



Economic Development Commission

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

Commissioners Present

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

Commissioners Absent

Genelle Iocca
Terrence L. Strauch

Staff Present

Timothy Wiberg, Village Manager
Steve McNellis, Community Development Director
Douglas Hammel, Development Manager

Others Present

Village President-Barry Bass
Trustee Jesal Patel

1. Call to Order/ Quorum Declaration

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

2. Minutes Approval

Chairman Persino asked the Commission if any edits were to be made to the April 26, 2017 meeting minutes. Hearing no corrections, Chairman Persino called for a motion for approval. Vice Chair Kucienski moved and Commissioner Berman seconded. There was a consensus to approve the minutes.

3. Review of Revised Hyatt Place Hotel Statement of Support

Chairman Persino opened discussion regarding the Revised Hyatt Place Hotel White Paper by stating that he feels it is premature for the Commission to consider discussion and release of a revised White Paper at this time. He stated that he feels it would be appropriate to wait until the Plan Commission holds its initial hearing in order to gauge community feedback and impacts that are currently unknown or unquantified.

Commissioner McCoy asked if it is possible to quantify the amount of revenue it would generate for the Village. Chairman Persino agreed that it would be beneficial to have the Applicant provide projections related to occupancy, hotel tax revenue, and retail tax revenue.

Commissioner McCoy stated that the Commission should encourage the Applicant to be in regular contact with residents in the surrounding neighborhood to assess aspects of the design.

Vice Chair Kucienski agreed that the Commission should wait on review and issuance of a revised White Paper.

Commissioner Berman stated that he is interested in hearing what the public's view of the project is. Chairman Persino stated that he feels most people in the Village are in support of a hotel project, but recognizes that it is important to consider the unique issues and impacts it could present for immediate neighbors.

Commissioner Levine asked if anyone could provide information regarding the June 7, 2017 neighborhood meeting held by the Applicant. Trustee Patel stated that the neighborhood was not interested in or in support of the project, and that the biggest issue discussed was traffic. Stan Wilke, resident and member of the Traffic Commission, stated that the neighborhood is opposed to the property and that some believe property values could be impacted by as much as 10%. Chairman Persino stated that there is no official study that supports the claim that property values could be reduced by as much as 10% if a hotel is constructed, and stated that every project warrants careful consideration of impacts on residents. Mr. Wilke stated that he feels it is not appropriate for the Commission to issue a White paper at this time. Chairman Persino reiterated that it is the charge of the Commission to issue a White Paper, but feels it is premature to do so at this time.

Director McNellis stated that a sun study and traffic study have been submitted to the Village for assessment by staff and local officials.

Chairman Persino asked if everyone is in favor of tabling discussion of or issuance of a White Paper at this time. All Commissioners concurred.

4. Discussion on Current and Upcoming Development-Related Projects

Director McNellis provided the Commission with a presentation of current and upcoming development-related projects. The presentation summarized the following:

- Village-Initiated Projects:
 - UP Recreation Path/Lincolnwood Business Park Parking Lot
 - Lincoln Avenue Median Project – Phase 1
- Village-Initiated Current/Potential Code Amendments:
 - Parking Lot Landscaping
 - Temporary Signage Requirements
 - Multi-Tenant Electronic Signage
 - Devon Avenue Retail Overlay District
 - Proposed Extension of the Touhy Avenue Retail Overlay District
- Other Village-Initiated Development-Related Projects:
 - North Gateway Sub-Area Plan
 - Code Enforcement/Property Maintenance Assessment
- Private Commercial Projects (Planning/Permitting/Construction):
 - Hyatt Place Hotel (7250 N. Cicero Avenue)
 - Walder Education Center/Hatzalah (6530 N. Lincoln Avenue)
 - 4230 W Touhy Multi-Tenant Plaza
 - Stefani's Osteria and Bar (6755 N. Cicero Avenue)
 - Food for Thought Expansion (6955 N. Hamlin Avenue)
 - The Carrington at Lincolnwood (3401-3501 W. Northeast Parkway)
 - 6601 N. Lincoln Avenue Office/Warehouse Building
 - Brickyard Bank Renovations (6676 N. Lincoln Avenue)
 - Concerto Renal Services (4600 W. Touhy Avenue)
- Private Commercial Projects (Future Development):
 - 6865 N. Lincoln Avenue Single-Tenant Building
 - Former Wa-Wa Building (4656 W. Touhy Avenue)
 - Mobile Station Convenience Store Expansion (6401 N. Cicero Avenue)
 - Purple Hotel Site
 - PIL Building (7373 N. Cicero Avenue)

There was some discussion that resulted from the content of the presentation.

Commissioner McCoy asked about the occupancy of the building at the south end of the

new trail parking lot. Village Manager Wiberg and Director McNellis provided information regarding the current tenants.

Commissioner Levine asked if it would be possible to install a mirror or some other safety mechanism at the exit to the Lowe's parking lot. It was stated that there has been some discussion of this among the Traffic Commission.

Commissioner Berman asked about the origins of the current parking lot landscaping requirements and their impact on development. Village Manager Wiberg and Director McNellis provided information regarding the balance between small sites, landscaping requirements, parking requirements, and buffering. They explained that these factors are often competing for the same limited space on a site. Commissioner Spagnoli described the challenge of long-term maintenance, and Chairman Persino discussed the fact that limited space limits the types of plant species that can thrive.

Director McNellis described the proposed changes that would make temporary signage regulations more flexible. Chairman Persino agreed that the Village should be more flexible with temporary signs. Commissioner Berman expressed concerns about signs being left out after hours or becoming cluttered. Vice Chair Kucienski stated that he feels it would be generally helpful for businesses.

Director McNellis explained the concept of electronic message signs integrated within larger multi-tenant commercial signs. Chairman Persino and Vice Chair Kucienski agreed that this could help the long-term vitality of the mall. Commissioner McCoy asked if such signs would be covered by Village incentive programs. Director McNellis stated that they would not be covered. Generally, Commissioners stated that they are supportive of Village staff exploring a potential code amendment related to such signage, but the amendment should consider size, brightness, flashing imagery, and other functional aspects.

Director McNellis described the intent of the Devon Avenue Retail Overlay District. Commissioners generally agreed that this was beneficial to local businesses and the Village.

Director McNellis presented the proposed expanded boundary of the Touhy Avenue Retail Overlay. Chairman Persino stated that the boundary did not originally extend west to Ridgeway due to proximity to residential uses. Director McNellis stated that, if expanded, zoning would require a buffer against residential properties. Commissioner

Berman, Commissioner Spagnoli, and Chairman Persino stated support for the expansion of the overlay district boundary.

Director McNellis presented the on-going assessment of code enforcement efforts and prioritization with the Village Board. Regarding commercial lighting, Commissioner Spagnoli pointed out the ComEd program that can help fund lighting improvements. Commissioner Spagnoli stated that he would provide information to Village staff, and staff would use its networks to make commercial property owners aware of the program.

Director McNellis provided an update on the Carrington at Lincolnwood senior housing project. Commissioners asked about the programming of the property and the EMS station that will be provided. Director McNellis provided information regarding the number of units and on-site amenities, and Village Manager Wiberg stated that the Village will monitor EMS activity initiated by the Carrington, and that such activity will not impact Village agreements with neighboring communities. Village Manager Wiberg also clarified that the Village EMS services have no relationship with the services provided by Hatzalah.

Director McNellis provided an update regarding the status of the Purple Hotel property. Chairman Persino sought information regarding the status of the foreclosure hearings. Director McNellis stated that the Village is hoping for clarification on ownership of the property by August 24. Chairman Persino stated that the proposed state bill limiting the ability to renew or modify existing TIF's seems to be stalled in the state legislature.

Director McNellis provided a summary of on-going or upcoming economic development initiatives, including:

- Available Site Inventory (on-going)
- ICSC – Retail Connection and Deal Making (August/September 2017)
- Commercial Real Estate Broker Roundtable (October/November 2017)
- Business-Friendly Code Amendments (on-going)
- Shop & Dine Guide (September/October 2017)
- Business Roundtable Discussion with the EDC (October/November 2017)

Commissioner Levine asked if Real Urban BBQ considered coming to the Village instead of Skokie. Commissioner Spagnoli explained that the Village of Skokie provided a very desirable package of incentives to attract them, and that they never had discussions with Lincolnwood.

Commissioner McCoy asked for an updated regarding traffic control at trail crossings. Village Manager Wiberg explained that the Village is monitoring the performance of the current traffic controls with IDOT, and that several factors (i.e. roadway design, roadway jurisdiction, municipal jurisdiction, traffic patterns, etc.) complicate the approach to traffic controls.

5. New Business Licenses*

Commissioners were provided with a report of recent business license activity. There was no discussion related to this report.

6. Other Business

There was no other business discussed.

7. Public Forum

There was no comment from the public during this portion of the meeting. Public comments related to specific agenda items are previously included in these minutes..

8. Adjournment

By consensus, the meeting was adjourned at 9:32 AM.

Respectfully Submitted,

Doug Hammel
Development Manager