



Economic Development Commission

**Wednesday, January 27, 2016
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chair
James Kucienski, Vice Chair
Myles D. Berman
Patrick Kaniff
Pat McCoy
Nadia Seniuta
Terrence Strauch

Commissioners Absent

Paul Levine
James Berger

Staff Present

Tim Wiberg, Village Manager
Doug Petroschius, Assistant Village Manager
Timothy M. Clarke, AICP, Community Development Director
Robert Merkel, Finance Director
Ashley Englemann, Public Works Director
Jim Amelio, Village Engineer
Aaron Cook, AICP, Community Development Manager
Caleb Miller, Community Development Intern

Others Present

Jesal Patel, Trustee
Larry Elster, Trustee
Jacqueline Boland, Executive Director of the 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 8:04AM by Vice Chairman Kucienski. Chairman Persino and Commissioner Berman arrived at 8:06AM.

2. Minutes Approval

Vice Chairman Kucienski asked the Commission if they proposed any changes to the November 18, 2015 meeting minutes. Hearing no discussion, Commissioner Strauch moved to approve the minutes. Motion was seconded by Commissioner Kaniff. Minutes approved by voice vote 7-0.

3. Proposed Fiscal Year 2016-17 TIF Budgets

Community Development Director Clarke initiated his discussion on the Tax-Increment Financing Budget approval, indicating that the Commission discusses these budgets on an annual basis. He then noted that the Touhy-Lawndale TIF district had been extinguished due to its intended project – Lowe’s – had been completed, and that final payments had been made to the company. He then outlined the three remaining budgets to be approved: the Northeast Industrial Area (NEID) TIF District, the Lincoln-Touhy TIF District, and the Devon-Lincoln TIF District.

Director Clarke then moved to discuss the major projects within the NEID TIF District, including a bike path within the former Union-Pacific right-of-way with a corresponding parking lot, alternative designs for which were to be discussed later in the meeting. Other projects included improving means of ingress and egress for the Lowe’s parking lot, parkway tree planting and sidewalk installation, a Public Works yard expansion, and a fiber optic line installation. Vice Chairman Kucienski then inquired the status of the debt payments for the NEID TIF. Finance Director Merkel indicated that there were two years left for the bond. Vice Chairman Kucienski then asked about the \$4.6 million budget for the bike path that had been approved the previous year. Director Merkel indicated that those funds are to be expended this current year, with the construction costs to be expended the following year. Discussion ensued.

Director Clarke then moved on to present the six alternatives for the bike path and parking lot proposal. He indicated that the area in particular was chosen for a parking lot due to high congestion and parking demand on nearby Lunt Avenue and Lawndale Avenue, as well as on Morse Avenue. He then discussed the dimensions of each of the alternatives, with costs ranging between \$680,000 and \$960,000, and between 49 and 118 parking spaces.

As the presentation moved to the sixth alternative, which was proposed by Trustee Patel, Vice Chairman Kucienski asked why that design in particular was necessary. Trustee Patel indicated that he wanted the possibility of access from Central Park Avenue to be discussed by the Village Board, saying that Lawndale, Lunt, and Morse Avenues are much less equipped to handle the amount of traffic on them, and that Central Park is newer, wider, and more suited for the increased traffic. Discussion ensued regarding the traffic impacts of the proposals.

Chairman Persino indicated that he didn't believe it was under the purview of the Commission to recommend designs based on traffic impacts, and that Public Works could determine the traffic impacts of each of the designs. He then suggested that a motion be made to recommend any plan that maximizes the amount of parking spaces. Commissioner McCoy inquired whether the parking is intended for the industrial district or the bike path. Manager Wiberg responded, saying that the grant requires the parking lot to be used primarily as a trailhead parking lot for the bike path, but that local employees would be able to use it without restrictions. Director Clarke also noted that the new Begyle Brewery and Taproom, which has been approved by the Village Board, has expressed that they are looking forward to the opening of the bike path so that their customers may use it. Motion to recommend to the Village Board that the maximum amount of parking spaces be included in the lot, in a way that also maximizes the safety for cyclists, made by Vice Chairman Kucienski. Motion seconded by Commissioner Seniuta. Motion approved by roll call vote 7-0.

Due to discussion on the use of former Union Pacific right-of-way, Commissioner Berman indicated that he would like the record to show that he represents Canadian National Railroad, but stated that there is no conflict of interest.

Discussion then moved to the remaining two TIF budgets, Lincoln-Touhy and Devon-Lincoln. Director Clarke indicated that the Lincoln-Touhy TIF District does not have an increment being collected, and that the budget consists of loans from the General Fund which are to be reimbursed at a later time. After a brief description of the Devon-Lincoln TIF District, Chairman Persino opened the floor to a motion. Commissioner Berman moved to recommend approval for the three TIF budgets as proposed. Motion seconded by Commission Strauch. Motion approved by roll call vote 7-0.

4. Reports

A. Development Updates

Before moving on to the updates, Director Clarke invited the Commissioners to sign a card for Commissioner Berger, who had recently suffered a stroke and is presently in the hospital for recovery.

Following the announcement, Director Clarke then summarized the written development updates. Manager Wiberg inquired as to whether Binny's Beverage Depot had submitted an application for building permits. Development Manager Cook indicated that they had submitted an application.

Commissioner Kaniff then inquired about the status of the Purple Hotel site. Director Clarke indicated that North Capital Group, who owns the property, would be appearing before the Village Board at the next meeting to request an extension of an agreement they had made with the Village regarding required restoration. He also indicated that the Stark group is still interested in the site. Manager Wiberg then discussed more details regarding activity with regards to the site. Discussion ensued.

Commissioner McCoy then asked about the status of the former Jaffa Bakery site. Director Clarke responded, saying that the owner of the property is optimistic about new tenants, but nothing has been introduced to the Village at this time.

B. New Business Licenses

Commissioners reviewed the list of new business licenses issued during the months of November and December 2015.

5. Other Business

Vice Chairman Kucienski first expressed appreciation for the Lincolnwood Chamber of Commerce's guide to the Village that he had recently received. He then moved on to express gratitude for Director Clarke's 21 years of service with the Village. Chairman Persino then discussed his own experiences with Director Clarke, indicating that he has played a crucial role for the Economic Development Commission since its formation. Director Clarke expressed his thanks and optimism for the Commission in the future.

7. Public Forum

No member of the public desired to address the Commission.

8. Adjournment

By consensus, the meeting was adjourned at 9:00AM.

Respectfully Submitted,

Caleb Miller
Community Development Intern