

Economic Development Commission

Wednesday, May 23, 2012

Village Board Conference Room

8:00AM

MINUTES

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
James Berger
Paul Levine
Maureen Ehrenberg
Terrance Strauch
William Pabst

Members Absent

Seth Snyder
Greg Stevenson

Staff Present

Timothy Wiberg, Village Manager
Timothy M. Clarke, Community Development Director
Robert Merkel, Finance Director
Aaron N. Cook, Community Development Manager
Andrea Litzhoff, Community Development Intern

Others Present

Larry Elster, Village Trustee

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:11AM by Chairman Persino, noting a quorum of seven members were present.

II. Approval of April Minutes

Commissioner Kucienski motioned to approve the April 25, 2012 meeting minutes as presented. Motion seconded by Commissioner Strauch. Motioned approved 7-0.

III. FY12-13 Officer Nominations

Commissioner Kucienski motioned to nominate Commissioner Persino for Chairman. Nomination seconded by Commissioner Berger. Noting no other nominations, the nomination for Chair was closed.

Chairman Persino motioned to nominate Commissioner Kucienski for Vice-Chair. Nomination seconded by Commissioner Ehrenberg. Noting no other nominations, the nomination for Vice-Chair was closed.

IV. Lincoln-Devon-Proesel Triangle

Director Clarke presented a power point presentation on the Lincoln-Devon-Proesel Triangle's characteristics and subareas. The Lincoln-Devon-Proesel Triangle is an approximately 33 acres, fully built out district primarily zoned MB

(light manufacturing) with traditional business (B1) along Lincoln Avenue and general business(B2) along Devon Avenue. Director Clarke noted townhouses within the area zoned R-4.

Director Clarke noted three major vacant properties, the Pro-Auto, Brickyard Bank, and the Klatzo Properties (Bunny Hutch and Novelty Miniature Golf). Ownership and leasing status were discussed on the Brickyard Bank property. Commissioner Ehrenberg indicated recent market turn ups and that the present could be an opportune time to pursue a TIF of the area. Discussion ensued on the Klatzo Properties.

Director Clarke provided images of the 4 Triangle subareas- 1) Lincoln Avenue Corridor 2) Lincoln/Devon Gateway Hub 3) Manufacturing Core and 4) the Proesel Corridor. Chairman Persino sought background on the 2001 Comprehensive Plan which recommended the conversion from industrial to residential use on the Proesel Corridor. It was noted that the Proesel Corridor has a high amount of land use conflicts and complaints due to the proximity of residential housing to manufacturing. It was also stated that the inner Manufacturing Core benefits from a history of high occupancy rates.

Commissioner Pabst excused himself from the meeting at approximately 9:15AM.

Commission discussion continued and it was again recommended that the triangle area be considered for TIF designation. Commissioners suggested that the study area be considered for a TIF be expanded to include properties along the northeast side of Lincoln; properties along Devon east to McCormick; and the business property at Devon and Proesel. Commissioner Ehrenberg motioned to recommend the Village Board engage a consultant to consider the area for TIF designation. Motion seconded by Commissioner Strauch. Motioned approved 6-0.

V. Development Updates

Commissioners discussed the development of the Purple Hotel property. Director Clarke summarized the development update report noting Meatheads has been approved and the Reasonable Accommodation for the proposed Group Home and restaurant parking requirements would be considered at the next Plan Commission meeting. Chairman Persino noted the importance of changing the current parking requirements for restaurants to help economic development and proposed a recommendation to the Plan Commission supporting changes to the current zoning code. Commissioners agreed to submit a recommendation and staff was requested to draft a statement and poll commissioners.

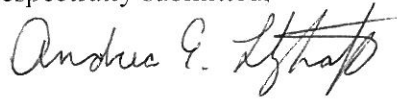
VI. Public Comment

Commissioner Levine noted that he nominated Chairman Persino for the Mayor Grant Volunteer of the Year award, noting Chairman Persino's long commitment to the EDC since its inception in 1994.

VII. Adjournment

By consensus, the meeting was adjourned at 10:01AM

Respectfully submitted,

A handwritten signature in black ink, reading "Andrea E. Litzhoff". The signature is written in a cursive style with a large initial 'A' and a long horizontal stroke extending to the right.

Andrea Litzhoff
Community Development Intern