

**VILLAGE OF RIVER FOREST
ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES
September 10, 2021**

A meeting of the Village of River Forest Economic Development Commission was held on Friday, September 10, 2021, at 7:32 a.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 7:30 a.m. Upon roll call, the following persons were:

Present: Cuyler Brown, Katie Lowes, Carr Preston, Tim Brangle, Robert Graham, Walter Wahlfeldt, Liz Holt

Absent: Rajendra Chiplunkar

Also Present: Village Trustee Robert O'Connell, Assistant to the Village Administrator Jon Pape, Acting Village Administrator Lisa Scheiner, Village Attorney Greg Smith.

Members of the Economic Development Commission introduced themselves.

2. PUBLIC COMMENT – None

3. APPROVAL OF MEETING MINUTES

A MOTION was made by Graham and SECONDED by Brangle to approve the July 9, 2021 meeting of the Economic Development Commission. MOTION PASSED by unanimous vote.

4. DEVELOPMENT UPDATES AND DISCUSSION REGARDING NEXT STEPS AND ECONOMIC DEVELOPMENT COMMISSION ACTION

Lake and Park: Acting Village Administrator Scheiner stated that a developer is interested in continuing to move forward with their project and have an interested tenant. They are attempting to acquire property necessary and have an interested tenant. Commissioners requested a deeper dive into the history of this project.

Lake and Lathrop: Village Attorney Smith stated that the developer has cleared all necessary hurdles to obtain their building permit and can begin construction when they pay for and pick up their permit. They have received a permit from the MWRD.

Madison Street TIF District: The Village issued a request for responses to an Expression of Interest on the site. The Village received a proposal for a high density residential development with no commercial use. Members discussed property ownership within the potential development site, including Village owned property at the former LCFS building.

Approximately one year ago the Village also received an unsolicited proposal for a residential project showing adaptive reuse of the building including limited commercial space.

Commissioner Brangle stated that the Expression of Interest was intended to drum up interest in the property. He stated that he would not recommend issuing a Request for Proposals unless there was additional interest in the property. There was a brief discussion regarding the potential development site and the need for property assembly for the privately-owned properties at 7600 and 7610 Madison Street. The Commission also discussed the need for the potential retention of a broker to market the property and agreed to revisit this in the future. Commissioner Graham requested to go into

North Avenue TIF District: Chairman Brown tabled discussion of this matter as there are no pending projects. Commissioner Brangle stated that the Economic Development Commission should go back and look at the original objectives of the TIF Districts and prioritize strategize around the TIF Districts.

Dominican Priory: Chairman Brown stated that the property is zoned for public/recreational/institutional uses and the Comprehensive Plan calls for it to remain consistent with that use. In response to a question from Commissioner Graham, Village Attorney stated that there is no conflict of interest with President Adduci's membership on the Fenwick Board as it relates to this property.

Commissioner Brangle advocated for the Economic Development Commission examining alternatives to public/recreational/institutional uses on this property. Chairman Brown stated that Commissioner Brangle's opinion changed his opinion. The Economic Development Commissioners will seek direction from the Village Board of Trustees on whether or not to weigh in on potential development at The Priory.

5. CONTINUED DISCUSSION RE: BUSINESS RETENTION/ATTRACTION STRATEGIES

There was a brief discussion regarding potential areas where business and attraction strategies may be needed.

Commissioner Holt stated that she thinks this agenda item is related to larger conversations with this group as well as the conversations that the Village had with the business community earlier this year. She recapped the business forums that were held with different business segments and the ideas that came out of those meetings.

Chairman Brown asked that the discussion synopsis be circulated to the Commission.

6. OTHER BUSINESS

There was a brief discussion regarding a potential Economic Development Commission retreat to discuss economic development needs and strategies. In a response to a question

from the Commission, Village Attorney Smith replied that the Commission can hold such a meeting and that it would be subject to the Open Meetings Act.

7. CONFIRMATION OF NEXT MEETING DATE

The Economic Development Commission reached consensus to move the meetings to the first Monday of the month at 5:30 p.m.

8. EXECUTIVE SESSION

A MOTION was made by Chairman Brown and SECONDED by Commissioner Graham to go into executive session for the purpose of discussing acquisition of real property. MOTION PASSED by roll call vote.

The Economic Development Commission returned to regular session at 8:52 a.m.

9. ADJOURNMENT

A MOTION was made by Commissioner Graham and SECONDED by Commissioner Brangle to adjourn the September 10, 2021 meeting of the Economic Development Commission at 8:55 a.m. On voice vote, motion passed.