

City of Darien
Minutes Economic Development Committee
Thursday, April 7, 2022

1. Call to Order

The meeting was called to order at 7:07PM. Committee Members present were Bryan Gay, Lou Mallers, Brian Liedtke, Tom Papais, Nick Pitzer, Matthew Weberling, and Angelo Imbrogno. Also present was Mayor Joe Marchese, Alderperson Mary Sullivan, Alderperson Eric Gustafson, Municipal Services/Community Development Director Dan Gombac, City Planner Jordan Yanke, and Nick Bartholomew.

2. Public Comment

None.

3. Approval of Minutes – March 3, 2022

Minutes were approved by unanimous consent.

4. New Business

a) Discussion: Redevelopment Opportunities for Chestnut Court Shopping Center (SE Corner 75TH Street/Lemont Road)

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

City staff provided brief introduction and thanked Nick Bartholomew of PineTree Management for being present. Staff detailed that the discussion dovetails off recent initiatives to infuse development around the City and in specific regards to existing commercial centers.

Nick Bartholomew spoke and gave an overview of Chestnut Court Shopping Center and PineTree Management, which is the company who represents ownership for the site. Discussion ensued around current struggles of the retail

sector and vacancies that have been popping up. Director Dan Gombac also spoke and gave background on the possible enhancement opportunities at the site, whether it is conversion of the detention area or other redevelopment opportunities. Alderperson Eric Gustafson also spoke and mentioned his support for enhancement of the site and possible mixed-use concept.

Further discussion took place amongst the Committee. The Committee concluded with the fact that enhancement or redevelopment of the site is highly supported. The mixed-use concept would be preferred but it is understood that the owners of the site will need to conduct market studies on the feasibility of mixed-use at the location. City staff will follow up with Nick Bartholomew over the next month to determine next steps.

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 and EDC member Tom Papais provided an update on upcoming events and news pertaining to the Chamber of Commerce. It was decided that EDC member Tom Papais would provide updates on the Chamber at future EDC meetings given he is a member of both organizations.

6. Next Scheduled Meeting

Next scheduled meeting is Thursday, May 5, 2022.

7. Adjournment

Meeting was adjourned at 8:23PM.

APPROVED:

BRYAN GAY, CHAIRPERSON