

**AGENDA**  
**Economic Development Committee**  
**Thursday, March 3, 2022**  
**7:00 p.m. – Darien City Hall**

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – February 3, 2022**
- 4. New Business**
  - a) Economic Development Incentive Application  
(Gear & Repair – 8193 Lemont Road)**
  - b) EDC Recommendation**

**Motion to Recommend Owners of Chestnut Shopping Center and Darien Towne Centre attend an Economic Development Committee Meeting to engage with the Committee and discuss development opportunities/initiatives for the properties.**
- 5. Old Business**
  - a) Previous Follow Up/Hanging Matters**
    - i. EDC Member Updates**
    - ii. Staff Updates**
      - 1. Darien Chamber of Commerce News & Events  
(Link: <http://www.darienchamber.com/>)**
- 6. Next Scheduled Meeting – April 7, 2022**
- 7. Adjournment**

**City of Darien**  
**Minutes Economic Development Committee**  
**Thursday, February 3, 2022**

**1. Call to Order**

The meeting was called to order at 7:13PM. Committee Members present were Brian Liedtke, Thomas Papais, Nick Pitzer, and Matthew Weberling. Also present was Mayor Joe Marchese, Alderperson Mary Sullivan, and City staff member Jordan Yanke.

**2. Public Comment**

None.

**3. Approval of Minutes – December 2, 2021**

Minutes were approved by unanimous consent.

**4. New Business**

**a) EDC Recommendation: Key Development Areas**

City staff provided brief introduction and overview regarding the revised Key Development Areas that were formulated based on input from the Economic Development Committee and Planning and Zoning Commission. The initiative to update/revise the Key Development Areas was generated from discussions at the City's Economic Development Workshop and City Council's Goal Setting Session in late 2021. The Committee proceeded to make comments and recommended on each area, and a hierarchy for the major development areas was established.

NOTE: The reference numbers/letters for each area below are meant to be cross-referenced with the numbers/letters of the Key Development Areas listed on Pages 5-23 of the Meeting Packet for the February 3, 2022 EDC Meeting.

Key Development Area #1

All Four Quadrants of 75<sup>TH</sup> Street and Cass Avenue Intersection

Recommendation: Move to #6 in hierarchy for the major development areas.

Opportunities include infill development, shopping destinations, pedestrian-oriented design, and outdoor dining. The existing school and apartments in the area could create obstacles for redevelopment.

Key Development Area #2

Southeast Corner of 75<sup>TH</sup> Street and Lyman Avenue (Darien Towne Centre)

Recommendation: Move to #4 in hierarchy for major development areas.

Opportunities include infill development, shopping destinations, mixed-use, and enhancing existing uses.

Key Development Area #3

Southwest Corner of 75<sup>TH</sup> Street and Lyman Avenue (Marketplace at Darien)

Recommendation: Keep at #3 in hierarchy for major development areas.

Opportunities include new development, expansion to west, infill, and enhancing existing uses.

Key Development Area #4

Southeast Corner of 75<sup>TH</sup> Street and Lemont Road (Chestnut Shopping Center)

Recommendation: Move to #2 in hierarchy for major development areas.

Opportunities include infill development, mixed-use, enhancing existing uses, creating a destination through place-making and eliminating parking areas that are not used.

Key Development Area #5

Area between and around 75<sup>TH</sup> 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.

Recommendation: Keep at #5 in hierarchy for major development areas.

Opportunities include new development and redevelopment, creating a “downtown” atmosphere, pedestrian-oriented design, and enhancing existing uses. Obstacles include a variety of property owners and the expansive land that is designated in the area, which could make it difficult to redevelop in a unified pattern.

Key Development Area #6

Area adjacent to Cass Avenue along its East Side, South of Concord Place (Darien Plaza)

Recommendation: Move to #1 in hierarchy for major development areas.

Opportunities include infill development, mixed-use, shopping destinations, and enhancing existing uses.

Key Development Area #7

Area adjacent to Route 83 along its West Side, South of 67<sup>TH</sup> Street.

Recommendation: Keep at #7 in hierarchy for major development areas.

Opportunities include infill and redevelopment, targeting commercial frontage along Route 83.

Key Development Area #8

Southwest Corner of Lemont Road and 87<sup>TH</sup> Street Intersection.

Recommendation: Keep at #8 in hierarchy for major development areas.

Opportunities include commercial development and/or maintaining and enhancing residential uses.

Key Development Area #9

Northeast Quadrant of Interstate 55 and Lemont Road Interchange (Oldfield Triangle)

Recommendation: Keep at #9 in hierarchy for major development areas.

Opportunities include commercial use and additional residential use in order to capitalize on the location, which is close in proximity to Interstate 55.

Non-Key Development Areas A through H

Recommendation: Keep all areas on the list and no further action needed to change the denoted areas.

**b) New Topic Discussion**

None.

**5. Old Business**

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

**i. EDC Member Updates**

None.

**ii. Staff Updates**

None.

**6. Next Scheduled Meeting**

Next scheduled meeting is Thursday, March 3, 2022.

**7. Adjournment**

Meeting was adjourned at 9:12PM.

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**APPROVED:**

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**BRYAN GAY, CHAIRPERSON**

**CITY OF DARIEN ECONOMIC DEVELOPMENT APPLICATION**

Applicant's Name Michael Vimont  
Address 9100 Plainfield Road unit 13 Brookfield IL  
Phone Number 708-387-0144  
Email Address billing@gearandrepair.com  
Name of Business or Project Name Gear and Repair  
Owner's Name and Address (if different than above) Michael Vimont  
739 11th Ave, LaGrange IL 60525  
Description of Project (attach any site plans, drawings, etc.) Relocating  
Gear and Repair to an existing Industrial unit  
coming available on temont road in Darien  
Type of Incentive Being Requested (sales tax, property tax, low cost financing program,  
etc.) and Amount Being Requested (if applicable) 50% Reduction in property  
Tax years 1-10 20% reduction in years 11-12  
Total Development Costs \$100,000  
Project's Proposed Start and Estimated End Date June 2022 - August 2022

Please Provide Comment(s) on How This Project Would Benefit the City's Initiatives Below (check all that apply):

- Generates Additional Sales Tax/Property Tax Dollars or Retains Existing Sales/Property Tax to City
- Contributes to the Local Economy (e.g. job growth, increased foot traffic, etc.)
- Creates Public Infrastructure Improvements
- Develops, Redevelops, or Repurposes Vacant, Distressed or Blighted Areas
- Produces Non-Fiscal Benefits to City (e.g. enrichment to resident's lifestyles, beautification, etc.)
- Incurs Extraordinary Costs to Developer that Make Project Difficult to Attain without Incentive
- Formulates a Strong Business Plan, Ability to Financially Complete Project, and Minimize Risk to City
- Satisfies an Additional Community Benefit (e.g. targeted business model, competitive advantage with neighboring communities)

Explanation of Added Benefits to City Customer and employee traffic.  
Increased sales tax revenue from Machinery purchases. 30+  
years of consistent tax revenue. Job creation.

What Percentage of the Cost Needs Financing and What is the Project's Financial Business Plan? 10%. Limit downtime during relocation. Use  
the extra capital to hire additional employees as  
the economy permits.

Has Applicant Applied for Any Other Forms of Assistance through the City or Other Government Entity (e.g. grants, permit fee waivers, etc.)? SBA loan for the  
purchase of the building and existing overhead cranes.

Signature of Applicant 

Date: 2-4-22

BY SIGNING, APPLICANT AFFIRMS ABOVE IS TRUE AND ACCURATE TO THE BEST OF THEIR KNOWLEDGE. APPLICANT AFFIRMS THEY HAVE NO OUTSTANDING DEBTS TO CITY AND IS IN GOOD STANDING. THIS APPLICATION EXPIRES THREE (3) MONTHS FROM DATE APPLICATION IS SIGNED. IF APPLICATION EXPIRES, CITY MAY REQUEST AN UPDATE TO ABOVE STATED INFORMATION.



 Reply  Reply All  Forward

Wed 2/23/2022 11:28 AM

Billing Gear & Repair <billing@gearandrepair.com>

RE: Economic Development Incentive Program

To Jordan Yanke

[Bing Maps](#)

+ Get more apps

Hey Jordan,  
The address is 8193 Lemont Road, Darien Ill 60561.  
5,400± square foot

Thanks,  
Mike

Gear & Repair, LLC  
9100 W. Plainfield Road  
Unit 13  
Brookfield, IL 60532

(708) 387-0144  
Fax: (708) 387-0140