



# Village of Lincolnwood Economic Development Commission

*Meeting*  
**Wednesday, September 28, 2016**  
**8:00 A.M.**

**Council Chambers  
Lincolnwood Village Hall  
6900 North 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 27, 2016 Meeting\*
- 3. Economic Development Work Plan - Update\***
- 4. Reports**
  - a. Development Update/Building Permits\*
  - b. New Business Licenses\*
- 5. Other Business**
- 6. Public Forum**
- 7. Adjournment**

*\*Commissioner Enclosures*

*The next scheduled meeting of the Economic Development Commission is October 26, 2016*



**DRAFT**

## **Economic Development Commission**

**Wednesday, July 27, 2016  
Council Chambers Room**

### **Minutes**

#### **Commissioners Present**

James Persino, Chair  
Myles D. Berman  
Genelle Ioacca  
Patrick Kaniff  
Paul Levine  
Pat McCoy  
Terrence Strauch

#### **Commissioners Absent**

James Berger  
James Kucienski, Vice Chair

#### **Staff Present**

Tim Wiberg, Village Manager  
Steve McNellis, Community Development Director  
Arin Rubaci Uygur, Community Development Intern

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

Noting that a quorum of 7 members was present, the meeting was called by Chairman Persino at 8:07 AM.

#### **2. Minutes Approval**

Chairman Persino asked the Commission if any edits were to be made for the May 25, 2016 meeting minutes. Hearing no discussion, he then asked for a motion to approve. Commissioner Kaniff moved to approve the minutes as written. Commissioner Berman seconded. Minutes approved by voice vote 7-0.

#### **3. Discussion on Current and Upcoming Development-Related Projects**

##### **A) Village-Initiated Projects of Development Interest**

Community Development Director McNellis then began the discussion on current and upcoming development projects by mentioning village-initiated business-friendly zoning

code amendments that the department is currently pursuing. The first one was for regulations on drive-through facilities. He indicated that in B3 zoning district fast food drive-through facilities are strictly prohibited, but staff believes they should make them available for special uses in B3. With the removal of prohibition, fast food drive-through facilities will be allowed in all districts but be subjected to special use permit and will be evaluated on a case by case basis in a public hearing. He also mentioned that regulations on drive-through facilities prohibit them from facing a public street and all drive-through facilities shall be located on the side or rear of the structure that is either facing the site's parking area or internal driving aisle. He noted that these regulations make it difficult for the drive-through facilities to locate, especially in corner lots.

Chairman Persino mentioned that most of the fast food restaurants on Touhy Avenue are number 1 or number 2 best-selling restaurants of their chains, regionally or nationally, and that Touhy Avenue is a desirable corridor and holds a lot of potential. Commissioner Levine noted that this is done in order to bring in fast food businesses so they should look into opportunities and further enhancement. Director McNellis mentioned that Culver's is already interested, but not applied yet. Village Manager Wiberg informed that this discussion began with Culver's and he added that Culver's is working on the project and even modifying their normal footprint to make it smaller to fit in the lot but they were told that they could not apply yet because of the prohibition. He indicated that when the prohibition removal suggestion was brought to the planning commission meeting, Barclay residents showed up against it. He reminded that the Barclay residents are living in a residential unit which was originally zoned as a commercial area. He suggested the Commissioners come to the Village Board meeting on August 16, 2016, to echo this morning's support for drive-through uses. Chairman Persino also noted that Barclay was once a commercial building and the Village allowed the developer to build residential there. He mentioned that he opposed that decision at the time and he thinks that the Village should not add any more residential in prime commercial area, but add more commercial uses. Village Manager Wiberg then added that Barclay residents opposed to the fast food drive-through noted it would increase the traffic, however, he indicated that 40,000+ cars go along Touhy Avenue per day and this will have minimal traffic congestion impact based on the high traffic count. Director McNellis again emphasized that Culver's is not a formal applicant yet.

Director McNellis then informed the commission that a moratorium on self-storage or warehouse uses was enacted on July 19, 2016, which involves M-B and O-1 zoning districts that have a frontage on Cicero, Devon, Lincoln or Touhy Avenues. He mentioned that the moratorium will give the Village time to review text amendments and the appropriateness of such uses on commercial arterial roadways. He added that the village will begin reviewing text amendments in September 2016 and make

recommendations by the end of 2016. Commissioner Levine inquired what kind of revenue the Village gets from self-storage facilities. Chairman Persino answered that it is just property taxes.

Director McNellis moved next to possible future text amendments, including those related to parking provisions. He noted that off-street parking formulations should be reviewed to see whether they are too high for current uses and as an example he mentioned that the existing regulations do not speak to the differences between a limited service restaurant (ie. drive-through) and a standard sit-down restaurant. He mentioned that he also found out that the current requirements for a hotel with a full-service restaurant would ask for separate parking spots for each use, however, staff believes there should be some sharing of spaces. He then mentioned that 8.5 foot stalls for long term parking might be appropriate, rather than 9' wide stalls for parking that turns over more frequently. Village Code does not currently permit stalls more narrow than 9' wide. Commissioner Kaniff inquired whether big stores have a variation in parking spaces for their employees and their customers. Director McNellis replied that he has not seen such an example but it might make sense for some establishments. Director McNellis then added that the Community Development Intern will look into all variations starting from 2008 to see if there are any consistent variations and prepare a report about it, for possible consideration for text amendments.

Director McNellis then moved on to the topic of signage and mentioned that Pole/Pylon signs are also constantly being approved as Special Signs with the required 18 feet height and 45 sq ft area limits. He added gas stations are consistently approved for those signs and it might make sense for them to be permitted "By Right". He also mentioned that for temporary events, like grand openings or special events, additional signs are allowed twice a year for 15 day period and the Village might consider increasing the frequency and the number of days allowed. He stated that sign regulations should be reviewed for business friendly amendments to help businesses in the Village in general. Village Manager Wiberg commented that Pole/Pylon signs were once too large and prevalent for all use types and new regulations at that time helped getting rid of the over-the-top signage but there may be a happy medium.

Director McNellis then moved to Devon Avenue Retail Overlay discussion. He stated that Devon Avenue has a potential for being a stronger commercial roadway and a retail overlay district might be considered for M-B zoned areas on Devon, similar to M-B retail overlay district along Touhy Avenue.

Director McNellis then moved on to provide a summary to the Commissioners about the Updated Comprehensive Plan. He said that the first meeting took place on March 12, 2015, followed by Community Workshop on April 9, 2015. Plan commission reviewed

the plan on April 13 and May 25, 2016. Plan Commission Recommendations were submitted on May 25, 2016 and the Committee of the Whole Review began on July 19, 2016 and will likely be completed in September. He mentioned several commercial policies from the Plan, including the market-driven acquisition and redevelopment of residential lots next to Lincoln Avenue for commercial viability. Chairman Persino expressed his approval and mentioned that he had advocated commercial overlay when he was working with the Lincoln Avenue Task Force to encourage mixed-use development. He mentioned that he changed his mind about new urbanism and that he now thinks that conventional setback requirements for residential make more sense. Village Manager Wiberg stated that developers have in the past expressed a desire to bring in multi-story mixed-use buildings especially to two sites, one on Devon and the other at Pratt & Cicero. He also noted that the mixed-use buildings provide a nice buffer for transitioning from commercial to single family units and in Lincolnwood there are no such transitions. He also informed the commission that some Board Members are not in favor of change and suggested the Commissioners come to the Village Board meeting and share their opinion if they are in favor of such developments on vacant lots.

Commissioner Ioacca questioned why they should be in favor of mixed-use buildings. Village Manager Wiberg explained that there is a lot of demand for apartments and there is a number of challenging vacant commercial spots where nobody wants to come up for just commercial uses because there is not enough density to support commercial uses. The density might be achieved by building multi-story mixed-use buildings. For those reasons the developers want to build mixed-use buildings and for the Village, it would improve taxation and community amenity and create synergy. Commissioner Ioacca then inquired why the Trustees and residents might oppose that. Village Manager Wiberg said that the residents would like Lincolnwood to stay as a single family village, new developments affect people's view and some Trustees think that multi-family buildings would bring unfavorable conditions. Chairman Persino asked whether it would help to guarantee Trustees that the development would have just owner-occupied condos.

Commissioner Ioacca commented that life style and living choices have changed and some people do not necessarily want to buy a house anymore because they transfer and/or are not as tied to one place. She added that such developments bring vibrancy to the community and people have started to prefer living in more vibrant areas where commercial and residential uses are mixed. Commissioner Levine mentioned that there was a mixed-use development proposal on Devon Avenue, the apartments that would be built were nice but one Trustee, in particular, voiced concerns about the people it would bring. He added that the Trustees should be persuaded. Commissioner Strauch then asked if anyone knows how many single family houses are rented right now and said that he does not know the exact number but knows there are many. Village Manager Wiberg

agreed and said that it was an excellent point. Chairman Persino stated that the burden on the school district might be questioned. Village Manager Wiberg said that he had been talking to school officials and they informed him that they have got the capacity and he added that every community is adding mixed-use developments to their built environment right now. Director McNellis mentioned that there will be a lot of 1-2 bedroom units in a mixed-use development and they are not really for large families with a lot of children. He also stated that the Village Board should be properly informed about these issues by Staff, the EDC and local business people. Chairman Persino noted that the developer should be questioned about their funding sources. If there are some governmental funds involved the regulations might require a certain number of affordable units. He suggested that it should be looked into.

Director McNellis moved on to other aspects of the comprehensive plan and stated that one intention is to limit vehicular access to lots from the front and rely on alley use. He stated that everybody would get more parking this way. He mentioned another change that is being discussed is the cross-access between adjacent commercial lots which would lead to fewer curb cuts. Chairman Persino shared his doubt about whether the owners would cooperate and stated that they might ask for money. Director McNellis commented on that it could be incentivized in a way like zoning bonuses.

Commissioner Levine commented on Village alley use and suggested paving them and putting in speed bumps. Village Manager Wiberg said that this would add millions of dollars of burden to the Village taxpayers. He mentioned also that there are actually some alleys that were paved years ago, but they are in horrible shape. He added the drainage is also a problem in the alleys and if they are paved they have to add sewer pipes, which would overload the existing infrastructure, so there is no easy answer.

## **B) Private Commercial Projects of Interest**

Director McNellis then continued his presentation by introducing recently-opened private development projects. He mentioned that Binny's Beverage Depot and Giordano's Carry-Out Restaurants are just opened and Lou Malnati's Restaurant expansion, the AT&T retail store and a multi-tenant plaza with Starbucks drive-through on 4320 Touhy are projects that are in the permitting/planning process. He noted that the AT&T store will be the first commercial development that is built in the MB Retail Overlay Zone and there will be more green spaces and less impervious surfaces with this project. Village Manager Wiberg stated that this shows that zoning works and that the Overlay Zoning made these lots more attractive for development.

Director McNellis then moved on to potential development projects. He stated that he had already mentioned Culver's. He noted Touhy Avenue Redevelopment parcels 4600 and

4656, for which developers have expressed interest in building multi-tenant units. He then added that the Puig site had a proposal for assisted living. He added the site would be partially used for assisted living and the rest will be used for another use to be determined. Village Manager Wiberg stated the Commissioners should pay attention to this site and come to the related Village Board meetings because this site has major arterials on two sides and a great potential for commercial development. He noted that the proposed assisted living development would just sit in a corner of the site leaving the rest vacant and he thinks the site actually holds more potential if all is used for one development. Commissioner Strauch then stated that Mr. Puig is also the owner of the ice rink next to the site and they have to reserve parking for the ice rink. He added that they are not using the ice rink that much during the day; it is mostly used on evenings and weekends. Chairman Persino mentioned that he talked to Trustee Patel and he informed him that Puig is considering the possibility of another rink or add a wing to the existing. Village Manager Wiberg said that in his opinion even the ice rink expansion might be a better use for the Puig site because it would then be a community amenity.

Commissioner Berman questioned whether current development patterns are schizophrenic and how did the Village come to the point it is at. Village Manager Wiberg explained that Lincolnwood was not initially planned and when it was developed during the 50s-60s there was no planning staff so there is no comprehensive plan behind most of the development. Nobody was looking from an urban planning point of view. He explained that they are now trying to locate different uses where it makes sense to create an effective tapestry. Commissioner Berman then commented that it requires some political will and that Touhy Avenue should definitely be used for commercial uses. He commented that people are most afraid of change and Skokie is benefiting from this and that this unwillingness will lead to Lincolnwood's demise. Village Manager Wiberg and Commissioner Ioacca agreed. Commissioner Ioacca added that the Village is a gold mine and they should decide what they want and where they want it and do it. Commissioner McCoy indicated that there are properties sitting there useless because of the unwillingness of the owners. Commissioner Berman said once the changes are done, the market will dictate their actions; the prices and taxes will rise so that it will be beneficial for the owner either to sell or rent it. Village Manager Wiberg once again emphasized that the commissioners should come to the Village Board meetings when they have strong feelings such as these. Chairman Persino asked to be directly invited via email when an important issue is going to be discussed. Director McNellis stated that he would make sure the EDC is notified, and he stated he also agrees with Commissioner Ioacca in that the Village should be actively involved in marketing and attracting businesses. He informed the commission that he will be attending the International Council of Shopping Centers' Chicagoland Retail Connection event and expects to promote the community and obtain a lot of leads for Lincolnwood.

Commissioner Berman then stated that he finds the argument of some Trustees regarding mixed-use development that will bring unfavorable people unrealistic since the Village is not commuter-friendly. Commissioner Strauch commented that the Village is already diverse and there is nothing wrong with it. Commissioner McCoy then questioned whether there is a way to find out what percentage of single family homes are rented. Commissioner Ioacca commented that the schools might have that information. Chairman Persino informed the commission that Palatine, IL requires every property owner to inform them whether and when they rent their properties and the renter's information .

Director McNellis then introduced the Hyatt Place Hotel proposal which will be a 5-6 story building with approximately 110 units. He stated that considering the diversity of the community there is a need for a facility where large weddings and all other sorts of events can take place. He informed that the company has completed their feasibility study and found there is a huge demand in the area and is now looking for loans. He commented a hotel will be good in many ways, including for commercial area promotion.

Director McNellis then moved on to Key Redevelopment Sites. He informed the commission that for the Purple Hotel site the developer has not followed up on the project. They had a key date on May 15 to show that they had obtained the necessary loans to go ahead with the project, but they did not provide that. He indicated that they were also supposed to remove the foundation within 30 days after that, but they did not do that either, so in July the Village filed a complaint in Cook County Circuit Court. He also informed that they are not expecting any compensation out of it, but did it merely to encourage zoning compliance or at least the owner to move on and find a new developer for the site. He mentioned that they know that understand the developer is financially in a difficult position right now and the property is in a foreclosure. Chairman Persino said that he has already met with 4 developers for the site and all of them seemed interested and are talking with the lender in Canada.

Director McNellis mentioned that for the Kow Kow Restaurant site, which is on a secondary commercial road, mixed-use development might be considered if there are no proposals for commercial development. He also mentioned there was a lot of interest but no deals have been done. Chairman Persino commented the price might be too high.

Director McNellis informed that a couple of properties on the Southeast Corner of Touhy and Crawford are vacant, with the Long John Silvers being owned by corporate, who have recently taken back the property from the previous franchisee. He noted that they have some concerns about the codes and they are discussing a pole sign. He stated that there is potential that this site might be a for-sale site in the future and with the Decorator

Hardware space for sale or lease a combined parking option for the entire strip might be something that could be considered.

Director McNellis then mentioned that for the former Dominick's site on McCormick Boulevard, they are trying to reach the property owner, but have not gotten any response yet. He also noted that within a couple of months their approvals will expire.

**C) Economic Development Work Plan Update**

Director McNellis then continued on to inform the commission about the Economic Development Work Plan. He mentioned that business site visits are in progress and he is working on the marketing brochure. He informed that he is talking to food trucks for the 25th year anniversary of the Village Campus, which will be celebrated with the community and this might build momentum for next year's probable food truck events. He mentioned that he will be attending ICSC Chicagoland Retail Connection event in August, which will provide an opportunity to get a large number of contacts for potential businesses. In the interim, he is working on a marketing e-mail to utilize in contacting businesses after that August 10<sup>th</sup> meeting.

**4. Reports**

**A. New Business Licenses/Building Permits**

Commissioners viewed the list of new business licenses for May and June 2016.

**5. Other Business**

Commissioner Levine inquired about Begyle and Director McNellis informed him that they are in for permit, moving forward and will probably be opened in November. With regard to a question on Jaffa Bakery, he also informed that he does not know the current situation between the former renter and the owner, but the equipment is there and the owner might be holding it until financial restitution is made. He noted that he will contact the owner to get information.

**6. Public Forum**

No member of the public desired to address the Commission.

**7. Adjournment**

By consensus, the meeting was adjourned at 10:00AM.

Respectfully Submitted,

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Arin Rubaci Uygur  
Community Development Intern



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# MEMORANDUM

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**TO:** Chair and Members  
Economic Development Commission

**FROM:** Steve McNellis  
Community Development Director

**DATE:** September 28, 2016

**SUBJECT:** **Economic Development Work Plan - Update**

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It has been approximately five months since the Economic Development Work Plan was discussed with the EDC and subsequently initiated. As we approach the International Council of Shopping Centers (ICSC) major annual “Chicago Deal Making” conference in late October, it is a good time to evaluate the status of ongoing economic development efforts in the Village, as well as discuss the upcoming schedule. The ICSC event represents a prime opportunity for the Village to market its ongoing efforts to attract new retailers and restaurants, as well as interact with the developers and brokers that will hopefully help secure these commercial projects and tenants. As such, it’s important we look now at the progress that has been made on the plan, but also consider whether or not any change in direction should be considered.

**1. Business Site Visits (2-4/month)**

- Program began in June, 2016
- Five business visits in past 3.5 months
- Two visits scheduled in next two weeks
- Feedback generally positive
- Lines of communication established
- **Status: Ongoing**
- **Staff-Recommended Direction: Continue with 2 visits per month**

**2. Broker Meetings (two per year)**

- Will promote the community and provide information on new businesses/new projects.
- Goal is to target major commercial areas and areas with “visible” vacancies.
- **Status: Originally scheduled for Late 2016**
- **Staff-Recommended Direction: Schedule Broker Meeting for January, 2017**

### 3. Marketing

- Prepared a Draft Promotional Brochure
- Prepared a branded e-mail template for business attraction
- Prepared and synthesized demographics geared to business attraction
- Monthly Business Spotlight proposed
- **Status: Partial completion of economic development marketing materials.**
- **Staff-Recommended Direction: Complete promotional brochure by October 31, 2016. Initiate Monthly Business Spotlight in conjunction with the monthly business e-newsletter (#10, below).**

### 4. Business Website

- Proposed “stand-alone” website linked to Village, with Business-focused content and graphics
- Secured domain name of linc.business
- Updating Business Resources tab on Village website with content for existing businesses and prospective businesses.
- **Status: Originally scheduled for 2017**
- **Staff-Recommended Direction: Continue with early 2017 timeline to begin work**

### 5. Shop & Dine Guide

- Proposed Brochure, paper and digital that promotes local businesses
- To be utilized at the Chamber of Commerce, at business networking events, at nearby hotels, and on the Village website.
- **Status: Originally scheduled for 2017**
- **Staff-Recommended Direction: Continue with design and rollout in 2017**

### 6. Trade Conferences/Shows/Events/Conferences

- Attended Chicagoland Retail Connection event presented by the local International Council of Shopping Centers (ICSC).
- Attended two quarterly Economic Development Networking Group meetings.
- Will attend major annual ICSC Dealmaking event at Navy Pier on October 19/20. Village has secured a booth (for the second year) and will market the Village to major retailers and developers
- Interacted with Chamber of Commerce as Board Member.
- Will be meeting with new Chamber Director on ways to collaborate
- Consider membership in Chicago’s North Shore Convention & Visitors Bureau (CVB)
- **Status: Ongoing**
- **Staff-Recommended Direction: Continue securing opportunities to attend tradeshows and economic development conferences. Delay membership in Chicago’s North Shore CVB until first hotel is under construction.**

### 7. Business Roundtable Meetings

- Proposed collaboration with the Chamber of Commerce
- Will Break-out tables by business type (restaurants, retail commercial, service commercial, office/industrial)
- Plan to provide information on interesting projects, public and private

- **Status: Work has not yet begun**
- **Staff-Recommended Direction: Schedule first roundtable meeting for the first quarter of 2017.**

#### **8. Business-friendly Zoning Changes**

- Completed a Code Amendment to permit Drive-Through restaurants as a Special use in all commercial zoning districts.
- In process of prohibiting warehouse type uses from locating on commercial arterial roadways, leaving those high-profile corridors for sales tax producing uses and commercial services utilized by residents.
- Have identified possible Zoning Code amendments for consideration
- Conducting proactive research on creating special Zoning overlays and/or rezoning to meet goals of soon-to-be-approved Updated Comprehensive Plan.
- **Status: Business-friendly zoning code changes in progress.**
- **Staff-recommended Direction: Continue identifying and prioritizing acceptable Zoning Code changes for review on a regular basis.**

#### **9. Branding**

- Created a new logo and tagline for economic development purposes
- **Status: Completed economic development branding theme**
- **Staff-Recommended Direction: Monitor reaction to economic development branding at ICSC conference and interactions with real estate and development community and adjust where necessary.**

#### **10. Monthly Business e-newsletter**

- Will be designed to welcome new businesses and provide local news that is of interest to businesses
- **Status: Scheduled for completion in last quarter of 2016.**
- **Staff-Recommended Direction: Continue on schedule**

#### **11. Village Signage**

- Propose to investigate opportunities for attractive signage at key Village entry points to emphasize community pride in businesses.
- Propose to consider bulletin board signage at key bike path crossings, noting local business areas and attractions
- **Status: Work has not yet begun.**
- **Staff-Recommended Direction: Prepare budget estimates to begin a multi-year program in Fiscal Year 2018**

#### **12. Contact Targeted Businesses**

- Created a list (restaurants, entertainment uses, niche uses) and pursuing leads
- Plan to work with Brokers on preferred tenants list
- **Status: Contacted over 40 businesses from contacts received from Brokers and Chicagoland Retail Connection event.**
- **Staff-Recommended Direction: Continue targeting new businesses, as well as following-up with Brokers and key tenants as conditions change.**

### **13. Special Events**

- Staff scheduled a Food Truck event as part of Village Campus 25<sup>th</sup> Anniversary
- Consider progressive events to add to existing traditional events
- Considering Craft Beer/Distillery Event for 2017
- **Status: Food Truck “dry run” executed as part of Village event. Additional events still in the concept phase**
- **Staff-Recommended Direction: Execute on at least two new events in 2017.**

### **14. Commercial Business Landscape Awards**

- Consider instituting an award to recognize the best-landscaped commercial properties, and recognize those businesses at Lincolnwood Fest/Village Board meeting.
- **Status: Originally scheduled for 2017**
- **Staff-Recommended Direction: Continue with scheduled 2017 program.**

Further detail on each goal will be provided as part of next Wednesday’s presentation. Staff welcomes any new ideas or concepts that the EDC wishes to discuss.



**Village of Lincolnwood**  
**Community Development Department**  
**Development Updates**  
**September 2016 Report**

**September 20 Village Board Scheduled to Consider Plan Commission Recommendation on Proposed New Comprehensive Plan**

The Plan Commission held a Public Hearing on Wednesday April 13, 2016 and May 25, 2016 to consider the proposed new Comprehensive Plan. The Plan Commission heard a presentation by the Village's consultant, Houseal Lavigne, and discussed several aspects of the proposed new Comprehensive Plan. The Plan Commission has recommended approval of the Comprehensive Plan with several aspects identified for additional discussion. The Committee of the Whole received information from Staff at two meetings relative to the new Comprehensive Plan. The Village Board deliberated the Plan Commission's recommendation at their September 20, 2016 regular meeting and has continued the matter to its **Wednesday October 5, 2016** meeting. All EDC members are invited to attend this meeting. This new Plan was prepared over the last year through the work of the Comprehensive Plan Committee, a special committee formed to undertake the task of updating the Village's Comprehensive Plan. The award-winning planning consulting firm, Houseal Lavigne assisted the Committee in this work.

**Village Board Approves Special Use and Variations to Permit a New and Reconfigured Off-Street Parking Area at Airoom Plaza, 6825 North Lincoln Avenue**

The Village Board concurred with the Plan Commission relative to the request to allow the installation of new off-street parking on a vacated portion of Keystone Avenue and to reconfigure the existing off-street parking along 6825 Lincoln Avenue (Airoom Plaza). The requests have been made in order to meet the following goals: 1) redesign the existing parking area in front of the building along Lincoln Avenue; and 2) add parking along Keystone Avenue to account for parking lost in the redesigned parking area along Lincoln Avenue.

**Village Board Approves Retail Redevelopment Project at 3701 West Touhy Avenue**

The Village Board concurred with the Plan Commission relative to the retail redevelopment project at 3701 West Touhy Avenue. The project includes a single-tenant 4,500-square-foot retail building and off-street parking area. The Village is currently reviewing building permit documents.

**Petitioner Withdraws Application for Expansion of Off-Street Parking Lot at 3550 West Pratt Avenue**

The Plan Commission recommended approval of an application by Accurate Threaded Fasteners at 3550 West Pratt Avenue to expand the existing off-street parking lot between the building and Pratt Avenue. ATF, Inc. withdrew their application prior to final Village Board action and, therefore, no work will occur.

### **Village Board Approves Text Amendment to Remove Prohibition of Fast-Food Restaurants with Drive-Through Facilities in B-3 District**

The Village Board concurred with the Plan Commission recommendation to remove a prohibition of Fast-Food Restaurants with Drive-Through Facilities in the B-3 Village Center PD District and to require a Special Use Approval for such uses. Also included in this consideration was the removal of the prohibition on Drive-Through Facilities facing a public street and to require all Drive-Through Facilities in the B-3 District be required to obtain a Special Use.

### **Committee of the Whole Review of Proposed Use of Former Kow Kow Restaurant Site at 6755 North Cicero Avenue**

The Committee of the Whole on August 16, 2016 discussed interest from Grossinger Auto Group for an auto sales lot at the former restaurant site. The Village Board discussed the concept with the current property owner. No applications have been made at this time.

### **Committee of the Whole Review of Proposed Redevelopment of 7373 North Cicero Avenue**

The Committee of the Whole on July 19, 2016 discussed a redevelopment concept plan for the property at 7373 North Cicero Avenue. The proposal included the demolition and removal of the entire existing building. On the western 1.88 acres of the site a new memory care/assisted living facility would be constructed. The remaining one acre of the property would be marketed for sale. The Village Board discussed the concept with the current property owner and potential developer. No applications have been made at this time.

### **Committee of the Whole Review of Proposed Redevelopment Former Purple Hotel Property**

The Committee of the Whole on September 20, 2016 discussed a redevelopment concept plan for the Former Purple Hotel property at 4500 West Touhy Avenue. The proposed development site is 8.47 acres in size, in contrast with the 10.71-acre North Capital Group proposal, which included two additional lots with both a one-story and four-story office building located on Lincoln Avenue. Project highlights include: 1) commercial buildings located in a traditional urban layout with buildings fronting Touhy and Lincoln Avenues; 2) a plaza as a focal point at the intersection of Lincoln and Touhy Avenues, which could become a quasi-public space for events; 3) a four-story grocery store and parking deck to be set back from the street; and existing multi-family residential building on the south side of Touhy Avenue; 4) a 200 room 7-story hotel situated to the north of the property; and 5) a 10-12 story apartment building with 180-200 units also situated to the north of the property. The previous North Capital Group plan and current proposal by Kaufman Jacobs, are both mixed-use developments, with some similar uses, but vastly different densities. No applications have been made at this time.

### **Building Permit Submitted for The Carrington at Lincolnwood (South Bay) – 3401-3501 Northeast Parkway**

The Village continues building permit plan review for The Carrington at Lincolnwood. Jensen & Halsted Architects for South Bay have resubmitted building permit documents for review. You may have noticed that earthwork and foundation work has begun at the property. Approximately 70% of the buildings foundation has been installed. Charles Hall Construction and Village representatives meet weekly to discuss the project and will continue to do so throughout the duration of the property.

**Begyle Brewing and Tap Room Update – 7005 Central Park Avenue**

Staff recently learned that the Begyle Brewing and Tap Room project at 7005 Central Park Avenue is on hold. Staff is working to determine more detail on the status of the project. We will update the Economic Development Commission once we determine the status.

**Building Permits**

Below is a summary of building permits issued in May 2016 and June 2016.

<b>May</b>	<b>Number of Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
2016	114	\$1,062,032	\$34,576
2015	82	539,319	39,375
2014	90	1,893,363	39,375
2012	75	1,483,592	34,223
2011	88	964,970	29,276
2010	86	429,667	18,242
2009	73	1,381,564	42,555
2008	87	1,770,673	46,323
2007	89	1,531,982	61,474

<b>June</b>	<b>Number of Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
2016	133	\$1,661,620	\$41,763
2015	103	684,579	35,713
2014	106	1,389,793	27,941
2012	97	1,444,784	44,673
2011	98	675,959	23,089
2010	85	537,059	23,217
2009	114	904,980	30,206
2008	82	1,163,413	40,883
2007	73	1,156,335	46,450

July and August Business Licenses

Issuance Date	Type of Business	Name of Business	Address	Contact Person	Telephone #
8/8/2016	Restaurant	Long John Silvers	3901 W. Touhy Ave	Monalisa Avita	224.251.8744
8/29/2016	Office	Aperion Care Inc.	4655 W. Chase Ave	Neftali Wilhelm	847.626.4937
8/30/2016	Retail	Forget Me Not Boutique	3333 W. Touhy Ave	Faye Abushaban	847.410.7558
8/31/2016	Restaurant	Leos Tacos	3333 W. Touhy Ave	Leonel Soto	NA