



Lincolnwood Economic Development Commission

Meeting
Wednesday May 27, 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***
 - *February 25, 2015 Meeting*
- 3. Officer Nominations***
- 4. Economic Incentive Request: 6810 McCormick Blvd.- Former Dominick's Location***
 - Request by R&R Global Partners
 -
- 5. Reports**
 - a. Development Updates*
 - b. New Business Licenses*
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Meeting Packet Enclosures*

The next scheduled meeting of the Commission is June 24, 2015

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Economic Development Commission

**Wednesday, February 25, 2015
Council Chambers Room**

Minutes

Commissioners Present

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

Commissioners Absent

Maureen Ehrenberg
William Pabst
Nadia Seniuta

Staff Present

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

Others Present

Gary Levitas, Northfield Group
Jackie Boland, Lincolnwood Chamber of Commerce

1. Call to Order/ Quorum Declaration

Noting that a quorum of 5 members was present, the meeting was called to order at 8:04AM by Vice-Chair Kucienski.

2. Minutes Approval

Commissioner Strauch moved to approve as presented, the proposed January 28, 2015 meeting minutes of the Commission. Commissioner McCoy seconded the motion. Motion approved by voice vote, 5-0.

3. 2015 Volume Cap

Director Clarke introduced this item, and explained that since 2012 the Village has transferred its Volume Cap allocation to the Upper Illinois River Valley Development Authority (UIRVDA), which in turn issues Private Activity Bonds. Mr. Clarke stated that

UIRVDA has again agreed to charge a Village 1% transfer fee at closing on any Volume Cap transferred by the Village and also would agree to transfer the Volume Cap back to the Village until September of 2015, if needed. Commissioners noted that they were well versed on this matter.

Hearing no further discussion, Commissioner Berger made a motion to transfer the Village's Volume Cap to UIRVDA, subject to the same prior agreement to impose a transfer fee of 1% at closing and agreement to transfer back to the Village our Volume Cap until September 2015, if needed by the Village. Commissioner Levine seconded the motion. Motion approved by voice vote, 5-0.

4. 6755 Cicero Avenue (Kow Kow Restaurant Site)

Director Clarke introduced this item, and stated that the prospective developer of this site, Gary Levitas of the Northfield Group, would be attending the meeting this morning. Chairman Persino arrived at the beginning of this discussion. Mr. Clarke directed the Commissioners' attention to the overhead PowerPoint presentation. Director Clarke said the previous broker for the Kow Kow property had indicated that most interest in the site had been from developers, primarily for residential use. Mr. Clarke stated that the Moy family, which owns the property, also indicated that most interest in the site has been from developers; with only two inquiries from parties interested in retaining the building for restaurant use. Mr. Clarke explained that the site is zoned B2, and residential uses are currently not allowed at the location.

Director Clarke pointed out that this corridor along Cicero Avenue had previously been zoned B2 until the late 1990's, when the properties south of Kow Kow were rezoned to R4 to allow for townhouse development. Mr. Levitas of the Northfield Group entered the Council Chambers and Commissioners welcomed him to the meeting.

Mr. Clarke directed the Commission to the multifamily density chart in the PowerPoint presentation. Mr. Clarke stated that the development that Mr. Levitas has proposed to the Village Board has a density that is on the upper end of the multifamily densities that currently exist in the Village. Mr. Levitas explained that Northfield Group would be willing to make this site strictly a residential property if there is any issue with the proposed commercial on the first floor.

Director Clarke stated that there are two possible zoning options for the site to consider the current development proposal: retain the B2 zone and allow residential above the ground level as a Special Use, or rezone the property to R4, to allow for an all residential development. It was noted that the R4 zoning district was the densest residential zoning allowed in the Village. Mr. Clarke stated there would be a maximum of ten units allowed

on the subject property if the site were rezoned to R4, and the developer has proposed 24 units.

Chairman Persino stated that this property is not an attractive site for retail. Mr. Persino said the site is a tertiary location for retail, and this site could instead be a residential extension of the townhomes to the south of the site, if the proposed first floor commercial use was removed. Chairman Persino said that is more a zoning issue, which is not the purview of the EDC.

Mr. Levitas explained that the commercial element of the proposed development may not be necessary. Vice-Chair Kucienski asked if the developer would be willing to get rid of the first floor entirely. Mr. Levitas responded, stating that they cannot eliminate the first floor because it includes parking spaces.

Mr. Clarke explained that the Village Board sent this item to the EDC to determine whether the EDC Commissioners believed that commercial use should be retained at the site. Discussion ensued.

Chairman Persino stated that based on market knowledge, he had no objections to the property being rezoned to R4 for an all residential development. The other five remaining Commissioners concurred with this sentiment and by consensus of 6 Commissioners, the Commission found no objection with the property being rezoned for an all residential development.

Mr. Levitas was thanked for attending the Commission meeting.

5. Reports

Director Clarke summarized the written Development Update report, and stated that a Texas firm is interested in developing the former Bell and Howell site for senior housing, assisted living and a memory care facility. Vice-Chair Kucienski asked whether the organization is non-profit or for-profit. Manager Wiberg stated that the organization is for-profit, and therefore would be contributing to the TIF if the development goes forward.

Director Clarke provided an overview of the remaining development updates, and Commissioners viewed the list of building permits issued in January 2015. Commissioners were also referred to the Business License Report, but had no questions.

6. Other Business

Commissioner Levine asked for an update on the Jaffa Bakery development. Mr. Clarke explained that the project is currently nearing completion.

7. Public Forum

No member of the public desired to address the Commission.

8. Adjournment

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

Respectfully Submitted,

Ryan Johnson
Community Development Intern

Memorandum

To: Chair and Members
Economic Development Commission

From: Timothy M. Clarke, AICP
Community Development Director

Date: May 19, 2015

Subject: Nominations for Election of Officers

On May 19, 2015, the Village President with consent of the Trustees reappointed Commissioners Persino, Berger and Pabst to 3 years terms. With this action, the Commission has a full complement of Commissioners for FY 15-16, and 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 which begins May 1st.

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

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