



Economic Development Commission

**Wednesday, January 24, 2018
Council Chambers Room**

Commissioners Present

James Kucienski, Chairman
Patrick McCoy, Vice Chair
Rivak Albazi
James Berger
Myles Berman
Maureen Ehrenberg
Genelle Iocca (arrived at 8:09)
Peter Dyer
Joe Spagnoli

Commissioners Absent

None

Staff Present

Timothy Wiberg, Village Manager
Steve McNellis, Community Development Director
Robert Merkel, Finance Director
Andrew Letson, Public Works Director
Nadim Badran, Assistant to the Public Works Director

Others Present

Barry Bass, Village President
Georjean Nickell, Village Trustee
Jesal Patel, Village Trustee

1. Call to Order/ Quorum Declaration

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

2. Welcome to New EDC Commissioner, Peter Dyer

The Commission welcomed new EDC Commissioner, Peter Dyer, to the Board. Director McNellis noted Peter's background in business as Vice President of Operations for ATF Inc, a Lincolnwood tier 2 automotive parts supplier. He also noted that Peter has been a

Lincolnwood resident since 1999, which allows him to see economic development and the community from two different perspectives.

3. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the December 20, 2017 meeting minutes.

Commissioner Ehrenberg noted that her comments under the “Business Newsletter Review” were incorrect and should have stated, “...that Lincolnwood’s prime location, housing stock, and prices should be highlighted as the most important feature of the community...” The minutes only listed the comment regarding the prime location.

Additionally, Vice Chair McCoy mentioned that the comments regarding the 2018 federal tax law, also noted in the “Business Newsletter Review,” were from a group discussion and not directly from him.

Hearing no additional corrections, Chairman Kucienski called for a motion to approve. Commissioner Spagnoli Moved and Commissioner Berger seconded the motion. There was a consensus to approve the minutes.

Chairman Kucienski proposed a mutual goal of aiming to end EDC meetings at 9:30 am. from here forward.

4. Proposed FY 2018-2019 TIF Budgets

Chairman Kucienski provided a review of the EDC’s role as a recommending body regarding projects and expenditures for TIF districts within the Village of Lincolnwood. An introductory discussion ensued regarding the purpose of TIFs, timelines and borders of current TIF Districts in the Village, and their funding allocations. It was noted the three active TIF Districts include the North East Industrial District, the Lincoln-Touhy District, and the Devon-Lincoln District.

Community Development Director, Steve McNellis began by providing information on the North East Industrial District (NEID TIF District) which was created in 1996 and is near the end of its life. Approximately \$1,400,000 in revenue has been generated each year, which will serve to fund four proposed major projects in FY 2018-2019.

The first proposed project is the Public Works Yard Expansion Construction. Village Manager, Tim Wiberg, discussed the need to revamp the look of the Public Works yard as it is highly visible since the main road leading to the Public Works offices was

developed. The projected cost for the expansion project is \$1,380,000 + \$90,000 in construction oversight.

Commissioner Dyer inquired about the breakdown of the project costs. Village Manager Wiberg explained that the plans include the construction of a permanent structure to contain construction spoils with a roof cover, structured bins for storage with a concrete foundation, a wall and/or gate around the water tower, and the extension of a brick wall.

Andrew Letson, Public Works Director, and Nadim Badran, Assistant to the Public Works Director, were in the audience to provide additional information. Mr. Letson explained that the temporary spoils structure is showing wear and tear and that the Village's coal patch supply is currently stored inside because the material cannot sustain outdoor storage. This puts pressure on the available indoor vehicle parking and other storage needs.

Discussion ensued over the proposed materials for the wall and permanent structures. Mr. Letson explained that this includes precast concrete with a brick façade to match the existing materials on the Public Works yard and to provide uniformity for long term maintenance. Commissioner Ehrenberg proposed that the plans should consider sustainable alternatives instead of concrete due to its negative environmental impact.

Director McNellis introduced plans for the proposed Street Resurfacing Design project which involve resurfacing existing roadways, adding spot curbs, and sidewalk replacements. Because several of the roads involved in this project are considered Federal Aid routes, they are eligible for 70% Federal funding. Eligible roads include Northeast Parkway, North Central Park, and North Lawndale Avenue. Another proposed project in this TIF includes plans to paint and refurbish the standpipe on the north end of North Central Park. Village Manager Wiberg added that this refurbishment is necessary because of the rusting condition of the standpipe and the need to prolong the life of the steel by reducing deterioration of the tank.

Commissioner Dyer posed a question regarding the green strip of land to the north of the ATF offices on Central Park Ave and Northeast Parkway and if there was a possibility for this area to be converted to parking, and paid for through the TIF, as the parking lot on the ATF site is completely full. Village Manager Wiberg explained that the green strip is likely owned by the Carrington whose plans originally included a walkway. Regarding the need for additional parking, Village Manager Wiberg mentioned that Northeast Parkway will be available for on-street parking once the Carrington construction has completed, which could alleviate some parking pressures.

Discussion moved to the Lincoln-Touhy TIF District which was created in 2011. This TIF District has seen a 35% decline in EAV since its beginnings and has collected \$0 in revenue since it was enacted. The Village Board has previously considered restarting the TIF and is preparing to vet the current contract purchaser of the property. With the current TIF generating no funds, a budget was not established to be utilized in this fiscal year or the next.

Director McNellis then moved to the Devon-Lincoln TIF District, created in 2014, which now creates around \$260,000 in TIF revenue annually. Projects that may be funded from this TIF fund include Devon Streetscape Phase II Engineering Plans, Devon Street Lights Installation, Parkway Tree Planting and Sidewalk Installation.

Regarding the Devon Streetscape plan, the plans include a landscape median, protected pedestrian walkway, added streetlights, and curb bump outs to protect parking. Mr. Letson added that this project is a joint effort with the City of Chicago and has been awarded a Surface Transportation Program grant which will reimburse 70% of the cost. Phase I of the Devon Streetscape was funded by the Village of Lincolnwood, but we will be reimbursed for 50% of the cost from the City of Chicago.

Village Manager Wiberg added that a goal of the Devon Ave Streetscape Phase II project is to include a crosswalk to the post office; however, the North Side of Devon Ave is under the jurisdiction of IDOT, which has complicated the process. In addition, an underground sludge line is planned for construction in 2019, so the streetscape project needed to be held back to 2019 to avoid tearing up the street again and affecting any improvements.

Commissioner Dyer questioned if the landscape median would cut off access to retailers on Devon, particularly for eastbound drivers. Mr. Letson, Public Works Director, replied that the Village would seek community input and engage in public outreach in order to best achieve the goals of the project.

Chairman Kucienski cited a study from the Urban Land Institute which stated that redecorated and narrower lanes acted as a catalyst for business stimulation.

Further discussion ensued regarding the type of vehicles allowed on Devon Avenue, parking time limits, and commercial parking, as well as the jurisdictional differences between IDOT (Illinois Dept. of Transportation) and CDOT (Chicago Dept. of Transportation).

Hearing no additional discussion, Chairman Kucienski called for a motion to Approve and recommend to the Village Board approval of the Proposed FY2018-2019 TIF Budgets for all there active TIF Districts. Vice Chair McCoy moved and Commissioner Spagnoli seconded the motion.

Motion to Recommend Consideration of the Proposed FY 2018-2019 TIF Budgets for the Village's TIF Districts:

By a vote of 8-0, EDC recommended approval for the proposed TIF Budgets.

*Commissioner Berman abstained.

5. Discussion of an Economic Development Work Plan

Community Development Director McNellis provided an overview of the fourteen goals of the Economic Development Work Plan. The objective of this agenda item was to determine if goals were still appropriate and to determine whether or not any change in focus or direction should be considered.

Commissioner Ehrenberg proposed that the EDC should choose five of the most important goals to highlight as top priority items; the remaining items could be second tier objectives.

The group discussed the need to highlight branding as the top initiative. Establishing a vision and a purpose would assist the Village in aligning with appropriate businesses. Vice Chair McCoy reiterated that the EDC does not need to create the brand for the Village, but should express that this objective is a priority to the Village Board.

Chairman Kucienski added the following suggestions: item #14 *landscaping* could be readdressed later down the line, item #9 *zoning* is already in progress, therefore staff can continue bringing this topic to the EDC when necessary, similarly, item #6 *shop & dine guide* and #7 *trade conferences* are already in progress.

The Commission proposed to combine # 3 *Branding*, #4 *Marketing*, and #11 *Signage* into one priority category.

Commissioner Ehrenberg suggested that the EDC should meet with top brokers in the Chicagoland area to get a sense of their thoughts about Lincolnwood and seek their advice. Their feedback could highlight areas of improvement and opportunities within the Village. Commissioner Ehrenberg added that this effort should precede a marketing campaign. Other preliminary research should include a roundtable discussion with millennials and local businesses. Commissioner Dyer noted that these roundtable

discussions could illuminate what events the Village is lacking from the younger generation's perspective. Several EDC members expressed their interest in partaking in the roundtable discussions.

At 9:15 am, Mayor Bass joined the meeting.

Commissioner Dyer questioned if these discussions were premature if plans for the Touhy-Lincoln Triangle property have not been established. Village Manager Wiberg and Director McNellis explained that the contract purchasers for the property had a general discussion regarding the property as part of a meeting in December, and were expected to provide more information soon. The EDC will be looped into updates as this moves forward, and will be a part of the discussion and review of the project as the developers plan to request TIF incentives, which are reviewed by the EDC.

6. Reports

a. New Business Licenses

Director McNellis reviewed the list of new businesses in the Village for January 2018.

b. Development Updates

Director McNellis provided an update on the major developments in the Village:

Stefani's Restaurant at 6755 N. Cicero is scheduled to open at the end of February.

The Lincoln Touhy Triangle Site at 4500 W. Touhy has a contract purchaser, Z-S Development of Chicago, and will be engaging in discussions with the Village in terms of their concept plan in the near future..

The building at 6530 N. Lincoln Ave will house a new Teachers Education Center and the Hatzalah Chicago Emergency Ambulance Service. The Plan Commission reviewed and recommended approval of the requested zoning relief for this site.

The Plan Commission plans to review business-friendly Code Amendments including Auto Sales in the Office Zoning District and Sign Code amendments.

Director McNellis also discussed topics relating to various inquiries from the EDC at the December 20, 2017 EDC meeting, including: Health Inspection Reports for restaurants, the Village's green space ratio, and opportunities to advertise businesses with the use of a Geo-App.

Commissioner Berman returned the conversation to the Economic Development Work Plan discussion. He stated that the plan needed to address and identify the hard economic drivers in the Village and approach the plan through a more financially-slanted lens. Additionally, the list should include an in depth look into the funding sources available to the Village, stating that while branding is important, an understanding of available funding should come first. Discussion examples include TIFs, enterprise zones, and EAV.

7. Other Business

None

8. Public Forum

Trustee Nickell discussed how branding efforts should be completed in partnership with other Village entities such as the schools. Commissioner's also suggested other ideas regarding branding, including marketing Lincolnwood as a "self-sustaining" village and drawing on the aesthetics of the community.

Trustee Patel added the repainting project for the Lincolnwood water tower could serve as a branding opportunity, as well.

9. Prospective Business Forum

None

10. Adjournment

By consensus, the meeting was adjourned at 9:35am.

Respectfully submitted:

Ashley Reimann
Community Development Intern