

AGENDA
Economic Development Committee
Thursday, September 1, 2022
7:00 p.m. – Darien City Hall

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of Minutes – August 18, 2022**
- 4. New Business**
 - a) Concept Plan Discussions for Development (PAGE 4)**
 - i. Chestnut Court Shopping Center**
 - ii. Chinoy Parcel**
 - iii. Plainfield Road/Lester Lane Parcels**
- 5. Old Business**
 - a) EDC Duties and Tasks – Develop Working Strategy (PAGE 14)**
 - b) Previous Follow Up/Hanging Matters**
 - i. EDC Member Updates**
 - ii. Staff Updates**
- 6. Next Scheduled Meeting – October 6, 2022**
- 7. Adjournment**

City of Darien
Minutes Economic Development Committee
****Rescheduled Meeting****
Thursday, August 18, 2022

1. Call to Order

The meeting was called to order at 7:06PM. Committee Members present were Bryan Gay, Lou Mallers, Brian Liedtke, Matt Weberling, Angelo Imbrogno, and Nick Pitzer. Also present were Mayor Joe Marchese and City Planner Jordan Yanke.

2. Public Comment

None.

3. Approval of Minutes – June 23, 2022

Minutes were approved by unanimous consent.

4. New Business

a) Concept Plan Discussions for Development Areas (PAGE 4)

i. Chestnut Court Shopping Center

City Planner Jordan Yanke provided opening remarks and a summary regarding the Committee’s push to create high-level conceptual plans for the City’s Key Development Areas and other areas. Discussion ensued on two options for the center, one being to reduce the vacancy rate and enhance the aesthetics of the center, such as façade improvements. Another option is to redevelop the center and maintain commercial uses with mixed-use if feasible. Comments on redeveloping the site mostly addressed the physical layout and the potential of annexing property where the Chase Bank is located into the overall center.

ii. Darien Plaza (Q-Bar)

This discussion item was continued to a future meeting date.

iii. Chinoy Property

Staff presented the details on the Chinoy property. Committee members spoke about the opportunity at the site and the fact that it is in close proximity to the high school, library, and community park. It is also preferred to look at the adjacent parcels to the south and east of the site, as well as across Plainfield Road to the north where the vacant parcel could be

used for natural habitat and community signage. Potential uses for the subject property include a restaurant or limited retail, in addition to residential or a small mixed-use development.

5. Old Business

a) Previous Follow Up/Hanging Matters

i. EDC Member Updates

Mayor Marchese recapped Darien Fest and Committee discussion ensued on it being a success. Other discussion pertained to the final concert at Carriage Greens being on August 25, 2022 and that the concerts have been successful and good for the community and golf course.

ii. Staff Updates

Staff gave a general update on development and building projects throughout the City. Fry the Coop restaurant is targeting September for opening.

6. Next Scheduled Meeting

The next scheduled meeting is Thursday, September 1, 2022.

7. Adjournment

Meeting was adjourned at 8:26PM.

APPROVED:

BRYAN GAY, CHAIRPERSON

**AGENDA MEMO
ECONOMIC DEVELOPMENT COMMITTEE
SEPTEMBER 1, 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. The Committee began this initiative by discussing Chestnut Court Shopping Center and the Chinoy parcel (southeast corner of Plainfield Road and Clarendon Hills Road) at its meeting on August 18, 2022. This memo includes follow up to that discussion by presenting conceptual plans for the sites while also adding a new site for consideration.

CONCEPT PLAN ANALYSIS – PROPERTIES INCLUDED IN THIS MEMO

- 1) CHESTNUT COURT SHOPPING CENTER (FOLLOW UP FROM 08/18/2022)**
- 2) CHINOY PARCEL (FOLLOW UP FROM 08/18/2022)**
- 3) PLAINFIELD ROAD/LESTER LANE PARCELS (NEW ITEM)**

1) CONCEPT PLAN ANALYSIS – CHESTNUT COURT SHOPPING CENTER (FOLLOW UP FROM 08/18/2022)

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

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

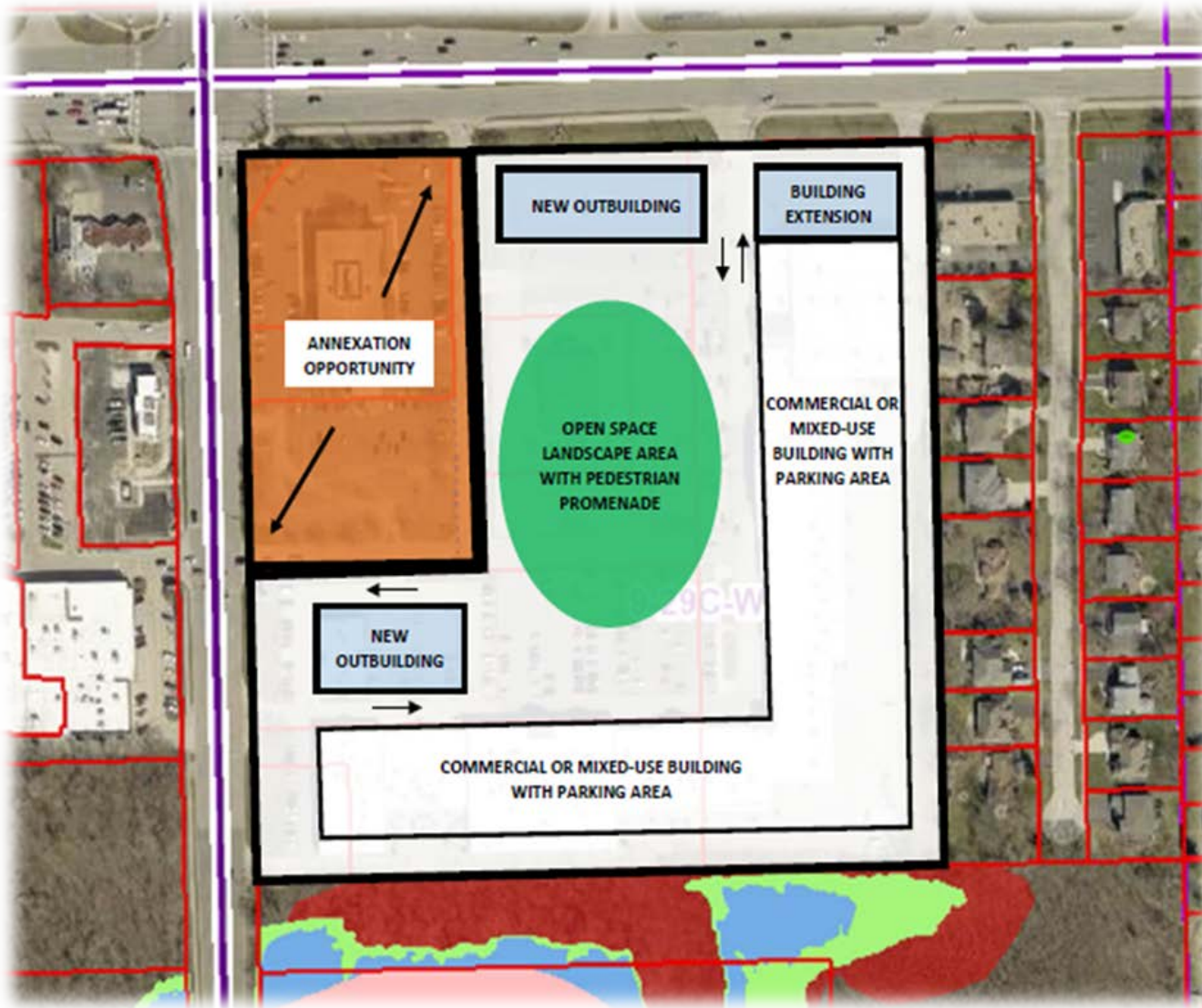
Zoning: B-3 Business District.

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





CONCEPT PLAN – CHESTNUT COURT SHOPPING CENTER

2) CONCEPT PLAN ANALYSIS – CHINOY PARCEL (FOLLOW UP FROM 08/18/2022)

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

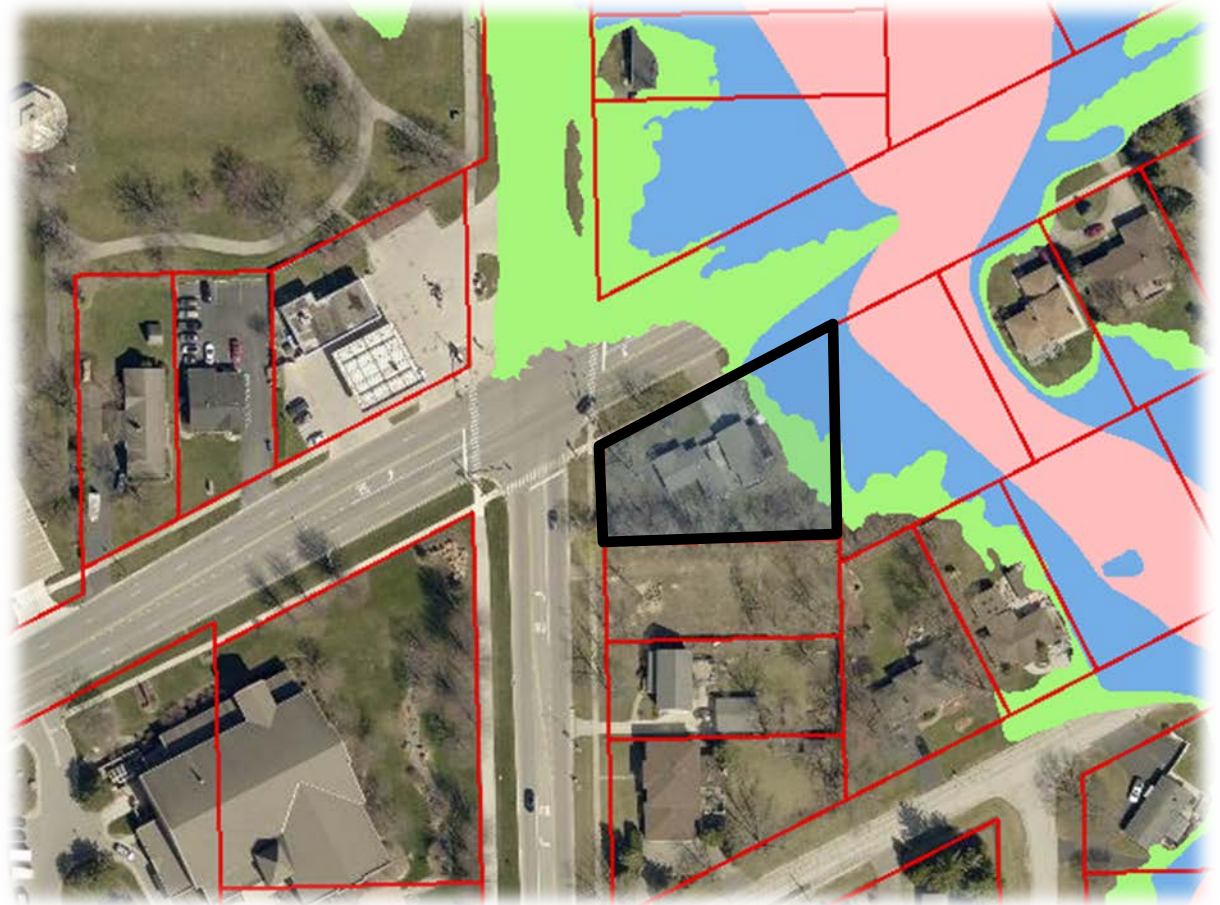
Existing Conditions: The parcel is roughly a half acre in size and contains a vacant home.

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





CONCEPT PLAN – CHINOY PARCEL

3) CONCEPT PLAN ANALYSIS – PLAINFIELD ROAD/LESTER LANE PARCELS (NEW ITEM)

Location: Southeast corner of Plainfield Road and Lester Lane intersection.

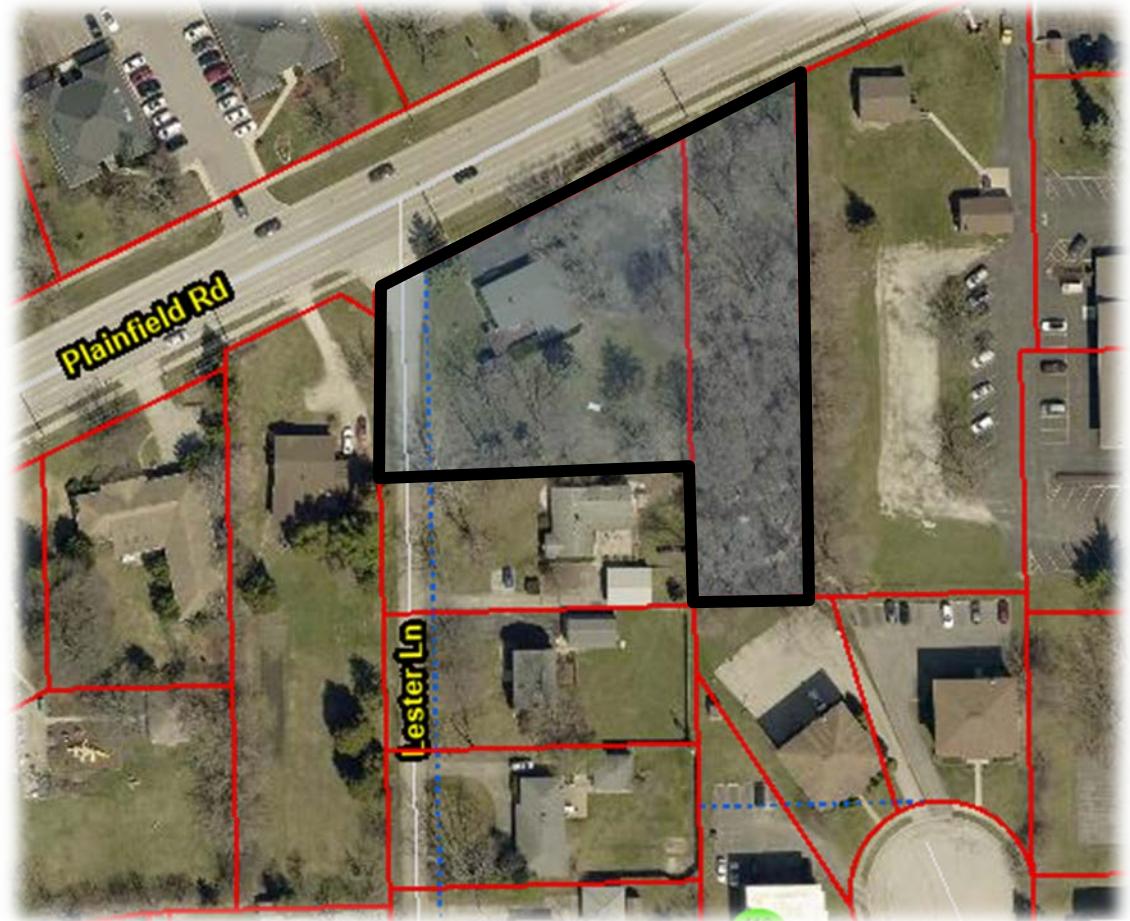
Existing Conditions: The site is approximately 1.35 acres in size and contains a vacant structure.

Zoning: R-2 Single Family Residence District; R-3 Multi Family Residence District.

Proposed Land Use: This site may be suitable for single-family residential use or small commercial or mixed-use type development.

Adjacent Land Uses:

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



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.

**AGENDA MEMO
ECONOMIC DEVELOPMENT COMMITTEE
SEPTEMBER 1, 2022**

In June 2022, the Economic Development Committee held a preliminary discussion on future efforts and the need to refocus around an organized framework and strategy. The framework and strategy is for City staff and EDC members to understand roles and what working tasks should be assigned month-to-month. This memo provides an overview of the Committee's Mission Statement and related objectives, in addition to recommended points for the EDC to consider at its September Meeting as part of a follow up discussion.

EDC 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.*
- *Properly reviewing City ordinances, policies, and practices to determine their impact on existing and proposed commercial businesses.*

Duties and Tasks for the EDC (For Discussion at Meeting)

Per the above Mission Statement and ordinance adopted at the time of the Committee's inception, the following are points for consideration at the September Meeting. These points are a baseline for staff and the Committee to develop a working strategy in terms of assigning roles and tasks moving forward. Note that they are not a catch-all, so the Committee can expound on them if needed.

- 1) Recommend to the City Council those actions and programs that will serve to carry out the purpose of the committee.
- 2) Provide an annual update to the City Council on the activities of the committee.
- 3) Serve as focal point for businesses to approach and discuss issues that affect them.
- 4) Participate in the Business Visitation Program and evaluate findings of program progress.
- 5) Prepare appropriate economic developmental promotional materials.
- 6) Target specific companies or industries for business attraction efforts.
- 7) Identify economic incentives that may be offered to businesses.
- 8) Perform such other duties as the Mayor and/or Alderpersons may direct.