



VILLAGE OF RIVER FOREST ECONOMIC DEVELOPMENT COMMISSION SPECIAL MEETING

Wednesday, December 8, 2021 – 6:00 PM

Village Hall – 2nd Floor Conference Room, 400 Park Ave., River Forest, IL

AGENDA

Physical attendance at this public meeting may be limited with Commission officials, staff and consultants having priority over members of the public. Public comments and any responses will be shared with the Committee. You may submit your public comments via email in advance of the meeting to: Lisa Scheiner at lscheiner@vrf.us. You may listen to the meeting by participating in a Zoom conference call as follows, dial-in number: 312-626-6799 with meeting ID: 832 8525 831 or visit <https://us02web.zoom.us/j/83285255831>. If you would like to speak during public comment, please email lscheiner@vrf.us by 4:00 PM the day prior to the meeting.

1. Call to Order/Roll Call
2. Public Comment
3. Approval of Meeting Minutes
 - a. November 10, 2021 – Regular Session
 - b. November 10, 2021 – Executive Session
4. Development Updates
 - a. Lake & Lathrop
 - b. Lake & Park
 - c. 7620 Madison, 10 Lathrop, 11 Ashland
5. Continued Discussion and Direction Regarding Next Steps & Economic Development Commission Action
 - a. Madison Street
 - b. North Avenue
6. Continued Discussion re: Business Retention/Attraction Strategies
7. Approval of 2022 Meeting Schedule
8. Other Business
9. Executive Session
10. Adjournment

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

A meeting of the Village of River Forest Economic Development Commission was held on Monday, November 10, 2021, at 5:00 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 5:01 p.m. Upon roll call, the following persons were:

Present: Brown, Brangle (arrived 5:03 p.m.), Graham, Holt (arrived 5:15 p.m.) Lowes, Preston, Wahlfeldt

Absent: Chiplunkar

Also Present: Acting Village Administrator Lisa Scheiner

2. PUBLIC COMMENT – None

3. APPROVAL OF MEETING MINUTES

A MOTION was made by Graham and SECONDED by Wahlfeldt to approve the September 30, 2021 meeting of the Economic Development Commission.

Ayes: Brown, Brangle, Graham, Holt, Lowes, Preston, Wahlfeldt

Nays: None

MOTION PASSED.

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

Lake and Lathrop: Acting Village Administrator Scheiner updated the Economic Development Commission on the status of this project, including the Village Board's approval of the third amendment to the redevelopment agreement. She provided the Commission with an overview of the key terms of the agreement. Chairman Brown stated that he and the developer spoke regarding a potential restaurant tenant.

There was a brief discussion regarding the commercial and retail leasing and regulatory environment. Ms. Scheiner explained the Planned Development process and site development allowances that an applicant can seek through that process. She also discussed the Village's recent update of its signage regulations.

Madison Street: Acting Village Administrator Scheiner updated the Economic Development Commission on the status of the Village's efforts to sell and develop Village-owned property

at 7620 Madison Street, 10 Lathrop Avenue, and 11 Ashland Avenue. In response to a question from a resident, Ms. Scheiner explained the planned development process and opportunities for public input during that process.

North Avenue: Chairman Brown stated that North Avenue is in need of aesthetic improvements and parking improvements. The Economic Development Commission discussed existing conditions and the need for an Economic Development Commission workshop to examine properties and improvement strategies for the corridor in more depth. Members discussed the need to have information regarding each property address, owner, current tenancy and use, underlying zoning, and lot dimensions.

Town Center and Lake and Park: Acting Village Administrator provided brief updates on both properties. She said that the property owner at 7777 Lake Street is not interested in selling his property or swapping the parking lot at the property.

5. CONTINUED DISCUSSION RE: BUSINESS RETENTION/ATTRACTION STRATEGIES

The Economic Development Commission discussed plans to use ARPA funds to support River Forest business chamber memberships and advertising through the Chamber of Commerce. Ms. Holt described various trends that she is seeing in different business sectors regarding staffing, workforce development, and how the pandemic has required businesses to pivot. Ms. Holt left the meeting at the conclusion of her remarks.

Chairman Brown encouraged Economic Development Commission members to bring additional ideas forward. Economic Development Commission members supported ideas that lead to longer returns rather than one-time infusions of cash. They also discussed the possibility of engaging broker services and services to help businesses identify funding opportunities.

6. OTHER BUSINESS

No action taken.

7. CONFIRMATION OF NEXT MEETING DATE

The Economic Development Commission confirmed a meeting date on December 8, 2021 at 6:00 p.m.

8. EXECUTIVE SESSION

A MOTION was made by Commissioner Brown and SECONDED by Commissioner Graham to go into Executive Session for the purpose of discussing the setting of price for sale or lease of a property owned by the Village.

Ayes: Brown, Brangle, Graham, Lowes, Preston, Wahlfeldt

Nays: None

MOTION PASSED.

The Economic Development Commission returned to regular session at 6:30 p.m. with the following members present: Brown, Brangle, Graham, Lowes, Preston, and Wahlfeldt.

9. ADJOURNMENT

A MOTION was made and SECONDED to adjourn the meeting of the Economic Development Commission at 6:30 p.m.

Ayes: Brown, Brangle, Graham, Lowes, Preston, Wahlfeldt

Nays: None

MOTION PASSED.

2022 Economic Development Commission Meeting Schedule

1st Wednesdays of each month at 6 p.m.

January 5

February 2

March 2

April 6

May 4

June 1

July 6

August 3

September 7

October 5

November 2

December 7