

Economic Development Commission
Wednesday, July 25th, 2012
Village Board Conference Room
8:00AM

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
James Berger
Maureen Ehrenberg
William Pabst
Seth Snyder
Paul Levine

Members Absent

Terrance Strauch

Staff Present

Tim M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Tim Wiberg, Village Manager
Andrea Litzhoff, Community Development Intern

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:12AM by Chairman Persino, noting a quorum of 7 members were present.

II. Minutes Approval

Commissioner Kucienski motioned to approve the July 3, 2012 Special Meeting Minutes as presented. Commissioner Pabst seconded motion. Motion approved 7-0.

III. Lincolnwood Business Park

The Commission examined the retail desirability and demand in the Lincolnwood Business Park and Capitol Drive area, noting the new Skokie Wal-Mart Touhy Marketplace currently under development. The Lincolnwood Business Park has been a light manufacturing (MB) district with stable occupancy of business. In October 2010, Houseal Lavigne prepared a retail analysis and feasibility report indicating the most conducive area for retail was an assembly of the Capitol Drive area parcels. Commissioners agreed that the Touhy Wal-Mart will significantly affect traffic conditions on Touhy Avenue.

Discussion ensued about the types of grocers and retailers that were interested in the Lincolnwood/Skokie area. Discussion continued on current economic trends and conditions impacting the area.

Chairman Persino suggested creating an overlay retail (B1 or B2) zoning district over the Capitol Drive parcels, indicating the overlay district would allow retail development and raise property values in the manufacturing district.

Manager Wiberg summarized a meeting in May with business owners in the manufacturing district indicating that manufacturers in the area want the Village to support the manufacturing zone. In order to account for possible dissatisfaction by current business owners, it was suggested that the overlay zone could be implemented in incremental stages. Discussion continued on the possible reactions from manufacturers and existing businesses in the area. Commissioners agreed the overlay district would open the door for economic development and possible land use change.

Commissioner Snyder motioned to recommend to the Village Board an Overlay Retail (B1 or B2 Zoning District) 1) for the area East of Ridgeway, West of Lawndale, South of Touhy Avenue to Property Lines approximate with Lawndale intersecting with Central Park and 2) Capitol Drive parcels. Attached is a map identifying these areas. Commissioner Ehrenberg seconded the motion. Chairman Persino asked for any additional comments.

Discussion ensued on the best way to approach and notify affected existing businesses. A workshop with the business owners was suggested prior to formal consideration of the recommendation.

Commissioner Snyder amended the motion to include recommending a workshop with business owners in the area. Commissioner Ehrenberg seconded the amendment. Amended motion approved 7-0.

IV. Development Updates

Director Clarke stated that plans have been submitted to open a hot dog stand at 6485 Lincoln Avenue.

The Commission discussed the status of the Purple Hotel site. No plans have been submitted yet for the Purple Hotel site.

V. Other Business

None.

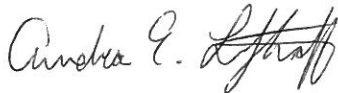
VI. Public Forum

No public comment was presented at this time.

VII. Adjournment

By consensus, the meeting was adjourned 9:45AM.

Respectfully submitted,



Andrea Litzhoff
Community Development Intern