

AGENDA
ECONOMIC DEVELOPMENT COMMISSION
August 25, 2022, at 7:00 pm
Village Hall, 1 N Prospect Avenue

- I. CALL TO ORDER**

- II. ROLL CALL**

- III. APPROVAL OF MINUTES** – April 4, 2022

- IV. OLD BUSINESS** – None

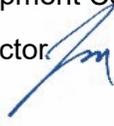
- V. NEW BUSINESS**

- VI. DISCUSSION ITEMS**
 - B-1, B-2, B-3 & O-T zoned redevelopment opportunities/possibilities
 - Downtown
 - Ogden Ave
 - 55th Street

- VII. ADJOURN**

MEMORANDUM

TO: Chairman and Members of the Economic Development Commission

FROM: Jonathan Mendel, Community Development Director 

DATE: August 25, 2022

RE: **Policy Discussion: B-1, B-2, B-3 & O-T zoned redevelopment opportunities/possibilities**

Discussion:

As we all know, the Village has limited areas of commercially zoned and development properties and/or opportunities throughout the Village. These are essentially a limited resource that may not currently be maximized to their greatest community value in their current state.

These thought exercises are important to perform on a regular basis to reconsider current land development laws and policies and postulate future laws and policies.

To this end, attached are 2021 aerial photos of the Village's three main commercially zoned and developed areas to provide visual direction for discussion.

Attached:

2021 Aerial photos – Downtown, Ogden Ave. & 55th Street

ECONOMIC DEVELOPMENT COMMISSION

MINUTES

DRAFT

April 7, 2022 at 7:00 pm

Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois

- I. **CALL TO ORDER.** The meeting of the Economic Development Commission was called to order at 7:00 pm.
- II. **ROLL CALL.**
Present: Chair Don Price, Mark Haraburda Vicky Hurst, Jan Morel, and David Farra
Absent: Dena Arendt
Others Present: Jonathan Mendel, Community Development Director
- III. **APPROVAL OF MINUTES** – Commissioner Hurst made a motion, seconded by Commissioner Farra, to approve the minutes of the December 9, 2021 EDC meeting as amended by Chair Price. A vote unanimously passed the motion.
- IV. **OLD BUSINESS. None**
- V. **NEW BUSINESS.** Discuss outdoor dining in public on-street parking in the downtown

Mr. Mendel explained the conceptual idea to the Commission and asked for comments and discussion.

Commissioner Haraburda asked whether the locations during COVID would be moving to different locations in the downtown.

Commissioner Farra would like the businesses to provide input regarding the possible advantages or disadvantages of this concept. Mr. Mendel stated staff would conduct a survey of the businesses for this purpose.

Commissioner Morel asked about the cost of valet parking generally and to the Village specifically. Mr. Mendel stated he would have to find out if that was a path, but that it may not be necessary at this time.

Commissioner Farra had concerns about the use of these public parking spaces for fairly limited periods during the season – 3 nights a week or so.

Chair Price asked how many spaces could still be available if this was implemented. Mr. Mendel stated that data point would be part of the next stage of data collection and analysis.

Commissioner Haraburda suggested the individual restaurants and businesses provide informational handouts to customers regarding generally available public parking throughout the downtown. Mr. Mendel stated that is planned.

Commissioner Morel stated that we should do what we can to make the downtown an inviting and vibrant scene and possibly use TIF funds to support this desire.

Commissioner Hurst and Farra recognized the current and normal tension between restaurants and retailers in these settings.

Commissioner Morel suggested closing the Prospect triangle and moving the current on-street public parking to the east adjacent to the through portion of S. Prospect in order to create a larger plaza and community gathering space at the southwesterly corner of the Park/Prospect intersection. This could also create additional space for outdoor dining on the sidewalk and outside the public parking.

Commissioner Farra suggested permanently removing parking on the northside stretch of Park Ave east of Prospect in order to create more sidewalk area there and remove the problematic design of the on-street parking spaces (angled head-in parking).

Commissioner Haraburda generally liked the concept but more data and analysis should be done before a decision is made. Commissioner Farra was opposed to the concept. Commissioner Hurst thought a long term plan should be conducted, but at this time was against the concept. Chair Price thought the concept was good, but warranted further data collection and analysis, but on average was against the concept.

Commissioner Morel encouraged all to think 'big' and reiterated his idea of closing the triangle similar to the triangle removal/straightening the Village did at Golf/Burlington and that turned out nicely.

VI. **DISCUSSION ITEMS. None**

VII. **ADJOURNMENT.** A motion was made and seconded to adjourn the meeting at 8:20 pm. The motion passed unanimously by a voice vote.

Respectively Submitted,



Jonathan Mendel
Community Development Director

Downtown aerial - 2021



Ogden Ave. aerial - 2021



55th St. aerial - 2021

