



## **Economic Development Commission**

**Wednesday, June 26, 2019  
Council Chambers Room**

### **Commissioners Present**

James Kucienski, Chairman  
Rivak Albazi  
James Berger  
Myles Berman  
Joe Spagnoli  
Jennifer Spino  
Leonard Weiss

### **Commissioners Absent**

Maureen Ehrenberg  
Tim Garcia

### **Staff Present**

Anne Marie Gaura, Village Manager  
Steve McNellis, Community Development Director  
Douglas Hammel, Community Development Manager

#### **1. Call to Order/ Quorum Declaration**

Noting that a quorum of seven members was present in the room, the meeting was called to order by Chairman Kucienski at 8:03 AM.

#### **2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the May 22, 2019 meeting minutes.

Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes. Commissioner Spagnoli moved and Commissioner Berger seconded the motion. There was a consensus to approve the minutes.

#### **4. Development Updates**

Director McNellis requested that the agenda be altered to discuss Item #4, Development Updates, prior to going into the Workshop. With the consensus of the EDC, Director McNellis provided an update of ongoing projects, including construction at Zeigler

Cadillac, zoning review of the new Porsche Lincolnwood showroom and site improvements, and the Grand Opening of Walmart's grocery pick-up facility.

### **3. Continued Workshop on Targeted Business Development & Marketing**

Director McNellis requested that Development Manager, Doug Hammel, who will be facilitating the workshop on this matter, provide a description of the area the EDC will be considering and discuss the goals of this exercise.

Development Manager Hammel noted that there are two areas for which staff is requesting feedback: 1) the Northeast Gateway, located in and around the Town Center Mall, extending to Ridgeway Avenue on the west and Pratt Avenue on the south. This is the area that the EDC previously agreed should be the primary area to focus upon. 2) the Devon-Lincoln triangle, which staff is recommending be part of the workshop as a secondary focal point, due to its presence in an active TIF and redevelopment potential. Development Manager Hammel asked the EDC to focus first on the Northeast Gateway, looking at Land Use, Image/identity/brand, design character and access/mobility. Development Manager Hammel split the EDC into two sub-groups, each of which was requested to begin by addressing land use and the possibility for development and redevelopment on the parcels in the Northeast Gateway. The sub-groups were informed that they could begin informal discussion and that the two groups would come back together at the end of the meeting to discuss their thoughts and findings. The EDC then began their group discussions.

At approximately 9:20 a.m., the EDC came back together as a group to summarize each of the sub-group's findings and thoughts. A summary of each sub-group's thoughts is provided on an attachment to the minutes. In general, the groups recommended development of outlots at Lowe's, encouragement of entertainment uses in the Town Center warehouse, communication with Industrial Drive owners and Lincolnwood Business Park owners to understand their future plans for their properties, and consideration of apartment and/or loft-style housing in the Lincolnwood Business Park.

Chairman Kucienski inquired if there were any other comments from the EDC for staff on this topic. Hearing none, he noted this workshop would be continued to the regularly-scheduled July meeting, at which time the Devon-Lincoln triangle would be discussed.

### **5. Other Business**

No business was discussed.

### **6. Public Forum**

There was no public comment.

**7. Prospective Businesses Forum**

No business was discussed.

**8. Adjournment**

Commissioner Berman moved for adjournment and was seconded by Commissioner Albazi. By consensus, the meeting was adjourned at 9:38 a.m.

Respectfully submitted:

Steve McNellis  
Director of Community Development

## **Recap Memorandum - June 26, 2019 EDC Workshop: Targeted Redevelopment Areas**

### **North Group -**

#### Land Use:

##### **Town Center Warehouse (potential redevelopment uses)\*:**

- Theater
- Jump House
- Indoor Tennis
- Ice Rink
- Indoor Winter Sports
- Hospitality

##### **Town Center Mall (potential redevelopment uses)\*:**

- “Boutique” Grocery Stores
- “White Table Cloth” Restaurant

##### **Remaining Lots (potential redevelopment uses)\*:**

- Younger generation (hipsters) “loft-style” residential (on west side of Ridgeway, between Touhy and Lunt)
- Consider relocating uses on Capitol Drive to south half of Lawndale/Ridgeway/Lunt/Touhy block.
- Consider creating an access point through back of Capitol Drive properties to service Town Center warehouse building
- Vacant lot off Central Park, behind (south of) Town Center warehouse building, to be considered for mixed-use or mid-rise residential
- Work with Capitol Drive businesses to determine interest in moving to Pratt or south half of Lawndale/Ridgeway/Lunt/Touhy block.
- More hospitality uses throughout.
- Possible outlot development at Lowe’s

### **South Group –**

#### Land Use\*:

- #1 = Ada Metals factory at Touhy & Capitol Drive, #2 = Town Center warehouse, #3 = Mall frontage on McCormick, north of southernmost mall entry drive, #4 = Vacant lot at 6995 N. Central Park, #5 = Lowe’s frontage on Touhy, #6 = Lincolnwood Business Center (west of Lawndale/N. Central Park), and #7 = Area on east side of Channel at southwest corner of Touhy & Kedzie.
- #1 – Already-zoned for retail. Need to speak to current owners. Selling? If so, we can market the frontage of Touhy. Highly-valued for traffic. Any similar retail that Skokie has done.
- #2 – Part of building vacant. Speak to Town Center owners. Types of businesses not requiring frontage. (ie. high-end bowling, indoor golf, liquor)

- #3 – Outlots – Speak to Town Center owners. Good frontage to McCormick. Already done just north.
- #4 – Destinations that could tie-in to bike path and new parking lot created by the Village.
- #5 – Outlots. Very valuable frontage.
- #6 – Speak to current large businesses about their future 2-5 year plan.
- #7 - ? (this property is within the Village boundaries but is owned by MWRD and leased to Chicago Park District/CTA).

**\*This was a workshop exercise envisioning potential uses over the next 10-20 years and beyond. Redevelopment would rely on property owner's interest and market conditions. These are planning recommendations only.**