



Lincolnwood Economic Development Commission

Meeting
Wednesday February 27, 2013
8:00 AM

**Council Chambers Room
Lincolnwood Village Hall
6900 Lincoln Avenue**

Note: All Village Board members are invited to attend this meeting

Meeting Agenda

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval***
 - *Minutes of January 23, 2013 Meeting*
- 3. 2013 Volume Cap***
 - *Request to transfer Cap to UIRVDA*
- 4. Incentives***
- 5. Development Updates***
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Commission is Wednesday March 20, 2013 at 8AM
NOTE, this is the THIRD Wednesday of March due to Spring Break

Memorandum

To Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: February 22, 2013

Subject: Commission Meeting Room Change

Direction by the Village Board and Village Manager has been given for the Economic Development Commission to now meet in the Council Chambers room. Beginning with our meeting on February 27, 2013, Commission meetings will now routinely take place in the Council Chambers Room instead of the Board Conference Room.

For this Wednesday morning meeting, tables will be set up on the Council floor in a “table-in-the-round” fashion. For future Commission meetings, the Commission should decide if it prefers this seating and room arrangement for meetings or if it would prefer to sit at the Council Dais. While sitting at the Council Dais would create a more formal setting for Commission’s proceedings, one advantage of utilizing the Dais is the ability of using the room’s microphone and speaker system, which is not available if we meet at tables set up on the floor.

**Economic Development Commission
Wednesday, January 23, 2013
Village Board Conference Room
Minutes**

DRAFT

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
Terrance Strauch
James Berger
Patrick McCoy
Kurt Moffitt
Paul Levine
William Pabst (arriving after Minutes approval)

Members Absent

Maureen Ehrenberg

Staff Present

Timothy Wiberg, Village Manager
Timothy M. Clarke, Community Development Director
Douglas Petroschius, Assistant Village Manager
Robert Merkel, Finance Director
Steve Elrod, Village Attorney
Andrea Litzhoff, Community Development Intern

Others Present

Lawrence Elster, Trustee
Jesal Patel, Trustee

I. Call to Order/Quorum Declaration

Chairman Persino called the meeting to order at 8:06AM.

II. Welcome to New Commissioner McCoy

Chairman Persino welcomed Patrick McCoy as a new commission member. Director Clarke distributed an updated roster. Director Clarke also welcomed Trustee Patel as the new EDC liaison from Village Board.

III. Minutes Approval

Commissioner Kucienski motioned to approve the November 28, 2012 Minutes as presented. Commissioners Levine seconded. Motion approved 6-0-1 with Commissioner Berger abstaining.

Commissioner Kucienski motioned to approve the December 19, 2012 minutes as presented. Commissioner Strauch seconded. Motion approved 7-0.

IV. MB Retail Overlay Zone Proposal

Director Clarke noted that the Commission received input from area businesses and property owners on the Commission's MB Retail Overlay Zone Proposal. Director Clarke

state that the Commission should determine whether it wishes to proceed with the proposal based on this feedback. Commissioner Kucienski opined that the Commission should move forward with the retail overlay zone. Commissioner Moffitt said that he was pleased with the turnout and questions presented to the Commission at the December 2012 meeting with Lincolnwood Business Park business owners. Chairman Persino stated that he was in favor of the proposal.

Hearing no other remarks, Commissioner Kucienski motioned to recommend referral to the Plan Commission for Public Hearing, the proposed Retail Overlay District for a portion of the MB Zoning District adjacent to Touhy Avenue. Commissioner Berger seconded. Roll call vote: Commissioners in favor: McCoy, Moffitt, Strauch, Berger, Levine, Pabst, Kucienski, and Persino. Commissioners opposed: none. Motion approved 8-0.

V. Village Branding

Assistant Village Manager Petroschius presented the 2012-2015 Strategic Plan's goal to further develop the identity for the Village through Community Branding. Noting the possible economic development benefits from branding, the Village Board directed the Commission to provide its recommendation on the initiative.

Assistant Village Manager Petroschius indicated that community branding is used to relay a community's story. Similar to private sector branding, community branding initiatives utilize consistency. Assistant Village Manager Petroschius commented that in the past there was never a decision to have a consistent identity for Village signs, letterhead, logos, and more.

Assistant Village Manager Petroschius stated that community branding can serve as a reenergizing force for economic development, to standardize documents, website, and vehicles, and can have a spillover effect on other Lincolnwood-related entities (schools, library, etc.). Assistant Village Manager Petroschius noted the community branding process often involves engaging a consulting firm to create a brand. Assistant Village Manager Petroschius quoted consulting firm services costs of \$28,000-\$65,000 depending on the services provided. Assistant Village Manager Petroschius commented that a branded community could be more attractive to retail site selectors.

Commissioner Levine opined that consistency is a problem in the Village and did not see branding as an approach to solve larger issues in the Village. Commissioner Pabst questioned if it was necessary to employ a consultant. Commissioner Pabst recommended doing the work in-house and saving the consultant costs for implementation. It was suggested to use local talent to create an image. Commissioner Kucienski stated that a consultant would be better experienced at pulling different and diverse groups and viewpoints together to create a singular image. Village Manager Wiberg added that the purpose of branding is to find out what residents think represents the Village.

Commissioner Strauch stated that the community needed a brand. Commissioner McCoy added that a standard logo and message would pay-off. Assistant Village Manager

Petroshius stated that an RFP could open up the branding initiative to a variety of people or consultants. Discussion ensued on the benefits and content of an RFP for community branding.

By consensus, Commissioners unanimously agreed that branding should be pursued. Commissioners suggested an RFP for community branding be released but that consideration should be given to other ways of addressing community branding without using a consultant.

VI. Proposed TIF District Budgets

Director Clarke noted that each year the Commission reviews the Village's proposed TIF budgets. Chairman Persino inquired on the cost for land acquisition in the NEID TIF budget. Manager Wiberg stated that 80% of the land acquisition for the purchase of the rail property will be reimbursed through a federal grant. Discussion ensued on the payments to Lowes.

By consensus, the Commission recommended approval of the TIF District Budgets as presented.

VII. Q&A with Village Attorney

Chairman Persino opened the floor for questions for Village Attorney Elrod pertaining to the work of the Commission. Chairman Persino asked for more clarity on Open Meetings Act guidelines. Village Attorney Elrod stated that commissioners have successfully completed the online course with the State Attorney General's office. Village Attorney Elrod stated that all meetings of public bodies must be open and conduct their business in public.

Village Attorney Elrod clarified that if a majority of a quorum of a public body is met, it is deemed a meeting and notice must be given to the public. The majority of a quorum for the EDC is 3 members. Therefore, 3 or more members of the EDC are not allowed to discuss public business outside of a public meeting. Members of different public bodies can meet and discuss business. Meeting together has been interpreted to include communicating electronically. Village Attorney Elrod advised not to use email to substantively discuss any issue. Discussion ensued.

Discussion continued on Freedom of Information Act (FOIA) requests and if personal email accounts are subject to FOIA. Village Attorney Elrod clarified that email records can be FOIA'd if they deal with business of the Village and if they are in possession of the Village. If an email is sent between private computers, it would not be subject to a FOIA request. The email must be in possession of the Village and deal with the subject matter of the Village.

Director Clarke asked about polling commissioners. When being polled, commissioners must reply only to staff. Elrod said it was not best practice to poll commissioners. Discussion ensued on polling practices.

Village Attorney Elrod added that every meeting agenda must have a provision or space in it to allow for the public to speak about anything. This is encapsulated in the public forum item on the EDC agenda.

The agenda for the Commission was discussed. Village Attorney Elrod indicated that a public body cannot take final action on any matter that is not specifically listed on the agenda. It was noted that the notice for a public meeting is 48 hours.

VIII. Development Updates

It was noted that the former Pro-Auto site, 6540 Lincoln, will be occupied by Illinois Bone and Joint.

Chairman Persino advised that he met with the Purple Hotel owner. Discussion ensued on possible hotel operators for the site and the financing of the project.

IX. Other Business

None

X. Public Forum

No public comment was given at this time.

XI. Adjournment

Meeting adjourned at 10:23AM.

Respectfully submitted,

Andrea Litzhoff
Community Development Intern

Memorandum

To Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: February 22, 2013

**Subject: Request to Transfer Volume Cap
Upper Illinois River Valley Development Authority
(UIRVDA)**

As a Home Rule community, the Village receives an annual allocation of “Volume Cap” from the State of Illinois. Volume Cap is a term that refers to the maximum dollar amount of Private Activity Bonds (previously referred to as Industrial Revenue Bonds) that may be issued. The State of Illinois allocates Volume Cap to home rule governments based on community population. For year 2013, this state allocation to Lincolnwood is \$1,201,370. Like last year, the Village has received a request from the Upper Illinois River Valley Development Authority, seeking the transfer to them of our 2013 Volume Cap, so that they may issue Private Activity Bonds. For 2012, based on this request, the Commission recommended and the Village Board transferred the Village’s Volume Cap to UIRVDA.

Background

Private Activity Bonds are essentially a mechanism by which a government’s tax exempt status is conferred and attached to otherwise taxable bonds. The obvious benefit of tax exempt status is that it effectively lowers the cost of borrowing money for the borrower. This reduction is generally about 2-3% lower than a conventional loan. Under federal law, issuance of private activity bonds is restricted to certain industrial and multi-family projects.

The issuance of Private Activity Bonds has no effect on a local government’s finances or bonding ability and there is absolutely no financial obligation incurred by a government in the issuance of Private Activity Bonds. In essence the federal tax-exempt nature of these bonds only has an effect on the federal treasury.

As authorized by federal law, each state is annually allocated a maximum amount of Volume Cap based on the state’s population. This Volume Cap can then be used to issue Private Activity Bonds. At the beginning of each calendar year, the State of Illinois allocates a portion of its Volume Cap to home rule governments. This allocation to home rule communities lasts however only until May 1st of each year. On May 1st, any Volume Cap which has not been committed to an eligible project by a home rule government, reverts back to the state for its use and issuance.

Under state law, home rule governments are permitted to transfer to other communities or entities (again until May 1st) their allocated Volume Cap for issuance of Private Activity Bonds. Until 2001, the supply of Volume Cap was more limited than today and it was more commonplace for financiers of eligible projects in one community to seek unencumbered Volume Cap from another community. To entice a home rule community to transfer its Volume Cap to a project in another community, often a transfer fee was offered by the beneficiaries of the transfer. One of the last acts of President Clinton however was to increase the amount of Volume Cap available and since this increase occurred in the supply of Volume Cap, few entities are now willing to pay a transfer fee.

Village Experience

Since becoming home rule, the Village has never itself issued a private activity bond to any local business. That said, within a few years of becoming home rule, staff recalls one local business had expressed interest in securing a private activity bond from the Village, but ultimately decided to seek a bank loan instead. Various bond fees and the relatively small size of the Village's bond amount were indicated then as reasons that made a bank loan more attractive.

Although the Village itself has never issued a private activity bond, the Village has transferred its Volume Cap to other entities for their issuance. Attached is a historical summary of these transfers. As indicated in this summary, until 2003, the Village was able to secure a transfer fee in transferring our Volume Cap to another entity. Since 2003, until last year, the Village transferred its Volume Cap only twice, both without any transfer fee. These transfers were both to fund region-wide 1st time homebuyer programs. Like this year's request, last year UIRVDA agreed to charge a 1% transfer fee at closing if our transferred Volume Cap was actually used by UIRVDA.

As previously indicated, the demand for Volume Cap has dramatically fallen since the early part of this Century and the challenging economy has further reduced the demand for Volume Cap. Interest in the transfer of the Village's Volume Cap to another entity has diminished substantially and currently UIRVDA is the only entity that has made a request of the Village for its 2013 Volume Cap. That said, staff notes that it has occurred at least on an occasion or two, that the Village has received a very late request to transfer our Volume Cap, (such as from Cook County) but these requests have been received by the Village at the very end of April, with no time provided for the Village to review and act before the May 1st State imposed transfer deadline.

2013 UIRVDA Request

The Upper Illinois River Valley Development Authority (UIRVDA) is a development agency created by the state legislature which serves the following eight Illinois counties: Bureau, Grundy, Kane, Kendall, LaSalle, Marshall, McHenry, and Putnam. Like last year, this agency is now seeking Lincolnwood's 2013 Volume Cap.

In 2011 UIRVDA, was able secure and pool \$72 million in Volume Cap from the following communities:

Arlington Heights; Berwyn; Bloomingdale; Bridgeview; Burbank; Carol Stream; Carpentersville; Countryside; Crystal Lake; Depue; East Dundee; Elmhurst; Evergreen Park; Hoffman Estates; Maywood; Mount Prospect; Mundelein; Niles; Northlake; Oak Park; Oswego; Peru; Prairie Grove; Rolling Meadows; Rosemont; Skokie; South Barrington; Standard; Stickney; and, Wheeling.

Like last year, as part of their request for this year's Village Volume Cap, UIRVDA has agreed that they are willing to charge a transfer fee of 1% at closing (\$12,013.70) and forward this entire 1% fee amount to the Village (UIRVDA would also charge their own 0.8% fee). UIRVDA also would be willing to transfer back to the Village our Volume Cap amount, until September 2013, if for instance we found a project which we wanted to fund, after our transfer to UIRVDA.

Further, UIRVDA is desirous of pooling Volume Cap from various home rule communities and by transferring our Volume Cap to UIRVDA and creating this pooling relationship, UIRDA indicated that in the event we were to need additional Volume Cap to fund a project, they would be willing to tap into their pooled Volume Cap resources to help fund such a project.

Attachments

1. Summary of Volume Cap Transfers
2. 2013 UIRVDA Request for Village Volume Cap

**Village of Lincolnwood
Transfer of Home Rule Volume Cap
Private Activity Bonds
Historical Summary**

YEAR	Transferred to	Fee Basis	Fees Assessed	Volume Cap
1998	Tinley Park	1% transfer fee(1/2 paid at transfer& ½ paid at closing plus \$800 attorney fees	\$6,470	\$567,100
1999	Benton (Irwin Berkley)	1% transfer fee (1/2 paid at transfer & ½ paid at closing plus \$800 attorney fees	\$6,471	\$567,100
2000	IHDA for Quincy Project	2% (all paid at transfer) plus \$800 attorney costs	\$12,077	\$563,850
2001	Danville for Mt. Prospect project	2.5% (all paid at transfer) plus \$800 attorney costs	\$15,096.	\$709,563
2002	Benton then redirected to IHDA (Irwin Berkley)	1% (1/2 paid at transfer and ½ paid at closing or within 12 months, plus \$100 attorney costs	\$10,270	\$926,925
2003	NONE			
2004	NONE			
2005	NONE			
2006	IHDA (1 st time home buyer program)	NONE	NONE	\$968,080
2007	NONE			
2008	City of Aurora (80 community 1 st time homebuyer program	NONE	NONE	\$1,015,325
2009	NONE			
2010	NONE			
2011	NONE			
2012	UIRVDA	1% transfer fee paid at closing	NONE	\$1,196,050



633 LaSalle Street ♦ Suite 401 ♦ Ottawa, IL 61350 ♦ Tel: 866-325-7525 ♦ www.uirvda.com

February 22, 2013

The Honorable Gerald C. Turry, President
Village of Lincolnwood
6900 N. Lincoln Ave.
Lincolnwood, IL 60712

Dear Village President Turry:

The Upper Illinois River Valley Development Authority (UIRVDA) respectfully requests consideration for the transfer of your 2013 Home Rule Volume Cap to UIRVDA for economic development and housing projects. We have mutually benefited from working with other communities that have allowed UIRVDA to successfully issue over \$249,000,000 in bonds that have created over 2,800 jobs.

UIRVDA has developed relationships with home rule communities and other regional development authorities in working together to accommodate the Volume Cap needs of their projects. Some years, UIRVDA has more projects than Volume Cap and other years we have more Volume Cap than projects. At the end of the calendar year, Volume Cap can be carried forward for three years, but once carried forward, it can no longer be transferred. We have developed a mutually beneficial relationship between communities, counties and other regional development authorities to graciously share this valuable resource for the benefit of the region. We feel it is fair to help a neighbor that has helped us in the past. The rising tide raises all of the boats.

As you may be aware, home rule communities receive a direct allocation in 2013 equal to their population times \$95. The 2013 State of Illinois Allocation guidelines identify Lincolnwood's population at 12,646, so your 2013 Volume Cap Allocation is \$1,201,370. You are required to obligate this allocation by May 1st of each calendar year or it automatically goes back to the State of Illinois for reallocation to other entities in June of each calendar year. If the Village of Lincolnwood would consider passing an ordinance transferring their 2013 allocation to UIRVDA prior to May 1st, then UIRVDA would be able to keep this cap until December 31st. This action would allow the Village to maintain control of their Volume Cap past May 1st.

UIRVDA is interested in serving in this capacity in order to develop a relationship with home rule communities to be able to trade cap in up and down years. We respectfully request if you have no need for the cap by September 1st that you allow us to use it to benefit the residents of UIRVDA. If the Village is interested, I have taken the liberty of enclosing a draft ordinance for you to review as well as a draft letter to the Governor's Office. I am available to meet with any village official you wish regarding this matter. Please call me at 866-325-7525 if you have any questions. Any correspondence should be mailed to: UIRVDA Chicago, 1608 W. Belmont Ave, STE 203, Chicago, IL 60657. Thank you.

Sincerely,

Andrew Hamilton
Executive Director

ORDINANCE
A SPECIAL ORDINANCE AUTHORIZING THE CEDING
OF PRIVATE ACTIVITY
BONDING AUTHORITY

WHEREAS, the Internal Revenue Code of 1986 provides that the amount of private activity bonds which may be issued by the Village of Lincolnwood (“Village”) as a constitutional home rule unit is equal to its population multiplied by \$95.00; and

WHEREAS, the Illinois Private Activity Bond Allocation Act (30 ILCS 345/1 et seq.) provides, among other things, that the corporate authorities of any home rule unit may reallocate to a state agency any portion of its unused allocation of volume cap; and

WHEREAS, the Village of Lincolnwood has available year 2013 volume cap and desires to utilize this cap in cooperation with the Upper Illinois River Valley Development Authority (UIRVDA) to support the projects that will create jobs and expand the Village’s tax base;

NOW THEREFORE, be it ordained by the Village Council of the Village of Lincolnwood, Illinois:

Section 1. Consent to Reallocate to UIRVDA. The Village hereby agrees to reallocate to the Upper Illinois River Valley Development Authority its 2013 private activity volume bonding cap in the amount of \$1,201,370. Said private activity volume bonding cap shall be used to support projects that will provide job opportunities and new investments.

Section 2. Letter of Agreement. The Village Finance Director is hereby authorized to execute a letter of agreement with UIRVDA consenting to such allocation on behalf of the Village as authorized.

Section 3. Maintaining Records. The Village Finance Director is hereby authorized to maintain such record of the allocation for the term of the bonds issued pursuant to such allocation.

Section 4. Notice. The Village President shall provide notice of such allocation to the Office of the Governor.

Section 5. Effective Date. This ordinance shall be effective from and after its passage.

Signed: Village President

Passed

Attest: Village Clerk

Approved

Office of the Governor
Governor's Office of Management and Budget
603 Stratton Building
Springfield, IL 62706
Attention: Debt Management Unit

Re Issuer: Village of Lincolnwood

Total 2013 Volume Cap Allocation: \$1,201,370

Volume Cap Allocations granted, transferred, or reserved by Issuer resolution prior to May 1, 2013:

- | | |
|---|---|
| 1. Principal Amount of Issue: | 0 |
| Bond Description | N/A |
| 2. Total Allocation Granted or Reallocated: | \$1,201,370 |
| Reallocated to: | Upper Illinois River Valley Development Authority |

See attached ordinance.

Sincerely,

(City/Village Letterhead)

Date

Mr. Andrew Hamilton
Executive Director
Upper Illinois River Valley Development Authority
1608 W. Belmont Ave, Suite 203
Chicago, IL 60657-3048

Re: LETTER OF AGREEMENT

Dear Mr. Hamilton:

As agreed, please find attached the (City/Village) of _____s adopted Resolution No. _____ authorizing the transfer and reallocation of its 2013 volume cap to the Upper Illinois River Valley Development Authority (UIRVDA).

If the Village's 2012 volume cap is used by UIRVDA the following conditions shall apply:

1. The (City/Village) shall receive a transfer fee equal to one percent of its transferred volume cap at closing; and
2. Upon request by the (City/Village), UIRVDA will agree to re-transfer said volume cap as directed by the (City/Village) until September 1, 2013; and
3. UIRVDA will work in good faith with the (City/Village) on any future volume cap that may be needed by the (City/Village) in a like manner.

Please print, sign and return a copy of this letter as a binding agreement between the Village and UIRVDA.

Sincerely,

Acknowledged and Agreed:

Andrew Hamilton
Executive Director

Memorandum

To Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: February 22, 2013

Subject: Incentives Brainstorming

Late last year, during discussion concerning the pending opening of the original Maxwell Street Grill at 6585 Lincoln Avenue, brief Commission discussion occurred as to whether there may be ways to incentivize owners to exceed Village's requirements in improving their property when obtaining building permits. While the Village has established both a PEP and GIFT Grant program to encourage owners to undertake improvements to their property or provide green improvements, since these programs are design to entice owners to do work they would not otherwise do, they are generally not offered to owners when owners are specifically seeking building permits from the Village. At the conclusion of this brief discussion, it was agreed that this matter would be brought back for a fuller Commission discussion and Commission brainstorming session as the Commission's agenda permitted.

This item has been placed on the Commission's agenda for discussion and brainstorming on Wednesday. Trustee Patel has an interest in this matter, plans to be in attendance and to participate in this discussion.



Village of Lincolnwood
Community Development Department
Development Updates
FEBRUARY 2013 Report

Purple Hotel

The Plan Commission completed its second workshop to review concept plans for the renovation of the existing hotel buildings and future development of the Purple Hotel site. Through these workshops, the majority of Commissioners have indicated a willingness to entertain a formal development proposal which retains and renovates the existing hotel buildings, along with possible development of 4 additional retail buildings in future development phases for the property. Consideration of an application for Preliminary Planned Unit Development (PUD) is expected by the end of this month with a public hearing before the Commission now being scheduled for April 3rd.

Public Hearing Continued For Proposed Devon-Lincoln TIF District

On February 19th, the Village Board received comments from seven members of the public at the scheduled Public Hearing on the proposed Devon-Lincoln TIF District. This public hearing has been continued to April 16th at 7:30PM before the Village Board. The proposal to create this Devon-Lincoln TIF District is the recommendation of the Economic Development Commission.

Joint Review Board Proceedings Continue On TIF

As required by law, an intergovernmental Joint Review Board (JRB), consisting of 7 taxing districts and a public member, convened on January 15th and again on February 6th to consider the proposed Devon-Lincoln TIF District. At its February 6th meeting, the JRB adopted a Resolution providing its provisional recommendation of disapproval, which triggers an additional 30 day period for the Village to confer with the JRB. The JRB has established March 6th at 11AM in Village Hall for its next meeting.

ZBA Determination on Shooting Ranges

At a Special February 6th meeting, the Zoning Board of Appeals approved written findings and rendered a final decision affirming the Zoning Officer's determination that a Firearms Shooting Range is NOT a Permitted Use in the B2 Zoning District. An appeal of this determination by the Zoning Officer was made by Platform I-Shore LLC.

Illinois Bone and Joint Center Approved

The Village Board has approved variations requested in the renovation of property located at 6540 Lincoln Avenue, property previously occupied by Pro Auto. The major tenant of the property after renovation is expected to be the Illinois Bone and Joint Center,

Meatheads Building Plans Submitted

Meatheads, which last year received variations for its proposed new restaurant at the old Silo property (Lincoln/Crawford), submitted its building plans for a building permit. These plans are now under review by the Village.

ZBA Hearing Scheduled for Fair Muffler Site

Next Realty, which last year acquired the property at 4007 Touhy (SW corner of Touhy and Crawford Avenues), commonly referred to as the Fair Muffler site, has submitted plans to reuse the existing building and add site landscaping. Next Realty expects to lease the property to two tenants: 1) a quick serve sandwich shop; and, 2) a financial services office. Variations are being requested and a public hearing before the Zoning Board of Appeals is scheduled for March 20th.

ZBA Hearing Scheduled for Z Baking

Z Baking Company recently acquired the property located at 3565 Lunt Avenue, which is immediately south of the Village's Public Works facility. Z Baking, which is owned by a former employee of Highland Baking Company, which previously occupied this property as a wholesale bakery, plans to relocate their bakery from Morton Grove to this location. To do this however, a parking variation must be granted. A public hearing on this matter before the Zoning Board of Appeals is scheduled for March 20th.

Bell & Howell Site Subdivision Proposal Expected

Centerpoint Property, which owns the vacant property at 3400 Pratt Avenue, commonly referred to as the old Bell & Howell property, plans to submit for Subdivision approval to create three lots on this property. The immediate purpose of this subdivision is to allow for the construction of a 20,000 square foot medical-office building at the southeast corner of the property. Town & Country Pediatrics, which currently has offices at Devon/Lincoln in Chicago, is expected to be the single tenant for the building. Although a formal Plat submittal still must occur, it is currently expected that this matter will be considered by the Plan Commission in April. Town & Country's current lease expires in December.

Zoning Reviews Conducted for Businesses

In January, the department reviewed and approved seven zoning reviews associated with business license applications. Of the seven, one application was a relocation of MedCare Home Health on Devon and another was a change of ownership for Manchu Wok in the Lincolnwood Town Center.

Building Permits Issued

The following is a summary and comparison of building permits issued in January by the Village.

	# of Permits	Building Value	Permit Fees/Deposits
January			
2013	39	\$361,927	\$22,009
2012	33	\$1,660,536	\$53,196
2011	28	\$502,443	\$15,603
2010	20	\$54,524	\$4,959
2009	22	\$167,799	\$8,612
2008	27	\$1,018,530	\$32,774
2007	41	\$1,638,038	\$44,334

