



Lincolnwood Economic Development Commission

Meeting
Wednesday November 20, 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***
-October 23, 2013 Meeting
- 3. Commonwealth Edison Energy Efficiency Programs for Businesses***
-Presentation by David Hernandez & Jeff Batara of Commonwealth Edison
- 4. Review of PEP and GIFT Grant Programs***
- 5. Way Finding Signs: Lincolnwood Business Park***
- 6. Reports**
 - a. *Development Updates**
 - b. *ULI Key Recommendations for Devon Corridor**
 - c. *October New Business Licenses**
- 7. Other Business**
- 8. Public Forum**
- 9. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Commission is Wednesday December 18, 2013 at 8AM
This is the THIRD WEDNESDAY of December Due to Christmas



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**Economic Development Commission
Wednesday, October 23, 2013
Council Chambers Room
Minutes**

Commissioners Present

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

Commissioners Absent

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

Others Present

Jesal Patel, Village Trustee
Larry Elster, Village Trustee
Jackie Bolan, Lincolnwood Chamber of Commerce

I. Call to Order/ Quorum Declaration

Noting that a quorum was present, the meeting was called to order at 8:10AM by Vice-Chair Kucienski.

II. Minutes Approval

Commissioner Berger moved to approve as presented the September 25, 2013 Meeting Minutes of the Commission. Commissioner McCoy seconded the motion. Motion approved by voice vote, 5-0.

III. 2014 Commission Meeting Schedule

Director Clarke summarized the Commission's proposed 2014 Meeting Schedule, noting that meetings were moved for the holidays of Thanksgiving, Spring Break and Christmas. Director Clarke asked if any changes should be made to the schedule, noting that Rosh Hashanah begins the sunset of the evening of September 24th. No changes to the draft schedule were voiced. During the discussion Chairman Persino and Commissioner

Levine arrived. Commissioner Kucienski made a motion to approve the 2014 Meeting Schedule as presented. Motion seconded by Commissioner Strauch. Motion approved by voice vote, 7-0.

IV. Dominick's Site

Director Clarke briefed the Commission on the status of the Dominick's grocery store, given the announcement by Safeway that all Dominick's stores in the Chicago area will be closed by early 2014. Director Clarke summarized the status of Costco's interest in the location, noting that they indicated that they are working on staying in Niles. Chairman Persino noted that Costco has a policy to stay at least 3 miles away from Sam's Club stores, and the Dominick's location is just within that distance from the Evanston Sam's Club. Discussion ensued regarding possible buyers and development options for the Dominick's site. Director Clarke also noted that Centerpoint owns the vacant land adjacent to the Dominick's site but to date they have expressed no interest in the Dominick's site or a combined development site. Discussion ensued.

Director Clarke provided a brief history of the site's development by Tucker Development in the 1990s, noting that the site is a PUD (Planned Unit Development) which limits the use of the property and building to a grocery store. Commissioner Levine suggested the Village should consider purchasing the property so that it could be used as the Village sees fit. Chairman Persino noted that Safeway is accepting offers and that there may already be deals in the works that the Village is unaware of.

Commissioner Strauch stated that the new Walmart and Mariano's stores will increase the traffic in this area, close to the Dominick's site. Trustee Patel said that perhaps Houseal Lavigne, the firm that undertook the Retail Feasibility Analysis in 2010 for this area for the Village, would have insight. Vice-Chairman Kucienski agreed and Chairman Persino suggested that perhaps an update to the study could be conducted by Houseal Lavigne. Discussion ensued after which, by consensus, direction was given to staff to seek an update to the Houseal Lavigne Retail Feasibility Report.

V. Other Business

Director Clarke indicated that ULI would be presenting its Devon corridor findings and recommendations at a public meeting on October 28th. He stated that ULI believes a TIF district is important for that area.

Director Clarke also noted that the Plan Commission would be meeting that evening to review the Lincoln Avenue Plan developed in 2005 as requested by the Village Board. One of the specific items that will be reviewed is whether residential should be allowed on Lincoln Avenue. Director Clarke said the Plan Commission would also convene its 2nd workshop on the plans for the Purple Hotel site.

Director Clarke reminded Commissioners that the public hearing on the proposed Devon-Lincoln TIF district was continued by the Village Board to the November 19th Village Board meeting. He also stated that the Purple Hotel site developer has requested

the Village to investigate expanding the current TIF district boundaries, and the Village Board has authorized this study to proceed at the expense of the developer.

Director Clarke continued to summarize the Development Update report by noting that the Village Board approved plans by The Private Bank to open a new facility at the southwest corner of Touhy and Crawford and that the new Meatheads restaurant on Lincoln Avenue is now open for business. He also noted that Simon is looking into new signage for the Town Center mall area and that the Village Board approved 2 grants for Ravenswood Studio for window and lighting replacement as was recommended by the Commission. Discussion continued on a Commonwealth Edison program and whether because of this the Village should exclude lighting improvements from the GIFT Grant. Discussion ensued.

Chairman Persino stated that he had an informal meeting with the owner of Ravenswood Studio. The Chairman explained that he and Mike Shapiro spoke about the recent acquisition of property at 6950 Central Park Avenue by Ravenswood Studio. Mr. Persino related that he now has a better understanding of the noise considerations that led the Ravenswood Studio owner to protest a proposed shooting range at 6950 Central Park.

Chairman Persino asked if there was any progress with the recently vacated Maxwell restaurant site. Commissioner McCoy said that a few parties have expressed interest in the site. Chairman Persino also noted that the developer of the Purple Hotel site provided a nice presentation at a recent regional shopping center convention. The Chairman explained that it generated buzz at the convention, which he stated was good for Lincolnwood.

Commissioner Levine inquired on the status of the Jaffa Bagels site. Director Clarke explained that the owner has found financing, has resumed construction and is hopeful to finish by the end of the year. Conversation ensued.

Commissioner Levine asked about the status of a proposed Illinois Bone & Joint development on Lincoln Avenue. Manager Cook indicated that he had understood the developer was working on building plans to submit for building permits. Conversation ensued.

VI. Adjournment

The meeting was adjourned by consensus at 9:32 AM.

Respectfully Submitted,

Ryan Johnson
Community Development Intern