

**VILLAGE OF RIVER FOREST**  
**ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES**  
**August 3, 2022**

A meeting of the Village of River Forest Economic Development Commission was held on Wednesday, August 3, 2022, at 6:00 p.m. in the 1st Floor Community Room of Village Hall, 400 Park Avenue, River Forest, Illinois.

**1. CALL TO ORDER/ROLL CALL**

The meeting was called to order at 6:00 p.m.

Upon roll call, the following persons were:

Present: Chairman Cuyler Brown, Commissioners Robert Graham, Rajendra Chiplunkar (Zoom), Carr Preston, Tim Brangle (Zoom), and Walter Wahlfedlt.

Absent: Commissioner Lowes.

Also Present: Village Administrator Brian Murphy (Zoom), Assistant to the Village Administrator Matt Walsh, Houseal Lavigne Principal Planner Nik Davis (Zoom).

**2. PUBLIC COMMENT**

None.

**3. APPROVAL OF MEETING MINUTES – July 6, 2022**

A MOTION was made by Commissioner Graham and SECONDED by Commissioner Brown to approve the minutes of the July 6, 2022 meeting of the Economic Development Commission. MOTION PASSED by unanimous vote.

**4. INTRODUCTION BY NIK DAVIS OF HOUSEAL LAVIGNE TO THE CORRIDOR REDEVELOPMENT AND REGULATORY PLAN PROCESS**

Nik Davis, Principal with Houseal Lavigne, introduced himself to the Commission and provided an overview of the redevelopment planning process. Mr. Davis explained that August and September would be gathering data and information about the corridors, and the following step would be stakeholder meetings. After that the goal would be to create a mapping model and identify opportunity sites. Ultimately, the deliverable is to make recommendations to the Village Board and the Zoning Board of Appeals for zoning ordinance amendments. Mr. Davis then provided examples of similar projects the firm has worked on.

Chairman Brown, Commissioner Wahlfeldt and Commissioner Preston expressed excitement with the project. There was discussion about a mid-November goal for the work and there was agreement among the group to use the monthly regular Commission meetings as the working sessions.

Commissioner Brangle recommended that the project consider Elmwood Park side of North Avenue and the eventual streetscape improvements along the corridor.

Administrator Murphy and Mr. Davis explained that the zoning amendment recommendations were the priority for the project, then eventually the Commission can explore additional modeling tools.

## **5. CHAMBER OF COMMERCE UPDATE**

Chairman Brown shared some feedback from local businesses regarding the expectations for Chamber members.

## **6. CONTINUED DISCUSSION REGARDING BUSINESS COMMUNITY RETENTION/SUPPORT STRATEGIES AND COMMUNICATION**

None

## **7. DEVELOPMENT UPDATES**

### **A. Lake & Lathrop Construction**

Chairman Brown shared that the utility work and the labor strike have been resolved. Commission members expressed concern about the schedule and the continuing delays.

### **B. Madison Street TIF**

Chairman Brown invited the Commission to drive the corridor and envision ideas for development. Assistant Walsh stated that the call for bids for demolition of the Lutheran Child and Family Services buildings would be posted by the end of the week.

### **C. North Avenue TIF**

Commissioner Brangle recommended that the Commission and Houseal Lavigne refer back to the Comprehensive Plan when considering opportunity sites.

## **8. OTHER BUSINESS**

Commissioner Chiplunkar asked how the neighbors near Madison Street would be informed of the demolition process. Assistant Walsh stated he has been in contact with neighbors and was planning to provide notices when a schedule was established. Commissioner Wahlfeldt

asked about the screening on the site. Assistant Walsh stated that the call for bids did not include details on screening but there was ongoing discussion about plantings for the site.

There was discussion among the Commissioners about the Town Center property and vacancies.

#### **9. EXECUTIVE SESSION**

None.


#### **10. ADJOURNMENT**

A MOTION was made by Commissioner Wahlfeldt and SECONDED by Commissioner Preston to adjourn the August 3, 2022, meeting of the Economic Development Commission at 6:50 p.m. MOTION PASSED by unanimous vote.

Respectfully Submitted:

  
\_\_\_\_\_  
Matt Walsh, Assistant to the Village Administrator

Date: 8/7/22

  
\_\_\_\_\_  
Cuyler Brown, Chairman  
Economic Development Commission