other architectural enhancements.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial, Residential
- West: Commercial



KEY DEVELOPMENT AREA

Location: Southwest corner of 75th Street and Lyman Avenue intersection (Marketplace at Darien).

Existing Conditions: Multiple parcels comprised of strip commercial center, residential, utility company, Fire Department, and a vacant area.

Zoning: B-2 Business District, Planned Unit Development (PUD), R-1 Residence District, R-2 Residence District, R3 Residence District.

Proposed Land Use: This area includes property that would allow the expansion of the existing strip commercial center to the west. Further redevelopment opportunities could be implemented along Lyman Avenue in the future pending whether current property owners and uses remain.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Commercial
- West: Residential



KEY DEVELOPMENT AREA

Location: Southeast corner of 75th Street and Lemont Road intersection (Chestnut Shopping Center).

Existing Conditions: Fully developed shopping and commercial center with existing retail uses throughout.

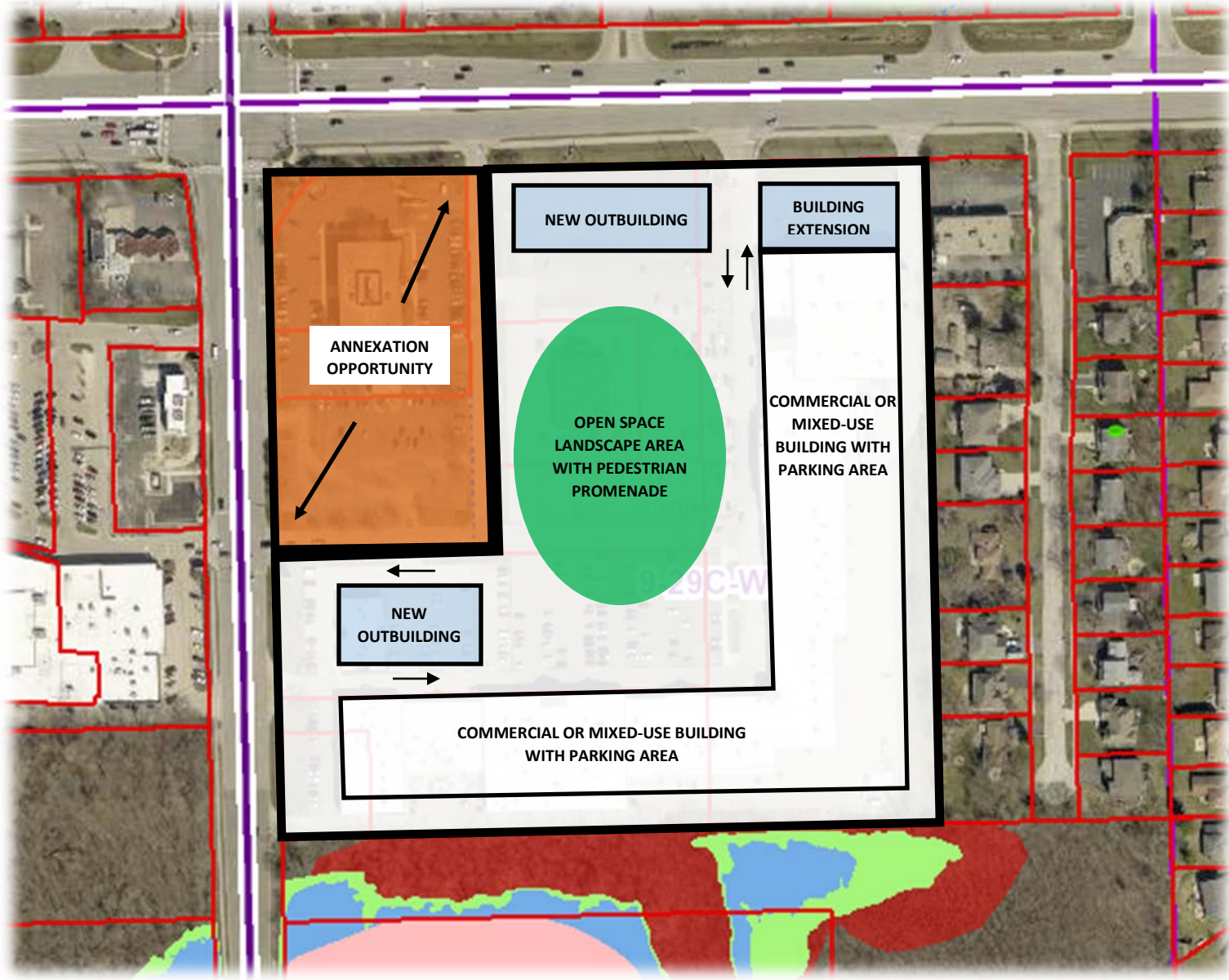
Zoning: B-3 Business District.

Proposed Land Use: Prioritize mixed-use redevelopment but also focus on filling existing tenant vacancies and improving the aesthetics of the site (i.e. façade enhancements). Infill development consistent with the current center is also viable.

Adjacent Land Uses:

- North: Commercial
- South: Forest Preserve
- East: Residential
- West: Commercial





KEY DEVELOPMENT AREA

Location: Area between and around 75th Street, Plainfield Road, and Clarendon Hills Road intersections. Area includes Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex.

Existing Conditions: This key area has a wide range of existing uses, including office and retail, park and recreational facilities, school facilities, a library, and Fire Department.

Zoning: B-1 Business District, B-2 Business District, R-2 Residence District, R-3 Residence District.

Proposed Land Use: Proposed opportunities include new development and redevelopment, creating a “downtown” atmosphere, pedestrian-oriented and mixed-use design, and enhancing existing uses.

Adjacent Land Uses:

- North: Residential
- South: Commercial, Residential
- East: Residential
- West: Commercial, Residential

