

**AGENDA**  
**\*\*Rescheduled Meeting\*\***  
**Economic Development Committee**  
**Thursday, November 9, 2023**  
**7:00 p.m. – Darien City Hall**

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – October 5, 2023**
- 4. New Business**
  - a) Status Update – Business Visits by EDC (PAGE 4)**
    - i. Business List (Ward 4 & Ward 5)**
    - ii. Business Survey Suggestions**
    - iii. Mission Statement & Incentive Overview**
  - b) New Project Ideas for 2024**
- 5. Old Business**
  - a) Monthly Update – Concept Plans & Key Areas**
- 6. Staff Updates & EDC Member Updates**
- 7. Next Scheduled Meeting – December 7, 2023**
- 8. Adjournment**

**City of Darien**  
**Minutes Economic Development Committee**  
**Thursday, October 5, 2023**

**1. Call to Order**

The meeting was called to order at 7:02PM. Committee members present were Bill Carpenter, Lou Mallers, Tom Papais, Bob Taft, and Matt Weberling. Also present was City Planner Jordan Yanke. The Committee welcomed newest member Bill Carpenter.

**2. Public Comment**

None.

**3. Approval of Minutes – September 14, 2023**

Minutes were approved by unanimous consent.

**4. New Business**

**a) Business Visits by EDC Members**

- i. Business List (Ward 4 & 5 Remaining Businesses)**
- ii. Business Survey**
- iii. Mission Statement & Incentive Overview**

The remaining businesses in Ward 4 and Ward 5 were assigned to Committee members to visit. The survey, mission statement, and incentive overview are talking points for the members. Similar to the prior month when the first business visits were assigned, staff is to send an email to each member confirming the business assignments and talking points for the members when they do the visits. Members are to provide a summary of their visits and submit completed surveys to staff.

**b) New Development Ideas**

The Committee reaffirmed comments from past meetings and stated a need for not only business retention through visits by members, but also the need to push for more economic development efforts to attract businesses and beautify the City. Committee wants to push for a proactive approach and initiate projects to more specifically work on going into 2024. Council support will be important and project ideas discussed pertained to an east/west beautification project through the City and revamping the incentive process, or defining it

more clearly and getting information on it to current and prospective businesses.

**5. Old Business**

**a) Monthly Update – Concept Plans & Key Areas Discussion**

City Planner Jordan Yanke stated there are no substantial updates on any of the key areas. The Committee was updated on current zoning/development cases.

**6. Staff Updates & EDC Member Updates**

Chairperson Papais gave update on Chamber of Commerce activities and events with specific reference to Business Builder Workshop.

**7. Next Scheduled Meeting**

The next regularly scheduled meeting is on Thursday, November 2, 2023.

**8. Adjournment**

Meeting was adjourned at 8:06PM.

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**APPROVED:** \_\_\_\_\_  
**CHAIRPERSON**

## WARD 4 BUSINESSES

BUSINESS NAME	ADDRESS
Culvers	541 Plainfied Rd
Darien Sportsplex	451 Painfield Rd
McDonalds	809 Plainfield Rd
Teddy's Red Hots	737 Painfield Rd Unit 8
Patriot Gaming Darien VFW	801 Plainfied Rd #12
Modern Way Dry Cleaners	737 Plainfield Rd. #6
Pizzeria K LLC	737 Plainfield Rd, #4
Power Printing	737 Plainfield Rd. #9
Tizzy's Treats & Eats	737 Plainfied Rd.#2
Babba Grill	801 Plainfield Rd
Bua Thai Kitcen	737 Plainfield Rd. #7
D'Pelos Hair Salon	737 Plainfield Rd. #3
Eco Green Beauty	801 Plainfied Rd. #A
Eco Green Beauty B	801 Plainfield Rd # B
Darien Pantry	737 Plainfield Rd. #5
Hanan's Hair Salon	801 Plainfield Rd.

## WARD 5 BUSINESSES

BUSINESS NAME	ADDRESS
Circle K #4706713	8975 Lemont Rd
Hairs 2 You	2805 8rd Street 105
Hicx Solutions	8328 Lemont Rd
Kirtley Technogies	8328 Lemont Rd
American Sleep Medicine	2510 N. Frontage Rd
Chapo Construction	1535 N. Frontage Rd
Carriage Greens CC	8700 Carriage Green
Speedway #1425	10250 Lemont Rd
Wight & Co	2500 N. Frontage Rd

# Economic Development Mission Statement

The City of Darien is dedicated to help create opportunities for economic development through desirable business growth, expansion, retention and attraction in working as partners to develop a climate conducive in maintaining the quality of life in the City of Darien

We are dedicated to creating a more vibrant and cultivated community by:

- Serving as a conduit between the commercial economic interests in Darien, including property managers, local business managers, government agencies, and national corporate leaders
- Encouraging the economic well-being, retention, and expansion of the existing commercial businesses located within Darien;
- Engaging community residents to participate in the process of attracting, developing and supporting business in Darien;
- Supporting the local Chamber of Commerce to facilitate communication and cooperation for local businesses;
- Responsibly assisting in developing properties within the City of Darien in an effort to both improve the aesthetics of the City and provide additional revenue; and,
- Properly reviewing City ordinances, policies, and practices to determine their impact on existing and proposed commercial businesses.

# Economic Incentives

The City of Darien can offer a number of attractive incentives that help create healthy businesses. Darien is a home rule unit of government and has a great deal of flexibility in creating economic development financial incentives. New, as well as established businesses, reap the benefits of the City's economic development program. Darien can offer sales tax abatements, low cost financing programs, business/zoning variances, and other economic development incentives. Darien has encouraged development and expansion of the business community and is committed to a vibrant economic environment that fosters business growth.

Darien has been, and will always continue to be, committed to economic development. We seek, welcome and appreciate our businesses which range from major retail to smaller family owned businesses. We understand the needs of business and can tailor a package of economic incentives to assist with their development and expansion in Darien.

Today, Darien is a City of 24,500 that continues to enjoy healthy partnerships with business and industry. Our city government is committed to enhancing the quality of life for residents while nurturing opportunities for growth in our local economy.

## CITY OF DARIEN ECONOMIC DEVELOPMENT APPLICATION

Applicant's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Name of Business or Project Name \_\_\_\_\_

Owner's Name and Address (if different than above) \_\_\_\_\_

Description of Project (attach any site plans, drawings, etc.) \_\_\_\_\_

Type of Incentive Being Requested (sales tax, property tax, low cost financing program, etc.) and Amount Being Requested (if applicable) \_\_\_\_\_

Total Development Costs \_\_\_\_\_

Project's Proposed Start and Estimated End Date \_\_\_\_\_

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 \_\_\_\_\_

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What Percentage of the Cost Needs Financing and What is the Project's Financial Business Plan? \_\_\_\_\_

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Has Applicant Applied for Any Other Forms of Assistance through the City or Other Government Entity (e.g. grants, permit fee waivers, etc.)? \_\_\_\_\_

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Signature of Applicant \_\_\_\_\_

Date: \_\_\_\_\_

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.