



**Economic Development Commission
Wednesday, January 22, 2014
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chairman
James Kucienski, Vice-Chair
James Berger
Patrick McCoy
Nadia Seniuta
Terrence Strauch

Commissioners Absent

Paul Levine
William Pabst
Maureen Ehrenberg

Staff Present

Timothy C. Wiberg, Village Manager
Timothy M. Clarke AICP, Community Development Director
Aaron N. Cook AICP, Community Development Manager
Ryan N. Johnson, Community Development Intern
Robert Merkel, Finance Director

Others Present

Jerry Turry, Village President
Jesal Patel, Village Trustee
Steve Elrod, Village Attorney
Robert Rychlicki, Kane McKenna and Associates
Jackie Boland, Lincolnwood Chamber of Commerce
Jerry Callaghan, Attorney for North Capital Group
Joel Cooper, Attorney for North Capital Group
Mike Laube, Laube Companies
Michael Bousis, Cermak Fresh Market
Jerome Schain, Attorney for Fresh Market
Anthony Casaccio, Attorney for Fresh Market
Joe Bailey, Superintendent, School District #74
Jessica Donato, Business Manager, School District #74
Anthony Ficarelli, Attorney for School District #74

1. Call to Order/ Quorum Declaration

Noting that a quorum of 5 was present, the meeting was called to order at 8:07 AM by Vice Chairman Kucienski.

2. December Minutes Approval

Commissioner Berger moved to approve as presented, the proposed December 18, 2013 meeting Minutes of the Commission. Commissioner Strauch seconded the motion. Motion approved by voice vote, 5-0. Shortly after minute's approval, Chairman Persino arrived and then presided over the meeting.

3. Shoppes at Lincoln Pointe: Incentive Request

Jerry Callaghan, attorney representing North Capital Group (NCG) was given the floor to address the Commission. Mr. Callaghan thanked the Commission for its time and stated that in preparation for today's Commission meeting, NCG met with representatives of staff last week. He stated that at this meeting several items were raised related to their incentive request and that NCG wanted to review their request prior to presenting it to the Commission. He indicated that this review could result in NCG modifying their request and as such, they would like this matter to be continued to the Commission's February 26th meeting.

Chairman Persino indicated that he did not see an issue with this request to continue but solicited Commission feedback. Discussion ensued after which Commissioner Kucienski made a motion, seconded by Commissioner Seniuta, to continue this matter to the Commission's February 26, 2014 meeting. Motion approved, 6-0.

4. Dominick's Site (Other Business)

Director Clarke advised the Commission that in the audience for today's meeting was Mike Bousis of Cermak Fresh Market, who is the contract buyer of the Dominick's property. Clarke indicated that Cermak was interested in introducing themselves to the Commission and noted that Cermak Fresh Market had indicated to staff their interest in applying for an economic incentive. Clarke noted their appearance today was under the "other business" portion of the Commission's agenda and suggested that the Commission adjust the order of the agenda in order to take this matter now. Commissioners concurred.

Jerry Schain attorney for Cermak Fresh Market took the floor and thanked the Commission for its time. He indicated that Cermak Fresh Market did secure a contract with Safeway to acquire the Dominick's Lincolnwood site, along with a Dominick's site located in Chicago's Rogers Park neighborhood.

Mike Bousis of Cermak Fresh Market indicated that they are interested in opening an upscale grocery store in Lincolnwood that would compete head-to-head with the planned new Mariano's in Skokie, but to do so, would require an economic incentive from the Village. As he spoke, a book showing photographs of their Milwaukee store was circulated among Commissioners. Mr. Bousis indicated that they are looking at the

possibility of adding approximately 3,000 square feet to the rear of the existing store. He stated that he believed that they would have a much better store than Mariano's. He also indicated that while he now lives in Highland Park, he had lived in Lincolnwood for 5 years, still has family here in the Village and that he knows this market very well. He indicated that as an alternative to a grocery store, they would either subdivide the building for several smaller uses or that potentially the entire site could be used for a banquet facility.

Mr Schain indicated that they are now preparing their economic incentive request for Commission consideration and were hopeful to be on the Commission's February meeting agenda. He noted that if they proceed with a grocery store at the Dominick's location, it was important for them to open prior to the Mariano's opening. At the conclusion of his remarks, both Mr. Schain and Mr. Bousis thanked the Commission for its time.

5. Lincoln-Touhy TIF District: Consideration of a Boundary Amendment

Director Clarke provided background on this matter explaining that this request to modify the boundaries of the Lincoln-Touhy-TIF District was initially made by North Capital Group (NCG). He noted that this request was considered earlier this year by the Village Board which authorized the engagement of Kane McKenna and Associates (KMA) to study this requested amendment, subject to this cost being paid by NCG which had been agreed to.

Clarke noted that in addition to owning the Purple Hotel properties, NCG also recently acquired the 2 office buildings located along Lincoln Avenue due north of the Purple Hotel site. He noted that the proposed boundary amendment would take in these 2 office properties owned by NCG which are not now within the TIF district, along with the adjacent Commonwealth Edison property to the west. Clarke stated that NCG's development plan for the area places much of the proposed hotel property outside of the existing TIF District and that NCG is desirous of their entire property and project being included within the TIF District.

In response to a question by a Commissioner, it was noted by NCG that their development plans currently call for the retention of the most northerly existing office building but the office building currently adjacent to the TIF boundary would be demolished to make way for the hotel. Discussion continued regarding the inclusion of the Commonwealth Edison property.

Clarke continued by stating that KMA had investigated the proposed area and found that it qualified for TIF Designation under the State's criteria for a Conservation Area which

requires at least half of the buildings to be 35 years or older, along with certain other factors.

Robert Rychlicki of KMA then addressed the Commission identifying the factors which they found in the proposed area for its qualification and referred Commissioners to the drafted Qualification Report contained in their meeting packet. Mr. Rychlicki, in responding to questions, stated that the term of the TIF would not change and that the process to amend the boundary of the TIF is the same process used for establishing a TIF District and would require the convening of the Joint Review Board and the holding of a public hearing. Discussion continued on related matters.

Mr. Rychlicki indicated that for this proposed boundary amendment, some housekeeping modifications would be necessary to the adopted Redevelopment Plan in order to account for the expanded geography, but that such changes did not involve any policy matters. Discussion ensued after which by consensus, Commissioners authorized KMA, in conjunction with staff, to make these ministerial changes without further review by the Commission.

After hearing no further discussion, Commissioner Kucienski made a motion, seconded by Commissioner Seniuta, to recommend to the Village Board that it proceed and initiate the process to formally consider adoption of this boundary amendment.. A roll call vote was taken. In favor of the motion: Kucienski; Berger; McCoy; Seniuta; Persino; and Strauch. Against the motion: none. Motion approved, 6-0.

6. Reports

Director Clarke summarized the Development Updates report, noting that the Plan Commission did take action at their January meeting and is recommending the preliminary PUD for the Shoppes at Lincoln Pointe.

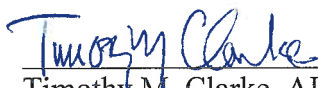
7. Public Forum

The floor was opened for public comment. Anthony Ficarelli, attorney for School District #74 rose to address the Commission. He stated that the school district had requested that a subcommittee be established with the Village to review some of the concerns of taxing districts related to the proposed Devon- Lincoln TIF District. He indicated that he was hopeful that this process would proceed.

9. Adjournment

The meeting was adjourned by consensus at 8:55 AM.

Respectfully submitted,



Timothy M. Clarke, AICP Community Development Director