

Economic Development Commission
Wednesday, November 28, 2012
Village Board Conference Room
8:00AM

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
Terrance Strauch
Maureen Ehrenberg
Paul Levine
Kurt Moffitt

Members Absent

James Berger
William Pabst

Staff Present

Timothy M. Clarke, Community Development Director
Timothy Wiberg, Village Manager
Andrea Litzhoff, Community Development Intern

Others Present

Darrell Moon, School District #74, Business Manager
John Vranas, 6544 N Leroy, School District #74, Board Member
Robert Rychlicki, Kane, McKenna and Associates
Nicholas Greifer, Kane, McKenna and Associates
Jesal Patel, Village Trustee

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:10AM, noting a quorum of 5 commissioners were present.

II. Minutes Approval

Commissioner Kucienski moved to approve the October 24th, 2012 Minutes as presented. Commissioner Strauch seconded. Motion approved 5-0.

III. Proposed Devon-Lincoln TIF District

Director Clarke gave background on the proposed Devon-Lincoln TIF District. Upon Trustee Patel's request, the Commission discussed the feasibility of extending the proposed TIF area to the Lincoln-Crawford intersection. Robert Rychlicki, Kane, McKenna and Associates, stated that the addition of the area could increase the TIF EAV base, and could qualify as part of the conservation area. Discussion ensued on individual sites within the additional area. By consensus, commissioners concurred not to add the area along Lincoln Avenue up to Crawford Avenue into the proposed TIF district. During this discussion, Commissioner Moffitt arrived.

Director Clarke summarized the Qualification Report and the proposed TIF Redevelopment Plan submitted by Kane, McKenna and Associates. The proposed TIF Redevelopment Plan is required by state law. Mr. Rychlicki stated that the proposed TIF

district has a projected \$25 million budget to be used for qualifying projects. The \$25 million dollar budget is the increment expected in the area based on certain redevelopment scenarios over the next 23 years. As drafted, the proposed TIF budget may be used for projects such as site preparation and public infrastructure. Mr. Rychlicki stated that under state law, while it is important to include line items in the budget, specific line item budget amounts are not important, but the total \$25 million budget amount is. Commissioner discussion ensued.

Chairman Persino asked for public comment. John Vranas from School District #74 Board of Education spoke out against the proposed TIF district noting the TIF district will impact revenues for other taxing districts. Mr. Vranas suggested looking for other ways to redevelop the area.

Hearing no further discussion, Commissioner Kucienski moved to recommend to the Village Board to proceed with the formal process of considering the Lincoln-Devon TIF District by establishing a public hearing date. Motion seconded by Commissioner Strauch. By roll call vote, Commissioners in favor: Levine, Kucienski, Ehrenberg, Strauch, Moffitt, and Persino. Commissioners opposed: None. Motion approved 6-0.

IV. Commission Statement: Purple Hotel Site

Chairman Persino asked Commission members to discuss the content of the proposed commission statement on the hotel component at the Lincoln-Touhy Redevelopment site. The proposed Statement supports the hotel component as the main development at the site with ancillary retail uses. Commissioner Ehrenberg disagreed with the intent of the statement indicating that it could send mixed signals on the EDC position. Discussion continued on the historical status of the site.

Chairman Persino stated that the intent of the proposed statement is to encourage an upscale hotel for the site. Discussion ensued on the hotel development and potential hotel operators for the site. Trustee Patel commented that board members met with First Hospitality Group who would be the operators of the hotel.

Discussion continued. Commissioners Ehrenberg and Kucienski agreed that the statement is not necessary. Chairman Persino suggested rescinding the previous commission statement. Commissioners disagreed. Trustee Patel added that the developer will be presenting at the next Committee of the Whole meeting and encouraged EDC members to attend that meeting.

By Consensus, Commissioners decided not to issue an additional statement on the hotel component for the Lincoln-Touhy Redevelopment site.

V. Next Meeting

Director Clarke stated that the next EDC meeting will be on December 19th with business owners in the Lincolnwood Business Park to discuss the proposed retail zoning overlay district. Commissioner Kucienski emphasized that the presentation needs to draw out

comment on the subject. Trustee Patel suggested providing plans on the proposed Wal-Mart on Touhy during the next meeting.

VI. Development Updates

Director Clarke summarized and provided updates on current developments. Director Clarke indicated that Meatheads was having economic issues with their project at Lincoln and Crawford. It was noted that Centerpoint Properties has a tenant and use for a portion of the Bell & Howell site.

VII. Other Business

Commissioner Levine discussed the soon to open hot dog stand on Lincoln Avenue and its appearance. Director Clarke noted that the Village does not specifically regulate color.

Commissioner Levine put forth the idea of promotional efforts for the Village of Lincolnwood through radio ads. Discussion ensued on return of investment for radio ads and other communities using radio ads.

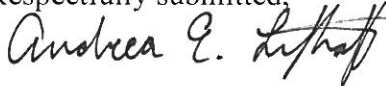
VIII. Public Forum

No comment from the public was given at this time.

IX. Adjournment

Meeting was adjourned at 10:00AM.

Respectfully submitted,



Andrea Litzhoff,
Community Development Intern