



Economic Development Commission

**Wednesday, March 22, 2017
Council Chambers Room**

Commissioners Present

James V. Persino, Chair
James Kucienski, Vice Chair
James Berger
Paul Levine
Genelle Iocca
Myles D. Berman
Pat McCoy

Commissioners Absent

Patrick Kaniff
Terrence L. Strauch

Staff Present

Timothy Wiberg, Village Manager
Steve McNellis, Community Development Director
Robert Merkel, Finance Director
Aida Cantic, Community Development Intern

Others Present

Trustee Jesal B. Patel, Sr.
Trustee Barry Bass
Georjean Nickell

1. Call to Order/ Quorum Declaration

Noting that a quorum of five members are present, the meeting was called by Vice Chairman Kucienski at 8:04 AM.

2. Minutes Approval

Vice Chairman Kucienski asked the Commission if any edits were to be made for the February 22, 2017 meeting minutes. He called for a motion for approval, in which Pat McCoy abstained, and Commissioner Iocca and Chairman Persino were not present for.

3. Discussion on Current and Upcoming Development-Related Projects*

Community Development Director Steve McNellis began his presentation with the status of current and upcoming development related projects within the village. Current projects include the recently opened Libanais Restaurant at the former Jaffa Bakery location at 3300 W Devon Ave., Lou Malnati's carry-out lobby, which is anticipated to open in April; and the AT&T retail store at the southwest corner of Touhy and Lawndale is under construction as well.

Projects that are approved but are not under construction include the multi-tenant building between Lowell and Kildare on the north side of Touhy which has been approved by the Village Board at the beginning of February. This project will feature a Starbucks drive thru on the west side of the structure. They are working on their post approval plans and engineering. The Airoom parking lot improvements, which included PEP grants, are also pending IDOT approval. The Carrington is moving along quickly, and they are anticipating looking for occupancies in the building by January 2018.

Director McNellis also provided visual site plans for a number of the projects, as well as a visual map of where the approved projects are located along with the anticipated projects. Vice Chair Kucienski inquired as to whether the use of pavers and asphalt is a more modern technique used to handle water flow at the site. Director McNellis reaffirmed that it is, and that Stefani's parking lot plans has a portion that will be using pervious pavers. For upcoming projects, Director McNellis adds that the Hyatt Hotel is working on plans for a proposal and future formal submittal. As for Stefani's Restaurant, they are scheduled for a Public Hearing on Thursday April 6th, 2017 at the Plan Commission meeting. Another upcoming project is a two-tenant rehab of a building for the Walder Education Pavilion and Hatzalah. The site is at the corner of Hamlin and Lincoln, previously owned by Brickyard Bank and vacant for quite some time. The Walder Education Pavilion which has acquired the property has plans for a teacher's resource center being in the front portion of the building, and a Hatzalah ambulance service will be located in the back. They will need to go through a number of zoning processes to do this and no official application has yet been submitted.

Director McNellis concludes with discussion on prospective projects. He notes that the Purple Hotel Site's foreclosure was completed in January. The next step in the process is a Sheriff's sale of the property which has not yet been advertised. Commissioner McCoy inquired as to whether work is currently being done on the property, and Director McNellis and Village Manager Wiberg asserted that there is not, but instead there are street lights being installed on Touhy Avenue. Chairman Persino briefly discussed lenders and developers possibly being in discussion. Director McNellis then moved on to

discuss the Wawa Building on Touhy and Kilpatrick, and great interest in this site for redevelopment, one of the currently interested parties being for potential commercial use. The redevelopment of 6733 Lincoln is going to seek approval for an easement with surrounding property owners in order to create sufficient parking spaces for the property. Furthermore, there is interest at 3477 Touhy. Interested parties have discussed reuse that would include possible restaurants. Village Manager Wiberg adds that this is in the overlay as well as the TIF district. There has also been significant interest in the former Dominick's space. At this point, there have been a number of ideas that have been floated around. There is a new broker, who is very interested and motivated in leasing the site. Village Manager Wiberg comments that there is a requirement with the rest of that property, that at least half of the site has to be used for a sales-tax producing use. Director McNellis also adds that Culver's Restaurant has not walked away and continues to show interest, but have not provided anything new since last Summer.

Discussion on Village Zoning Code Amendments commenced including prospective amendments including temporary signage. Director McNellis makes mention of "Coming Soon" banners. There is no direct mention of those types of signs in our code, and the use of these types of banners when a project is in process can be beneficial. Commissioner Persino comments that he would like to see approval for larger For Sale/Lease signs on a large sites such as the Purple Hotel site. He believes that larger signage for such properties would be extremely beneficial. Director McNellis also mentions potentially expanding special sales and temporary events signs. Currently, we allow two special events for fifteen days a year. In his experience, many other communities allow a longer time frame for special events and sales. His belief is that this will be beneficial and reflect well upon the Village's relationship with current and prospective business owners.

Director McNellis addressed a potential Devon Avenue Retail Overlay. Devon is a commercial roadway, and this may be an appropriate area to do a retail overlay similar to Touhy Avenue in the M-B district. Some business and buildings may be more conducive to retail uses, and there have been interested parties that looked at sites there but cannot get in because of the M-B zoning. Director McNellis mentions that staff may be interested in pursuing this.

Next, discussion began on the white papers provided to the commissioners for approval.

A. Hyatt Place Hotel White Papers

The white papers for the Hyatt Place Hotel highlight that the hotel would accommodate visitors, friends and families of residents as well as business clients. That there is demand for a hotel in this area and it has limited traffic generation in the village. It has potential

to be a landmark at the Village's entryway and advertises the community as open to business by having a modern building at the main intersection or entrance to the Village off of the expressway. It would generate new hotel tax revenue and would have a spinoff effect to retail restaurant and service in the area. Three people were present in the audience to speak on this matter. Chairman Persino adds that the hotel would enhance Stefani's Restaurant as well. He then opens the floor to public comment and invites Martin K. up to speak.

Martin K. shares that he lives right next to the property, and his concern is that he will be unable to sell his property because of the six story hotel going up right next to his home. He expresses his concern on setbacks and what the plans are in regards to setbacks and whether they will migrate onto his property. Chairman Persino comments that it is not the purview of the Economic Development Commission to answer specific questions regarding setbacks, and that it would be addressed by the Plan Commission. He adds that the commissioners are primarily there to address and recommend what is best for the whole community from an economic standpoint. Village Manager Wiberg also adds that there are no formal plans submitted yet and that there will be public hearing scheduled as soon as there is. Commissioner Levine asked Mr. K. how long he has lived in Lincolnwood, to which he responds with 50 years, and concludes his commentary.

Chairman Persino then invites Kristina D. to the podium. Ms. D. points out that the area's zoning is restricted to O – for office. She states that the proximity of their homes to the property is overwhelming and hard to visualize how close unless it is actually seen in person. She expresses concern over families' privacy and safety in the event that the hotel goes up. She mentions the constant flow of people, because of the 24/7 operation of a hotel. Vice Chair Kucienski replies that the EDC is just the beginning part of the process. Chairman Persino also adds that throughout the Village we have land conflicts because of how the Village was platted and laid out many years ago.

Chairman Persino then invites resident Steve Wilk to the podium to speak. He comments that he's been a resident at his property since 1983. He expresses concern over whether regard for citizens is being taken into account. After speaking to a real estate agent, he was informed that if the hotel were to go up, owners of the adjacent residential properties would need to ask for at least 10% less of value of their home if they were to sell it. He adds that there are at least 10 properties that would be affected, and a projected total loss of \$200,000 in property value. He claims that the Hyatt Place hotel owner and the Village government would greatly benefit, but only at expense of surrounding residents.

Residents Martin K. and Christina D. also add that the hotel will definitely generate additional traffic along Cicero.

It is determined that the Hyatt Place Hotel white paper be redrafted for the next meeting. This redraft is to include concern of the public along with addressing a recommendation to accommodate these concerns.

B. Stefani's Restaurant White Papers

Director McNellis hands out a paper copy to the commissioners and reviews the basic points of the white paper which include: putting the property back onto tax rolls, avoiding a vacancy at the location, and it is a white table cloth high end restaurant which will draw regional attraction. It features a modern design, however; there is not a lot of green space being added because of the parking restraints. Significant sales tax revenues is being expected as well. From a marketing standpoint, this creates good positive and free buzz for the Village. After review of the white paper for Stefani's, Commissioner Persino asked if any commissioners felt that there are any modifications that are needed to be done before voting. With no response, Chairman Persino asked for a Motion to approve the white papers for the Stefani's site. The motion was made by Commissioner McCoy, seconded, and all were in favor.

Chairman Persino then added that they will put off voting on the Hyatt Place Hotel white papers until the next meeting when modifications are put into place.

4. Reports

A. New Business Licenses

Commissioners reviewed the list of new business licenses issued during the months of during the months of February up until March 22nd, 2017.

5. Other Business

6. Public Forum

Georjean Nickell addressed the Commission during this time. Her concerns were in regards to the education pavilion that purchased the property previously owned by Brickyard Bank. She inquired into whether it was a not-for-profit organization. Director McNellis says that to his understanding it is. Mrs. Nickell then asked what their designation will be on the tax rolls and whether they will be on exemptions. Director McNellis answered that he is uncertain as to whether they will be or not, as no formal

application has yet been received. Village Manager Wiberg adds that if it is a nonprofit school, it will be tax exempt. Director McNellis further explained that there will need to be a zoning process that the applicant will need to go through.

7. Adjournment

By consensus, the meeting was adjourned at 9:20 AM.

Respectfully Submitted,

Aida Cantic
Community Development Intern