



## **Economic Development Commission**

**Wednesday, April 25, 2018  
Council Chambers Room**

### **Commissioners Present**

James Kucienski, Chairman  
Patrick McCoy  
Rivak Albazi (arrived at 8:16)  
James Berger  
Myles Berman  
Peter Dyer  
Maureen Ehrenberg (via remote call-in)

### **Commissioners Absent**

Joe Spagnoli

### **Staff Present**

Timothy Wiberg, Village Manager  
Steve McNellis, Community Development Director  
Robert Merkel, Finance Director  
Charles Meyer, Asst. to the Village Manager

### **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 seven members were present, the meeting was called to order by Chairman Kucienski at 8:00 AM.

#### **2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the February 28, 2018 meeting minutes.

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

### **3. Update on Status of Lincoln-Touhy Triangle Property**

Manager Wiberg and Director McNellis presented an overview of recent developments on the Lincoln-Touhy triangle property, noting that Tucker development is now the Contract Purchaser of this property, and that they recently made a presentation to the Village Board. Chairman Kucienski inquired as to whether or not the two office building properties north of the site, on Lincoln Avenue, will be included in the development proposal from Tucker Development. Mayor Bass stated that the Village and Tucker are moving ahead, without delay, and without those properties at the moment. However, he noted that Tucker will be reaching out to the owner of those properties to see if they can acquire those pieces as part of their development.

Commissioner Ehrenberg noted concerns about the market in general, and that it will be important that the developer provide a solid pro forma, sooner rather than later. Director McNellis stated that staff is prepared to make this project a priority and spend the hours required to insure the process remains on track with the developer's accelerated schedule. He also noted that the Plan Commission has stated they are willing to schedule special meetings, as needed, to accommodate the developer's schedule. The EDC unanimously expressed their willingness to also schedule meetings as needed to assist the developer in their schedule, and requested staff notify the developer of such. Trustee Nickell noted that Tucker has experience with hotels, as they have a few projects that incorporate them. They will be analyzing how a hotel fits into their proposal.

Director McNellis requested the EDC agenda be altered to allow original Agenda Item #4, the Workshop on Targeted Business Development Areas, to be moved to the end of the meeting. There was a consensus of the EDC to alter the agenda as proposed.

### **4. Reports**

#### **a. New Business Licenses**

No report was discussed.

#### **b. Development Updates**

There was general discussion concerning the current parking issues at the Stefani Prime restaurant. Director McNellis noted that Stefanis would be at the May 2<sup>nd</sup> Plan Commission for a request to reduce parking by eight spaces for a new outdoor seating area. There was discussion regarding the suitability of parking on the west side of Cicero, south of Pratt and the EDC suggested that possibility be further reviewed. Commissioner Berman inquired as to whether or not valet parking is permitted on Village streets, to which Manager Wiberg noted that the valet is complimentary so, given that there is no

revenue being generated by a private party on Village streets, our Attorney does not believe it can be restricted.

Continuing with a general discussion on economic development in the Village, Manager Wiberg stated that staff has met with Auto Canada regarding their recent acquisition of Grossinger dealerships. Chairman Kucienski inquired as to the status of any plans to replace Carson's at the Mall. Manager Wiberg noted that he, Chairman Kucienski, Mayor Bass and Director McNellis met with the Mall Owners earlier this year, prior to the Carson's closing announcement. At that time, Mall ownership stated they were working on contingencies should the Carson's store ultimately close.

**5. Other Business**

Commissioner Ehrenberg inquired as to the date of the Village clean-up and if it was being advertised. She felt that a lot of yards were not looking good and that the Village should encourage residents to think of this as a spring cleaning, and to not use their yard as storage. Village Manager Wiberg noted he would look into this request.

**6. Public Forum**

None

**7. Prospective Business Forum**

None

**8. Workshop on Targeted Business Development Areas – Strengths/Weaknesses**

Director McNellis presented a recap of the February workshop, to insure those Commissioners who were not at that meeting were brought up to date on the discussions that had occurred. After that summary, it was determined that any new discussion should wait until the May meeting.

**9. Adjournment**

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

Respectfully submitted:



Steve McNellis

Community Development Director