

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

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – December 2, 2021**
- 4. New Business**
 - a) EDC Recommendation: Key Development Areas**
(See Meeting Packet – Page 5)
 - b) New Topic Discussion**
- 5. Old Business**
 - a) Previous Follow Up/Hanging Matters**
 - i. EDC Member Updates**
 - ii. Staff Updates**
- 6. Next Scheduled Meeting – March 3, 2022**
- 7. Adjournment**

City of Darien
Minutes Economic Development Committee
Thursday, December 2, 2021

1. Call to Order

The meeting was called to order at 7:04 p.m. by Chairman Bryan Gay. Other Committee Members present were Robert Hahn, Thomas Papais, and Matthew Weberling. Also present was Alderperson Mary Sullivan.

2. Public Comment

None.

3. Approval of Minutes – November 4, 2021

Minutes were approved by unanimous consent.

4. New Business

a) EDC Action Item: Evaluate/Designate Key Development Areas (Follow Up from Workshop & City Council Goal Setting – Reference Existing List of Target Areas in Meeting Packet)

City staff provided introduction to existing list of Key Development Areas that are designated in the City’s Comprehensive Plan. Staff noted that the discussion should focus on needed changes to existing areas, in addition to recommendations on additions or removal of certain areas. The Committee made comments and recommendations per the following for each area:

Key Development Area #1

All Four Quadrants of 75TH Street and Cass Avenue Intersection
Recommendation: Keep on list.

Key Development Area #2

Southwest Corner of 75TH Street and Lyman Avenue
Recommendation: Keep on list and expand west.

Key Development Area #3

East Side of Lemont Road between 75TH Street and Woodmere Townhomes
Recommendation: Remove from list.

Key Development Area #4

Northwest Corner of Plainfield Road and Clarendon Hills Road, including Darien Community Park, Hinsdale South High School, Tri-State Fire District, Indian Prairie Library, and the Sportsplex

Recommendation: Keep on list and expand west and east.

Key Development Area #5

South of Interstate 55 and East of Cass Avenue

Recommendation: Reduce in size and limit to single-family residential.

Key Development Area #6

Northeast Quadrant of Interstate 55 and Lemont Road Interchange

Recommendation: Keep on list.

Key Development Area #7

Southwest Quadrant of Lemont Road and 87TH Street

Recommendation: Keep on list and expand north.

Non-Key Development Area A & Area B

Recommendation: Remove from list.

Non-Key Development Area C

2100 Manning Road

Recommendation: Remove Rolling Knolls Subdivision but keep parcel to west.

Non-Key Development Area D & Area E

Recommendation: Remove from list.

Non-Key Development Area F

Northwest Corner of Plainfield Road and Leonard Drive

Recommendation: Keep on list.

Non-Key Development Area G

North Side of Plainfield Road at Bailey Road Intersection

Recommendation: Remove from list.

Non-Key Development Area H

Southwest Corner of Plainfield Road and Eleanor Place

Recommendation: Keep on list.

Non-Key Development Area I

West Side of Cass Avenue, North of Shell Station

Recommendation: Remove from list.

Non-Key Development Area J & Area K

Northwest Corner of N Frontage Road and Nantucket Road, and South Side of N Frontage Road and Cass Avenue

Recommendation: Keep on list.

Non-Key Development Area L

South Side of N Frontage Road, West of Bailey Road

Recommendation: Keep on list.

Non-Key Development Area M

West Side of Route 83, South of 67TH Street

Recommendation: Keep on list.

Non-Key Development Area N

South Side of Interstate 55 West and North of Waterfall Glen Forest Preserve

Recommendation: Keep on list.

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, January 6, 2022.

7. Adjournment

Meeting was adjourned at 9:00 p.m.

APPROVED:

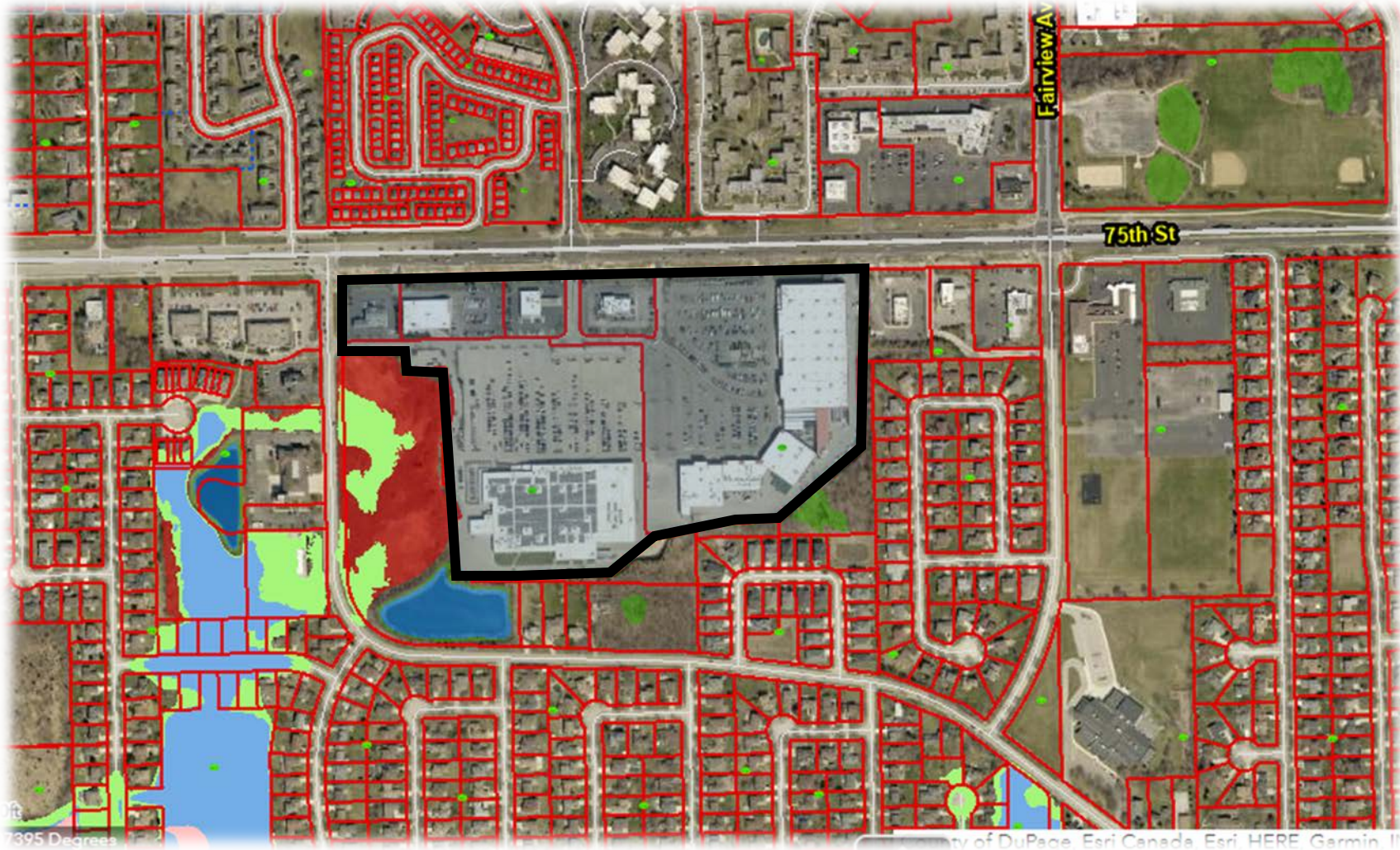
BRYAN GAY, CHAIRPERSON

KEY DEVELOPMENT AREAS

KEY DEVELOPMENT AREA #1: ALL FOUR QUADRANTS OF 75TH STREET AND CASS AVENUE INTERSECTION



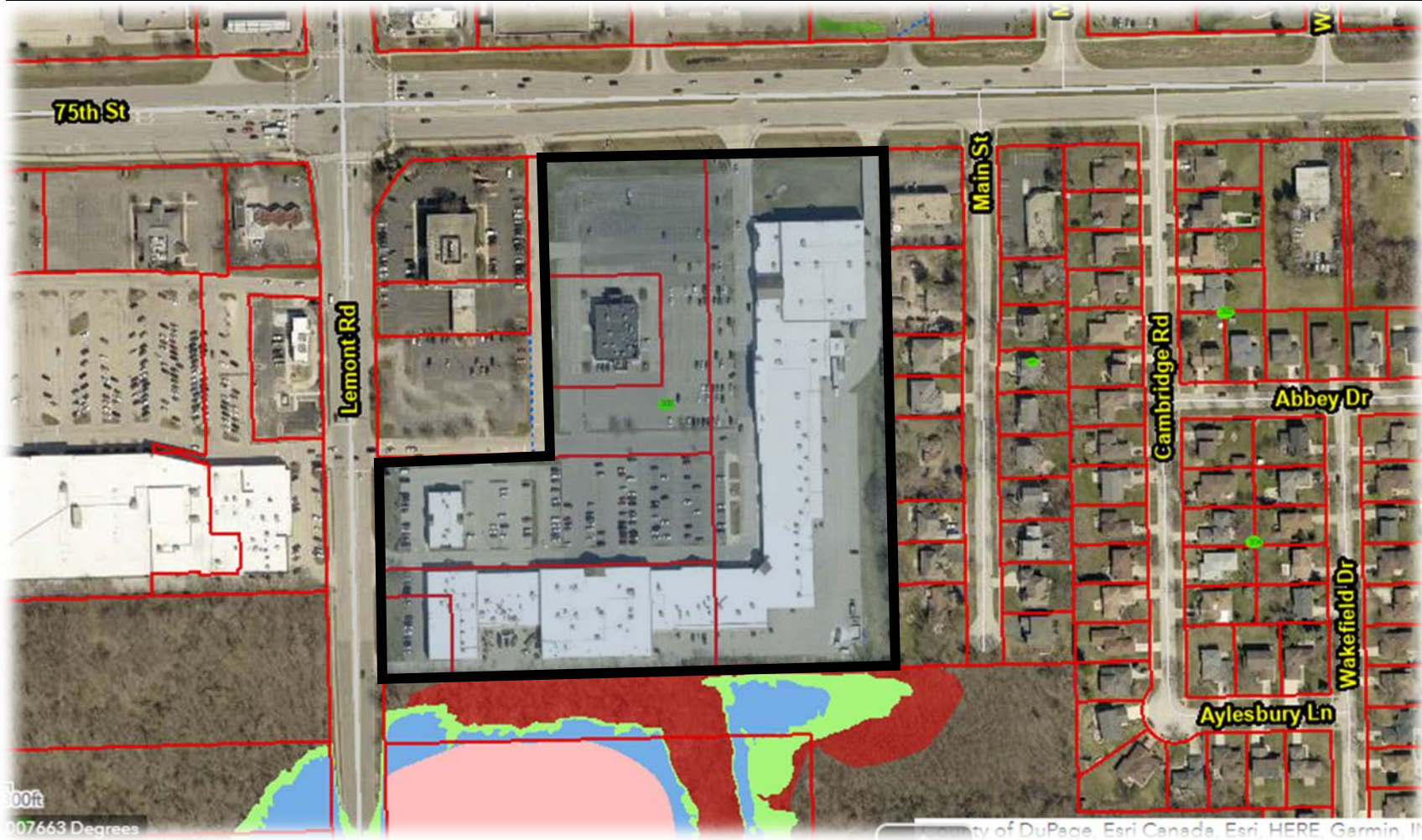
KEY DEVELOPMENT AREA #2: SOUTHEAST CORNER OF 75TH STREET AND LYMAN AVENUE INTERSECTION (DARIEN TOWNE CENTRE)



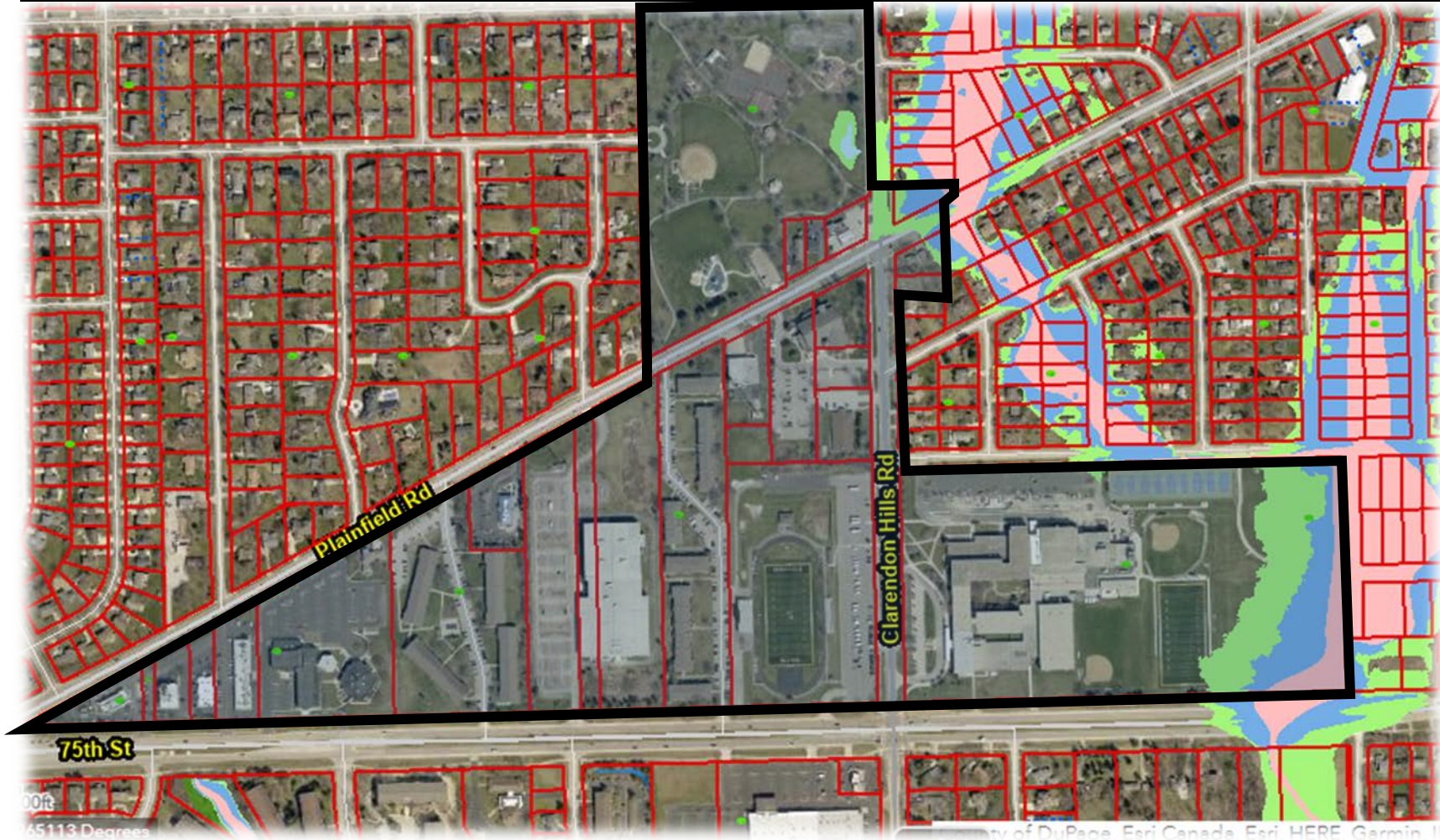
KEY DEVELOPMENT AREA #3: SOUTHWEST CORNER OF 75TH STREET AND LYMAN AVENUE INTERSECTION (MARKETPLACE AT DARIEN)



KEY DEVELOPMENT AREA #4: SOUTHEAST CORNER OF 75TH STREET AND LEMONT ROAD INTERSECTION (CHESTNUT SHOPPING CENTER)



KEY DEVELOPMENT AREA #5: 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



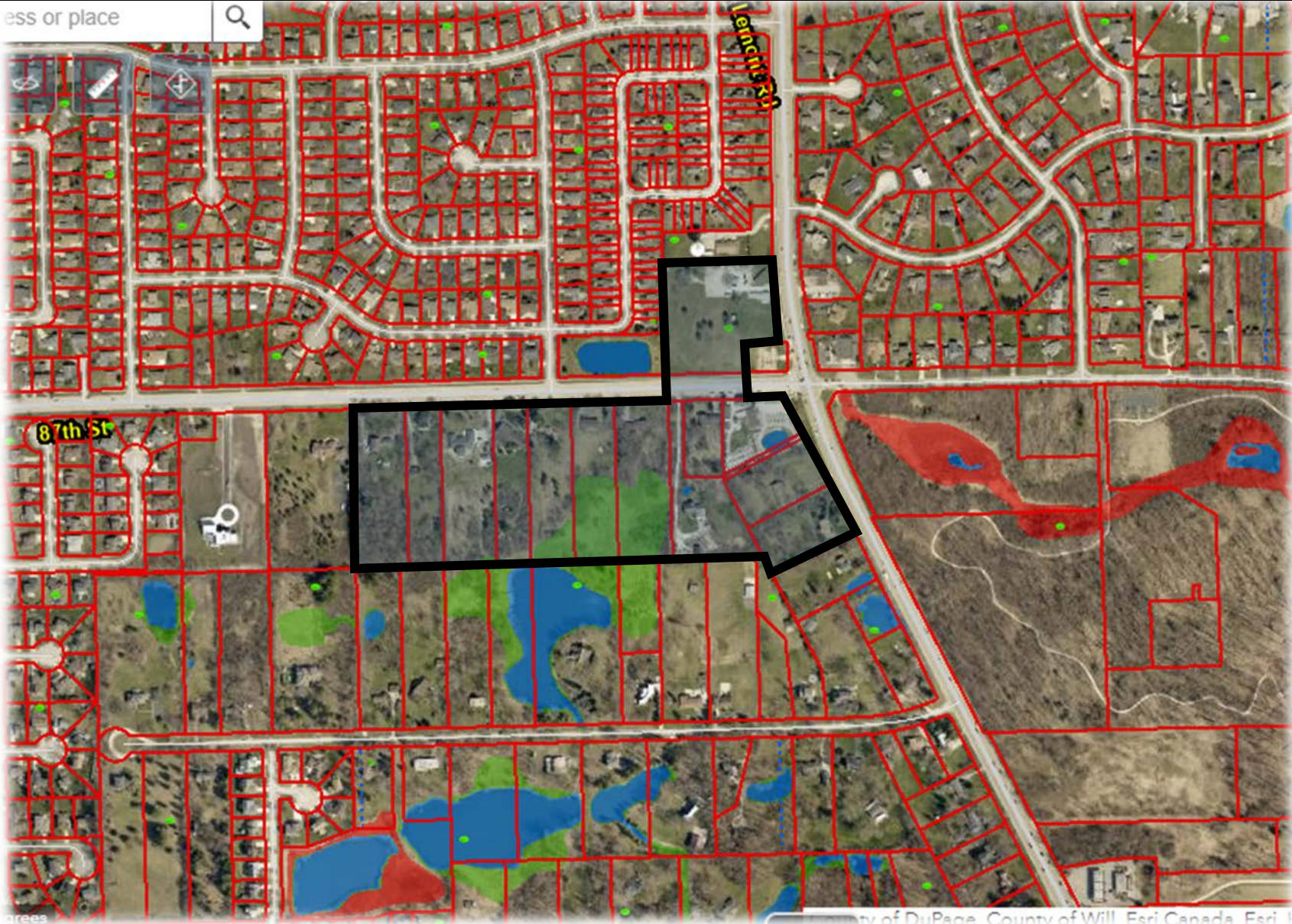
KEY DEVELOPMENT AREA #6: AREA ADJACENT TO CASS AVENUE ALONG ITS EAST SIDE, SOUTH OF CONCORD PLACE (DARIEN PLAZA)



KEY DEVELOPMENT AREA #7: AREA ADJACENT TO ROUTE 83 ALONG ITS WEST SIDE, SOUTH OF 67TH STREET



KEY DEVELOPMENT AREA #8: SOUTHWEST CORNER OF LEMONT ROAD AND 87TH STREET INTERSECTION

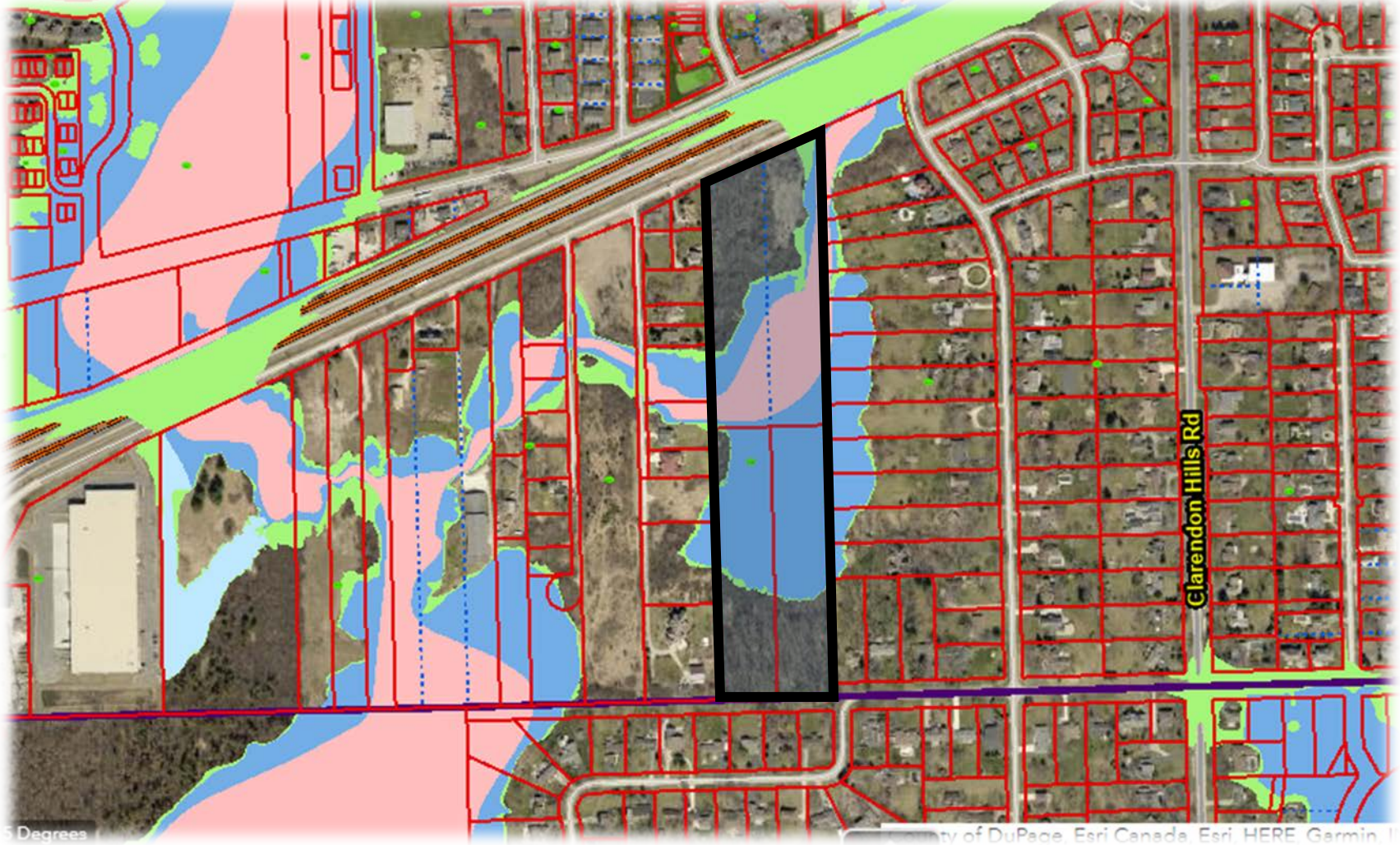


KEY DEVELOPMENT AREA #9: NORTHEAST QUADRANT OF INTERSTATE 55 AND LEMONT ROAD INTERCHANGE (OLDFIELD TRIANGLE)



NON-KEY DEVELOPMENT AREAS

NON-KEY DEVELOPMENT AREA A: SOUTH OF INTERSTATE 55, BETWEEN CASS AVENUE AND CLARENDON HILLS ROAD



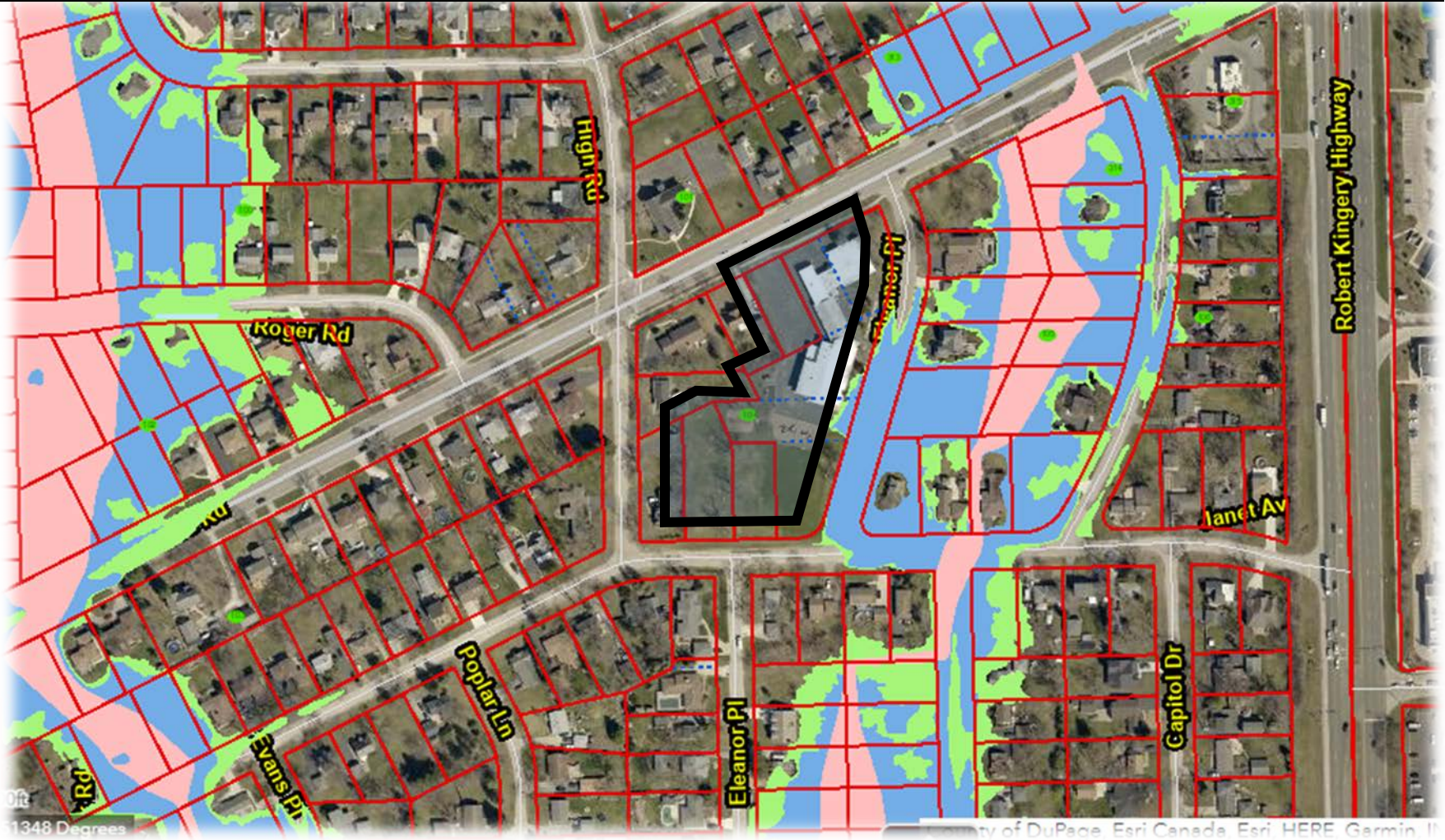
NON-KEY DEVELOPMENT AREA B: 2220 MANNING ROAD, WEST OF ROLLING KNOLLS SUBDIVISION



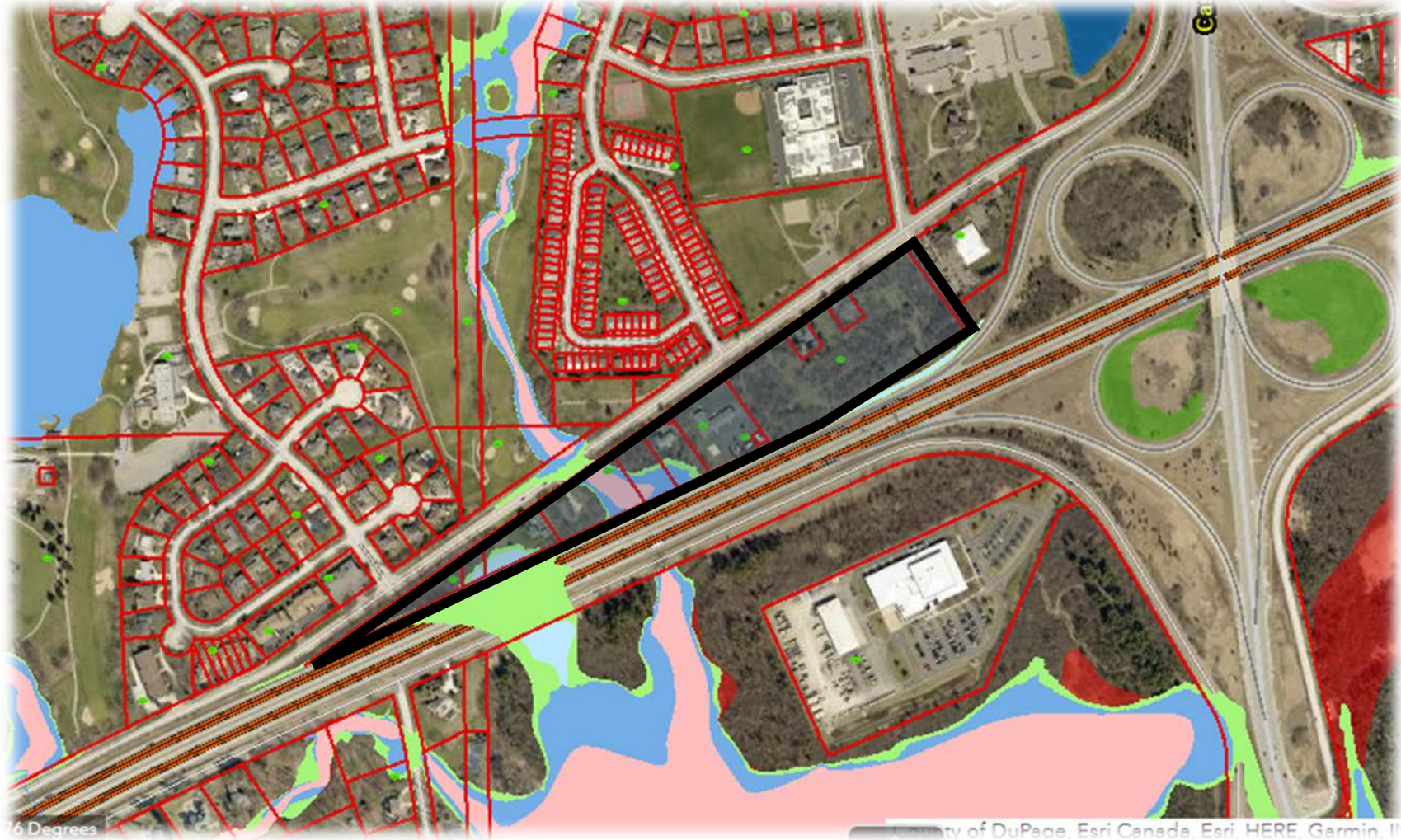
NON-KEY DEVELOPMENT AREA C: NORTHWEST CORNER PLAINFIELD ROAD AND LEONARD DRIVE INTERSECTION



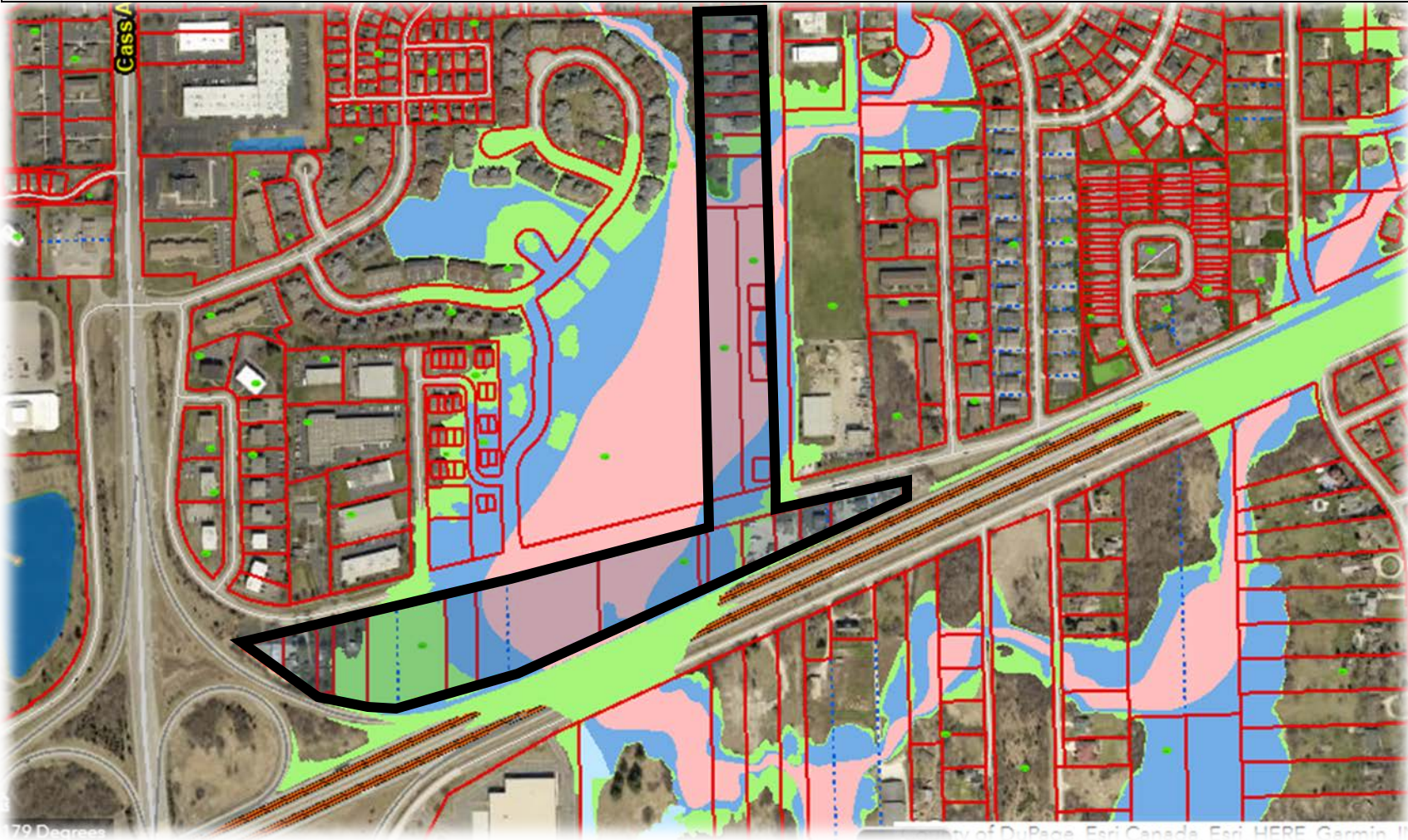
NON-KEY DEVELOPMENT AREA D: SOUTHWEST CORNER OF PLAINFIELD ROAD AND ELEANOR PLACE INTERSECTION (KINGSWOOD ACADEMY)



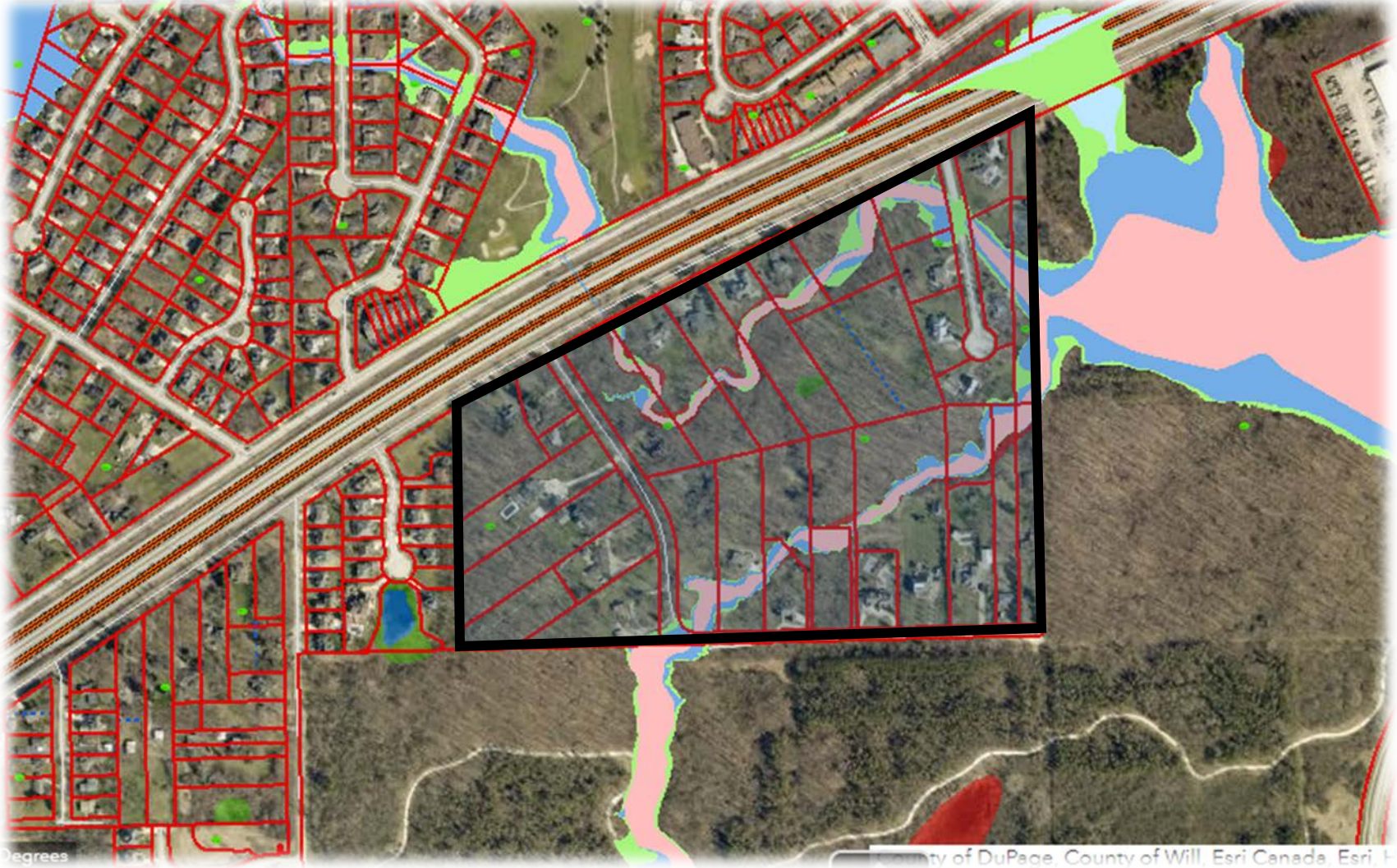
NON-KEY DEVELOPMENT AREA E: SOUTH SIDE OF N. FRONTAGE ROAD, WEST OF BAILEY ROAD



NON-KEY DEVELOPMENT AREA F: NORTHWEST CORNER OF N. FRONTAGE ROAD AND NANTUCKET ROAD INTERSECTION, AND SOUTH SIDE OF N. FRONTAGE ROAD, EAST OF CASS AVENUE



NON-KEY DEVELOPMENT AREA G: SOUTH SIDE INTERSTATE 55, WEST AND NORTH OF WATERFALL GLEN FOREST PRESERVE



NON-KEY DEVELOPMENT AREA H: NORTHEAST CORNER OF 75TH STREET AND FAIRVIEW AVENUE INTERSECTION (WESTWOOD PARK)

