

***Village of North Riverside***  
**Water, Sewer, Drainage & Zoning**  
Meeting Date: April 23, 2018

Trustee Bianco, Chairman  
Trustee Demopoulos  
Trustee Flores

Others in attendance were Trustees Mengoni and Sarro, Mayor Hermanek and Administrator Belmonte. The meeting was called to order at 6:00 pm and the following is a summary of the meeting:

**Item #1: Discussion on Zoning:** Trustee Bianco wanted to discuss the zoning districts of the Village to make certain any business who wanted to come to North Riverside would not have a problem because of zoning requirements. Administrator Belmonte gave the committee and board members a quick overview of our zoning categories; R1, R2, B1, B2 and B3. He explained the R1 & R2 where residential zoning, B1, B2 and B3 where business district with B1 being the most restrictive and B3 being the least restrictive. He explained the Mall and strip malls in the Village where all zoned B3 and places along Cermak Road west of 1<sup>st</sup> Avenue where mainly B1 districts with a couple of corners being B2. The Administrator also explained if a business wanted to come to an area and their business was not a permitted business within that district the ZBA would hold a meeting to listen to the concerns of that business and may change a zoning for a particular address. The Administrator said that has been done to help a couple of businesses come to town.

**Item #2: Discussion on Business Development:** Trustee Bianco read a prepared memo on how he thinks it's important the Village take a pro-active approach to keeping businesses in town and also promote the Village of North Riverside. He thought it would be a good idea to develop a community development committee and maybe look into hiring a company to give the board an economic development plan. He mentioned that municipalities such as Forest Park, LaGrange and Berwyn have done such studies. The Administrator stated that he along with Karyn and Michelle in the Economic Development department continuously try to facilitate land owners with potential businesses. He mentioned they have already made contact with the owners of the Toys R Us property with potential businesses. Whenever a call comes in from broker about vacant store and property we direct them to the appropriate contacts. Staff works with all the managers in the business districts to help fill vacant property. Trustee Bianco said the Village needs to get on businesses who put up temporary signage and leaves them up for extended periods of time such as the property at 1<sup>st</sup> Avenue and Cermak Road. Administrator Belmonte said he would like to contact Forest Park to find out if they were satisfied with the performance with the company they hired and if they felt it was worth it. Trustee Bianco asked for a motion to instruct Administrator Belmonte to research some companies who develop economic development plans for municipalities motion was made by Trustee Demopoulos seconded by Trustee Flores, motioned passed by a 3-0 vote. Trustee Bianco polled the Mayor and other trustees and all agreed. Trustee Bianco told the Administrator that Forest Park used a company called Business District, Inc. and Trustee Mengoni knew of a couple of companies, Tap Root and the Kellogg School of Business, who perform studies. The Administrator will research these companies and report back at a future meeting.

**Item #3: Discussion on Promoting Village:** Trustee Bianco felt that this item was discussed already in the conversation above.

There being no further business the meeting was adjured 7:00 p.m.

Respectfully submitted,

Trustee Jason Bianco, Chairman