



Economic Development Commission

**Wednesday, April 26, 2017
Council Chambers Room**

Commissioners Present

James V. Persino, Chair
James Kucienski, Vice Chair
James Berger
Terrence L. Strauch
Myles D. Berman
Pat McCoy

Commissioners Absent

Patrick Kaniff
Genelle Iocca
Paul Levine

Staff Present

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

Others Present

Trustee-Elect Georjean Nickell
Trustee Craig Klatzco

1. Call to Order/ Quorum Declaration

Noting that a quorum of six members were present, the meeting was called to order by Vice Chairman Kucienski at 8:04 AM.

2. Minutes Approval

Vice Chairman Kucienski asked the Commission if any edits were to be made to the March 22, 2017 meeting minutes. Hearing no corrections, Vice Chairman Kucienski called for a motion for approval. Commissioner McCoy moved and Commissioner Berman seconded. There was a consensus to approve the minutes.

3. Amended PEP Grant Request for 6676 North Lincoln Avenue (Brickyard Bank)*

Director McNellis opened discussion by explaining that this is a request from Brickyard Bank to amend the PEP grant that was approved by the Village Board last December and recommended by the EDC last November. The property consists of the Brickyard Bank itself, as well as the vacant area immediately south of the Bank building. The request that was approved in December by the Village Board was for the installation of ten new windows along the south façade of the building as well as foundation landscape planting, and the planting of eight maple trees in the vacant grass area. One stipulation of approval that the EDC recommended and the Village Board approved was that the construction grade rock in front of the property be replaced with river rock and six new planters be added.

The current proposal is to revise the PEP grant so that the first fourteen feet back from the sidewalk incorporates the river rock that was approved. However, the remainder of the construction grade rock would be replaced with a seeded grass area. There would also be, as proposed, a 9-inch tall retaining wall in the area separating the river rock area from the new seeded grass area, so that the grass area can be built up enough to get soil underneath it and so that the grass area does not wash away into the river rock in rain events. In return, Brickyard Bank would request that the planter requirement be eliminated, as this proposal is significantly more expensive than the previously-approved proposal. No additional PEP grant funds are being requested. The proposed amendment is to reduce the amount of river rock by about two-thirds, and replace it with a seeded grass area.

Mr. Bertagna from Brickyard Bank addressed the EDC, and added that the windows are down and have been installed, and the painting of the south wall is commencing. The plants will go in next, and pending EDC and Village Board approval the river rock and seeded grass would be installed after the planting is completed. Chairman Persino inquired as to whether this amendment affects their existing PEP grant, to which Director McNellis answered no, this is simply an amendment of conditions. Chairman Persino then asked if anyone on the Commission had any objections or concerns, and requested a motion for approval. Vice Chairman Kucienski moved and Commissioner Berman seconded. There was a consensus for approval of the proposed amendment to the Brickyard Bank PEP Grant.

4. Update on North Lincoln TIF Status*

This proposal is to redesignate the Lincoln-Touhy TIF. It would be in the same location and the same boundaries as the existing Lincoln-Touhy TIF. If it were successful, the

existing TIF would be terminated and the new TIF would be named the North Lincoln TIF to make sure there is no confusion between the existing TIF and the new TIF.

As previously discussed, the EAV in the existing TIF is half the Base EAV in the initial assessment in 2011, due primarily to the economic recession and slow rebound. The reason for going through this process is to ensure there are sufficient funds in the TIF to develop the vision the Village has for this area.

In regards to the timeline, Director McNellis informed the Commission of upcoming key dates. On Thursday May 4th at 10 AM the Joint Review Board meeting is scheduled in the Council Chambers. The JRB is set to review the draft redevelopment plan as well as the eligibility study. The JRB would then make a recommendation to the Village Board, and on June 6th, the Village Board would hold a public hearing to hear public comment on the possible establishment of a newly designated North Lincoln TIF district. The JRB recommendation would be discussed at that meeting.

Village Manager Wiberg added that the existing TIF is almost seven years old, and there is only 23 years allowed in a TIF, and any developer that the Village has talked to in the last year has insisted that TIF incentives would be a key issue for them in developing on the site. The EAV has dropped greatly and this new TIF would be beneficial.

Commissioner Strauch asked if the concrete foundation was going to be taken out of the site any time soon. Manager Wiberg replied that the Village has been in court over that matter for some time. The Village currently cannot enter the property and remove the foundations without property owner approval. There is a Court hearing coming up next month and there is the possibility of a decision next month.

5. Review of Revised Hyatt Place Hotel Statement of Support*

Chairman Persino tabled discussion on the white paper for the Hyatt Place Hotel until a formal application is submitted by the applicants. He earlier notified residents in the council chambers that were there to speak regarding the white papers for the Hyatt Place Hotel that since discussion on this subject will not be conducted until a formal application is submitted, no public comment or board discussion will be conducted during this meeting.

6. Reports

a. Development Updates*

Director McNellis provided an update on the projects listed in the EDC packet. Director McNellis then closed his presentation with an update on building permits. He noted the Community Development Department is quite active as spring and summer approach.

7. Other Business

Chairman Persino inquired about an issue a neighbor had with the Village's new 911 dispatch consolidation with Skokie. Village Manager Wiberg provided a summary of the recent change in dispatch from Lincolnwood to Skokie and noted he would look into the issue Chairman Persino brought up.

Commissioner McCoy asked if there was any explanation as to why Hyatt Place Hotel has not yet submitted its application. Manager Wiberg answered that the developer appears to be working on their plans and we expect an application soon.

8. Public Forum

Trustee Craig Klatzco thanked the Commissioners, on his behalf as well as that of the Village Board, for their time spent and expertise shared during the duration of his time as Village Trustee.

9. Adjournment

By consensus, the meeting was adjourned at 8:44 AM.

Respectfully Submitted,

Aida Cantic
Community Development Intern