



# Village of Lincolnwood Economic Development Commission

*Meeting*  
**Wednesday, February 22, 2017**  
**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**  
- November 16, 2016 Meeting\*
- 3. Proposed FY 2017-18 TIF Budgets\***
- 4. Reports**
  - a. Development Update\*
  - b. New Business Licenses\*
- 5. Other Business**
- 6. Public Forum**
- 7. Adjournment**

*\*Commissioner Enclosures*

*The next scheduled meeting of the Economic Development Commission is March 22, 2017*



## Economic Development Commission

Wednesday, November 16, 2016  
Council Chambers Room

**DRAFT**

### Minutes

#### Commissioners Present

James Persino, Chair  
Pat McCoy  
Patrick Kaniff  
Paul Levine  
Genelle Ioacca

#### Commissioners Absent

James Kucienski, Vice Chair  
James Berger  
Terrence Strauch  
Myles D. Berman

#### 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 5 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 September 28, 2016 meeting minutes. Hearing no discussion, he then asked for a motion to approve. Commissioner Levine moved to approve the minutes as written. Commissioner Kaniff seconded. Minutes approved by voice vote 5-0. **\*Note – Staff has revised the September minutes to remove the inadvertent inclusion of Vice Chair James Kucienski from the list of Commissioners Present, as well as any vote taken at that meeting.**

#### **3. PEP Grant Request – 6676 North Lincoln Avenue (Brickyard Bank)**

Community Development Director McNellis informed the commission that the PEP Grant request is coming from Brickyard Bank, which is the primary tenant in the building. The property is at the intersection of Harding and Lincoln Avenues, and it was

part of a larger connected building, demolished in 2011. Now, the building is exposed with a vacant portion of a lot to the south of it. He stated that as the Commission is aware Property Enhancement Program Grants are intended to encourage extensive exterior improvements to properties, whether it is the façade of the building, awnings on the building, signage, lighting or parking lot improvements, all are the areas that can be seen as general improvements the public would see. The Brickyard Bank PEP Grant request is primarily for the south façade of the building and for the vacant area just south of that façade. He noted that the proposal will take an area inside the building that is not really utilized and turn it into offices and install 10 new 30” x 48” windows along the south façade. The south façade is unarticulated, a blank wall. The other part of the proposal is to add landscape on the vacant portion of the lot with bushes along the south building elevation and 8 maple trees scattered throughout. The building as it is now is of a design unlike the buildings the Village would approve today, due to its blank south façade, which also differs from the other facades of the building in terms of materials used. The reason is that there was another building originally along the south façade of the building, and it was never intended to be seen as it is today.

Chairman Persino pointed out that there are 11 windows in the drawings instead of 10 as mentioned. Douglas Bertagna, representing Brickyard Bank, explained the drawings are revised, and now there are 10 windows planned.

Director McNellis mentioned that the Brickyard Bank occupies the entire first floor and a portion of the basement of the property. He also reminded the commission that the basement of the property also continues along a portion of the southern part of the lot which is covered with gravel on the ground floor level. This might also make it difficult to sell the vacant part of the property in the future. Mr. Bertagna explained that the Bank is planning to move their commercial services from the basement to the first floor where improvements would occur.

Director McNellis informed the commission that the Bank has split up the proposed work into 3 three categories: Masonry, Window installation, and Foundation and Landscaping, and submitted three bids for each. After looking at the bidding numbers from the contractors Chairman Persino questioned why are the lower bidders for the masonry and landscaping not chosen by the bank. Mr. Bertagna explained that the lowest bidder for the masonry work did not seem to be qualified for the job and the bank preferred to go with the contractor that was worked with before. He stated they are essentially the lowest responsible bidder. As for landscaping, he explained that the contractor preferred by the bank guarantees one year service after the landscaping work is finished, while the others do not.

Commissioner McCoy commented that the landscaping would make a lot of sense, but he is not sure if the windows will be seen through the landscaping. Director McNellis replied that it would depend on the viewpoint, but they will be seen from the most part because the bushes will be low and the trees will be scattered, and branching will be higher as they grow. Commissioner McCoy commented that landscaping and awnings are ok, but he is not sure if the windows should be covered by PEP Grant. Chairman Persino stated that the windows had been covered by PEP Grants before.

Commissioner Ioacca then questioned whether the gravel would stay there. Mr. Bertagna explained that the gravel/construction rock with 4" rubber membrane underneath was required by the village to protect the basement of the property from water coming in. There is only room for 4 inches of top soil which would not sustain anything, which is the reason for the gravel/construction rock.

Mr. Bertagna also noted that the landscaping alone would not be enough to obscure the south building façade because the trees will be small and the façade will be open to view. By redesigning the façade, they will provide consistency with the other façades and break up the bulky look of the blank wall. Chairman Persino agreed and stated that the reason he has questioned the gravel/rock is that it is limestone which is poor looking and suggested that it can be changed with river rock, which would look much better from a landscaping standpoint. Mr. Bertagna stated that he cannot speak for the owners on that matter. Chairman Persino said that it could be added to the grant.

Commissioner Ioacca also commented even with the enhancements it will look unfinished with the gravel and it needs to be addressed. Chairman Persino noted that if the gravel is changed with river rock and with planters on top of it, the appearance will improve. Mr. Bertagna commented that this would be a significant improvement to the property but since they are not the property owners it does not make sense for them to contribute for that. The bank is willing to contribute for the landscaping and the windows but the rock should be something the owners should do themselves, and the owners have not expressed a desire to do so. As a tenant, the bank is undertaking the necessary contributions to improve the property.

Commissioner McCoy stated that he understands that the owner does not want to make any improvements so this is the only way it is going to get done. Chairman Persino noted that the point of this forum is to develop other ideas and suggest changes as they are providing money for improvements. Mr. Bertagna commented that he does not think just changing the color of the rock would make much difference. Chairman Persino stated that it is not just about the color but quality and with river rock the site would not look like a construction area. Mr. Bertagna, then noted that even though he is willing to include it

into the PEP grant, he should talk to the owners about it. He mentioned, in that case, the bank might need to come back for EDC December meeting and then go to the Village Board in January. As they will not be able to start masonry work in February and need to wait for April or May. This would be a major concern for the Brickyard Bank.

Chairman Persino noted that EDC has previously made such recommendations and recommended approval with conditions when time is an issue. Village Manager Wiberg added that the condition would be a part of the motion. The next Village Board meeting would be on December 6, so the bank has two weeks to put their numbers together for the addition of river rock and planters. Mr. Bertagna then asked what if the owners do not agree with this.

Director McNellis suggested that EDC could recommend an approval up to \$25,000 which is the max, including \$20,720 they are currently requesting and the additional work only up to \$25,000 in total assuming no more than 50 percent of the cost of the total project is paid for by the PEP Grant. Then they can talk to the owners and go to the Village Board with the EDC's recommendation and the owner's position. The Board at that time can decide just to approve \$20,720 if the owner doesn't agree to the river rock or maybe the owner can be persuaded for the river rock and then the bank will have up to \$25,000 already authorized. He also reminded that this is a rebate program, so they'll only get half of what they spent up to \$25,000. Commissioner Levine agreed and said that might be the motion. Chairman Persino commented that then they might lose their leverage to get the owners to do it. Village Manager Wiberg noted that the Village Board would then decide to approve the PEP grant with river rock or not. Chairman Persino commented that he sees no reason as to why owners would not want to change the gravel into river rock and adding some planters as the bank is paying for it. Mr. Bertagna mentioned that they leased the building for the next 30 years so the owners might be ok with it and the Brickyard Bank is willing to make necessary improvements not only for their business but also for the community as they are trying to commit to the community. They have already made improvements in the interior and changed the signage.

Chairman Persino noted that they are willing to approve up to \$25,000 with the improvements they suggest plus it must include the river rock and decorative planters on the existing gravel area.

Commissioner McCoy questioned that if the owner decides one year later to knock everything down and build something else. Mr. Bertagna explained that as a part of their lease agreement they have the first claim if they decide to sell the land. Commissioner McCoy commented what if he does not sell but decides to use the area in a different way.

Village Manager Wiberg explained that the PEP program has a 5-year clawback requirement so they cannot destroy it without reimbursement.

Commissioner Ioacca questioned as the owners are not at the meeting whether they can grant the PEP grant to a tenant. Director McNellis explained that the Brickyard Bank has the owners approval and their signature in the request form. Mr. Bertagna added that the owners are very cooperative as long as the Brickyard Bank takes the lead on this. The issue is the gravel was recommended by the Village in 2011, and the owner was not 100 percent behind it but did it because the Village requested it. He thinks he might not want to change it because he met all the requirements of the Village before and if the membrane underneath gets damaged, the water would leak in and underneath is their conference room and storage with all their documents and supplies. He is afraid of the consequences of possible leakage.

Chairman Persino recommended that they should assure this would not happen with their contractor and he stated that he wonders why the Village did not recommend river rock in the first place.

Mr. Bertagna stated once again that the Brickyard Bank is committed to the community, have already started to make some changes to their interior and signage, the windows are essential to the professional look of the building, and they are also willing to do all the improvements proposed.

Chairman Persino, hearing no further discussion, made a motion to recommend approval of the PEP Grant for 6676 North Lincoln Avenue up to the maximum amount of \$25,000 for their proposal provided that they change the existing limestone gravel/construction rock to river rock and add six (6) decorative planters along the river rock area.

Commissioner McCoy questioned whether they would also recommend the approval of the current improvement proposal as it is in case the owners would not agree. Chairman Persino stated that then they would lose their leverage and at the end the Village Board will make the final decision so they can adjust it. Commissioner Levine also expressed that he is not very comfortable about that. Chairman Persino noted what if their recommendation would turn out to be problematic from an engineering or construction standpoint. Chairman Persino stated that then they could come to the Village Board and explain and the Village Board may approve their improvement proposal as it is. The Board can make that decision.

Chairman Persino restated the motion to recommend approval of the PEP Grant for 6676 North Lincoln Avenue up to the maximum amount of \$25,000 for their proposal provided

that they change the existing limestone gravel/construction rock with river rock and add six (6) decorative planters along the river rock area. Motion seconded by Commissioner Ioacca. Approved by roll call vote 5-0.

**4. Review of Biennial Commission Report**

Director McNellis reminded the commission that every two years, each advisory body to the Village Board provides a Report detailing the activities of that body and meets with the Village Board to discuss that report during a Committee of the Whole meeting. He reminded that the draft is attached to the EDC Packet and prior to next Wednesday's meeting, the Commission should review this draft, particularly the section on Anticipated Activities. He stated that they know the Hyatt Place Hotel will come in for Tax incentive request for their Hotel Tax. He added that they do hope in the next two years the Purple Hotel site will go under development and need a TIF Incentive and the rest is usual activities like reviewing PEP/GIFT grant requests, TIF budgets, and Economic Development Work Plan. He asked if there is anything else they would like to see added to the anticipated activities and goals or any specific questions or comments on the Board that can be added to the report. He informed the commissioners that Chairman Persino will be at the next Village Board meeting to present the report. He also added that he encourages all EDC Commissioners to be at that meeting to be able to be a part of the dialogue with the Board.

Chairman Persino also asked if there are any comments, questions, additions or subtractions to the report. Hearing no further discussion, Chairman Persino made a motion to approve the report to the Board. Seconded by Commissioner Kaniff. Motion approved by voice vote, 5-0.

**5. Review of 2017 Meeting Dates**

Director McNellis summarized the proposed 2016 Commission meeting calendar, noting that it followed the Commission's general practice of meeting on the fourth Wednesday of the month at 8 AM, except for November and December, when they are generally held on the third Wednesday of the month due to major holidays. Chairman Persino made a motion, seconded by Commissioner McCoy to approve the 2017 meeting schedule. Motion approved by voice vote, 5-0.

**6. Reports**

**A. Development Update/Building Permits**

Commissioner McCoy inquired about the Lebanese bakery on the corner of McCormick. Director McNellis informed the commission that they are still in the permitting process. They undertook some work without a permit, were stopped, and now trying to get their permit. Commissioner Levine commented that The Village is trying to bring businesses

in and yet there always seems to be some problem. Village Manager Wiberg commented that in this case, the problem is that they started work without getting a permit. Commissioner Levine then asked whether the Village monitors the projects. Director McNellis replied that it does and informed that there are multiple inspections during the process. Commissioner Levine asked whether the Lebanese bakery bought or rented the building. Village Manager Wiberg informed that they bought the building, so they need to know what they have to do. Commissioner Levine then inquired about whether the Village are helping them by giving the necessary information. Director McNellis replied that this is a little difficult in the Village as it does not have Real Estate Transfer Stamps like some other communities. If you have Real Estate Transfer Stamps then you'll know when the property change hands, be able to contact new owners and provide necessary information. If there were a mechanism like registration, the Village would be able to communicate with new property owners. Commissioner McCoy questioned why the Village does not have Real Estate Transfer Stamps. Village Manager Wiberg commented that it might need a referendum. Commissioner Ioacca asked if the Village can get this information from Cook County. Director McNellis commented that the data from the county gets often delayed three to six months. Meanwhile, the property owner would start doing work. The Village would not be able to get information in a timely fashion.

Village Manager Wiberg commented that most of the time it is not that people do not know that they have to get a permit, but they do not want to deal with the Village because it takes time and money. He added the Village cannot be everywhere all the time to control but when it finds out there is a work going on without a permit it acts on it and 99% of the time the neighbors informs the Village.

Commissioner McCoy then inquired about the status of Airoom. Director McNellis informed that they are still waiting for IDOT approval for the work that involves parking area. Village Manager Wiberg added that they got all the approvals from the Village and waiting for IDOT for parking configuration change.

Commissioner McCoy then inquired about Culver's. Director McNellis informed that they have not yet made an official application. He added that Village Manager Wiberg, Assistant Village Manager Doug Petroschius and himself attended the ICSC Retail Convention in Navy Pier and Culver's Midwest Real Estate broker came by the Village's booth and said there had been a delay, but they will get back to the Village on this.

Commissioner McCoy then inquired about overpass. Village Manager Wiberg informed that they are in the engineering process and that the construction will be in a year.

Commissioner Levine then asked about the development on the Lawndale & Touhy. Village Manager Wiberg informed that there is going to be an AT&T store. Director McNellis added that it will be 4500 sq ft whole building. Commissioner Levine asked if AT&T site is part of the retail overlay. Village Manager Wiberg informed that it is and the seller benefitted from it. Commissioner Levine then asked if there will be a parking lot on the site. Director McNellis informed that the store is on the west side of the lot and the parking lot is on the east side.

Commissioner McCoy then inquired whether the Long John Silver's has any applications. Director McNellis informed that they are open and they have a sign proposal in. He added that the monument sign will probably be approved as it is in compliance with the Village Code. Village Manager Wiberg added that they wanted to use the existing pole sign which is no longer in compliance with the Village Code, but they lost it because it was vacant over a year. Director McNellis informed that once there is a vacancy period you lose it, can come back and ask again, but the Village would not approve.

Director McNellis informed the commission that the Carrington should have their building permit within a day or two. Up until now, the Village has given them some phased work to do. He commented that the project is going very well and the contractors are doing a great job. Village Manager Wiberg added that this would be the biggest development in the Lincolnwood, the contractors are professional they meet deadlines and provide everything the Village ask from them. Commissioner McCoy asked if the developers of the Carrington have any complaints so far. Director McNellis informed that there was none.

Director McNellis then informed the commission that Hyatt Place Hotel architect, owner, and hotel manager have been in constant contact with the Village and are developing their plans to begin going through the process.

Commissioners viewed the list of development update and building permits issued in August 2016, September 2016, and October 2016.

#### **B. New Business Licenses**

Commissioners reviewed the list of new business licenses issued during the month of September and October 2016.

### **7. Public Forum**

No member of the public desired to address the Commission.

**8. Adjournment**

By consensus, the meeting was adjourned at 9:37 AM.

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:** February 17, 2017

**SUBJECT: Proposed FY 2016-17 TIF Budgets**

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Annually, the EDC reviews proposed budgets for the Village's TIF Districts. Attached for your review are the proposed FY2017-18 budgets for the Village's three active TIF Districts:

- 1) North East Industrial District (NEID) TIF
- 2) Lincoln-Touhy TIF District
- 3) Devon-Lincoln TIF District

### **NEID TIF District**

This TIF District was created in 1996. Currently, approximately \$500,000 in TIF revenue is created annually in the NEID TIF District, which essentially covers the northeast industrial area of the Village. Major projects envisioned for funding in FY 2017-18 from this TIF fund include:

- ❖ Public Works Yard Expansion Construction (\$1,000,000 + \$100,000 in construction oversight)
- ❖ (UP Bike Path) Parking Lot Construction (\$562,500 + \$37,500 in construction oversight)
- ❖ UP Bike Path Close-out Items (\$20,000)
- ❖ LED Street Lighting Retrofits (\$55,000)

In addition to the identified construction and engineering costs detailed above, which total \$1,775,000, TIF funds are also proposed to be used to make a payment on the 2002 General Obligation Bonds, maintain TIF improvements including streetlights, and pay miscellaneous

professional service fees, for a total proposed NEID TIF expenditure of \$2,106,525 in FY 2017-18.

The proposed Public Works Yard expansion will reconfigure and expand the existing outdoor yard to the east of the Public Works facility. Part of this expansion will occur on land adjacent to the newly-constructed UP Bike Path. The new public parking lot construction will be located on the former UP property, between Lunt and Morse Avenues, south of the Public Works facility, near the (now former) Z Baking Company.

### **Lincoln-Touhy TIF District**

This TIF District includes the former Purple Hotel site, and was created in 2011 to provide the Village certain powers, as well as a financing method to help carry out redevelopment activities in the designated area. Unfortunately, there has been a 45% decline in Equalized Assessed Valuation (EAV) in this TIF over the past six years. As a result, at the February 7, 2017 meeting the Village Board approved an Ordinance initiating an Eligibility Study for the proposed re-designation of the Lincoln-Touhy Redevelopment Project Area. This is the first step in considering terminating the existing TIF District, with a plan to then initiate a new TIF District in the same location. This would allow the opportunity to start the new TIF at a lower starting EAV, permitting the opportunity for greater tax increment than would be possible continuing with the current TIF, and ultimately providing the funds necessary for the Village to realize its vision in this key area. This would also permit the District to accrue that increment over the next 23 years (the permitted maximum life of a TIF), rather than using the 17 years remaining in the existing TIF.

With the current TIF generating no funds, and anticipating the termination of the existing TIF and subsequent re-designation, there are no funds budgeted to be utilized in this fiscal year or the next out of the existing TIF.

### **Devon-Lincoln TIF District**

This TIF District was created in 2014. Currently, there are no funds being generated in the Devon-Lincoln TIF District, which generally covers the Village's side of the Devon Avenue corridor from McCormick Boulevard to just east of Crawford Avenue, as well as the light-industrial triangle formed by Lincoln Avenue, Devon Avenue and Proesel Avenue. Major projects envisioned for funding in FY 2017-18 from this TIF fund include:

- ❖ Devon Streetscape Phase 2 Engineering Plans, with 30% local match reimbursed (\$304,000)
- ❖ Lincoln Avenue Median Landscaping & Planters (\$146,000)
- ❖ Parkway tree Planting and Sidewalk installation (\$30,000)

The Devon Avenue Streetscape Improvement Project (including streetscaping and pedestrian facility improvements on both sides of Devon between McCormick Boulevard and Lincoln Avenue) is moving forward, with Phase 1 Engineering plans completed in the Summer of 2016,

and a Public meeting to unveil those plans and request public comment. Phase 2 engineering will be undertaken this Summer, with the goal of constructing the improvements in 2018.

The Lincoln Avenue Median Landscaping project is out for bids currently, with the goal of construction beginning in late Spring. Parkway tree planting and sidewalk installation will be undertaken in strategic locations throughout the TIF District.

**Requested Action**

Consideration of the proposed FY 2017-18 TIF budgets for the Village's TIF Districts, and a vote by the EDC recommending Village Board approval.

**Attachments:**

1. Proposed NEID TIF Budget
2. Proposed Lincoln-Touhy TIF Budget
3. Proposed Devon-Lincoln TIF Budget

**2017-2018 Operating Budget  
Budget Analysis**

				<u>NEID/ TIF</u>		
				<u>217</u>		
2015	2016	2017	2017	Account Number	Description	2018
Actual	Actual	Adopted	Projected			Proposed
-	22,510	15,000	5,000	217-000-561-5290	Maintenance of TIF Improvement	15,000
1,260	1,260	1,500	1,500	217-000-517-5310	Audit	1,500
12,228	47,596	8,200	-	217-000-517-5399	Other professional services	1,000
<b>13,488</b>	<b>71,366</b>	<b>24,700</b>	<b>6,500</b>		<b>Contractual Services</b>	<b>17,500</b>
-	-	50,000	-	217-000-517-5520	Community Development Grants	
-	-	<b>50,000</b>	-		<b>Revenue Sharing</b>	-
375	375	375	375	217-000-529-7100	Fiscal Charges	375
288,750	292,500	300,000	300,000	217-000-573-7380	Principal - 2002A G.O. bonds	307,500
23,775	18,000	12,150	12,150	217-000-574-7580	Interest - 2002A G.O. bonds	6,150
<b>312,900</b>	<b>310,875</b>	<b>312,525</b>	<b>312,525</b>	-	<b>Debt Service</b>	<b>314,025</b>
15,952	20,509	245,000	197,500	217-000-561-5340	Engineering	137,500
77,226	4,638,345	1,265,726	630,640	217-000-561-6100	Land acquisition & improvement	1,637,500
<b>93,178</b>	<b>4,658,854</b>	<b>1,510,726</b>	<b>828,140</b>	-	<b>Capital Outlay</b>	<b>1,775,000</b>
<b>419,566</b>	<b>5,041,095</b>	<b>1,897,951</b>	<b>1,147,165</b>	-	<b>Totals</b>	<b>2,106,525</b>

## 2017-2018 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>	Audit fee
217-000-517-5399	Other professional services	<b>1,000</b>	
		900	H&K legal fees
		100	Kane, McKenna DB calculation
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
217-000-529-7100	Fiscal Charges	<b>375</b>	Bond charges (final payment)
217-000-573-7380	Principal - 2011A G.O. bonds	<b>307,500</b>	Bond principal payments (final payment)
217-000-574-7580	Interest - 2011A G.O. bonds	<b>6,150</b>	Bond Interest payments (final payment)
217-000-561-5340	Engineering	<b>137,500</b>	
		100,000	Public Works Yard Expansion Oversight
		37,500	Parking Lot Oversight
217-000-561-6100	Land acquisition & improvement	<b>1,637,500</b>	
		1,000,000	Public Works Yard Expansion Construction
		562,500	Parking Lot Construction
		20,000	UP Bike Path Closeout
		55,000	LED Street Lighting Retrofits

**2017-2018 Operating Budget  
Budget Analysis**

					<u>Lincoln/Touhy TIF</u>		
					<u>219</u>		
2015	2016	2017	October, 2016	2017	Account Number	Description	2018
Actual	Actual	Adopted	Actual	Projected			Proposed
-	-	2,000		-	219-000-511-5320	Consulting	-
-	-	175,775		-	219-000-517-6100	Land Acquisition & Improvement	-
-	-	177,775	-	-	-	<b>Totals</b>	-

*2016-2017 Operating Budget*

Lincoln/Touhy TIF

Budget Analysis

219

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>	<u>Comments</u>
219-000-511-5320	Consulting		Various Legal and Consulting Fees
219-000-517-5399	Land acquisition & improvement	<u>0</u>	

**2017-2018 Operating Budget  
Budget Analysis**

				<u>Devon Lincoln TIF</u>		
				<u>220</u>		
<b>2015 Actual</b>	<b>2016 Actual</b>	<b>2017 Adopted</b>	<b>2017 Projected</b>	<b>Account Number</b>	<b>Description</b>	<b>2018 Proposed</b>
9,889	95	500	-	220-000-511-5320	Legal Devon Lincoln TIF	-
33,396	60,105	325,000	90,000	220-000-511-5340	Engineering	304,000
-	-	50,000	-	220-000-517-5520	PEP/Gift Grants	-
-	294,068	194,225	48,500	220-000-561-6310	Land Acq and Improvment	176,000
<b>43,285</b>	<b>354,267</b>	<b>569,725</b>	<b>138,500</b>		<b>Totals</b>	<b>480,000</b>

# 2017-2018 Operating Budget

## Budget Analysis

Devon/Lincoln TIF

220

<u>Account Number</u>	<u>Account Name</u>	<u>Amount</u>	<u>Comments</u>
220-000-511-5340	Engineering	<u>304,000</u>	
		304,000	Devon Streetscape Phase II (30% Local Match Reimbursed)
220-000-517-5520	PEP/Gift Grants		Grants for business properties in TIF
220-000-561-6310	Land Acq and Improvment	<u>176,000</u>	
		146,000	Lincoln Avenue Medians
		30,000	Parkway Tree Planting and Sidewalk Installation



**Village of Lincolnwood**  
**Community Development Department**  
**Development Updates**  
**February 2017 Report**

**Village Initiates Lincoln-Touhy TIF Redesignation Eligibility Study**

The Village Board approved an Ordinance initiating an Eligibility Study for the proposed re-designation of the Lincoln-Touhy Redevelopment Project Area. This is the first step in considering terminating the existing TIF District, with a plan to then initiate a new TIF District in the same location. This would allow the opportunity to start the new TIF at a lower starting EAV, permitting the opportunity for greater tax increment than would be possible continuing with the current TIF, and ultimately providing the funds necessary for the Village to realize its vision in this key area.

**Plans Approved for 4320 West Touhy Avenue**

The Village Board has approved Special Uses and Variations to permit a new 6,430 square foot multi-tenant commercial building with a drive-through facility (planned for a Starbuck's coffee shop) at the site of the former Republic Bank drive-through facility at 4320 W. Touhy Avenue. The developer anticipates demolishing the existing building and beginning construction on the site in late Spring.

**Plans Approved for Big Fish Liquor Distribution Facility at 6428 N. Ridgeway Avenue**

The Village Board has approved a Special Use and parking Variation to permit a liquor distribution facility for online liquor sales only. This facility will not be open to the public and will serve only as the base of operations and distribution warehouse for a unique online liquor sales business.

**PEP Grant Approved for Brickyard Bank at 6676 N. Lincoln Avenue**

The Village Board has approved the Brickyard Bank PEP request for up to \$25,000 to for the addition of windows and landscaping along the south façade of the building, as well as an upgrade in the rock base along Lincoln Avenue, with the inclusion of planters, as recommended by the EDC at the November, 2016 meeting.

**Code Amendment Approved Regulating Self-Storage and Warehouse Facilities on Arterial Roadways**

The Village Board has approved a Code Amendment to the Zoning Code prohibiting Warehouse and Self-Storage facilities in the M-B and O-1 Zoning Districts on lots with frontage on N. Cicero Avenue, W. Devon Avenue, N. Lincoln Avenue and W. Touhy Avenue.

## **Building Permits**

Below is a summary of building permits issued in November 2016, December 2016, and January 2017.

<b>November</b>	<b># Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
<b>2016</b>	<b>83</b>	<b>\$71,794,749</b>	<b>\$1,127,733</b>
2015	115	\$1,248,957	\$24,949
2014	71	\$906,364	\$26,223
2013	64	\$2,540,236	\$52,636
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>2016</b>	<b>36</b>	<b>\$1,238,161</b>	<b>\$22,820</b>
2015	88	\$1,294,578	\$33,540
2014	43	\$387,987	\$12,753
2013	50	\$1,355,490	\$33,431
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

<b>January</b>	<b># Permits</b>	<b>Building Value</b>	<b>Permit Fees</b>
<b>2017</b>	<b>23</b>	<b>\$701,256</b>	<b>\$12,901</b>
2016	39	\$2,431,607	\$49,439
2015	27	\$387,987	\$15,929
2014	32	\$1,633,722	\$26,644
2013	43	\$376,722	\$24,194
2012	32	\$1,660,536	\$51,925
2011	28	\$502,443	\$11,010
2010	20	\$54,524	\$4,959
2009	22	\$167,799	\$8,612
2008	27	\$1,018,530	\$32,774



**Village of Lincolnwood**  
**Community Development Department**  
**New Business Licenses**  
**February 2017 Report**

<b>Issuance Date</b>	<b>Type of Business</b>	<b>Name of Business</b>	<b>Address</b>	<b>Contact Person</b>	<b>Telephone #</b>
1/3/2017	Group Fitness	Sunny Levi LLC	6524 N. Lincoln	Sunny Levi	773-870-0638
1/3/2017	Restaurant	Go Go China- new owner	6467 N. Cicero	Jeff Lin	847-322-8329
1/16/2017	Restaurant	Wholly Frijoles - new owner	3908 W. Touhy	Maria Patino	224-522-8553
1/19/2017	Restaurant	Freshens - new owner	3333 W Touhy Avenue		773-703-5487
1/19/2017	Online sales/Distilled spirits	Big Fish	6428 N. Ridgeway	Michael Weiss	847-609-1433
1/25/2017	Restaurant	Wangs Kitchen	3333 W Touhy Avenue	Yarming Wang	773-964-2121
12/1/2016	Cabinet Assembly	Splash Carpentry	3730 W Devon	Doru Puscas	773-931-6559
12/1/2016	Home Health	Devoted Health Care	7300 N Cicero, Suite 204	Jacqueline Llado	773-629-2107
11/17/2016	Meat Patties & links	Family Tradition Foods, LLC	4368 Touhy	Radonja Gacanovic	708-415-4080
11/15/2016	Property Management	Hallmark & Johnson Property Mgmt	7370 N. Lincoln , Suite A	Allinon Liang	773-545-6160
11/15/2016	Retail games,puzzles	Gamers World	3333 W Touhy	Martin Pirolli	847-638-7816