

**Winthrop Harbor Economic Development Commission**  
**October 10, 2007**  
**Meeting Minutes**

**I. Call Meeting to Order.**

Meeting called to order 7:00 P.M.

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

Not present: Harold Logaras (Member At Large), Kurt Melander, Margo Nelson (excused).

Guests: Terry Race.

**II. Approval of Minutes of September 12, 2007 meeting.**

Motion was made and seconded to approve the minutes. Passed.

**III. Chairman's Report:**

Jimmie stated that there is a lot going on, a lot on the docket, and he felt it was going smoothly. The Village Board has passed ordinances that have been in the works for years. Things are getting done. He especially thanked Bob Long, Village Attorney, for his work.

Jimmie also mentioned that it is important that the sidewalks along Sheridan Road be snowplowed during the winter, that the Village Board approved it last year. He asked Pat to write a letter to the Village Board again this year requesting walks be plowed.

**IV. Committee Reports:**

**1. Marina Relations:**

**i. Governor letter requesting development of DNR land. (Attachment A).**

Pat reported that the letter to Governor Blagojevich has been sent, asking his support for the future development of the land around the marina, and asking that consideration be given to returning a portion of the land back to the village for economic development. There will be a meeting with Senator Michael Bond on the 19<sup>th</sup> to discuss the matter.

**ii. September 22 Presentation to the Winthrop Harbor Yacht Club Board of Directors.**

Pat spoke to the board about the ongoing economic development projects in Winthrop Harbor and the marina, and asked for their thoughts and feedback. He reported that the presentation was well received.

**iii. State considering issuing RFP for restaurant.**

Pat reported that the Department of Natural Resources is considering re-looking at the Request for Proposal that was originally developed years ago, with the idea of updating it to make it more attractive to restaurants. The marina manager has asked the state's Legal department to analyze the nature and/or presence of a "non-compete" clause, that would restrict any new development that could compete with the Tropics restaurant.

## **2. Infrastructure.**

**i. Central Business District (CBD) Zoning Change update.** The Village Board passed the new CBD zoning ordinance at the last meeting. The next step will be to petition certain areas to be deemed a CBD, including the triangle. Notices to property owners will be sent out on October 17<sup>th</sup>, and there will be a public hearing at the next Planning and Zoning Board meeting in November. Depending on the results of the hearing, the matter will be before the Village Board at the November 20 meeting for a vote.

**ii. Streetscape design.** Jimmie has some questions about the Baxter Woodman design, and has requested a meeting with them on October 30.

**iii. Other funding options for Streetscape.** Nothing new to report – the matter is under research.

**iv. Bridge Painting update.** Carl reported on the Village Board committee meeting he attended where he presented the quotes that have been received to repaint the bridge. There was discussion by the Trustees on what to do with the bridge, whether it was being used by school children, its use as a place for signs to promote the village, etc., and whether it should be torn down. They put the project on hold until the spring. There was some further discussion by the EDC about what would be needed to improve the appearance of the signs, to hold them tight in the wind, and so on.

**v. Trash Enclosure Ordinance adopted October 2, 2007. (Attachment B).** The Village Board has passed the ordinance. The ordinance will apply to the Sheridan Road corridor. It calls for a four-sided enclosure with a latch; will give property owners 6 months to comply. It was reported that Zion has a similar ordinance, and is having some problems getting compliance.

**vi. Metra Parking Fees.** Pat reported that he has received a complaint from a resident about not being able to find a parking spot at the train station, and suggesting that the village expand the parking lot and charge a parking fee to pay for the expense. Discussion: that many of the parking spots are taken up by Wisconsin residents that don't have to pay a fee; it was thought that it should cost about \$50,000 to expand the lot, and, with daily fees, that could be paid off in 2 to 3 years; should WH residents have to pay a fee?; that charging a fee should not affect local businesses greatly, drivers will still come to park. It was decided to further research this, to get bids, to ask Metra to see their bids which were extraordinarily high.

## **3. Marketing.**

**i. TIF – Adoption Ordinances Passed October 2, 2007 (Attachment C).** The Village Board passed the ordinance to form a TIF District in the triangle.

**ii. TIF – Request for Proposal (RFP).** The RFP has been developed, with plans to release it to developers around November 21<sup>st</sup>. One developer has already expressed an interest in the project. A list of potential developers is being formed.

**iii. BPIP Program Changes (formerly Façade Program).** The proposed changes to the program were approved by the Village Board on October 2.

**iv. ICSC Chicago Deal Making Conference Oct 25-26. (Attachment D).** Pat will attend the Conference, will be presenting the Marketing package, and will be looking for leads on possible developers.

**v. Buxton – Community ID Program (Attachment E).** Pat described a proposal that he received that studies the village and its markets, and proposes various retailers that would fit that market. It is fairly expensive. Zion has already contracted with them. Discussion: would need to find out from Buxton if they can analyze boatowners in the marina for their spending habits, even though they may not be a resident of Winthrop Harbor, and to include them in the study.

**vi. Marketing Plan for Spring.** Pat suggested that the EDC should be considering and planning for projects and programs for next year. Items mentioned: continue the Farmer’s Market; a concert in the park series; paint the bridge; new signs for the bridge and elsewhere; a hospitality night. We should involve the Chamber of Commerce in this planning, also. Pat will be meeting with the CC next Monday and will propose the idea.

**4. Financial**

**i. Grants.** Nothing new to report.

**5. Political Liaison.**

**i. October 19<sup>th</sup> meeting with Senator Michael Bond.** As mentioned above, Jimmie and Pat are meeting with Senator Bond to discuss the letter to the Governor, and the economic development of the northeast corner of Illinois and the marina, as well as other matters.

**V. Adjournment**

Motion made and seconded to adjourn. Passed. The meeting was adjourned at 8:44 P. M.

Submitted by Cy Race, Secretary, Economic Development Commission