



Lincolnwood Economic Development Commission

Meeting
Wednesday September 24, 2014
8:00 AM

**Council Chambers Room
Lincolnwood Village Hall
6900 Lincoln Avenue**

Note: All Village Board Members are invited to attend this meeting

Meeting Agenda

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval**
 - August 27, 2014 Meeting*
- 3. Election of Officers for FY 14-15***
- 4. Biennial Commission Report***
- 5. Reports**
 - a. Development Updates*
 - b. New Business Licenses*
 - c. Prior Site Plans for 3400 Pratt Avenue*
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Commission is October 22, 2014



DRAFT

Economic Development Commission

**Wednesday, August 27, 2014
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chairman
James Kucienski, Vice-Chair
Paul Levine
Nadia Seniuta
Terrence Strauch

Commissioners Absent

James Berger
Maureen Ehrenberg
Patrick McCoy
William Pabst

Staff Present

Timothy M. Clarke AICP, Community Development Director
Ryan N. Johnson, Community Development Intern

Others Present

Craig Klatzco, Village Trustee
Jackie Boland, Lincolnwood Chamber of Commerce

1. Call to Order/ Quorum Declaration

Noting that a quorum of 5 members was present, the meeting was called to order at 8:11AM by Chairman Persino.

2. Minutes Approval

Chairman Persino noted one correction to the proposed minutes indicating that on page 3 the minutes should read "Devon-Lincoln TIF District" in place of "Devon Lincoln Avenue." Hearing no other corrections, Vice-Chair Kucienski made a motion, seconded by Commissioner Seniuta, to approve the meeting minutes as corrected. Motion approved by voice vote, 4-0-1 with Commissioner Strauch abstaining.

3. Election of Officers for FY 14-15

It was noted that acceptance of nominations for Officers of the Commission for FY 2014-15 was postponed to this meeting. Commissioner Levine then moved to nominate Commissioner Persino, for the position of Chairman. Nomination seconded by Commissioner Seniuta. No other nominations were made for Chairman.

Commissioner Levine then moved to nominate for Vice-Chair, Commissioner Kucienski. Nomination seconded by Commissioner Seniuta. No additional nominations for Vice Chair were made.

It was noted that a vote of these nominations would occur at the next regular meeting of the Commission.

4. Biennial Commission Report

Director Clarke introduced this topic and explained that previously, Annual Reports by the Commission to the Village Board were made but these have been replaced with biennial reports. Mr. Clarke stated that staff prepared a draft of this report for Commissioner review and specifically noted that the Commission should decide if there are any other goals that should be added.

Commissioner Strauch recommended that the Commission wait until the next meeting so that all Commissioners have more opportunity to look over the report and provide comments.

Commissioner Levine suggested one goal that could be added to the report is a shuttle service that could transport residents to various retail areas within the Village. Commissioner Levine added that this service could be subsidized by the local business community. Commissioner Strauch indicated that running such a transportation system may be difficult for a small community like Lincolnwood. Director Clarke explained that Pace does have some programs to run smaller bus routes within communities, and that this can be looked into in an exploratory manner. Discussion ensued as to the feasibility and need for such a shuttle system.

Director Clarke indicated that consideration of shuttle bus service will be added to the goals for the upcoming 2 years on the Commission's biennial report. By consensus, the biennial report is continued to the next meeting's agenda.

5. Reports

A. Development Updates

Commissioners reviewed the Development Update Report. Chairman Persino advised the Commission of a recent discussion he had with a representative of North Capital Group, and suggested that project financing and the economic incentive may require further conversations with the Village. He noted that the development community has expressed concerns regarding the financial viability of the project. Discussion ensued.

B. Prior Site Plans for 3400 Pratt Avenue

Chairman Persino noted that TIF funds are currently available that could be used to assist redevelopment of the Centerpoint as well as Dominick’s site because it is located within the Northeast Industrial TIF District. Commissioners reviewed retail development site plans proposed by Tucker Development in the 1990’s for the former Bell & Howell property at 3400 Pratt Avenue. One of the two drawings included a re-aligned Pratt Avenue.

At 9:05 AM Commissioner Seniuta left the meeting and the Commission’s quorum was lost. Members remaining continued an informal discussion about potential development at the former Bell & Howell and Dominick’s sites. Commissioners discussed whether the development of a Walmart just across Touhy Avenue in Skokie would create more opportunities for retail development of the Dominick’s/Bell & Howell site. Chairman Persino asked that this item remain on the September agenda for further discussion

C. New Business Licenses

Commissioners viewed the list of new business licenses issued during the month of July.

6. Other Business

There was no other business before the Commission.

7. Public Forum

No member of the public desired to address the Commission.

8. Adjournment

The informal discussion ended at 9:25AM.

Respectfully Submitted,

Ryan Johnson
Community Development Intern

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: September 17, 2014

Subject: Election of Officers

At the Commission's August meeting, nominations were made for the two Commission officer positions, Chair and Vice Chair, for FY2004-15. These nominations are:

For Chairman: James Persino

For Vice Chairman: James Kucienski

No other nominations were made. Once elected, Officers hold their positions for one year or until the next annual election takes place.

The Commission's Officer Election process is bifurcated, with nominations accepted from the floor at one Commission meeting and the election of Officers from those nominated occurring at the next Commission meeting.

At the Commission's September meeting therefore, the Commission should proceed to elect its Officers for this fiscal year. There is no specifically prescribed election process on how this election should take place. Given that only a single Commissioner has been nominated for each Officer position, staff believes that the Commission could chose if it desires, to elect both nominees by simple motions having unanimous consent.

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: September 18, 2014

Subject: Biennial Commission Report

At the Commission's August meeting, Commission members reviewed the draft Biennial Report to the Village Board. Every two years, each recommending body to the Village Board provides an Activity Report and meets with the Village Board during a Committee of the Whole meeting. The purpose of this Report and meeting is for Village Board to review the activities of the recommending body and for the Village Board to provide any comments or direction to the recommending body. This year, this biennial report is due to the Village Board and is currently tentatively scheduled for Village Board consideration on November 4, 2014.

At the August meeting, Commissioner Levine suggested a Commission goal ought to be to consider local bus service to the Village's retail areas. This proposed goal has now been added to the attached draft report. At the August meeting, the Commission also continued this matter to the September meeting in order to ensure full Commission review of the report. Once the Commission is satisfied with the written report, and has identified any specific questions it may have for the Village Board, it is appropriate for the Commission to take formal action to adopt the report.

Recommended Motion: Move to adopt the Commission's Biennial Report.

Attachment

1. Draft Biennial Report

Village of Lincolnwood Village Board Committee of the Whole

Commission: Economic Development

Chairperson: James V. Persino
Vice Chair James Kucienski
James Berger
Maureen Ehrenberg
Paul Levine
Patrick McCoy
William Pabst
Nadia Senuita
Terrance Strauch

Summary of Significant Activities of the Previous Two Years:

- **Recommended**
 - Economic Incentive structure for Shoppes at Lincoln Pointe
 - Boundary Amendment for Lincoln-Touhy TIF District
 - Establishment of Business District for Shoppes at Lincoln Pointe
 - Establishment of Devon-Lincoln TIF District
 - Creation of Retail Overlay along Touhy Avenue for MB District & held meeting with area businesses
 - Village consent to 6b tax abatement for Z Baking
 - PEP/GIFT Grants
 - for 3940 Touhy Avenue
 - for 6950 Central Park Avenue
 - GIFT Grant for 6501 Lincoln Avenue
 - Transfer of Volume Cap to Upper Illinois River Valley Development Authority
 - Posting of restaurant health inspection scores
 - Increase in PEP Grant Limit
 - Village pursue Branding effort

- **Reviewed/Considered**
 - TIF Budgets annually
 - Commonwealth Edison Energy Efficient Programs for Businesses
 - Village business and development approval processes
 - PEP/GIFT program requirements
 - Economic incentives
 - Redevelopment of Capitol Drive Area
 - Radio marketing campaign
 - Wayfinding signs for Business Park

- Convened Joint Workshop with Village Board on ED Goals and Business Friendly issues

FY 2014-2016 Anticipated Activities/Goals

- Consider development of Dominick's/Bell & Howell sites
- Continue to review PEP/GIFT grant requests
- Continue to review TIF budgets and requests to transfer of Volume Cap
- Consider actions to foster revitalization of Devon Corridor
- Consider local bus service within Village

Specific Questions or Comments for the Village Board:



Village of Lincolnwood
Community Development Department
Development Updates
SEPTEMBER 2014 Report

Private Bank Facility Nears Completion

Although a formal grand opening date hasn't yet been established, the new Private Bank facility at the southwest corner of Touhy and Crawford Avenues is rapidly nearing completion with a soft opening expected very soon.

Illinois Bone & Joint Facility Nears Completion

Construction of the new Illinois Bone & Joint facility at 6540 Lincoln Avenue is nearing completion.

Proposed Shoppes at Lincoln Pointe

The Developer has completed value engineering for the development but has indicated that there is still a financing shortfall remaining. Items being explored to reduce this gap include eliminating underground parking in favor of additional above ground deck parking, elimination of the proposed grocery store element for a higher-rent paying surgical outpatient facility or requesting a revisit of the incentive.

3900 Devon Avenue is Acquired

This property, the location of the former Myron and Phil Restaurant, has been acquired by a not-for-profit organization for use as a religious institution. Plans presented to staff indicate a tear-down of the existing structure with construction of a new building using the existing foundation. Religious use is permitted at this location in the B2 Zoning District and while staff review is still proceeding, it appears that certain variations will be requested.

3420 Devon Avenue Change of Ownership

The Village received notice that a judicial deed was issued conveying this property to "6623 Damen Outlot LLC". This action appears to be the result of a court case filed by MB Financial against the former owner. This property is the site of Whistler's Restaurant.

Kow Kow Restaurant Site

A developer with interest in multifamily redevelopment of the Kow Kow restaurant property presented his concept to the Village Board, which expressed concerns regarding proposed density as well as the change of use from business. The developer appreciated the interaction and has proceeded to terminate his contract to purchase the site. The property has returned to the market at a reduced price.

Potential Village Bus Service

At its September 2, 2014 COTW meeting, the Village Board discussed the merits of establishing a local bus service in the Village. To ascertain possible demand for such a service, a questionnaire will be included in an upcoming Village newsletter.

Devon-Avenue Streetscape Plans

On October 7, at its COTW meeting, the Village Board will be considering the scope of work for engaging the Village Engineer to prepare concepts for a Streetscape Plan for the Devon Avenue corridor, located between McCormick and Lincoln Avenues.

Zoning Reviews Conducted for Business Licenses

In August, the Community Development Department reviewed and approved zoning for 5 businesses seeking licenses from the Village. These businesses were mostly a variety of office uses although a tobacco dealer was also approved.

Building Permits Issued

The following is a summary of building permits issued in June, July, and August.

June	# of Permits	Building Value	Permit Fees
2014	106	\$1,389,793	\$27,941
2013	110	\$3,838,093	\$72,654
2012	97	\$1,444,784	\$44,673
2011	98	\$675,959	\$23,089
2010	85	\$537,059	\$23,217
2009	114	\$904,980	\$30,206
2008	82	\$1,163,413	\$40,883
2007	73	\$1,156,335	\$46,450

July	# of Permits	Building Value	Permit Fees
2014	58	\$1,590,069	\$37,361
2013	111	\$521,771	\$18,433
2012	85	\$2,242,541	\$56,759
2011	69	\$805,360	\$19,961
2010	98	\$1,608,421	\$40,890
2009	106	\$1,081,060	\$33,634
2008	114	\$2,078,740	\$63,522
2007	95	\$1,424,085	\$46,438

August	Number of Permits	Building Value	Permit Fees
2014	139	\$2,641,346	\$64,365
2013	84	\$1,249,369	\$52,006
2012	88	\$910,793	\$24,957
2011	83	\$1,002,270	\$36,175
2010	111	\$1,100,355	\$58,690
2009	88	\$891,910	\$25,381
2008	114	\$1,096,978	\$43,405
2007	94	\$1,292,104	\$53,951

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: September 18, 2014

**Subject: Prior Site Plans for 3400 Pratt Avenue
Bell & Howell Site**

At the Commission's August meeting, the Commission reviewed and discussed the prior plans presented in the late 1990's for retail development of the Bell & Howell property. This property is located at 3400 Pratt Avenue. At that time, these retail plans were quite controversial, especially with the residential neighbors to the south, and ultimately were withdrawn by the developer, Tucker Development. After some time, Tucker then proceeded to submit a proposal that included only a grocery store (Dominick's) and a single outlot parcel, which subsequently was approved and constructed.

At the August meeting, Chairman Persino requested that this matter remain on the Commission's agenda for September. Since the days of Tucker, there has not been any serious party expressing retail interest in the remaining vacant site, owned by CenterPoint. Most inquiries received by staff have been concerning senior or residential use of this property.

That said, Commissioners are advised that staff will be meeting on the afternoon of our meeting with corporate representatives of Vertical Endeavors, who have expressed interest in a portion of the CenterPoint site. Vertical Endeavors, headquartered in the Twin Cities area, has two facilities currently in Illinois, one in Warrenville and the other in Glendale Heights. The Glendale Heights facility, which opened this summer is advertised as the largest indoor climbing facility in the United States.

Attachment

1. Prior Retail Redevelopment Plans

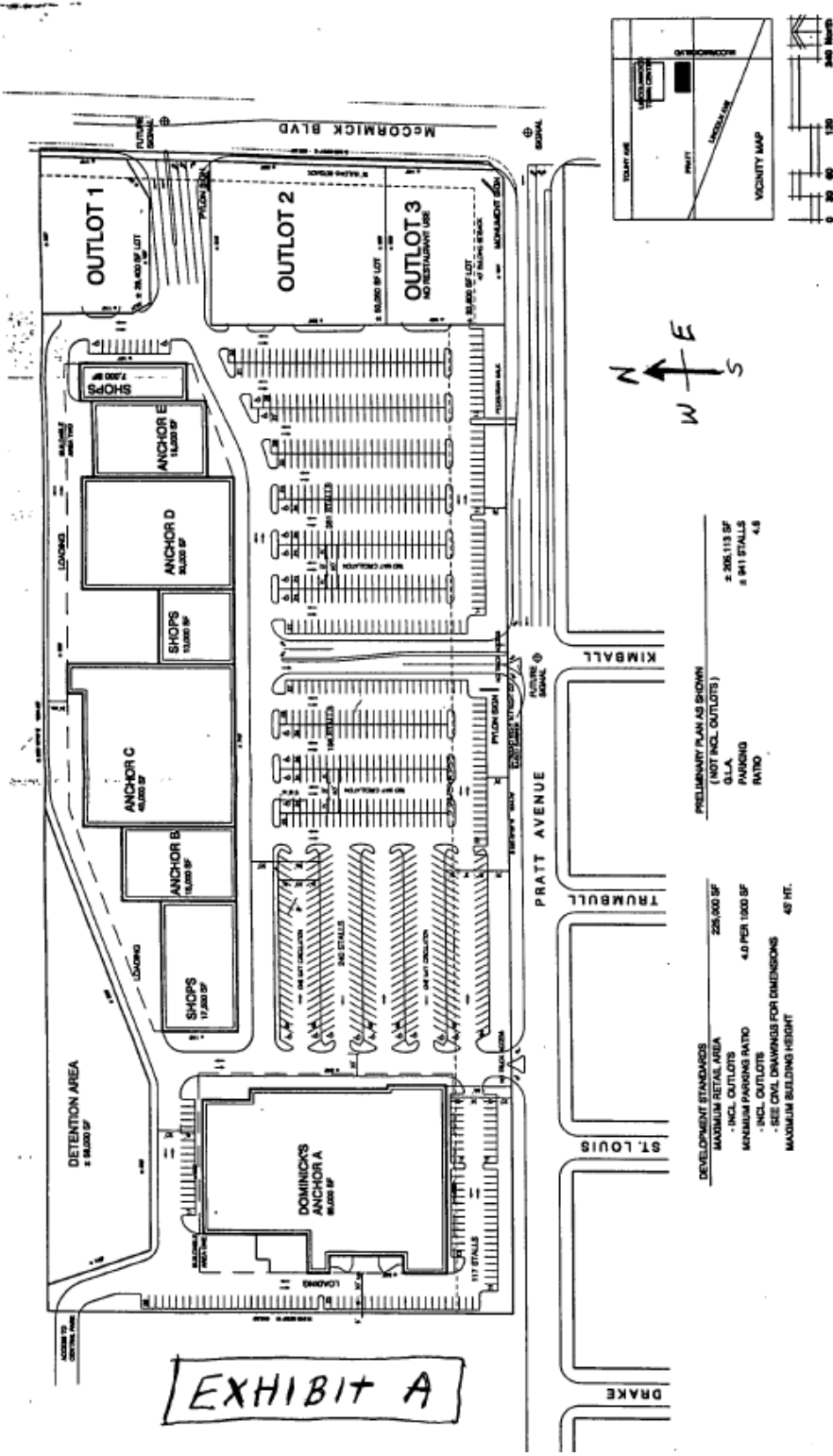


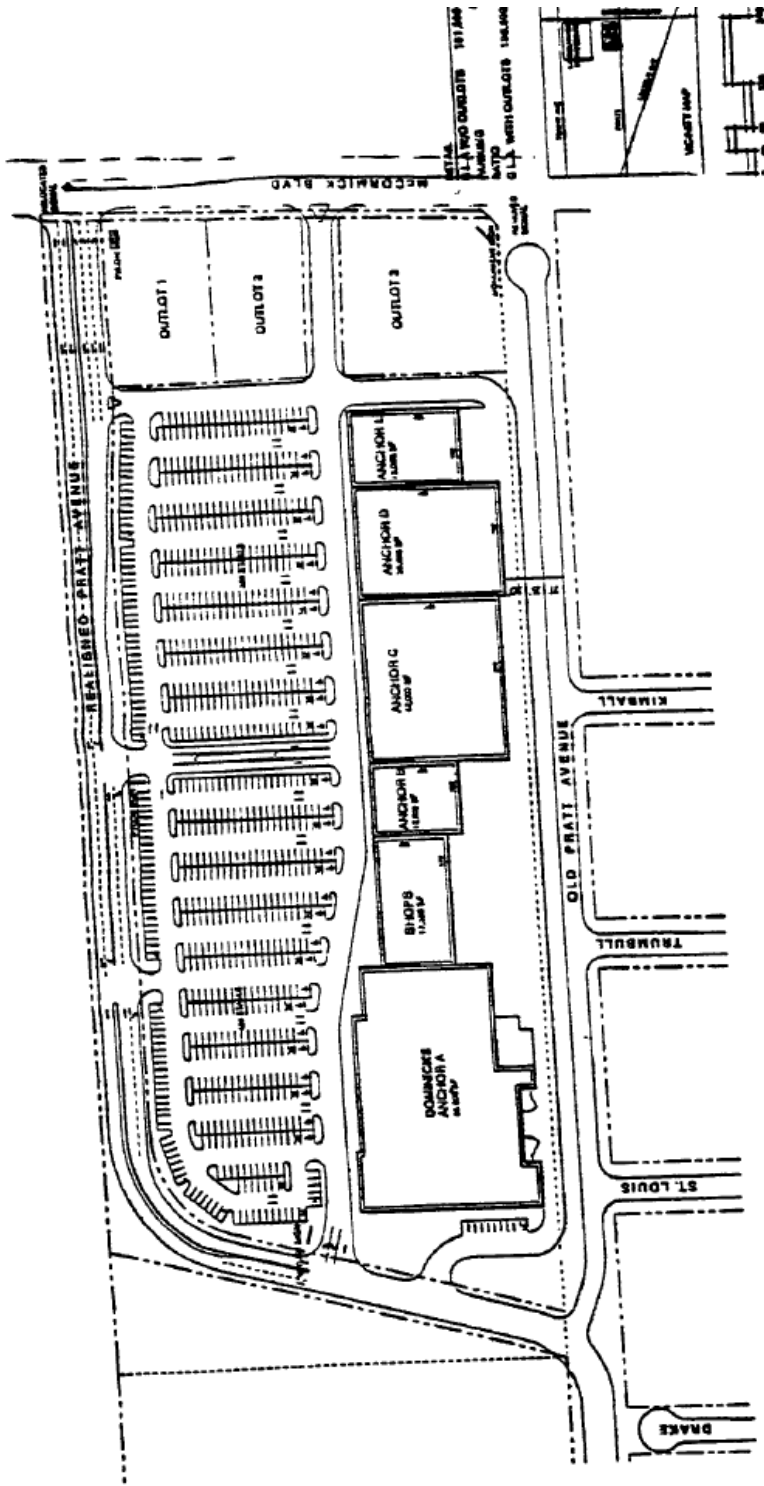
EXHIBIT A

DEVELOPMENT STANDARDS
 MAXIMUM RETAIL AREA
 - INCL. OUTLOTS
 MINIMUM PARKING RATIO
 - INCL. OUTLOTS
 MAXIMUM BUILDING HEIGHT

225,000 SF
 4.0 PER 1,000 SF
 45 FT.

PRELIMINARY PLAN AS SHOWN
 (NOT INCL. OUTLOTS)

± 305,113 SF
 ± 941 STALLS
 RATIO 4.8



TOTAL
 51,100 SQUARE FT. 181,000
 ANCHOR B
 12,000
 ANCHOR C
 4,000
 ANCHOR D
 3,000
 ANCHOR E
 3,000
 ANCHOR F
 3,000



Lincolnwood Centre
 Lincolnwood, Illinois

County: Cook - 18th Ward

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