

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

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – March 3, 2022**
- 4. New Business**
 - a) Discussion: Redevelopment Opportunities for Chestnut Court Shopping Center (SE Corner 75TH Street/Lemont Road) – PAGE 4**
 - i. Overview of Existing Site Conditions**
 - ii. Redevelopment and Enhancement Opportunities**
 - 1. Conversion of Detention Area to Building Pad**
 - 2. Consideration of Mixed-Use Development or Infill**
 - 3. Economic Incentive Opportunities (Tax Incentives, City Involvement, Zoning and Permitting Relief)**
 - 4. Enhance Existing Site (Fill Vacancies, Façade Upgrades, Marketing Strategy)**
 - 5. Other Considerations/Future Steps**
- 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 – May 5, 2022**
- 7. Adjournment**

City of Darien
Minutes Economic Development Committee
Thursday, March 3, 2022

1. Call to Order

The meeting was called to order at 7:06PM. Committee Members present were Bryan Gay, Lou Mallers, and Brian Liedtke. Also present was Mayor Joe Marchese, Alderperson Mary Sullivan, Alderperson Eric Gustafson, City staff member Jordan Yanke, and Mike Virmont.

2. Public Comment

None.

3. Approval of Minutes – February 3, 2022

Minutes were approved by unanimous consent.

4. New Business

**a) Economic Development Incentive Application
(Gear & Repair – 8913 Lemont Road)**

Applicant Mike Virmont presented the incentive request and provided background on Gear & Repair, which is currently located in Brookfield, IL. The business specializes in custom gear manufacturing for a variety of industries. The applicant is looking to relocate and expressed interest in a vacant building at 8913 Lemont Road. The applicant described the business would offer additional employment opportunities and generate increased sales tax revenue for the City.

Discussion ensued amongst the Committee. The Committee then requested the applicant send additional details regarding financials. The applicant agreed to share more details with staff and the Committee. Staff indicated the Committee members will complete a scoring matrix pertaining to the request after the financials are submitted. Pending the scoring review outcome, the request will move forward for further consideration or be denied.

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/initiative for the properties.

Staff advised the agenda item and motion is in effort to further engage with property owners of key areas throughout the City and strategize on possible redevelopment opportunities. The initiative dovetails off direction given by City Council during the Economic Development Workshop and Goal Setting Session in late 2021.

Aldersperson Eric Gustafson was present and made public comment. The comments were supportive of the initiative and requested motion.

Motion to recommend approval made by Committee Member Liedtke, seconded by Committee Member Mallers. Motion passed unanimously.

5. Old Business

a) Previous Follow Up/Hanging Matters

i. EDC Member Updates

None.

ii. Staff Updates

1. Darien Chamber of Commerce News & Events

(Link: <http://www.darienchamber.com/>)

Staff updated the Committee on upcoming events and Chamber of Commerce news. Staff also updated the Committee on current building projects in the City and concluded by requesting all Committee members complete their Economic Interest Statements for the City and County.

6. Next Scheduled Meeting

Next scheduled meeting is Thursday, April 7, 2022.

7. Adjournment

Meeting was adjourned at 7:44PM.

APPROVED:

BRYAN GAY, CHAIRPERSON

NEW BUSINESS AGENDA ITEM A

**DISCUSSION: REDEVELOPMENT OPPORTUNITIES FOR
CHESTNUT COURT SHOPPING CENTER
(SE CORNER 75TH STREET/LEMONT ROAD)**

SUPPLEMENTAL DOCUMENTS

SE Corner of 75th St & Lemont Rd
Darien, IL 60561
Chicago MSA

Chestnut Court

RETAIL SPACE FOR LEASE
For information, please visit
www.pinetree.com/chestnut-court



FEATURES

- Premier center with strong tenant line-up including Ross Dress for Less, Jo-Ann, Xsport Fitness and many more national and local retailers. Small shop and former restaurant spaces for lease.
- Well-located in the heart of the "4 corners" retail trade area, at the intersection of Lemont Road and 75th Street, a strong retail corridor with over 33,800 vpd passing the center along 75th St.
- Drawing from a dense residential population of over 103,000 people, and an average household income over \$105,000 within a 3 mile radius.

JOANN

ROSS
DRESS FOR LESS

T Mobile

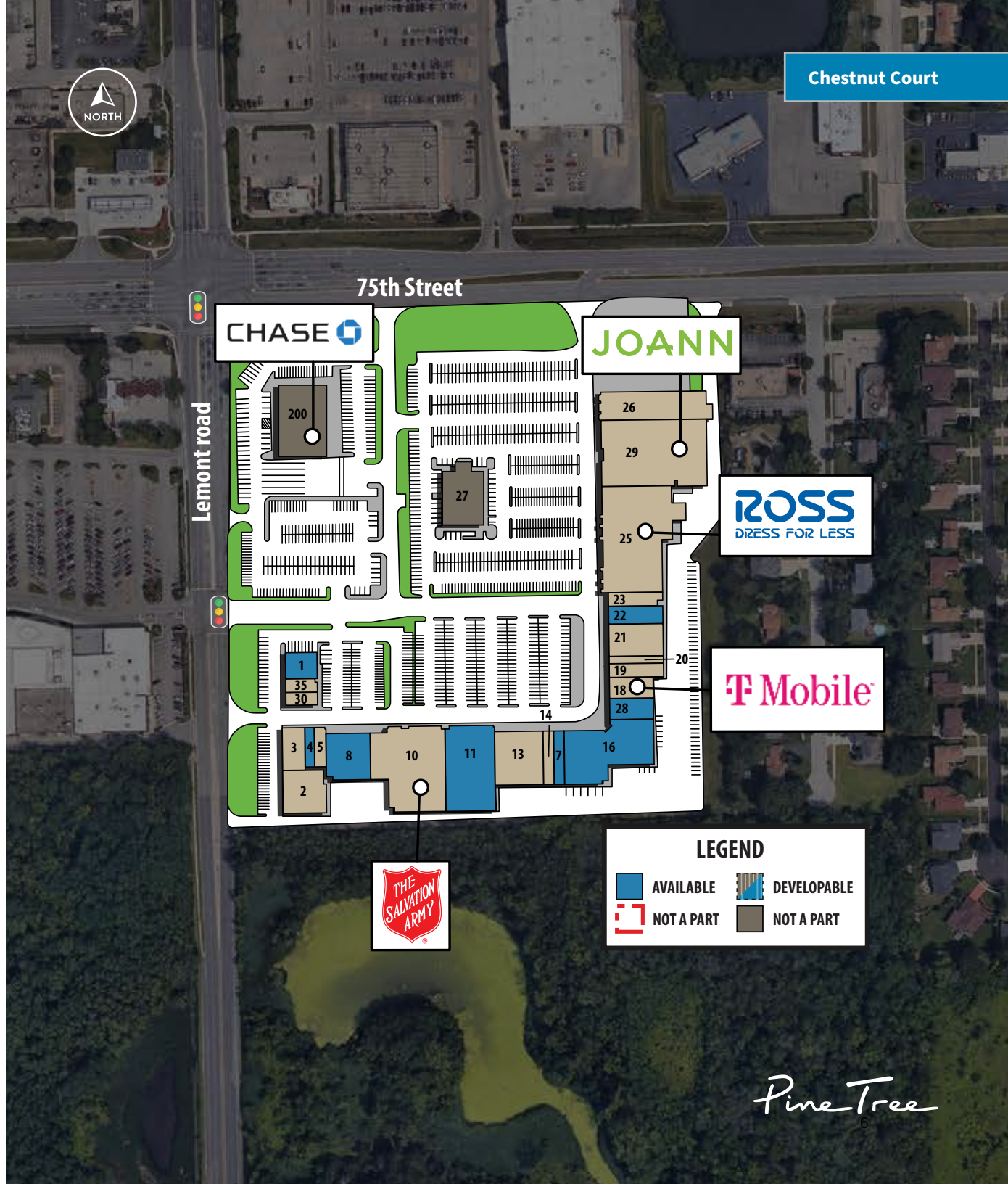


XSPORT
FITNESS

View more storefront and aerial photos at:
www.pinetree.com/chestnut-court

Tenant Roster

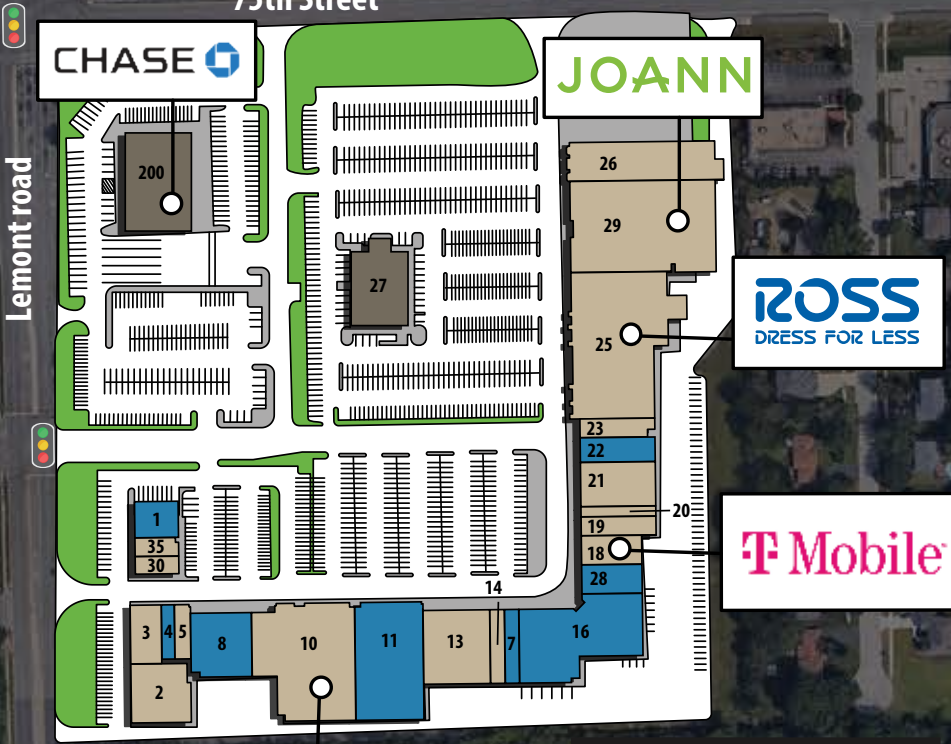
UNIT	TENANT	SF
1	Available	3,000
2	ATI Physical Therapy	6,415
3	Jam n' Jelly Cafe	3,360
4	Edible Arrangements	1,332
5	Kumon	1,480
7	Available	2,000
8	Available	7,410
10	The Salvation Army Family Store	18,500
11	XSport	15,896
13	Wilton Housewares	9,400
14	Wilton Housewares	2,000
16	Available	15,407
18	T-Mobile	3,200
19	Pro Nails	2,642
20	Old Fashioned Sweets	1,410
21	Frugal Muse Books Music and Video	6,039
22	Available	3,422
23	CardFrenzy	2,448
25	Ross Dress for Less	25,003
26	Elite Home Furniture	11,154
27	Home Run Inn Pizzeria	NAP
28	Available	3,200
29	Jo-Ann	25,000
30	Elite Smiles	1,500
35	uBreakiFix	1,600
200	Chase Bank	NAP



Chestnut Court



75th Street



LEGEND

- AVAILABLE
- DEVELOPABLE
- NOT A PART
- NOT A PART



Pine Tree



Demographic and Income Profile

Chestnut Court
 Lat.: 41.749574 Long.: -88.010919
 Ring: 1 mile radius

Pine Tree Demographics
 Latitude: 41.74957
 Longitude: -88.01092

Summary	Census 2010	2021	2026
Population	11,286	11,296	11,238
Households	4,548	4,608	4,595
Families	3,117	3,108	3,093
Average Household Size	2.48	2.45	2.44
Owner Occupied Housing Units	3,542	3,598	3,622
Renter Occupied Housing Units	1,006	1,010	973
Median Age	42.3	44.1	44.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	-0.10%	-0.15%	0.72%
Households	-0.06%	-0.09%	0.72%
Families	-0.10%	-0.18%	0.64%
Owner HHs	0.13%	0.17%	0.72%
Median Household Income	2.07%	2.28%	1.60%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	209	4.5%	187	4.1%
\$15,000 - \$24,999	242	5.3%	209	4.5%
\$25,000 - \$34,999	251	5.4%	249	5.4%
\$35,000 - \$49,999	535	11.6%	518	11.3%
\$50,000 - \$74,999	716	15.5%	633	13.8%
\$75,000 - \$99,999	638	13.8%	568	12.4%
\$100,000 - \$149,999	856	18.6%	937	20.4%
\$150,000 - \$199,999	482	10.5%	546	11.9%
\$200,000+	679	14.7%	750	16.3%
Median Household Income	\$87,001		\$96,397	
Average Household Income	\$118,478		\$130,298	
Per Capita Income	\$48,433		\$53,372	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	565	5.0%	494	4.4%	508	4.5%
5 - 9	596	5.3%	556	4.9%	533	4.7%
10 - 14	690	6.1%	629	5.6%	578	5.1%
15 - 19	750	6.6%	565	5.0%	579	5.2%
20 - 24	668	5.9%	521	4.6%	473	4.2%
25 - 34	1,394	12.4%	1,539	13.6%	1,313	11.7%
35 - 44	1,370	12.1%	1,461	12.9%	1,702	15.1%
45 - 54	1,975	17.5%	1,348	11.9%	1,317	11.7%
55 - 64	1,865	16.5%	1,813	16.0%	1,509	13.4%
65 - 74	832	7.4%	1,562	13.8%	1,633	14.5%
75 - 84	415	3.7%	604	5.3%	865	7.7%
85+	165	1.5%	204	1.8%	227	2.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,824	78.2%	8,193	72.5%	7,803	69.4%
Black Alone	684	6.1%	772	6.8%	830	7.4%
American Indian Alone	27	0.2%	26	0.2%	25	0.2%
Asian Alone	1,287	11.4%	1,723	15.3%	1,931	17.2%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	210	1.9%	250	2.2%	277	2.5%
Two or More Races	252	2.2%	330	2.9%	368	3.3%
Hispanic Origin (Any Race)	837	7.4%	976	8.6%	1,065	9.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

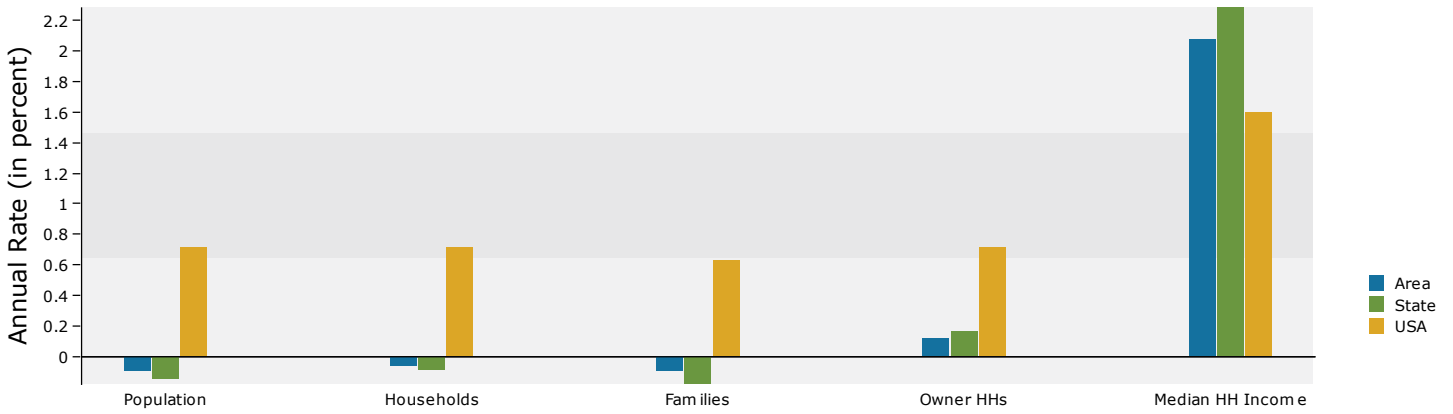


Demographic and Income Profile

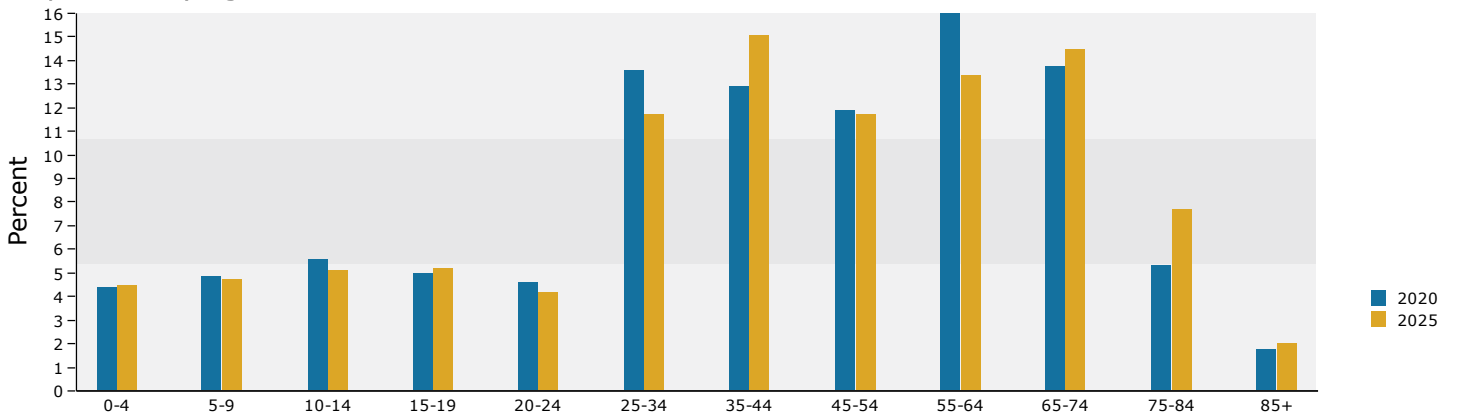
Chestnut Court
 Lat.: 41.749574 Long.: -88.010919
 Ring: 1 mile radius

Pine Tree Demographics
 Latitude: 41.74957
 Longitude: -88.01092

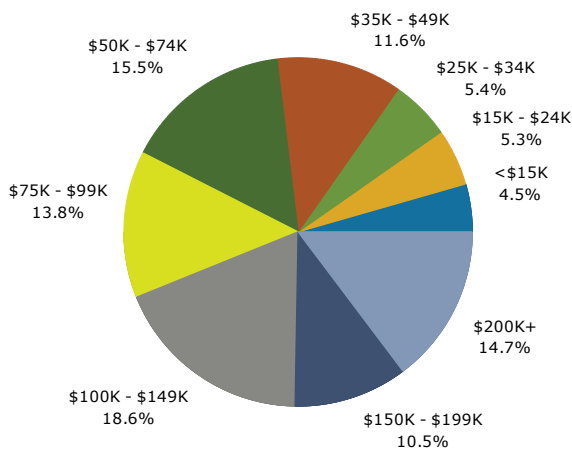
Trends 2020-2025



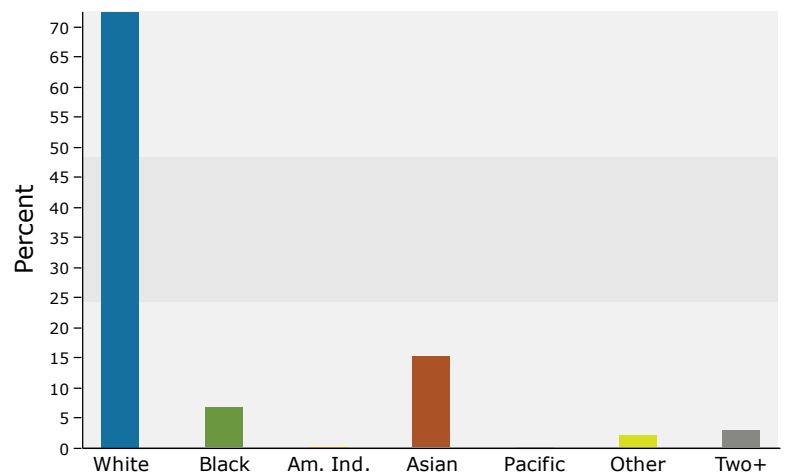
Population by Age



2020 Household Income



2020 Population by Race



2021 Percent Hispanic Origin: 8.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

Chestnut Court
 Lat.: 41.749574 Long.: -88.010919
 Ring: 3 mile radius

Pine Tree Demographics
 Latitude: 41.74957
 Longitude: -88.01092

Summary	Census 2010	2021	2026
Population	101,541	100,463	99,941
Households	39,432	39,543	39,445
Families	27,434	26,944	26,785
Average Household Size	2.57	2.53	2.52
Owner Occupied Housing Units	29,302	29,112	29,338
Renter Occupied Housing Units	10,130	10,431	10,107
Median Age	40.5	42.6	43.3
Trends: 2021-2026 Annual Rate	Area	State	National
Population	-0.10%	-0.15%	0.72%
Households	-0.05%	-0.09%	0.72%
Families	-0.12%	-0.18%	0.64%
Owner HHs	0.15%	0.17%	0.72%
Median Household Income	2.34%	2.28%	1.60%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,207	5.6%	1,889	4.8%
\$15,000 - \$24,999	2,360	6.0%	2,004	5.1%
\$25,000 - \$34,999	2,111	5.3%	1,900	4.8%
\$35,000 - \$49,999	3,866	9.8%	3,559	9.0%
\$50,000 - \$74,999	6,058	15.3%	5,493	13.9%
\$75,000 - \$99,999	4,689	11.9%	4,429	11.2%
\$100,000 - \$149,999	8,463	21.4%	9,117	23.1%
\$150,000 - \$199,999	4,581	11.6%	5,254	13.3%
\$200,000+	5,207	13.2%	5,800	14.7%
Median Household Income	\$90,425		\$101,527	
Average Household Income	\$116,112		\$128,741	
Per Capita Income	\$46,136		\$51,288	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,935	5.8%	5,093	5.1%	5,135	5.1%
5 - 9	6,122	6.0%	5,417	5.4%	5,217	5.2%
10 - 14	6,522	6.4%	5,963	5.9%	5,497	5.5%
15 - 19	6,444	6.3%	5,555	5.5%	5,390	5.4%
20 - 24	5,644	5.6%	5,293	5.3%	4,900	4.9%
25 - 34	12,953	12.8%	12,925	12.9%	12,431	12.4%
35 - 44	13,289	13.1%	12,908	12.8%	13,721	13.7%
45 - 54	16,680	16.4%	12,386	12.3%	11,987	12.0%
55 - 64	14,667	14.4%	14,947	14.9%	12,979	13.0%
65 - 74	7,751	7.6%	12,193	12.1%	12,913	12.9%
75 - 84	3,814	3.8%	5,695	5.7%	7,429	7.4%
85+	1,719	1.7%	2,087	2.1%	2,344	2.3%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	78,196	77.0%	72,226	71.9%	68,999	69.0%
Black Alone	7,186	7.1%	7,873	7.8%	8,348	8.4%
American Indian Alone	238	0.2%	219	0.2%	221	0.2%
Asian Alone	10,359	10.2%	13,409	13.3%	14,920	14.9%
Pacific Islander Alone	29	0.0%	37	0.0%	39	0.0%
Some Other Race Alone	3,357	3.3%	3,919	3.9%	4,335	4.3%
Two or More Races	2,176	2.1%	2,780	2.8%	3,079	3.1%
Hispanic Origin (Any Race)	10,096	9.9%	11,685	11.6%	12,738	12.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

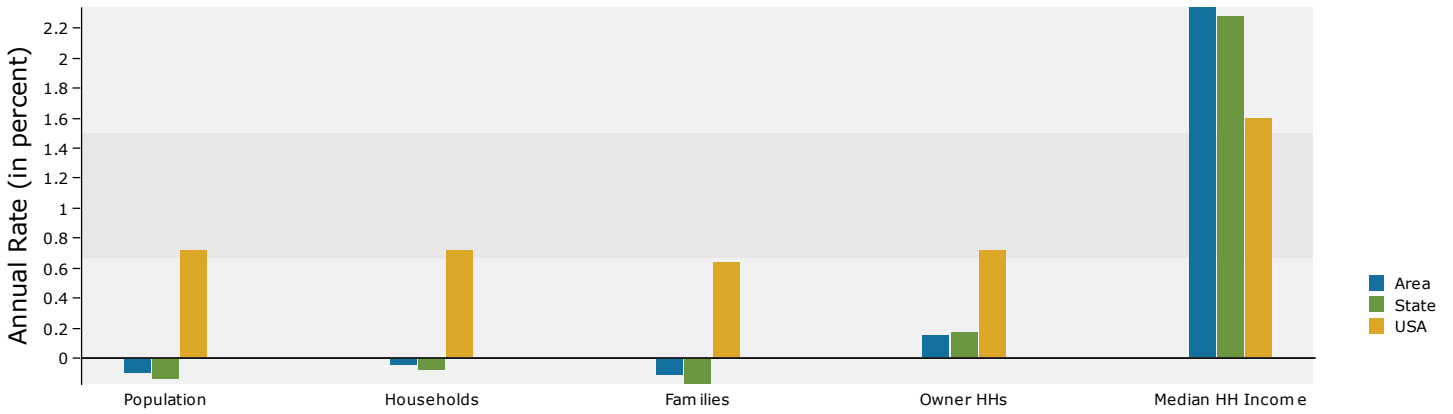


Demographic and Income Profile

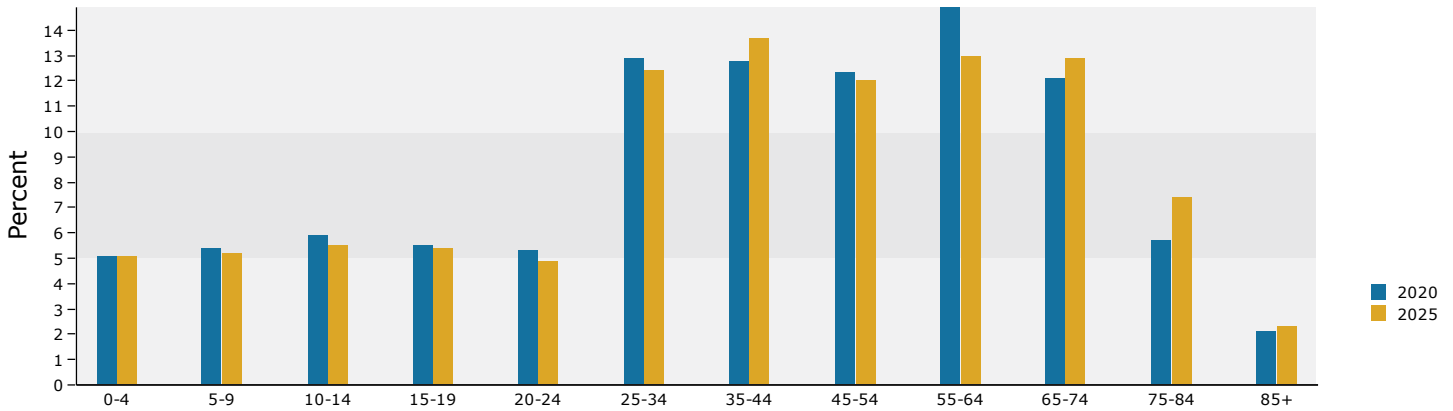
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 Ring: 3 mile radius

Pine Tree Demographics
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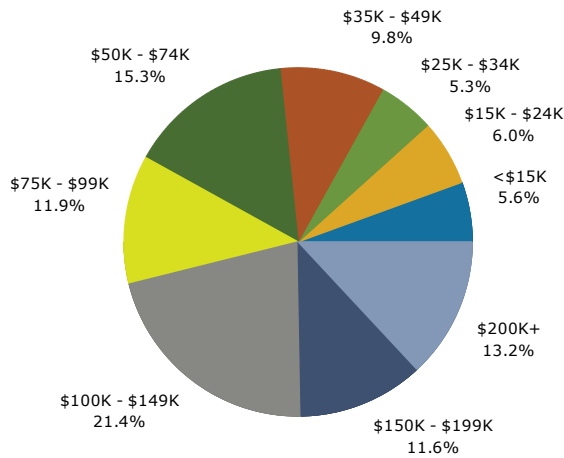
Trends 2020-2025



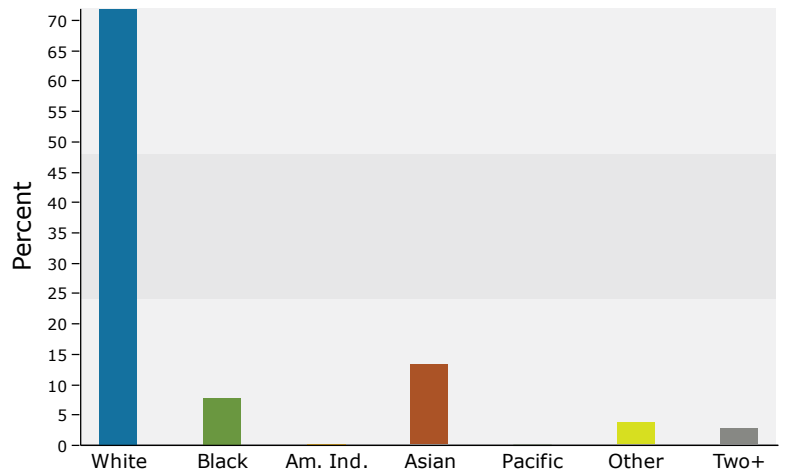
Population by Age



2020 Household Income



2020 Population by Race



2021 Percent Hispanic Origin: 11.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

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 Ring: 5 mile radius

Pine Tree Demographics
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Summary	Census 2010	2021	2026
Population	224,522	223,722	223,057
Households	86,899	87,739	87,701
Families	59,223	58,497	58,253
Average Household Size	2.56	2.53	2.52
Owner Occupied Housing Units	65,149	64,872	65,527
Renter Occupied Housing Units	21,750	22,867	22,173
Median Age	39.9	42.0	42.9
Trends: 2021-2026 Annual Rate	Area	State	National
Population	-0.06%	-0.15%	0.72%
Households	-0.01%	-0.09%	0.72%
Families	-0.08%	-0.18%	0.64%
Owner HHs	0.20%	0.17%	0.72%
Median Household Income	2.10%	2.28%	1.60%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	4,769	5.4%	4,103	4.7%
\$15,000 - \$24,999	5,037	5.7%	4,299	4.9%
\$25,000 - \$34,999	4,635	5.3%	4,243	4.8%
\$35,000 - \$49,999	8,572	9.8%	7,744	8.8%
\$50,000 - \$74,999	12,984	14.8%	11,809	13.5%
\$75,000 - \$99,999	10,467	11.9%	10,043	11.5%
\$100,000 - \$149,999	17,883	20.4%	19,364	22.1%
\$150,000 - \$199,999	9,801	11.2%	11,219	12.8%
\$200,000+	13,590	15.5%	14,877	17.0%
Median Household Income	\$92,532		\$102,668	
Average Household Income	\$124,128		\$136,867	
Per Capita Income	\$48,746		\$53,886	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,999	5.8%	11,386	5.1%	11,422	5.1%
5 - 9	14,407	6.4%	12,311	5.5%	11,999	5.4%
10 - 14	15,611	7.0%	13,868	6.2%	12,780	5.7%
15 - 19	15,231	6.8%	13,400	6.0%	12,642	5.7%
20 - 24	12,387	5.5%	12,143	5.4%	11,108	5.0%
25 - 34	27,778	12.4%	28,264	12.6%	27,610	12.4%
35 - 44	29,948	13.3%	28,506	12.7%	30,383	13.6%
45 - 54	37,125	16.5%	28,247	12.6%	26,755	12.0%
55 - 64	30,501	13.6%	33,150	14.8%	29,519	13.2%
65 - 74	15,983	7.1%	25,524	11.4%	27,789	12.5%
75 - 84	8,404	3.7%	11,919	5.3%	15,518	7.0%
85+	4,148	1.8%	5,005	2.2%	5,531	2.5%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	173,285	77.2%	161,593	72.2%	155,062	69.5%
Black Alone	16,695	7.4%	18,454	8.2%	19,464	8.7%
American Indian Alone	433	0.2%	421	0.2%	433	0.2%
Asian Alone	21,297	9.5%	27,595	12.3%	30,731	13.8%
Pacific Islander Alone	57	0.0%	72	0.0%	74	0.0%
Some Other Race Alone	7,822	3.5%	9,269	4.1%	10,270	4.6%
Two or More Races	4,934	2.2%	6,319	2.8%	7,023	3.1%
Hispanic Origin (Any Race)	23,083	10.3%	27,061	12.1%	29,732	13.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

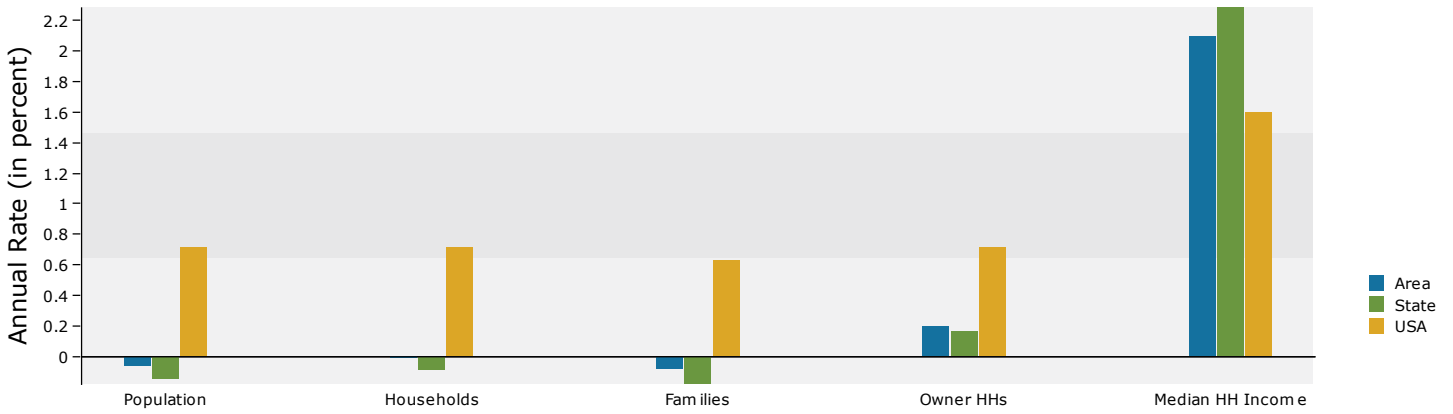


Demographic and Income Profile

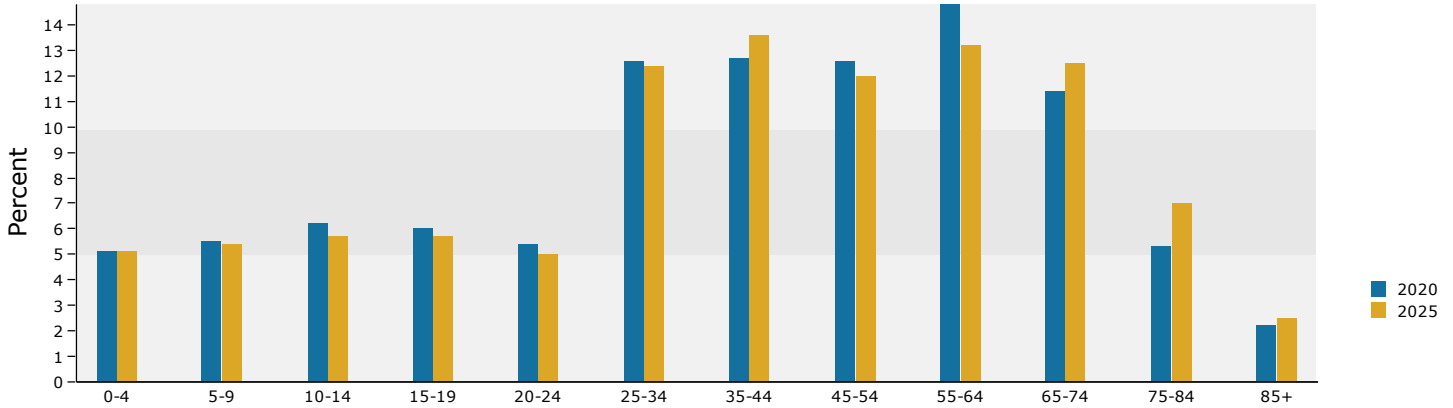
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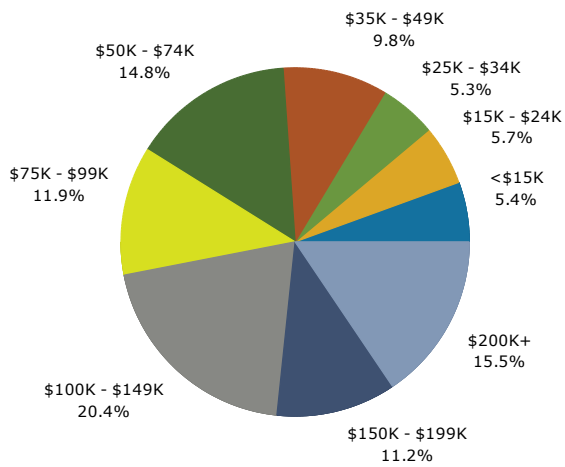
Trends 2020-2025



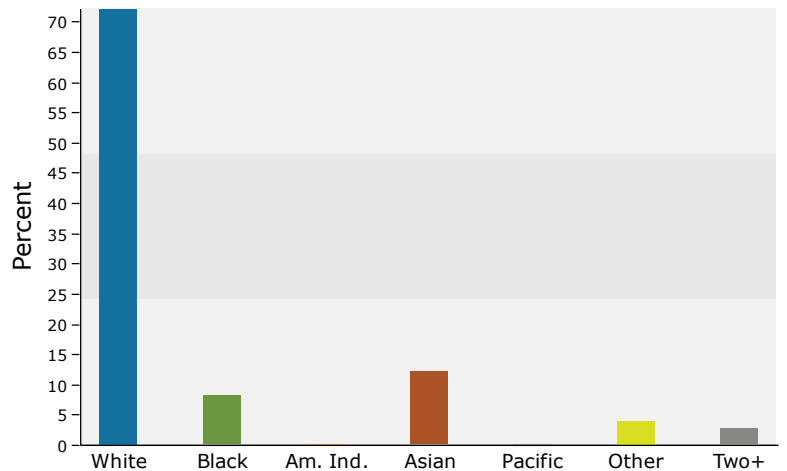
Population by Age



2020 Household Income

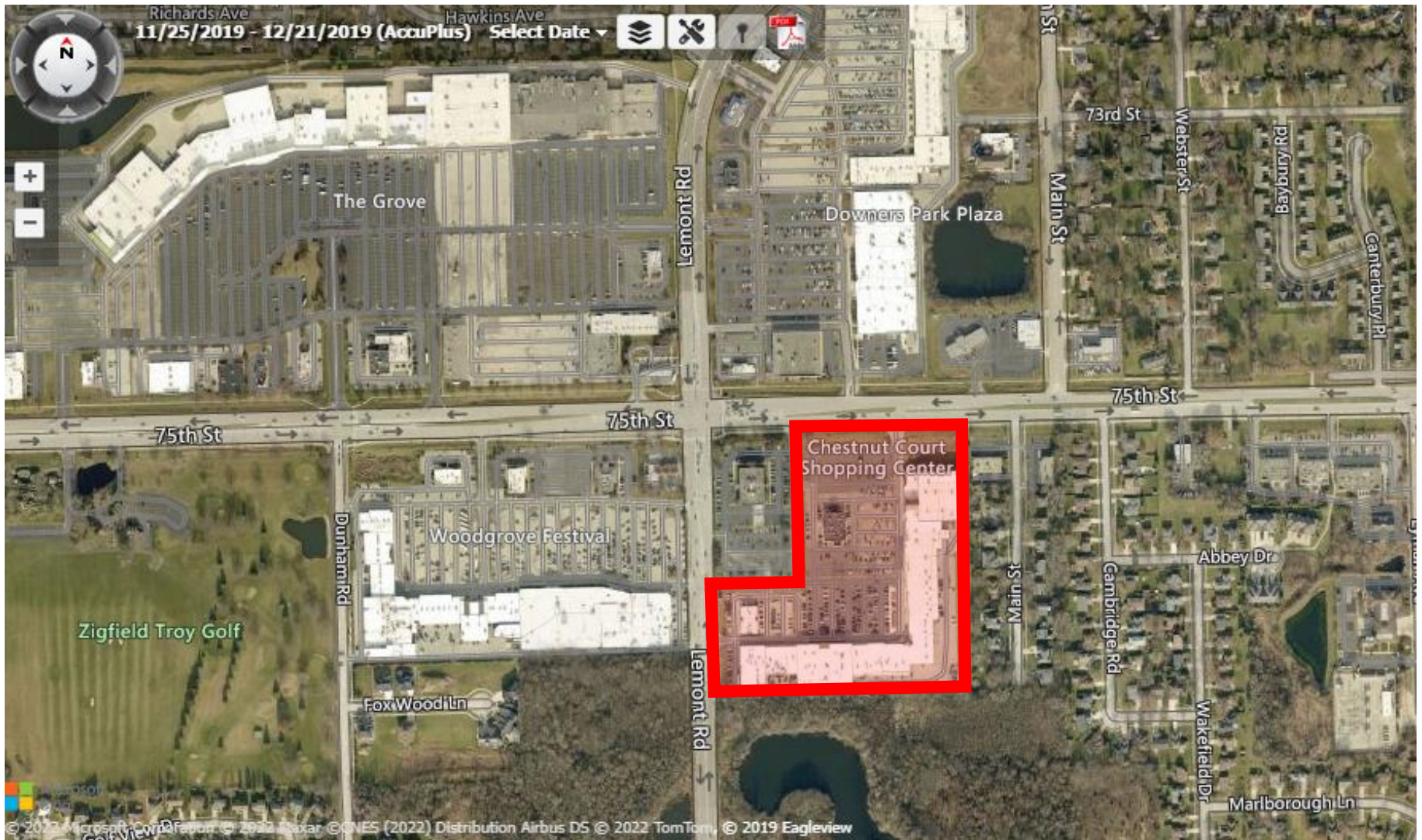


2020 Population by Race



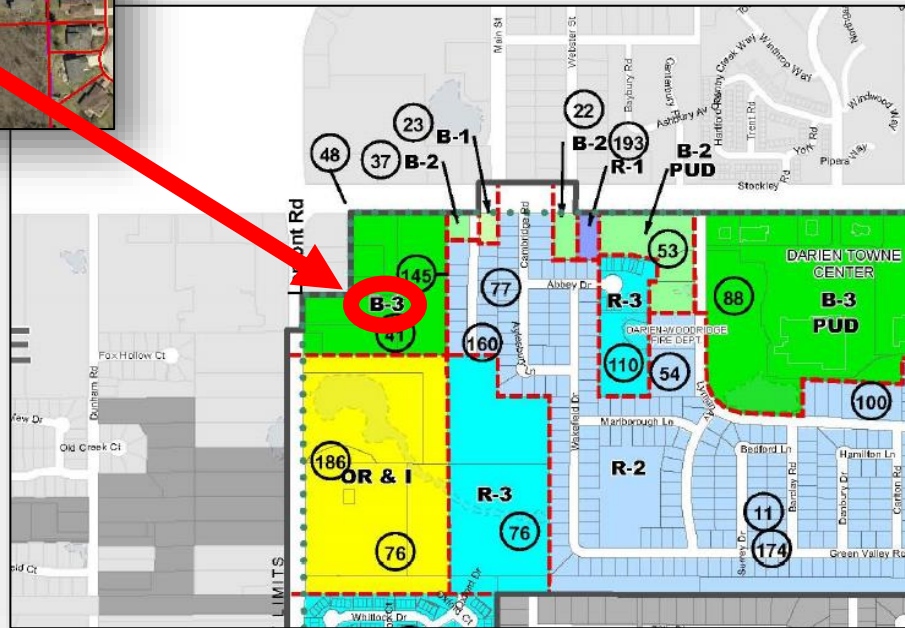
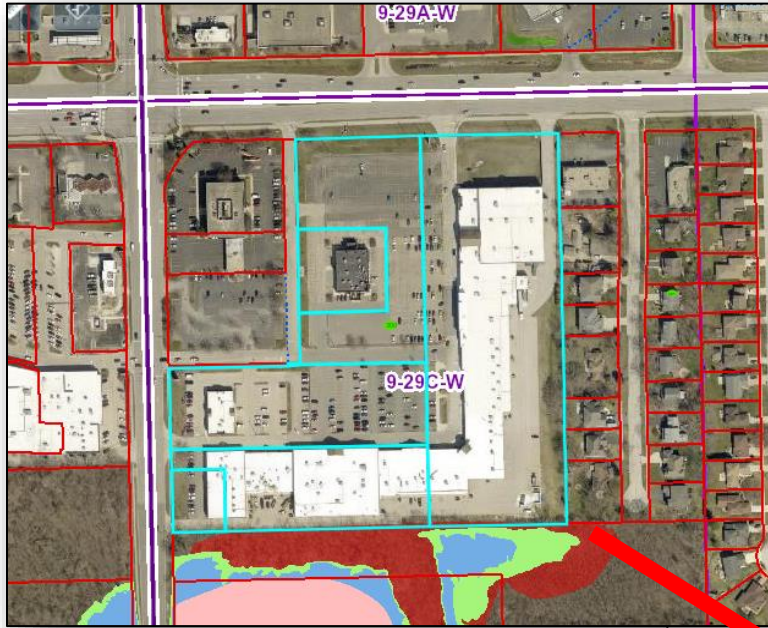
2021 Percent Hispanic Origin: 12.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.









ZONING DESIGNATION: B-3 GENERAL BUSINESS DISTRICT