

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 75TH 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 75TH 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 75TH 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 75TH 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 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.

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 67TH 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 87TH 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.

APPROVED:

BRYAN GAY, CHAIRPERSON