



## Economic Development Commission

Wednesday, November 16, 2016  
Council Chambers Room

### Minutes

#### Commissioners Present

James Persino, Chair  
Pat McCoy  
Patrick Kaniff  
Paul Levine  
Genelle Iocca

#### Commissioners Absent

James Kucienski, Vice Chair  
James Berger  
Terrence Strauch  
Myles D. Berman

#### Staff Present

Tim Wiberg, Village Manager  
Steve McNellis, Community Development Director  
Arin Rubaci Uygur, Community Development Intern

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

Noting that a quorum of 5 members was present, the meeting was called by Chairman Persino at 8:07 AM.

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

Chairman Persino asked the Commission if any edits were to be made for the September 28, 2016 meeting minutes. Hearing no discussion, he then asked for a motion to approve. Commissioner Levine moved to approve the minutes as written. Commissioner Kaniff seconded. Minutes approved by voice vote 5-0. **\*Note – Staff has revised the September minutes to remove the inadvertent inclusion of Vice Chair James Kucienski from the list of Commissioners Present, as well as any vote taken at that meeting.**

#### **3. PEP Grant Request – 6676 North Lincoln Avenue (Brickyard Bank)**

Community Development Director McNellis informed the commission that the PEP Grant request is coming from Brickyard Bank, which is the primary tenant in the building. The property is at the intersection of Harding and Lincoln Avenues, and it was

part of a larger connected building, demolished in 2011. Now, the building is exposed with a vacant portion of a lot to the south of it. He stated that as the Commission is aware Property Enhancement Program Grants are intended to encourage extensive exterior improvements to properties, whether it is the façade of the building, awnings on the building, signage, lighting or parking lot improvements, all are the areas that can be seen as general improvements the public would see. The Brickyard Bank PEP Grant request is primarily for the south façade of the building and for the vacant area just south of that façade. He noted that the proposal will take an area inside the building that is not really utilized and turn it into offices and install 10 new 30” x 48” windows along the south façade. The south façade is unarticulated, a blank wall. The other part of the proposal is to add landscape on the vacant portion of the lot with bushes along the south building elevation and 8 maple trees scattered throughout. The building as it is now is of a design unlike the buildings the Village would approve today, due to its blank south façade, which also differs from the other facades of the building in terms of materials used. The reason is that there was another building originally along the south façade of the building, and it was never intended to be seen as it is today.

Chairman Persino pointed out that there are 11 windows in the drawings instead of 10 as mentioned. Douglas Bertagna, representing Brickyard Bank, explained the drawings are revised, and now there are 10 windows planned.

Director McNellis mentioned that the Brickyard Bank occupies the entire first floor and a portion of the basement of the property. He also reminded the commission that the basement of the property also continues along a portion of the southern part of the lot which is covered with gravel on the ground floor level. This might also make it difficult to sell the vacant part of the property in the future. Mr. Bertagna explained that the Bank is planning to move their commercial services from the basement to the first floor where improvements would occur.

Director McNellis informed the commission that the Bank has split up the proposed work into 3 three categories: Masonry, Window installation, and Foundation and Landscaping, and submitted three bids for each. After looking at the bidding numbers from the contractors Chairman Persino questioned why are the lower bidders for the masonry and landscaping not chosen by the bank. Mr. Bertagna explained that the lowest bidder for the masonry work did not seem to be qualified for the job and the bank preferred to go with the contractor that was worked with before. He stated they are essentially the lowest responsible bidder. As for landscaping, he explained that the contractor preferred by the bank guarantees one year service after the landscaping work is finished, while the others do not.

Commissioner McCoy commented that the landscaping would make a lot of sense, but he is not sure if the windows will be seen through the landscaping. Director McNellis replied that it would depend on the viewpoint, but they will be seen from the most part because the bushes will be low and the trees will be scattered, and branching will be higher as they grow. Commissioner McCoy commented that landscaping and awnings are ok, but he is not sure if the windows should be covered by PEP Grant. Chairman Persino stated that the windows had been covered by PEP Grants before.

Commissioner Iocca then questioned whether the gravel would stay there. Mr. Bertagna explained that the gravel/construction rock with 4" rubber membrane underneath was required by the village to protect the basement of the property from water coming in. There is only room for 4 inches of top soil which would not sustain anything, which is the reason for the gravel/construction rock.

Mr. Bertagna also noted that the landscaping alone would not be enough to obscure the south building façade because the trees will be small and the façade will be open to view. By redesigning the façade, they will provide consistency with the other façades and break up the bulky look of the blank wall. Chairman Persino agreed and stated that the reason he has questioned the gravel/rock is that it is limestone which is poor looking and suggested that it can be changed with river rock, which would look much better from a landscaping standpoint. Mr. Bertagna stated that he cannot speak for the owners on that matter. Chairman Persino said that it could be added to the grant.

Commissioner Iocca also commented even with the enhancements it will look unfinished with the gravel and it needs to be addressed. Chairman Persino noted that if the gravel is changed with river rock and with planters on top of it, the appearance will improve. Mr. Bertagna commented that this would be a significant improvement to the property but since they are not the property owners it does not make sense for them to contribute for that. The bank is willing to contribute for the landscaping and the windows but the rock should be something the owners should do themselves, and the owners have not expressed a desire to do so. As a tenant, the bank is undertaking the necessary contributions to improve the property.

Commissioner McCoy stated that he understands that the owner does not want to make any improvements so this is the only way it is going to get done. Chairman Persino noted that the point of this forum is to develop other ideas and suggest changes as they are providing money for improvements. Mr. Bertagna commented that he does not think just changing the color of the rock would make much difference. Chairman Persino stated that it is not just about the color but quality and with river rock the site would not look like a construction area. Mr. Bertagna, then noted that even though he is willing to include it

into the PEP grant, he should talk to the owners about it. He mentioned, in that case, the bank might need to come back for EDC December meeting and then go to the Village Board in January. As they will not be able to start masonry work in February and need to wait for April or May. This would be a major concern for the Brickyard Bank.

Chairman Persino noted that EDC has previously made such recommendations and recommended approval with conditions when time is an issue. Village Manager Wiberg added that the condition would be a part of the motion. The next Village Board meeting would be on December 6, so the bank has two weeks to put their numbers together for the addition of river rock and planters. Mr. Bertagna then asked what if the owners do not agree with this.

Director McNellis suggested that EDC could recommend an approval up to \$25,000 which is the max, including \$20,720 they are currently requesting and the additional work only up to \$25,000 in total assuming no more than 50 percent of the cost of the total project is paid for by the PEP Grant. Then they can talk to the owners and go to the Village Board with the EDC's recommendation and the owner's position. The Board at that time can decide just to approve \$20,720 if the owner doesn't agree to the river rock or maybe the owner can be persuaded for the river rock and then the bank will have up to \$25,000 already authorized. He also reminded that this is a rebate program, so they'll only get half of what they spent up to \$25,000. Commissioner Levine agreed and said that might be the motion. Chairman Persino commented that then they might lose their leverage to get the owners to do it. Village Manager Wiberg noted that the Village Board would then decide to approve the PEP grant with river rock or not. Chairman Persino commented that he sees no reason as to why owners would not want to change the gravel into river rock and adding some planters as the bank is paying for it. Mr. Bertagna mentioned that they leased the building for the next 30 years so the owners might be ok with it and the Brickyard Bank is willing to make necessary improvements not only for their business but also for the community as they are trying to commit to the community. They have already made improvements in the interior and changed the signage.

Chairman Persino noted that they are willing to approve up to \$25,000 with the improvements they suggest plus it must include the river rock and decorative planters on the existing gravel area.

Commissioner McCoy questioned that if the owner decides one year later to knock everything down and build something else. Mr. Bertagna explained that as a part of their lease agreement they have the first claim if they decide to sell the land. Commissioner McCoy commented what if he does not sell but decides to use the area in a different way.

Village Manager Wiberg explained that the PEP program has a 5-year clawback requirement so they cannot destroy it without reimbursement.

Commissioner Iocca questioned as the owners are not at the meeting whether they can grant the PEP grant to a tenant. Director McNellis explained that the Brickyard Bank has the owners approval and their signature in the request form. Mr. Bertagna added that the owners are very cooperative as long as the Brickyard Bank takes the lead on this. The issue is the gravel was recommended by the Village in 2011, and the owner was not 100 percent behind it but did it because the Village requested it. He thinks he might not want to change it because he met all the requirements of the Village before and if the membrane underneath gets damaged, the water would leak in and underneath is their conference room and storage with all their documents and supplies. He is afraid of the consequences of possible leakage.

Chairman Persino recommended that they should assure this would not happen with their contractor and he stated that he wonders why the Village did not recommend river rock in the first place.

Mr. Bertagna stated once again that the Brickyard Bank is committed to the community, have already started to make some changes to their interior and signage, the windows are essential to the professional look of the building, and they are also willing to do all the improvements proposed.

Chairman Persino, hearing no further discussion, made a motion to recommend approval of the PEP Grant for 6676 North Lincoln Avenue up to the maximum amount of \$25,000 for their proposal provided that they change the existing limestone gravel/construction rock to river rock and add six (6) decorative planters along the river rock area.

Commissioner McCoy questioned whether they would also recommend the approval of the current improvement proposal as it is in case the owners would not agree. Chairman Persino stated that then they would lose their leverage and at the end the Village Board will make the final decision so they can adjust it. Commissioner Levine also expressed that he is not very comfortable about that. Chairman Persino noted what if their recommendation would turn out to be problematic from an engineering or construction standpoint. Chairman Persino stated that then they could come to the Village Board and explain and the Village Board may approve their improvement proposal as it is. The Board can make that decision.

Chairman Persino restated the motion to recommend approval of the PEP Grant for 6676 North Lincoln Avenue up to the maximum amount of \$25,000 for their proposal provided

that they change the existing limestone gravel/construction rock with river rock and add six (6) decorative planters along the river rock area. Motion seconded by Commissioner Iocca. Approved by roll call vote 5-0.

**4. Review of Biennial Commission Report**

Director McNellis reminded the commission that every two years, each advisory body to the Village Board provides a Report detailing the activities of that body and meets with the Village Board to discuss that report during a Committee of the Whole meeting. He reminded that the draft is attached to the EDC Packet and prior to next Wednesday's meeting, the Commission should review this draft, particularly the section on Anticipated Activities. He stated that they know the Hyatt Place Hotel will come in for Tax incentive request for their Hotel Tax. He added that they do hope in the next two years the Purple Hotel site will go under development and need a TIF Incentive and the rest is usual activities like reviewing PEP/GIFT grant requests, TIF budgets, and Economic Development Work Plan. He asked if there is anything else they would like to see added to the anticipated activities and goals or any specific questions or comments on the Board that can be added to the report. He informed the commissioners that Chairman Persino will be at the next Village Board meeting to present the report. He also added that he encourages all EDC Commissioners to be at that meeting to be able to be a part of the dialogue with the Board.

Chairman Persino also asked if there are any comments, questions, additions or subtractions to the report. Hearing no further discussion, Chairman Persino made a motion to approve the report to the Board. Seconded by Commissioner Kaniff. Motion approved by voice vote, 5-0.

**5. Review of 2017 Meeting Dates**

Director McNellis summarized the proposed 2016 Commission meeting calendar, noting that it followed the Commission's general practice of meeting on the fourth Wednesday of the month at 8 AM, except for November and December, when they are generally held on the third Wednesday of the month due to major holidays. Chairman Persino made a motion, seconded by Commissioner McCoy to approve the 2017 meeting schedule. Motion approved by voice vote, 5-0.

**6. Reports**

**A. Development Update/Building Permits**

Commissioner McCoy inquired about the Lebanese bakery on the corner of McCormick. Director McNellis informed the commission that they are still in the permitting process. They undertook some work without a permit, were stopped, and now trying to get their permit. Commissioner Levine commented that The Village is trying to bring businesses

in and yet there always seems to be some problem. Village Manager Wiberg commented that in this case, the problem is that they started work without getting a permit. Commissioner Levine then asked whether the Village monitors the projects. Director McNellis replied that it does and informed that there are multiple inspections during the process. Commissioner Levine asked whether the Lebanese bakery bought or rented the building. Village Manager Wiberg informed that they bought the building, so they need to know what they have to do. Commissioner Levine then inquired about whether the Village are helping them by giving the necessary information. Director McNellis replied that this is a little difficult in the Village as it does not have Real Estate Transfer Stamps like some other communities. If you have Real Estate Transfer Stamps then you'll know when the property change hands, be able to contact new owners and provide necessary information. If there were a mechanism like registration, the Village would be able to communicate with new property owners. Commissioner McCoy questioned why the Village does not have Real Estate Transfer Stamps. Village Manager Wiberg commented that it might need a referendum. Commissioner Iocca asked if the Village can get this information from Cook County. Director McNellis commented that the data from the county gets often delayed three to six months. Meanwhile, the property owner would start doing work. The Village would not be able to get information in a timely fashion.

Village Manager Wiberg commented that most of the time it is not that people do not know that they have to get a permit, but they do not want to deal with the Village because it takes time and money. He added the Village cannot be everywhere all the time to control but when it finds out there is a work going on without a permit it acts on it and 99% of the time the neighbors informs the Village.

Commissioner McCoy then inquired about the status of Airoom. Director McNellis informed that they are still waiting for IDOT approval for the work that involves parking area. Village Manager Wiberg added that they got all the approvals from the Village and waiting for IDOT for parking configuration change.

Commissioner McCoy then inquired about Culver's. Director McNellis informed that they have not yet made an official application. He added that Village Manager Wiberg, Assistant Village Manager Doug Petroschius and himself attended the ICSC Retail Convention in Navy Pier and Culver's Midwest Real Estate broker came by the Village's booth and said there had been a delay, but they will get back to the Village on this.

Commissioner McCoy then inquired about overpass. Village Manager Wiberg informed that they are in the engineering process and that the construction will be in a year.

Commissioner Levine then asked about the development on the Lawndale & Touhy property. Village Manager Wiberg informed that there is going to be an AT&T store. Director McNellis added that it will be 4500 sq ft whole building. Commissioner Levine asked if AT&T site is part of the retail overlay. Village Manager Wiberg informed that it is and the seller benefitted from it. Commissioner Levine then asked if there will be a parking lot on the site. Director McNellis informed that the store is on the west side of the lot and the parking lot is on the east side.

Commissioner McCoy then inquired whether the Long John Silver's has any applications. Director McNellis informed that they are open and they have a sign proposal in. He added that the monument sign will probably be approved as it is in compliance with the Village Code. Village Manager Wiberg added that they wanted to use the existing pole sign which is no longer in compliance with the Village Code, but they lost it because it was vacant over a year. Director McNellis informed that once there is a vacancy period you lose it, can come back and ask again, but the Village would not approve.

Director McNellis informed the commission that the Carrington should have their building permit within a day or two. Up until now, the Village has given them some phased work to do. He commented that the project is going very well and the contractors are doing a great job. Village Manager Wiberg added that this would be the biggest development in the Lincolnwood, the contractors are professional they meet deadlines and provide everything the Village ask from them. Commissioner McCoy asked if the developers of the Carrington have any complaints so far. Director McNellis informed that there was none.

Director McNellis then informed the commission that Hyatt Place Hotel architect, owner, and hotel manager have been in constant contact with the Village and are developing their plans to begin going through the process.

Commissioners viewed the list of development update and building permits issued in August 2016, September 2016, and October 2016.

#### **B. New Business Licenses**

Commissioners reviewed the list of new business licenses issued during the month of September and October 2016.

### **7. Public Forum**

No member of the public desired to address the Commission.

**8. Adjournment**

By consensus, the meeting was adjourned at 9:37 AM.

Respectfully Submitted,

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Arin Rubaci Uygur  
Community Development Intern

**4. Reports**

**C. New Business Licenses/Building Permits**

Commissioners viewed the list of new business licenses for the month of May and June 2016.

**5. Other Business**

Commissioner Levine inquired about Begyle and Director McNellis informed him that they are in for permit, moving forward and will probably be opened in November. With regard to a question on Jaffa Bakery, he also informed that he does not know the current situation between the former renter and the owner, but the equipment is there and the owner might be holding it until financial restitution is made. He noted that he will contact the owner to get information.

**6. Public Forum**

No member of the public desired to address the Commission.

**7. Adjournment**

By consensus, the meeting was adjourned at 10:00AM.

Respectfully Submitted,

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Arin Rubaci Uygur  
Community Development Intern