



## **Economic Development Commission**

**Wednesday, November 15, 2017  
Council Chambers Room**

### **Commissioners Present**

James Kucienski, Chairman (formerly Vice Chair)  
Rivak Albazi  
James Berger  
Myles Berman  
Maureen Ehrenberg  
Genelle Iocca  
Patrick McCoy  
Joe Spagnoli

### **Commissioners Absent**

None

### **Staff Present**

Timothy Wiberg, Village Manager  
Steve McNellis, Community  
Development Director

### **Others Present**

Barry Bass, Village President

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

Noting that a quorum of eight members was present, the meeting was called to order by Vice Chairman Kucienski at 8:01 AM.

#### **2. Selection of a New EDC Chairman and Vice Chairman**

In light of the new opening for EDC Chairman, the Vice Chairman accepted nominations for the position. Commissioners Berger, Berman, and Spagnoli nominated Vice Chair Kucienski for the Chairman position. By a vote of 8-0, the Commission voted James Kucienski as the new Chairman of the EDC.

With the Vice Chairman position now open, Chairman Kuchienski stated the Commission would accept nominations for the position, and followed by nominating Commissioner McCoy which was seconded by Commissioner Berman. By a vote of 7-0, with one abstention (Commissioner McCoy abstained), the Commission voted Pat McCoy as the new Vice Chairman of the EDC.

**3. Welcome to New EDC Commissioners**

Chairman Kucienski announced the addition of new Commissioner Maureen Ehrenberg. Director McNellis welcomed Commissioner Ehrenberg back to the EDC. He noted she had served on the EDC between 2013 and 2015, and that the Commission is very lucky to have such an experienced real estate professional back on the EDC.

**4. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the September 20, 2017 meeting minutes. Hearing no corrections, Chairman Kucienski called for a motion for approval, to which Commissioner Spagnoli moved and Commissioner Albazi seconded. There was a consensus to approve the minutes.

**5. PEP/GIFT Grant Requests for 6980/6990 N. Central Park Avenue**

Community Development Director, Steve McNellis, provided background on the two PEP (Property Enhancement Program) and GIFT (Green Initiatives Funding Tomorrow) Grant requests and the objectives of the proposed improvements. He noted that 6980 N. Central Park Avenue houses LTC Interiors and North Light Theatre Scene Shop and 6990 N. Central Park Avenue houses Econocare. Both adjacent buildings are owned by Mr. Alan Gluck, through separate entities. The proposed improvements included an updated natural landscape, new accessible ramps, Energy Star windows and doors, new barrel roof canopies, a redesigned façade and LED lighting.

Director McNellis noted that there is a total of \$50,000 available for both PEP/GIFT grant requests, as part of the set-aside funds for these improvement programs in the Northeast Industrial District (NEID) TIF, in which these properties are located. The 6980 Central Park property represents approximately 64% of the total storefront improvement, and 6990 represents approximately 36%. Since the improvements are consistent across the entire storefront of the two properties, the total cost of the project is split accordingly.

Mr. Brett Pauls of Econocare, answered questions from the Commission regarding specifics of the proposal, including questions regarding ownership structure and proposed landscaping plant species. Vice Chairman McCoy asked if a building with such low visibility along the public way is the most appropriate choice for this project. Village Manager, Tim Wiberg, and Community Development Director, Steve McNellis explained that the street is not only an arterial in the Lincolnwood Business Park, but is also in close proximity to the new Carrington Development which is expected to spur additional economic development nearby. Director McNellis added

that the PEP/GIFT funds specifically set-aside in the NEID TIF must be spent in the Business Park in that particular TIF District. Mr. Pauls provided further information regarding the timeline of this project and stated that it should be completed in no more than six months, and likely by April 1<sup>st</sup>.

Chairman Kucienski requested information regarding the procedures in place should any recipient of Village incentives vacate the premises and/or leave the Village. Village Manager Wiberg and Director McNellis explained that should such an event occur in the first five years after the improvement is completed, the incentive programs require a graduated payback of funds.

Commissioner Spagnoli proposed the Village assist with the proposed lighting costs by providing Mr. Paul's information on a ComEd program to defray costs, so the petitioner could allocate some funds elsewhere. Director McNellis stated that he would connect Mr. Pauls with ComEd regarding this program.

At the end of discussion, Commissioner Ehrenberg made a motion to recommend approval of \$50,000 in PEP/GIFT Grant requests for 6980/6990 N. Central Park Avenue, with a proportional split of 64% of funds for 6980 N. Central Park Avenue and 36% for 6990 N. Central Park Avenue, representing a proportional split of the length of the storefront, subject to improvements being completed within six months after final Village Board approval or the petitioner must return to the EDC to request an extension, and the amount funded be no greater than 50% of the total cost of the project. Commissioner Spagnoli seconded the motion. Motion was approved by a roll call vote, as follows:

**Ayes:** Albazi, Berger, Berman, Ehrenberg, Iocca, McCoy, Spagnoli, Chairman Kucienski

**Nays:** None

**6. Review of 2018 Meeting Dates**

The 2018 meeting dates were presented to the Commission. Commissioner Berman moved to approve the 2018 meeting dates and Vice Chairman McCoy seconded the motion. Motion was approved by voice vote.

**7. Discussion of Commissioner Request for Future EDC Meeting Topics**

Director McNellis noted that while staff has petitions that come forward, such as this morning's PEP and GIFT requests, and there are also items on the economic development work plan that will come to the EDC, such as last month's discussion

about the new Business newsletter (which will be coming out in January), and staff will also bring forward more comprehensive discussion topics, such as business-friendly zoning code changes and comprehensive updates on development projects, that is not always enough to fill every agenda. So, for those months in which no topics are coming forward, for one reason or another, staff would like to develop a topics list of areas the EDC would like to address. He asked that if there are no particular topics brought up this morning, that the EDC should feel free to e-mail any ideas to staff.

Commissioner Berman suggested introducing an agenda item to discuss whether or not the Village should be pursuing new developments on major arterials such as Cicero Avenue.

## **8. Reports**

### **New Business License**

Director McNellis provided the Commission with the new business license list. Commissioner McCoy reminded that the original reason for providing this list to the EDC was to allow the Commissioners the opportunity to touch base with new businesses to ensure they have all the information they need to be successful in Lincolnwood. However, he noted that such communication came after the business was already in the Village, and eliminated the opportunity to help these businesses understand codes and requirements before they had already made a financial commitment to a location in the Village. The EDC agreed this is a timing problem and that ways should be considered to encourage businesses to approach the EDC at a meeting to ask questions about requirements, process, etc., when they are still considering sites, before a contract or lease has been signed. Commissioner Albazi suggested that the new Business Newsletter should include information for new businesses to reach out to Staff in order to be connected to the EDC as a resource for mentorship. Director McNellis stated that he would include language in the next available Business Newsletter encouraging prospective businesses to make contact with him to discuss Village requirements. He further stated that he would direct those interested businesses to an audience with the EDC at a monthly meeting. Finally, Director McNellis suggested there be an open item on each agenda, at the end of the meeting, allowing this free discussion between prospective businesses and the EDC. The EDC agreed with this direction.

### **Development Updates**

#### **Stefani's Restaurant at 6755 North Cicero Ave**

Director McNellis provided an update on the Stefani's Restaurant. The projected completion date is near the end of 2017, per most recent reports. Director McNellis informed the Commission that a Q+A with Gina Stefani, head of operations for the new restaurant, will be included in the January/February Business Newsletter.

Discussion ensued regarding a possible ribbon-cutting ceremony for the grand opening. Director McNellis stated that he would reach out to Stefani's to inquire about their interest to this suggestion. Commissioner Berman expressed his support for such an event.

**Brickyard Bank at 6676 North Lincoln Ave**

Director McNellis informed the Commission that the PEP Grant work at the Brickyard Bank had been completed.

**AT&T at 3701 West Touhy Ave**

Director McNellis informed the Commission that the AT&T building had opened and reminded everyone that this development was the first retail business in the Village's first Retail Business Overlay District.

**Former Purple Hotel Site at 4500 West Touhy Ave**

Director McNellis and Village Manager Wiberg, shared details regarding the status of the former Purple Hotel site. The Foreclosure sale of the site has been finalized and is being met with interest from developers. The vision for this site continues to be a mixed-use development with commercial, including retail sales and service, restaurants, entertainment uses, a possible hotel and multi-family housing.

Discussion ensued over efforts to continue to rebrand Lincolnwood as an affordable, conveniently located community with growing amenities. Commissioner Ehrenberg recommended that the Commission should check in with the Lincolnwood Taskforce to review and reinforce the Village's mission. Chairman Kucienski suggested a workshop to facilitate this discussion.

**9. Other Business**

None

**10. Public Forum**

None

**11. Adjournment**

By consensus, the meeting was adjourned at 9:36 A.M.

Respectfully submitted,

Ashley Reimann  
Community Development Intern