



# Lincolnwood Economic Development Commission

*Meeting*  
**Wednesday January 28, 2015**  
**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**
  - November 19, 2014 Meeting\*
- 3. Proposed FY 15-16 TIF Budgets\***
- 4. Reports**
  - a. Development Updates\*
  - b. New Business Licenses\*
- 5. Other Business**
- 6. Public Forum**
- 7. Adjournment**

*\*Commissioner Enclosures*

*The next scheduled meeting of the Commission is February 25, 2015*



**DRAFT**

## **Economic Development Commission**

**Wednesday, November 19, 2014  
Council Chambers Room**

### **Minutes**

#### **Commissioners Present**

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

#### **Commissioners Absent**

Maureen Ehrenberg  
William Pabst

#### **Staff Present**

Timothy M. Clarke AICP, Community Development Director  
Aaron N. Cook AICP, Development Manager  
Robert Merkel, Finance Director

#### **Others Present**

Village Trustee Jesal Patel  
Jackie Boland, Lincolnwood Chamber of Commerce  
Alberto Gonzales, Owner of 90 Miles Cuban Café  
Chris Dimas, Whistler's Restaurant  
Laszlo Simovic, Laszlo, Simovic, Architects, LLC  
Kevin Murphy, KE Murphy Masonry

#### **1. Call to Order/ Quorum Declaration**

Noting that a quorum of 6 members was present, the meeting was called to order at 8:04AM by Vice Chairman Kucienski.

#### **2. Welcome to 90 Miles Cuban Café Restaurant**

Commissioners welcomed to the meeting, Alberto Gonzales, owner of 90 Miles Cuban Café. Alberto, who is also an 18 year resident of the Village, advised the Commission of his exciting plan to open his third restaurant in the former Ruby Tuesday space at the Town Center. He noted an aggressive timeline for completing interior renovation but was hopeful to open by the end of the year. He stated this would be his largest restaurant at approximately 7,100 square feet. He thanked Commissioners for their warm welcome.

### **3. Minutes Approval**

Commissioner Berger moved to approve as presented, the proposed October 22, 2014 meeting minutes of the Commission. Commissioner Strauch seconded the motion. Motion approved by voice vote, 5-0.

### **4. Residential Use in Devon Corridor**

Chairman Persino and Commissioner Levine arrived to the meeting at the beginning of this item. Director Clarke began by summarizing the matter for Commissioners, noting the Village Board has invited Commissioner input on this issue. Clarke proceeded to provide a power point, giving background and current status of residential use in the Devon Corridor, located between McCormick and Drake. He also continued by summarizing a zoning overlay technique that could be utilized to allow for residential use if desired in the corridor as well as summarizing current policies and plans affecting residential in the corridor. He then provided an overview of a proposed mixed use development for the Whistler's site located at 3420 Devon Avenue. He ended his presentation noting that staff has available block-by-block slides of the corridor should Commissioners have specific questions or wish to review current conditions in the corridor.

Chairman Persino noted that currently in the Chicago area there is much developer interest in mixed use development and they have largely embraced this form of development.

Chairman Persino suggested that such development might be needed to spur revitalization of this corridor. He noted however a specific concern regarding guest parking for the proposed Whistler's mixed use development because it lacked off street open air parking spaces for guests. Discussion continued on possible parking impacts of this proposed development for both the corridor and in the adjacent neighborhood. Commissioner McCoy noted much of the street parking found on this block is consumed by traffic produced by the Post Office across the street. Commissioner Levine indicated he believed the proposed Whistler's mixed use project was attractive and would improve the corridor. It was noted that the density, height and location of the proposed building toward Devon Avenue were attractive features of this proposed development.

Commissioners discussed the retail viability of the corridor and whether the addition of residential use would be beneficial. Commissioner's generally concurred that residential use would be beneficial to the corridor but believed it was important to maintain the ground floor for commercial uses, limiting residential units to only upper floors.

While noting the importance of creating a new streetscape for the corridor and the recent establishment of a TIF District for the area, Commissioners generally believed that mixed use development in the Devon Corridor would provide an impetus for other beneficial development in the corridor. It was further noted that allowing mixed use development in the

corridor was generally consistent with various planning and policy documents and the recent ULI study.

The overlay technique was then examined by Commissioners and whether Residential Use above the ground level should be listed as a Permitted or Special Use in such a proposed overlay zone. Chairman Persino noted that he generally does not favor using Special Use as a technique since it delays approvals and often is view as a potential obstacle in the development community.

Discussion continued regarding the Special Use technique and how it could be used on a case-by-case basis to review parking matters and address possible guest parking concerns on site specific plans, as was expressed earlier in the meeting. At the conclusion of this discussion, there was general concurrence that listing Residential Use above the ground level as a Special Use rather than as a Permitted Use was most appropriate at this time. In considering this matter, Chairman Persino noted that the Village should review its residential parking standards to address guest parking issues.

Commissioners considered whether an overlay zone should allow other related uses, such as senior housing, assisted living or nursing homes. By consensus, Commissioners believed a use change should only be related to residential use in the corridor.

Hearing no other discussion, Commissioner Kucienski made a motion, seconded by Commissioner Levine, to recommend to the Village Board the creation of an overlay zone for the Devon Avenue Corridor (McCormick Blvd. to Drake Avenue) which would allow as a Special Use, Residential units above the ground floor. Roll Call vote was taken. Supporting the Motion: Strauch; Berger; McCoy; Seniuta; Kucienski; Levine; and Persino. Opposing the Motion: none. Motion approved 7-0.

A motion was then made by Commissioner Kucienski, seconded by Commissioner Strauch to recommend to the Village Board that it consider a zoning code text amendment to address open air, off street guest parking at multifamily developments. Roll Call vote was taken. Supporting the Motion” Strauch; Berger; McCoy; Seniuta; Kucienski; Levine; and Persino. Opposing the Motion: none. Motion approved 7-0.

Director Clarke indicated he expected these recommendations to be considered by the Village Board on December 16, 2014.

**5. Development Update Report**

Director Clarke summarized the written Update report noting, noting interest in potential development on two parcels along Touhy Avenue.

**6. Other Business**

No other business came before the Commission.

**7. Public Forum**

No member of the public desired to address the Commission.

**8. Adjournment**

The meeting was adjourned by consensus at 9:17AM.

Respectfully Submitted,

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Timothy M. Clarke, AICP  
Community Development Director

# Memorandum

To: Chair and Members  
Economic Development Commission

From: Timothy M. Clarke, AICP  
Community Development Director

Date: January 23, 2015

**Subject: Draft FY 15-16 TIF Budgets**

Each year the Commission reviews proposed budgets for the Village's TIF Districts. Attached for Commission review are proposed FY 2015-16 draft budgets for:

- 1) North East Industrial District (NEID) TIF;
- 2) Touhy-Lawndale TIF District (Lowe's);
- 3) Lincoln-Touhy TIF District; and
- 4) newly established Devon-Lincoln TIF District

Please note that these attached budgets are currently only in draft form. Various Village staff are scheduled to meet to review these draft budgets on Monday and modifications are possible. At our meeting on Wednesday, staff will provide the final proposed TIF budgets to you for your review.

## **NEID TIF District**

About \$1 million in NEID TIF revenue is created annually and this is by far the largest Village TIF Fund. The NEID TIF District essentially covers the northeast industrial area of the Village. Major projects envisioned for funding in FY2015-16 from this TIF fund include:

- ❖ construction related expenses for the planned bike trail on the current Union Pacific railway property
- ❖ engineering costs for expansion of the Public Works Yard onto Union Pacific property
- ❖ payments on previously issued bonds
- ❖ continuation of PEP/GIFT grants for the TIF District
- ❖ parkway tree/sidewalk construction, and
- ❖ various miscellaneous expenses

## **Touhy-Lawndale TIF District**

This TIF District was established to assist in the redevelopment of what is now the Lowe's Home Improvement Center. This Spring (FY14-15), marks the last annual payment by the Village to Lowe's under the redevelopment agreement for this project. With this obligation satisfied, it is anticipated that during FY15-16, that the Village Board will take action to dissolve this TIF District. With the anticipated dissolution of this TIF District, no expenses are planned for FY 2015-16.

**Lincoln- Touhy TIF District**

This district includes the old Purple Hotel site and the Village has not yet receive any incremental revenue in this TIF account. This draft budget includes expenses for installation of streetlights on a portion of Lincoln Avenue located in this TIF District and consulting costs.

**Devon Lincoln TIF District**

This is the Village's newest TIF District having been created in 2014. Although no incremental TIF revenue has been created yet in this TIF Fund, because the boundary of this TIF District adjoins the NEID TIF District, NEID TIF District funds can be used to fund TIF eligible projects in the Devon Lincoln TIF District. As drafted, this budget includes expenditures for PEP/GIFT Grants, engineering costs to prepare a streetscape plan for Devon Avenue and installation of new street lights for a portion of Lincoln Avenue located in this TIF District.

**Attachments**

1. Draft NEID TIF Budget
2. Draft Touhy Lawndale TIF Budget
3. Draft Lincoln Touhy TIF Budget
4. Draft Devon Lincoln TIF Budget

**2015-2016 Operating Budget**

Budget Analysis

**NEID TIF**

**217**

<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>October</b>	<b>2015</b>	<b>Account Number</b>	<b>Description</b>	<b>2016</b>
<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>2014</b>	<b>Projected</b>			<b>Proposed</b>
1,200	1,230	1,500	-	1,500	217-000-517-5310	Audit	1,500
4,363	8,599	13,500	2,387	5,000	217-000-517-5399	Other professional services	12,000
-	-	15,000	-	15,000	217-000-561-5290	Maintenance of TIF Improvement	15,000
<b>5,563</b>	<b>9,829</b>	<b>30,000</b>	<b>2,387</b>	<b>21,500</b>		<b>Contractual</b>	<b>28,500</b>
10,423	24,063	300,000	-	-	217-000-517-5520	Community Development Grants	300,000
<b>10,423</b>	<b>24,063</b>	<b>300,000</b>	<b>-</b>	<b>-</b>		<b>Total Sharing</b>	<b>300,000</b>
188	563	375	188	375	217-000-529-7100	Fiscal Charges	375
273,750	281,250	288,750	-	288,750	217-000-573-7380	Principal - 2002A G.O. bonds	292,500
37,781	29,400	23,775	11,888	23,775	217-000-574-7580	Interest - 2002A G.O. bonds	18,000
<b>311,719</b>	<b>311,213</b>	<b>312,900</b>	<b>12,075</b>	<b>312,900</b>		<b>Debt Service</b>	<b>310,875</b>
2,795	69,512	155,000	16,337	30,000	217-000-561-5340	Engineering	118,000
27,337	394,231	1,779,000	13,225	150,000	217-000-561-6100	Land acquisition & improvement	325,000
<b>30,132</b>	<b>463,743</b>	<b>1,934,000</b>	<b>29,562</b>	<b>180,000</b>		<b>Capital Outlay</b>	<b>443,000</b>
<b>357,836</b>	<b>808,847</b>	<b>2,576,900</b>	<b>44,024</b>	<b>514,400</b>		<b>Total</b>	<b>1,082,375</b>



**2015-2016 Operating Budget  
Budget Analysis****NEID TIF  
217**

<b>Account Number</b>	<b>Account Name</b>	<b>Amount</b>	<b>Comments</b>
217-000-517-5310	Audit	<b>1,500</b>	Annual Audit Fee L&A
217-000-517-5399	Other professional services	<b>12,000</b>	
		5,000	Holland and Knight Legal Services
		3,000	DB Calculation Consulting
		4,000	Payment to Negotiator for the Purchase of the UP
217-000-517-5520	Community Development Grants	<b>300,000</b>	PEP \$50,000 Max. and GIFT \$10,000 Max.
217-000-529-7100	Fiscal Charges	<b>375</b>	Bond Charges
217-000-561-5290	Maintenance of TIF Improvement	<b>15,000</b>	Maintenance of Street Lights on Northeast Parkway, Pratt Avenue (East of Hamlin), Hamlin, Ridgeway and Morse and Landscape Materials for Central Park Parking Lot and Public Works Parking Lot
217-000-573-7380	Principal - 2011A G.O. bonds	<b>292,500</b>	Principal Payments
217-000-574-7580	Interest - 2011A G.O. bonds	<b>18,000</b>	Interest Payments
217-000-561-5340	Engineering	<b>118,000</b>	
		18,000	Public Works Yard Expansion Engineering
		100,000	Union Pacific Bikeway Construction Oversight
217-000-561-6100	Land acquisition & improvement	<b>325,000</b>	
		240,000	Construction of Union Pacific Railway
		45,000	Parkway Tree Planting and Sidewalk Installation
		40,000	Union Pacific Bike Path Refuse Removal

**2015-2016 Operating Budget**

**Budget Analysis**

**Touhy/Lawndale TIF Fund**

**218**

<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>October</b>	<b>2015</b>	<b>Account Number</b>	<b>Description</b>	<b>2016</b>
<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>Actual</b>	<b>Projected</b>			<b>Proposed</b>
502,056	503,289	520,000	52,123	520,000	218-000-517-5911	Economic Dev RE Tax Agreement	0
<b>502,056</b>	<b>503,289</b>	<b>520,000</b>	<b>52,123</b>	<b>520,000</b>		<b>Total</b>	<b>-</b>

To close-out in 2016

**2015-2016 Operating Budget**

**Budget Analysis**

**Lincoln/Touhy TIF**

**219**

<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>October</b>	<b>2015</b>	<b>Account Number</b>	<b>Description</b>	<b>2016</b>
<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>2014</b>	<b>Projected</b>			<b>Proposed</b>
(760)	-	5,000	1,923	2,000	219-000-511-5320	Consulting	2,000
-	3,030	-	-	-	219-000-517-5399	Street Light Improvements	300,000
<b>(760)</b>	<b>3,030</b>	<b>5,000</b>	<b>1,923</b>	<b>2,000</b>		<b>Total</b>	<b>302,000</b>

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*2015-2016 Operating Budget*

Budget Analysis

Lincoln/Touhy TIF

219

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>	<u>Comments</u>
219-000-511-5320	Consulting	<b>2,000</b>	Various legal and consulting fees
219-000-517-5399	Street Light Improvements	<b>300,000</b>	Streetlights on Lincoln Ave.

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**2015-2016 Operating Budget**

**Budget Analysis**

**Devon/Lincoln TIF**

**220**

<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>October</b>	<b>2015</b>	<b>Account Number</b>	<b>Description</b>	<b>2016</b>
<b>Actual</b>	<b>Actual</b>	<b>Adopted</b>	<b>2014</b>	<b>Projected</b>			<b>Proposed</b>
					220-000-511-5320	Consulting	2,000
					220-000-517-5520	PEP/GIFT Grants	200,000
-	-	-	-	-	220-000-511-5340	Engineering	450,000
-	-	-	-	-	220-000-561-6310	Street Light Improvements	650,000
-	-	-	-	-		<b>Total</b>	<b>1,302,000</b>

**2015-2016 Operating Budget  
Budget Analysis****Devon/Lincoln TIF  
220**

<b>Account Number</b>	<b>Account Name</b>	<b>Amount</b>	<b>Comments</b>
220-000-511-5320	Consulting	<b>2,000</b>	Legal and other consulting
220-000-517-5520	Community Development Grants	<b>200,000</b>	PEP 50,000 Max. and GIFT 10,000 Max.
220-000-511-5340	Engineering	<b>450,000</b>	
		150,000	Phase II Engineering Devon Corridor Streetscape
		300,000	Phase III Engineering Devon Corridor Streetscape
220-000-561-6310	Street Light Improvements	<b>650,000</b>	Lincoln Avenue Street Lights (Portion in the Transportation Improvement Fund)



**Village of Lincolnwood**  
**Community Development Department**  
**Development Updates**  
**JANUARY 2015 Report**

**Residential Use in Devon Corridor**

At its January 20, 2015 meeting, the Village Board concurred with the recommendations of the Economic Development Commission and referred to the Plan Commission consideration of text amendments to allow by Special Use, residential dwellings above the ground level in the Devon Avenue Corridor. Also referred, is consideration of establishing a requirement for open air guest parking for new multifamily developments in the Village. These matters are being scheduled for a March 4, 2014 Public Hearing before the Plan Commission.

**Comprehensive Plan Committee Established**

To assist in preparation of a new Comprehensive Plan, the Village Board has established a Comprehensive Plan Committee to oversee this work. Appointed to this Committee are the following nine persons: Jacqueline Boland, Scott Anderson, Reese Gratch, Kathy O'Brien, Scott Troiani, James Persino, Mark Collens, Jesal Patel, and Paul Eisterhold as Chairman. An experienced planning consultant who will work with this committee is expected to be approved by the Village Board in February, with the Committee's first meeting anticipated for March 12, 2015.

**Shoppes at Lincoln Pointe**

North Capitol Group has advised staff that they have selected a new joint venture partner for this development and are preparing adjustments to the development plans. Some of these plan adjustments include the elimination of underground parking and the provision of additional surface and deck parking, reduction in office space and an increase in retail space and modifications to the right-of-way width of the main internal street. On February 3, 2015 at its COTW meeting, the developer plans to advise the Village Board of the changes being proposed for the development.

**Dominick's Site**

Although the property owner, Cermak Fresh Market, indicated to staff in December that they plan to seek an economic incentive to open a grocery store at this location, from other contact made with staff, it also appears that they continue to explore alternative uses for this property.

**School District #74 Annual Development Benefit Payment**

Pursuant to a 1997 intergovernmental agreement with School District #74 concerning home rule in the Village and development in the NEID TIF District, an annual Development Benefit payment in the amount of \$392,740, for calendar year 2014, is now being processed. With this payment, cumulatively \$3,459,584 has been provided School District #74 under this agreement.

### **Zoning Reviews for Business Licenses**

In November, the Community Development Department reviewed and approved zoning for two office tenants locating in multi-tenant office buildings and in December, the Department reviewed and approved zoning for a new liquor store at 7177 North Lincoln Avenue.

### **Building Permits Issued**

The following is a summary of building permits issued in November and December.

<b>November</b>	<b># of Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
<b>2014</b>	<b>72</b>	<b>\$943,988</b>	<b>\$25,503</b>
2013	63	\$2,512,167	\$47,175
2012	60	\$1,289,512	\$29,258
2011	65	\$1,063,540	\$27,712
2010	84	\$4,458,466	\$85,894
2009	68	\$775,765	\$20,213
2008	71	\$312,316	\$13,629
2007	69	\$2,104,212	\$45,839

<b>December</b>	<b># Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
<b>2014</b>	<b>43</b>	<b>\$387,987</b>	<b>\$12,753</b>
2013	63	1,045,749	32,970
2012	54	484,024	18,880
2011	42	337,308	9,580
2010	45	336,140	22,005
2009	37	420,371	16,589
2008	35	1,414,024	35,483
2007	37	3,615,398	76,223





