

**Economic Development Commission
Wednesday, December 19, 2012
Village Board Council Chambers
Minutes**

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
Bill Pabst
Maureen Ehrenberg
Kurt Mofitt
Terrance Strauch
James Berger
Paul Levine

Members Absent

None

Staff Present

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

Others Present

See attachment for business owners and associates present

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:01AM by Vice-Chairman Kucienski, noting a quorum of 5 commissioners was present.

II. Discussion with Northeast Area Business Owners and Property Owners

Director Clarke introduced himself and the proposed retail overlay zone in part of the Lincolnwood Business Park. This proposal is to allow retail as an additional allowed use for a portion of the business park. Currently, the area is zoned light manufacturing (MB).

Director Clarke provided background on the purpose of the Commission and a number of projects the EDC has spearheaded. Director Clarke summarized the intent of the meeting was to have an informal conversation on the proposal as well as obtaining other feedback. Chairman Persino arrived to preside over the meeting and other Commission members also arrived.

Chairman Persino emphasized that the proposed zoning would allow for existing businesses to operate as they currently are. Chairman Persino stated that the Wal-Mart development on Touhy in Skokie will create demand for retail along Touhy Avenue in Lincolnwood. It was noted that the proposed retail zoning was a 20-30 year long-term plan. Director Clarke confirmed that the Village is not attempting to acquire any property and the retail overlay zone proposal is not part of any developer plan.

A business owner commented that businesses should have access to the Houseal Lavigne Retail Feasibility Report. Commissioners concurred that the report should be distributed. The Houseal Lavigne Retail Analysis & Feasibility Report identifies market potential and impediments to development in the Lincolnwood Business Park. Chairman Persino noted that the area facing Touhy is the most desirable for retail.

Commissioner Ehrenberg added that over time the introduction of new retail uses to the area could cause conflict. Commissioner Ehrenberg requested business owners to provide their perceptions of downsides to the new zoning. Discussion ensued on traffic and parking in the area.

A business owner raised concern on traffic control in the area. Manager Wiberg stated that a major challenge with traffic in the area is the age and design on the business park. Chairman Persino commented that when the industrial park was built, it was not designed to handle traffic demands of today. A business owner stated that he would welcome retail to the area as long as traffic and parking could be managed appropriately.

It was stated that the retail overlay zone proposal would require an amendment to the zoning code and would have to go through a public hearing process.

A business owner inquired if anyone on the EDC or Village Board had a financial stake in retail development of the properties in the proposed overlay zone. Manager Wiberg emphasized that no Village official had a financial stake in the overlay district.

Commissioner Ehrenberg asked the group if the Village should proactively take this measure or if business owners prefer to wait until they are approached by a developer in the future. In response, one owner opined that it would be better to wait.

A representative of Grossinger asked about changing the sign code to allow larger types of signs to the area. Director Clarke stated that the Village is looking to install way-finding signs.

One business owner commented that he wanted to grow his business, and felt the retail proposal would prevent him from expanding his business. Commissioner Levine assured the businesses that the Village has no intent on pressuring business to relocate. Noting long-term vacancies in the area, Manager Wiberg stated that opening the area up to a broader range of uses could prevent vacancies. Discussion ensued concerning developments in Skokie's industrial areas.

A business owner suggested the Village notify the area business owners via email. Manager Wiberg responded that business owners can sign up for email subscriptions for public agendas on the Village website. The next meeting of the EDC will be on January 23rd, 2012 to consider this proposal and feedback received.

III. Public Forum

No other comments were presented by the public at this time.

IV. Adjournment

The meeting was adjourned at 9:00AM.

Respectfully submitted,

A handwritten signature in black ink that reads "Andrea E. Litzhoff". The signature is written in a cursive style with a large initial 'A' and 'L'.

Andrea Litzhoff,
Community Development Intern

Lincolnwood Business Park Meeting

December 19, 2012

Thank-you for coming today.

Please sign-in below so that we have a record of your attendance
and participation in today's meeting.

	Print Name	Print Address	Business or Affiliation
1.	Brian Adams	7140 N Lawndale Avenue	R.F. Mau Co.
2.	John Park	2121 Shermer Rd.	Owner, John@TAFof Chicago.com
3.	BJ Sung	2121 Shermer Rd.	Owner's Rep/ G.C.
4.	Jerry Glunz	7100 N Capital Drive	Owner
5.	Gary Rippbyler	3725 W Touhy	Rent
6.	Norman Bogen	7045 N Ridgeway	Owner
7.	Dean Davis	7060 N Lawndale	Owner HUC
8.	Jeff Worley	7060 N Lawndale	
9.	Tony Gemignani	7140 N Lawndale	
10.	Bruce Mau	7140 N Lawndale	Owner
11.	Jason Surber-ATF, Inc.	3550 W Pratt Avenue	President of ATF
12.	Terry Gross	7040 North Lawndale Avenue	President-BrownWood
13.	Rick Lanham-Grossinger	6900 N McCormick	Grossinger AutoGroup
14.	Henry Proesel	3725 Touhy	NSSD
15.	Rick Walthers	6900 Central Park Avenue	Ravenswood Studio
16.	Tony Constantino	3740 W Morse	Gatt Tool
17.	Scott Brandwein	311 S Wacker Dr, Chicago	CBRE, scott.brandwein@cbre.com
18.	Larry Bowman	3701 W Lunt Ave, Suite 4000	Domicile