



Lincolnwood Economic Development Commission

Meeting
Wednesday August 27, 2014
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**
 - July 23, 2014 Meeting*
- 3. Election of Officers for FY 14-15***
- 4. Biennial Commission Report***
- 5. Reports**
 - a. Development Updates*
 - b. New Business Licenses*
 - c. Prior Site Plans for 3400 Pratt Avenue*
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Commission is September 24, 2014

DRAFT



Economic Development Commission

**Wednesday, July 23, 2014
Council Chambers Room**

Minutes

Commissioners Present

James Persino, Chairman
James Kucienski, Vice-Chair
James Berger
Maureen Ehrenberg
Paul Levine
William Pabst
Nadia Seniuta

Commissioners Absent

Patrick McCoy
Terrence Strauch

Staff Present

Timothy C. Wiberg, Village Manager
Timothy M. Clarke AICP, Community Development Director
Robert Merkel, Finance Director

Others Present

Jackie Boland, 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 8:05 AM by Vice Chair Kucienski.

2. Minutes Approval

Commissioner Levine made a motion, seconded by Commissioner Ehrenberg, to approve as presented, the proposed May 28, 2014 meeting minutes of the Commission. Motion approved by voice vote, 5-0.

Commissioner Ehrenberg made a motion, seconded by Commissioner Berger, to approve as presented, the proposed June 6, 2014 meeting minutes of the Commission. Motion approved by voice vote, 5-0.

3. Election of Officers

Noting the planned absences of 2 Commissioners and the absence of 2 additional, by consensus, Commissioners deferred receiving Officer nominations until its next meeting.

4. Devon-Lincoln Area

Director Clarke summarized for Commissioners recent activity concerning the Devon-Lincoln area. He noted that in February, the Urban Land Institute (ULI) had finalized and published its report and recommendations concerning the Devon Avenue Corridor. He indicated that this report was in the Commissioners meeting packet. Director Clarke also stated that the Village Board took action and created the Devon-Lincoln TIF District at the end of June

Director Clarke further stated that this new TIF District happens to touch the Village's first TIF District, the North East Industrial District (NEID) TIF District, and since they touch, state law allows the Village if it chooses, to utilize available funds in the NEID TIF for eligible projects in the Devon Lincoln TIF District. He stated therefore, funding of projects could be available sooner than if waiting for tax increments to be generated in the new TIF District.

Clarke continued and also summarized for Commissioners changes made by the Village Board to the Devon-Lincoln TIF Plan in order to accommodate school district concerns. He noted the adopted TIF budget and pointed Commissioners to a summary of possible projects and project costs for the Devon Lincoln TIF District. . During Mr. Clarke's summary, both Commissioner Pabst and Chairman Persino joined the meeting.

Commissioner Levine noted the remarks made previously by Bert Rance of Prudential Realty (and former EDC Member) concerning the importance of improving the streetscape of the corridor and stated this should be a priority. Chairman Persino concurred and noted that he believed a median within the street, as recommended by ULI, ought to be part of these improvements. Discussion continued on the importance of improving pedestrian safety and in creating crosswalks in this corridor. Commissioner Pabst recalled a prior Commissioner recommendation to install lighting in parkway trees and thought this should be considered as well. All concurred that a wide sidewalk on the Village side of the corridor was important to allow outdoor seating at restaurants or sidewalk sales.

Discussion continued on improving the Village's gateways especially the MWRD land at Devon and McCormick and ways to create activity at this corner. Discussion ensued on installing bike lanes along Devon as part of streetscape improvements in order to connect planned bike trails to the west with the existing bike trail along the canal. Central

Avenue in Evanston was noted as an example where planned park activity, such as art fairs, help draw customers and excitement to that business district. Commissioner Ehrenberg remarked that a coffee shop/bike rental shop could be a big attraction. Discussion turned to the appearance of the existing storefronts along Devon Avenue between McCormick and Lincoln. It was suggested that the Village engage an architect to prepare façade renderings that would illustrate improvements that could then be shown to owners to encourage storefront improvements and also participation in the Village's PEP Program.

During this discussion, Commissioner Kucienski left the meeting. Discussion continued on the USPS facility located on the Chicago side of the Devon Corridor. Commissioners remarked that this location would be ideal for an off street parking lot and requested staff research whether the Village could acquire this site for parking.

In summary, the Commission thought the following projects and activities should take priority for the Devon Lincoln Avenue:

- 1) Streetscape Plan and Improvements for the Devon Corridor between McCormick and Lincoln (with work extending along Lincoln at the gateway);
- 2) Engagement of an Architect to develop façade renderings of improvements;
- 3) Consider the USPS site for acquisition for parking;
- 4) Perform targeted Code Enforcement for the corridor;
- 5) Consider physical improvements to the Industrial Triangle, such as lighting, improved truck turning radii, etc.

It was noted that retail brokers should be brought-in to review the streetscape plans for the Corridor in order to provide input. Commissioners further discussed that possibly façade improvements could carry-out a branding theme.

5. Reports

At 9:10AM, the Commission's quorum was lost. Members remaining informally discussed various development update items including the Dominick's site. A request was made for staff to see if it can locate a site plan of a prior Tucker proposal for retail development of the Bell & Howell site.

6. Other Business

No other business was conducted by the Commission.

7. Public Forum

No member of the public desired to address the Commission.

8. Adjournment

The informal discussion ended at 9:32 AM.

Respectfully Submitted,

Timothy M. Clarke, AICP
Community Development Director

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: July 29, 2014

At the Commission's July meeting, the nomination process was deferred to August with the actual election now deferred to September. Below is the staff memo sent to the Commission for its July meeting.

Subject: Election of Officers

On July 15, 2014, the Village President with consent of the Trustees reappointed Commissioners Strauch and Seniuta to 3 years terms. Now with a full complement of Commissioners, for FY 14-15, the election process for the Commission's two Officer positions, Chair and Vice Chair, can commence. Officer positions are for one year terms coinciding with the Village's fiscal year.

The Commission has a two-step process for the election of its Officers. First, nominations are received from the floor at a Commission meeting (July). Then at the next Commission meeting (August), the Commission votes among the nominations received, to elect its officers.

At our July meeting therefore, Commissioners should be prepared to nominate fellow Commissioner(s) for the position of Chair and the position of Vice Chair. Once all nominations are received and closed, the actual election will occur at the next regularly scheduled Commission meeting (August).

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: August 21, 2014

Subject: Biennial Commission Report

Every two years, each recommending body to the Village Board provides an Activity Report and meets with the Village Board during a Committee of the Whole meeting. The purpose of this Report and meeting is for Village Board to review the activities of the recommending body and for the Village Board to provide any comments or direction to the recommending body. This year, this biennial report is due to the Village Board.

Attached for Commission review is a partially drafted Biennial Commission Report. At our Commission meeting, the Commission should review this draft, particularly the section on Anticipated Activities. Also, there is space on the written report to identify any specific comments or questions the Commission may have of the Village Board.

At the COTW meeting, typically the Chair will provide an oral summary or presentation of the report, although all Commissioners are invited to attend. Currently, the COTW meeting scheduled for November 4, 2014 has been tentatively identified as the date for the Economic Development Commission report to the Village Board, although this date can be adjusted based on schedules and agenda items before the Village Board.

Once the Commission is satisfied with the written report, it is appropriate for the Commission to take formal action to adopt the report.

Village of Lincolnwood Village Board Committee of the Whole

Commission: Economic Development

Chairperson: James V. Persino
Vice Chair James Kucienski
James Berger
Maureen Ehrenberg
Paul Levine
Patrick McCoy
William Pabst
Nadia Senuita
Terrance Strauch

Summary of Significant Activities of the Previous Two Years:

- **Recommended**
 - Economic Incentive structure for Shoppes at Lincoln Pointe
 - Boundary Amendment for Lincoln-Touhy TIF District
 - Establishment of Business District for Shoppes at Lincoln Pointe
 - Establishment of Devon-Lincoln TIF District
 - Creation of Retail Overlay along Touhy Avenue for MB District & held meeting with area businesses
 - Village consent to 6b tax abatement for Z Baking
 - PEP/GIFT Grants
 - for 3940 Touhy Avenue
 - for 6950 Central Park Avenue
 - GIFT Grant for 6501 Lincoln Avenue
 - Transfer of Volume Cap to Upper Illinois River Valley Development Authority
 - Posting of restaurant health inspection scores
 - Increase in PEP Grant Limit
 - Village pursue Branding effort

- **Reviewed/Considered**
 - TIF Budgets annually
 - Commonwealth Edison Energy Efficient Programs for Businesses
 - Village business and development approval processes
 - PEP/GIFT program requirements
 - Economic incentives
 - Redevelopment of Capitol Drive Area
 - Radio marketing campaign
 - Wayfinding signs for Business Park

- Convened Joint Workshop with Village Board on ED Goals and Business Friendly issues

FY 2014-2016 Anticipated Activities/Goals

- Consider development of Dominick's/Bell & Howell sites
- Continue to review PEP/GIFT grant requests
- Continue to review TIF budgets and requests to transfer of Volume Cap
- Consider actions to foster revitalization of Devon Corridor

Specific Questions or Comments for the Village Board:



Village of Lincolnwood
Community Development Department
Development Updates
AUGUST 2014 Report

Dominick's Site

Staff met with Cermak Fresh Market, the new owner of the Dominick's site. Cermak has indicated that they are once again exploring opening a Cermak Fresh Market but indicated that they likely will need a tax abatement and economic incentive to proceed. Creation of an outlot on the property, along with a small addition to the rear of the Dominick's building, is also being contemplated. Currently it is anticipated any economic incentive request will be made to the Economic Development Commission in September or October. Creation of an outlot and/or building addition would require an amendment to the existing PUD.

New Brickyard Bank Facility

The Village Board has approved the requisite zoning changes and relief to allow Brickyard Bank to build a new bank facility on property they own at 6530 Lincoln Avenue (at Hamlin Avenue). Brickyard Bank anticipates completion of construction and relocation to this new facility by the end of 2015.

Whistler's Restaurant

Staff met with parties interested in redevelopment of the Whistler's Restaurant site located at 3420 Devon Avenue. They report little interest in a restaurant, but interest in either senior housing or multifamily housing, two uses not currently allowed at this site located in the B2 Zoning District.

Kow Kow Restaurant Site

A developer has expressed interest in multifamily redevelopment of the Kow Kow restaurant property. It is anticipated that concept plans for such a development will be presented and discussed at the Village Board COTW meeting on September 2, 2014. Separately, at the September 2, 2014 Village Board meeting, the Village Board will also consider a recommendation by the Plan Commission to correct a zoning map error for this property by returning the entire site to B2 zoning designation. The B2 zone does not permit residential development.

Business District for Shoppes at Lincoln Pointe

Kane McKenna and Associates in concert with staff, are preparing the necessary documents for establishment of a Business District for the Shoppes and Lincoln Pointe. Formal procedural steps to create the Business District will begin once the developer has identified a timeline for submittal of final PUD documents to the Village for approval.

Devon-Avenue Streetscape

Staff held a kick-off meeting with the Village Engineer to discuss preparation of a Streetscape Plan for the Devon Avenue corridor between McCormick and Lincoln Avenues.

Zoning Reviews Conducted for Business Licenses

In July, the Community Development Department reviewed and approved zoning for 6 businesses seeking licenses from the Village. These businesses were a variety of office uses in existing multi-tenant buildings.

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: August 21, 2014

**Subject: Prior Site Plans for 3400 Pratt Avenue
Bell & Howell Site**

At the end of the Commission's July meeting, discussion continued on CenterPoint's vacant Bell & Howell property and a request to staff was made to provide the Commission with the prior retail redevelopment plans, prepared by Tucker Development, for the property. These plans were proposed for the site in the late 1990's. Attached are two versions of these plans: the first plan oriented toward Pratt Avenue and an alternate subsequent plan, oriented to a proposed new relocated Pratt roadway.

In the 1990's retail development of the Bell & Howell site became quite controversial in the community, ultimately leading to the withdrawal of by the developer of these retail redevelopment plan. Both of these Tucker plans for full retail redevelopment of the site pre-date the existing Dominick's development which was itself somewhat controversial. Tucker also was the developer of the Dominick's development.

Attachment

1. Prior Retail Redevelopment Plans

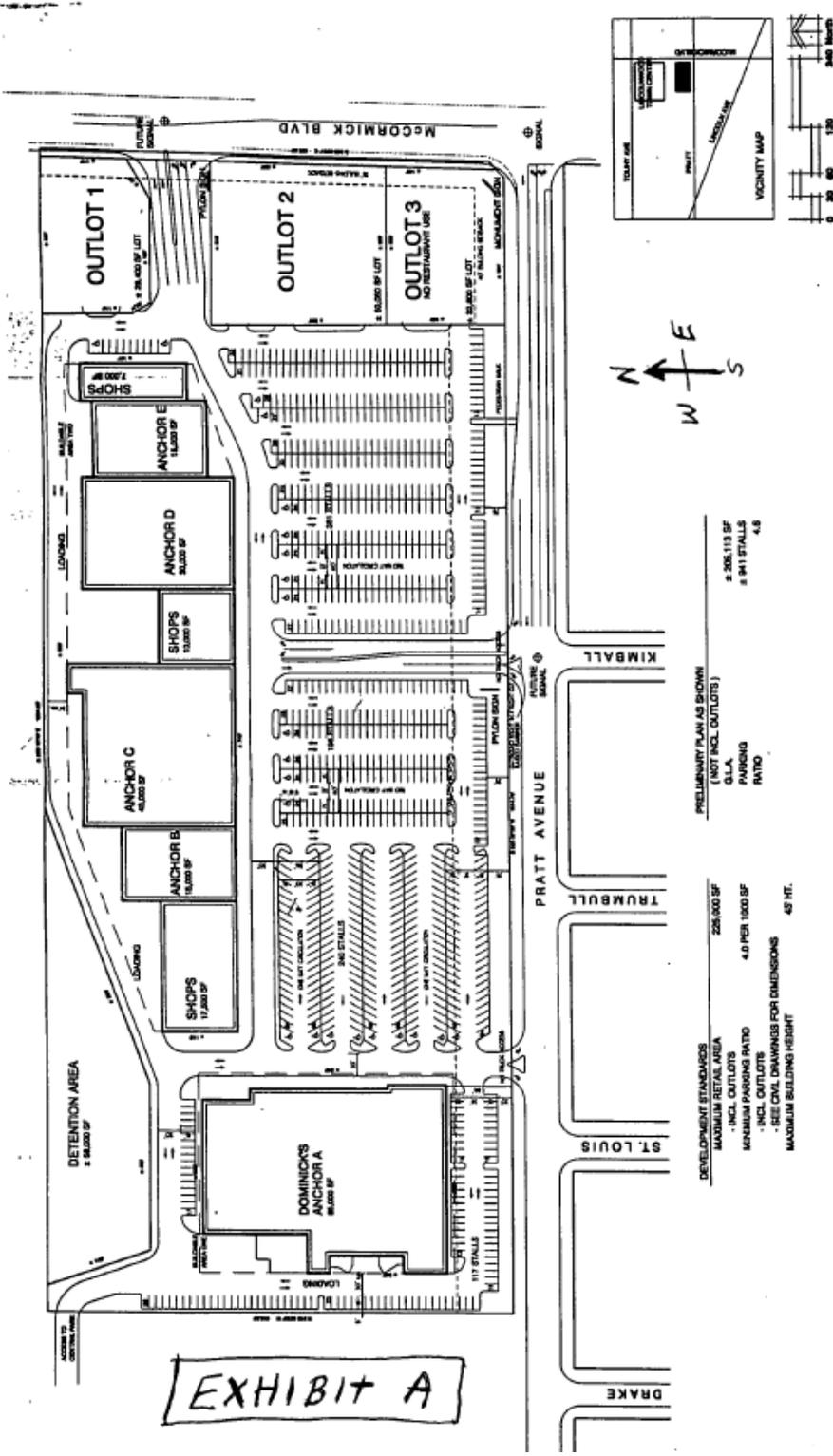


EXHIBIT A

DEVELOPMENT STANDARDS
 MAXIMUM RETAIL AREA
 - INCL. OUTLOTS
 MINIMUM PARKING RATIO
 - INCL. OUTLOTS
 MAXIMUM BUILDING HEIGHT

225,000 SF
 4.0 PER 1,000 SF
 45 FT.

PRELIMINARY PLAN AS SHOWN
 (NOT INCL. OUTLOTS)

± 305,113 SF
 ± 941 STALLS
 4.8

