



Economic Development Commission

**Wednesday, July 22, 2015
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chairman
James Kucienski, Vice Chair
Paul Levine
Pat McCoy
Terrence Stauch
Patrick Kaniff
Myles D. Berman

Commissioners Absent

Nadia Senuita
James Berger

Staff Present

Timothy C. Wiberg, Village Manager
Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Development Manager
Ashley Engelmann, Director of Public Works
Andrew Letson, Assistant to the Public Works Director
James Amelio, Christopher B. Burke Engineers, Village Engineer
Bryan Luke, Christopher B. Burke Engineers
Peter Nickell, Public Works Intern
Caleb Miller, Community Development Intern

Others Present

Craig Klatzco, Trustee
Jacqueline Boland, Executive Director of Lincolnwood Chamber of Commerce

1. Call to Order/ Quorum Declaration

Noting that a quorum of 7 members was present, the meeting was called to order at 8:04AM by Chairman Persino.

2. Minutes Approval

Commissioner Berman moved to approve as proposed the June 24, 2015 meeting minutes of the Commission. Commissioner Levine seconded the motion. Motion approved by voice vote 7-0.

3. Devon Avenue Streetscape

Director Clarke discussed the current project to improve the streetscape along Devon Avenue. He then welcomed the Village Engineer James Amelio and Bryan Luke of Christopher B. Burke Engineers.

Following their introduction, Mr. Amelio began his summary of the project by mentioning its background, including the establishment of a Tax Increment Financing (TIF) district around the Devon Avenue corridor in June of 2014. He then discussed the four alternatives that were proposed for a new streetscape plan, mentioning the third in particular due to its inclusion of a road diet. He noted that a traffic count study had indicated around 29,000 vehicles traversed this section of Devon Avenue daily – much higher than the expected 14,000. As a result, a road diet was deemed unfeasible. Ultimately, the fourth alternative, which included pedestrian refuge medians, shared bike lanes, parking lanes, and parkways, was approved on October 7, 2014. A Surface Transportation Program (STP) Grant Application was submitted following the approval to the North Shore Council of Mayors, which Mr. Amelio noted will cover 80% of project costs. The STP Grant was approved by the North Shore Council Technical Committee on June 24, 2015, and a cross section and concept plan have both been developed. Finally, he mentioned that formal approval of the project is slated for September 9, 2015, with construction beginning in the spring of 2018.

Mr. Amelio then moved on to the details of the approved alternative. The project will be a length of 1,800 feet, stretching from Lincoln Avenue to McCormick Boulevard. Improvements include new roadway and pedestrian lighting, site furnishings, a raised landscape median, and designated markers for bicycles. The street pavement will be widened to accommodate for the median, reducing street frontage width from 21 feet to 13.5 feet.

Manager Wiberg discussed the City of Chicago's desire to include pedestrian refuge in the median near the US Post Office on Kimball Avenue, which is included in the current plan along with a refuge on St. Louis Avenue. Chairman Persino then inquired about outdoor seating for restaurants and cafes on the sidewalks, mentioning that the proposed frontage reduction would prohibit any such use. He went on to mention that outdoor seating is encouraged along the new streetscape. Amelio and Luke responded by noting that bump-outs could be included in the parking lane to accommodate for the necessary space.

Chairman Persino inquired about the pedestrian and traffic lighting required along Devon Avenue, and whether the Village is required to match that of the City of Chicago's. Mr. Amelio responded by mentioning that it was too early in the process to tell, but that Chicago will likely use Illinois Department of Transportation (IDOT) standards, and that it is up to the Village to match them. Going further, Commissioner Levine discussed the existing street light poles and their proximity to one another, which he found to be too close. Mr. Amelio then mentioned that the street light placement would likely be reconfigured. Commissioner McCoy then inquired about the responsibility of maintenance of the median, to which Mr. Amelio responded by saying Chicago is not likely going to maintain the median, and that it is up to the Village to decide on maintenance.

Moving on, Mr. Amelio discussed matters of costs and funding, mentioning the total project cost of \$4.5 million. This would be paid in part by the STP Grant, totaling \$3.2 million, and \$1.3 million split between the City of Chicago and the Village of Lincolnwood. The Village's share of costs, he noted, can be taken from TIF funds.

Commissioner Levine then requested that the engineers look into converting Christiana Avenue to right-in/right-out at its intersection with Devon. He noted that left turns from Christiana onto Devon are particularly dangerous due to its proximity to McCormick Boulevard. Discussion ensued on where right-in/right-out streets should be located and the various tradeoffs involved. Chairman Persino discussed the safety risks of Drake Avenue being allowed left turns, as well as the Home Depot parking lot exit on Devon, saying the median should be extended to prohibit left turns at those intersections. Mr. Amelio and Mr. Luke finalized this discussion by saying they would look into possible modifications for pedestrian refuges and right-in/right-out streets. When asked by Commissioner Berman if right-in/right-out streets were necessary, Mr. Luke replied by mentioning the project is to create a more pedestrian and bicycle-friendly corridor, and that right-in/right-out streets improve the safety of all users.

Hearing no further discussion, Mr. Amelio concluded his presentation.

4. Reports

A. Development Updates

Director Clarke summarized the written Development Updates report as well as updates on other properties. He mentioned the public hearing before the Plan Commission, scheduled for August 5th, 2015, regarding the multi-tenant use proposed for the former Dominick's site. He also discussed details regarding the proposal, including the potential tenants in the former Dominick's building and the outlot building that will include two

additional tenants. Finally, he discussed the approved 7B Tax Abatement for the site, as mentioned in the previous Commission meeting.

He then moved on to the development proposed for the former Bell & Howell site, a public hearing before the Plan Commission is scheduled for September 2nd, 2015. He summarized the proposed development, which will house over 500 tenants in 251 independent living units, 90 Assisted Living units, and 44 Memory Care units. These three types of units will be included in a single facility. Manager Wiberg mentioned how most of the units will be dedicated to active seniors, with an age range of 55+, which could potentially bring demand for more commercial uses in the surrounding vicinity. Director Clarke also discussed parking requirements for the development, mentioning the possibility that there may be fewer cars on the property than expected. Commissioner Kaniff discussed how many seniors prefer having cars, and that the parking requirements may in fact be necessary. Director Clarke then noted that a parking study will be done for the development to produce a more accurate idea of how much parking will be sufficient.

Finally, Director Clarke discussed the departure of former Community Development Intern Ryan Johnson, and his replacement with the new Intern, Caleb Miller. Mr. Miller is currently pursuing a Master of Arts in Sustainable Urban Development at DePaul University, and will be working with the village for the year through the end of his graduate program.

B. New Business Licenses

Commissioners viewed the list of new business licenses issued during the month of June 2015.

5. Other Business

No other business was discussed.

6. Public Forum

No member of the public desired to address the Commission.

7. Adjournment

The meeting was adjourned by consensus at 8:58AM.

Respectfully Submitted,

Caleb Miller
Community Development Intern