

**Winthrop Harbor Economic Development Commission**  
**June 13, 2007**  
**Meeting Minutes**

**I. Call Meeting to Order.**

Meeting called to order 7:00 P.M.

In Attendance: Jimmie Harris (Chairman), Julie Gonka (Vice-Chairman), Cy Race (Secretary), Pat DiPersio (Economic Development Director), Members: Ken Jones, Bob Long, Gary Powell, Kurt Melander, Margo Nelson, Carl Simmons.

Not present: Harold Logaras (Member At Large).

Guests: Trustee Tim Nearingard, Bob Mosteller (Chairman, Planning Zoning Board), Terry Race, North Park Homeowner.

**II. Approval of Minutes of May 9, 2007 meeting.**

Motion made and seconded. Approved unanimously.

**III. Chairman's Report:**

**1. Memorial Day Parade.**

Jimmie commented that this year's Memorial Day Parade was the "best ever". There was a good crowd, and lots of participants. Congratulations to all who participated.

**2. Sandpiper Inn.**

Jimmie presented a letter from Richard Stephenson of the Cancer Treatment Center of America (Attachment A), thanking a patient and his wife for very favorable comments about the Sandpiper Inn and the Village of Winthrop Harbor during their recent stay for treatment.

**IV. Committee Reports:**

**1. Marina Relations:**

**i. Update HB32.** Cy reported that the bill has passed both the State House and the Senate, and is waiting for the Governor's signature. The resolution to change the Marina fund from an unrestricted to a restricted fund was dropped, as was the resolution to refund all monies taken from the fund in recent years. The remaining resolution to adjust the amount of debt repayment each year was kept in the bill with some minor changes.

**ii. Kenosha/Racine Tour June 7/07.** Cy and Pat spent some time at the waterfronts of each town, noting how they were developed, getting names of various developers, etc. The waterfronts give better access and amenities for the town's residents than North Point Marina does for Winthrop Harbor, in their opinion.

## 2. Infrastructure.

**i. Zoning Changes needed to allow development (CBD, R6, Condos, Signs, Landscaping).** There was a lengthy discussion regarding proposed zoning changes for the “Triangle” development, the 7<sup>th</sup> Street “Streetscape”, and the proposed new Sign Ordinance. Pat distributed copies of the planning that’s been done so far for the above projects. The question was raised: “Do we need to change zoning beforehand to attract developers?”, or “Do we wait until a developer presents their development plan and then change zoning to suit?” It was resolved to get copies of the Station Area & Streetscape Plan to all members of the PZB. It was also suggested that we ask the Village Board to give direction to both the EDC and the PZB re this issue, and whether to go ahead with these projects. Trustee Nearing indicated that he would request a Joint Meeting between the Village Board, PZB and EDC for July 10/07 to discuss these issues.

**ii. 7<sup>th</sup> Street Streetscape.** Pat met with Baxter Woodman consultants regarding the engineering for this project. The plan will be presented to the Village Board in July.

**iii. Flower Pots.** 40 flower pots have been planted by the Girl Scouts. Kurt asked that thanks be given to them for their work. A letter of thanks will be sent.

**iv. Signs-Bridge/Russell Rd/Tollway/Wayfinding.** The Village Board agreed to pay for the signs out of the Tourism Fund. The Tollway signs are in process of being installed. Need to get right-of-way approval from the County and the State for the Wayfinding signs. Russell Road signs are up.

**v. Bridge Painting.** Carl has received 2 bids and is evaluating them. Two more bids are coming.

**vi. Farmers Market.** (Attachment B). Pat reported that there will be a Farmers Market this summer near 8<sup>th</sup> Street and Sheridan Road. There is a small parcel of land by the bridge owned by the State of Illinois, and we need to get permission from them to use this land for the Farmers Market. Pat is also working on getting the State to deed the land to the Village. The 8<sup>th</sup> Street Country Shoppe will host the Farmers Market beginning June 30, and every Saturday until October 27.

**vii. Metra Expansion.** Pat reported that Metra opened bids on June 5, and is evaluating them; expect to get back to us soon.

## 3. Marketing.

**i. T.I.F. Update.** Pat reported that consultant NextGen will have reports ready in a couple of weeks, at which time they will be ready for public viewing and hearings.

**ii. BPIP Application Recommendations.** Kurt reported that 3 applications have been reviewed, 2 have been approved, 1 is pending. He is expecting a 4<sup>th</sup> application. The businesses involved are State Farm, Marine Specialist, 8<sup>th</sup> Street Country Shoppe, and GMC Cornerstone. After discussion, Motion was

made and seconded to forward these applications to the Village Board.  
Approved.

**iii. 631 Sheridan Road House.** Pat reported that there had been little or no interest from buyers to purchase the house. It was mentioned that it may be too complicated to move the house. Pat will look into the requirements to move the house.

**iv. Website Property Listings.** Pat passed out an example of the Commercial Property Listings, both existing buildings, and vacant sites, that are shown on the Village website (Attachment C).

**v. Tourism Marketing-Summer Spaces/Motel Directory.** A Motel Directory has been developed (Attachment D). Pat is working on where and how to distribute it.

#### **4. Financial**

**i. Grants.** Pat has asked for assistance from Lake County Partners on applying for grants. There is a 1 day course available at College of Lake County, and some websites that might be helpful.

#### **5. Legal**

**i. Amending the Comprehensive Plan with the Station Area and Streetscape Plan.** Bob Long says a “time line” should be developed for the work on these projects.

#### **6. Political Liaison.**

**i. Seek support for regional tourism market development.** Pat is working with Harold Logaras on a proposed letter to Governor Blagojevich re development in the northeast corner of Illinois and the lakefront.

### **V. Adjournment**

Motion made and seconded to adjourn. Passed. The meeting was adjourned at 8:30 P. M.

Submitted by Cy Race, Secretary, Economic Development Commission