

AGENDA
****Rescheduled Meeting****
Economic Development Committee
Thursday, August 18, 2022
7:00 p.m. – Darien City Hall

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – June 23, 2022**
- 4. New Business**
 - a) Concept Plan Discussions for Development Areas (PAGE 4)**
 - i. Chestnut Court Shopping Center**
 - ii. Darien Plaza (Q-Bar)**
 - iii. Chinoy Property**
- 5. Old Business**
 - a) Previous Follow Up/Hanging Matters**
 - i. EDC Member Updates**
 - ii. Staff Updates**
- 6. Next Scheduled Meeting – September 1, 2022**
- 7. Adjournment**

City of Darien
Minutes Economic Development Committee
****Rescheduled Meeting****
Thursday, June 23, 2022

1. Call to Order

The meeting was called to order at 7:03PM. Committee Members present were Bryan Gay, Lou Mallers, Brian Liedtke, Tom Papais, Matt Weberling, and Angelo Imbrogno. Also present were Mayor Joe Marchese and City Planner Jordan Yanke.

2. Public Comment

None.

3. Approval of Minutes – May 5, 2022

Minutes were approved by unanimous consent.

4. New Business

a) Discussion on EDC Duties and Tasks

Develop Working Strategy for Staff/EDC (PAGE 4)

City Planner Jordan Yanke provided opening remarks on the EDC Mission Statement and the duties and tasks that were adopted at the time of the Committee's inception. Comments by the Committee at a prior meeting prompted a larger discussion and refocus on these elements. Staff noted the objective is to develop a working strategy and assign duties and tasks specifically to the EDC members so there are more defined roles. Discussion ensued and the conversation will continue during upcoming meetings until a more defined working strategy is put together.

Additional discussion by the Committee pertained to being proactive on the updated Key Development Areas that will be adopted by the City Council. The Committee requested that staff begin to bring ongoing agenda items forward covering each development area and other areas that are requested by the EDC. The goal is for a detailed discussion to occur on each development area so the Committee and staff can create conceptual plans that can be provided to prospective developers and/or owners of each site.

5. Old Business

a) Previous Follow Up/Hanging Matters

i. EDC Member Updates

EDC Committee Member Tom Papais gave an update on the Chamber of Commerce activities and upcoming events.

ii. Staff Updates

Staff gave a general update on development and building projects throughout the City.

6. Next Scheduled Meeting

Per Committee direction, the July meeting will be cancelled. Due to the cancellation, the next scheduled meeting is Thursday, August 4, 2022.

7. Adjournment

Meeting was adjourned at 8:28PM.

APPROVED:

BRYAN GAY, CHAIRPERSON

**AGENDA MEMO
ECONOMIC DEVELOPMENT COMMITTEE
AUGUST 18, 2022**

In October 2021, the City conducted an economic development workshop/planning session. Attendees included members from the Economic Development Committee (EDC), Planning and Zoning Commission (PZC), City Council, staff, and the Chamber of Commerce. The priority developed during the workshop was for the City to target existing commercial centers for development including mixed-use redevelopment. The City Council affirmed this priority at its Goal Setting Session in November 2021.

To move forward on this priority, staff developed a list of key development areas located throughout the City. The list was formulated with input from the EDC and PZC and is currently being reviewed through a series of public meetings as part of a Comprehensive Plan update/amendment.

At its meeting on June 23, 2022, the EDC requested that staff bring forward each development area and other requested areas furthering discussion on the site development opportunities. The goal is for a detailed analysis to occur on each development area so the Committee and staff can create conceptual plans that can be provided to prospective developers/owners. This memo begins by presenting Chestnut Court Shopping Center, Darien Plaza (Q-Bar), and the Chinoy parcel that is located at the southeast corner of Plainfield Road and Clarendon Hills Road. Finally, to enhance the Committee's discussion, the City's design guidelines and other conceptual planning images have been included in this memo for reference.

CONCEPT PLAN ANALYSIS – PROPERTIES INCLUDED IN THIS MEMO

- 1) CHESTNUT COURT SHOPPING CENTER**
- 2) DARIEN PLAZA**
- 3) CHINOY PARCEL**

1) CONCEPT PLAN ANALYSIS – CHESTNUT COURT SHOPPING CENTER

Location: Southeast corner of 75th Street and Lemont Road intersection.

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

Zoning: B-3 Business District.

Proposed Land Use: Prioritize 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



2) CONCEPT PLAN ANALYSIS – DARIEN PLAZA

Location: Area adjacent to Cass Avenue along its east side, south of Concord Place.

Existing Conditions: This area is mostly developed with a mixture of office buildings, light industrial uses, and a retail shopping center.

Zoning: B-1 Business District; Planned Unit Development (PUD).

Proposed Land Use: Create a more cohesive development and capitalize off infill opportunities with mixed-use, pedestrian-oriented development. This area has existing access off a high volume road (Cass Avenue), so the circulation opportunities and visibility is in place for new.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: School, Residential
- West: Office, Residential



3) CONCEPT PLAN ANALYSIS – CHINOY PARCEL

Location: Southeast corner of Plainfield Road and Clarendon Hills Road intersection.

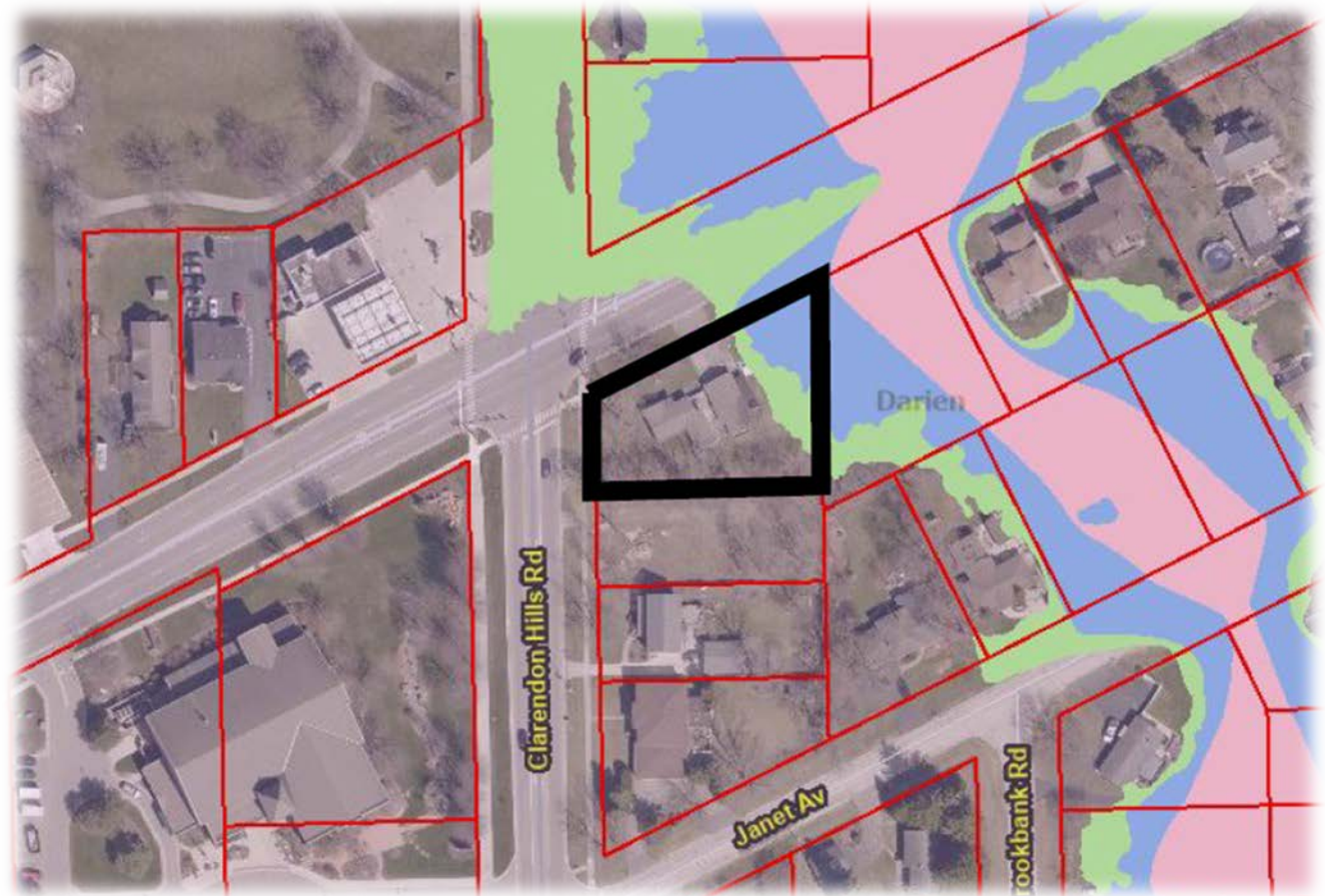
Existing Conditions: The parcel is roughly a half acre in size and contains a vacant home.

Zoning: R-2 Single Family Residence District.

Proposed Land Use: This property is suitable for single-family residential use or small commercial or mixed-use type development. The property could also be used for recreational purposes if the vacant structure is demolished.

Adjacent Land Uses:

- North: Residential
- South: Residential
- East: Residential
- West: Library



CONCEPTUAL PLAN IMAGES

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CITY OF DARIEN DESIGN GUIDELINES





A nice place to live.

COMMERCIAL AND OFFICE DESIGN GUIDELINES

PURPOSE AND INTENT

The Commercial and Office developments within the City of Darien operate as the primary employment centers and drive valuable tax revenue for the City. These Design Guidelines, while applicable to new developments, can also provide guidance for improving, upgrading and maintaining existing construction. Key concepts should be considered when planning for exterior construction and improvements to promote and maintain high-quality and sustainable developments, interjecting design principals where preferred and applicable.

MATERIALS

All exterior building façades in the Commercial and Office Districts should be of high quality materials that may include but are not limited to brick, natural stone, precast stone, architectural pre-cast panels, or glass. The use of plastic siding, vinyl siding, or aluminum siding and the use of engineered stucco exterior insulation and finish systems (EIFS) are discouraged and should only be used as secondary materials.

DESIGN

Design concepts can be applied dependent on magnitude of construction or nature of development. Integration into existing developments should be considered to a degree proportional to construction and anticipated net benefit.



This image shows a local athletic facility combined with office space. The building pictured incorporates several types of materials that are encouraged by the City of Darien, which are natural and precast stone, architectural precast panels, and glass.

ARCHITECTURAL ELEMENTS & SITE DESIGN

- DETAILS

Distinguished architectural features are encouraged, such as decorative cornices, columns, reliefs, and other façade ornamentation and detailing. Awnings, covered colonnades and walkways, and lighting can also contribute to architectural detail.

- BUILDING ARTICULATION

Building exterior walls should not appear as monotonous and are encouraged to incorporate recesses and projections to add dimension, light and shadow, and interest. Large expanses of façade can also utilize increased landscape to soften and diffuse elevations.

- ENTRY

Buildings should have clearly defined, highly visible entrance façades featuring elements such as canopies, awnings, or porticos; articulation of the building exterior wall, either recessed or projected, at the entrance; corniced parapets over the door; arches or peaked roof forms above entrance; architectural details such as tile work, brick soldier course, or moldings.

- 3- AND 4-SIDED CONSTRUCTION

Façade designs should consider if portions of the building may be visible from street frontages. These secondary façades do not need articulation as extensive as the entry façade, but should consider similar design features and overall impact to the street vantage points.

- MECHANICAL EQUIPMENT

Rooftop mounted equipment should be screened from view where possible, and screening should be incorporated into the overall design of the architecture.

- LANDSCAPE

New and existing landscape should be referenced to standards in Chapter 10 of the Municipal Code to meet minimum requirements, but should also consider development specific features such as outdoor spaces, buffers to adjacent dissimilar uses, and impactful setbacks to major thoroughfares.

- PEDESTRIAN/OUTDOOR SPACES AND CROSS-ACCESS CIRCULATION

Pedestrian connections both internal to a site and external to provide access to public sidewalks should be accommodated where possible. Commercial developments should be designed with adequate space to anticipate outdoors uses, such as the potential of dining patios for future restaurant tenants. Additionally, cross-access and cross-circulation provide an added benefit to commercial and office developments. Developments should design and pursue such access for mutual benefit between adjacent properties.



The above-pictured office building not only incorporates encouraged building materials, it has distinguished architectural details and a clearly defined entry.



The development shown in this picture demonstrates quality landscaping from an aesthetic standpoint, but also provides efficient circulation for pedestrians and a sense of outdoor space.