



Village of Lincolnwood Economic Development Commission

Meeting
Wednesday, July 26, 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**
- April 26, 2017 Meeting*
- 3. Review of Revised Hyatt Place Hotel Statement of Support***
- 4. Discussion on Current and Upcoming Development-Related Projects***
- 5. Reports**
 - a. New Business Licenses*
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Economic Development Commission is August 23, 2017

Posted Date: July 21, 2017



Economic Development Commission

DRAFT

**Wednesday, April 26, 2017
Council Chambers Room**

Commissioners Present

James V. Persino, Chair
James Kucienski, Vice Chair
James Berger
Terrence L. Strauch
Myles D. Berman
Pat McCoy

Commissioners Absent

Patrick Kaniff
Genelle Iocca
Paul Levine

Staff Present

Timothy Wiberg, Village Manager
Steve McNellis, Community Development Director
Douglas Hammel, Community Development Manager
Robert Merkel, Finance Director
Aida Cantic, Community Development Intern

Others Present

Trustee-Elect Georjean Nickell
Trustee Craig Klatzco

1. Call to Order/ Quorum Declaration

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

2. Minutes Approval

Vice Chairman Kucienski asked the Commission if any edits were to be made to the March 22, 2017 meeting minutes. Hearing no corrections, Vice Chairman Kucienski called for a motion for approval. Commissioner McCoy moved and Commissioner Berman seconded. There was a consensus to approve the minutes.

3. Amended PEP Grant Request for 6676 North Lincoln Avenue (Brickyard Bank)*

Director McNellis opened discussion by explaining that this is a request from Brickyard Bank to amend the PEP grant that was approved by the Village Board last December and recommended by the EDC last November. The property consists of the Brickyard Bank itself, as well as the vacant area immediately south of the Bank building. The request that was approved in December by the Village Board was for the installation of ten new windows along the south façade of the building as well as foundation landscape planting, and the planting of eight maple trees in the vacant grass area. One stipulation of approval that the EDC recommended and the Village Board approved was that the construction grade rock in front of the property be replaced with river rock and six new planters be added.

The current proposal is to revise the PEP grant so that the first fourteen feet back from the sidewalk incorporates the river rock that was approved. However, the remainder of the construction grade rock would be replaced with a seeded grass area. There would also be, as proposed, a 9-inch tall retaining wall in the area separating the river rock area from the new seeded grass area, so that the grass area can be built up enough to get soil underneath it and so that the grass area does not wash away into the river rock in rain events. In return, Brickyard Bank would request that the planter requirement be eliminated, as this proposal is significantly more expensive than the previously-approved proposal. No additional PEP grant funds are being requested. The proposed amendment is to reduce the amount of river rock by about two-thirds, and replace it with a seeded grass area.

Mr. Bertagna from Brickyard Bank addressed the EDC, and added that the windows are down and have been installed, and the painting of the south wall is commencing. The plants will go in next, and pending EDC and Village Board approval the river rock and seeded grass would be installed after the planting is completed. Chairman Persino inquired as to whether this amendment affects their existing PEP grant, to which Director McNellis answered no, this is simply an amendment of conditions. Chairman Persino then asked if anyone on the Commission had any objections or concerns, and requested a motion for approval. Vice Chairman Kucienski moved and Commissioner Berman seconded. There was a consensus for approval of the proposed amendment to the Brickyard Bank PEP Grant.

4. Update on North Lincoln TIF Status*

This proposal is to redesignate the Lincoln-Touhy TIF. It would be in the same location and the same boundaries as the existing Lincoln-Touhy TIF. If it were successful, the

existing TIF would be terminated and the new TIF would be named the North Lincoln TIF to make sure there is no confusion between the existing TIF and the new TIF.

As previously discussed, the EAV in the existing TIF is half the Base EAV in the initial assessment in 2011, due primarily to the economic recession and slow rebound. The reason for going through this process is to ensure there are sufficient funds in the TIF to develop the vision the Village has for this area.

In regards to the timeline, Director McNellis informed the Commission of upcoming key dates. On Thursday May 4th at 10 AM the Joint Review Board meeting is scheduled in the Council Chambers. The JRB is set to review the draft redevelopment plan as well as the eligibility study. The JRB would then make a recommendation to the Village Board, and on June 6th, the Village Board would hold a public hearing to hear public comment on the possible establishment of a newly designated North Lincoln TIF district. The JRB recommendation would be discussed at that meeting.

Village Manager Wiberg added that the existing TIF is almost seven years old, and there is only 23 years allowed in a TIF, and any developer that the Village has talked to in the last year has insisted that TIF incentives would be a key issue for them in developing on the site. The EAV has dropped greatly and this new TIF would be beneficial.

Commissioner Strauch asked if the concrete foundation was going to be taken out of the site any time soon. Manager Wiberg replied that the Village has been in court over that matter for some time. The Village currently cannot enter the property and remove the foundations without property owner approval. There is a Court hearing coming up next month and there is the possibility of a decision next month.

5. Review of Revised Hyatt Place Hotel Statement of Support*

Chairman Persino tabled discussion on the white paper for the Hyatt Place Hotel until a formal application is submitted by the applicants. He earlier notified residents in the council chambers that were there to speak regarding the white papers for the Hyatt Place Hotel that since discussion on this subject will not be conducted until a formal application is submitted, no public comment or board discussion will be conducted during this meeting.

6. Reports

a. Development Updates*

Director McNellis provided an update on the projects listed in the EDC packet. Director McNellis then closed his presentation with an update on building permits. He noted the Community Development Department is quite active as spring and summer approach.

7. Other Business

Chairman Persino inquired about an issue a neighbor had with the Village's new 911 dispatch consolidation with Skokie. Village Manager Wiberg provided a summary of the recent change in dispatch from Lincolnwood to Skokie and noted he would look into the issue Chairman Persino brought up.

Commissioner McCoy asked if there was any explanation as to why Hyatt Place Hotel has not yet submitted its application. Manager Wiberg answered that the developer appears to be working on their plans and we expect an application soon.

8. Public Forum

Trustee Craig Klatzco thanked the Commissioners, on his behalf as well as that of the Village Board, for their time spent and expertise shared during the duration of his time as Village Trustee.

9. Adjournment

By consensus, the meeting was adjourned at 8:44 AM.

Respectfully Submitted,

Aida Cantic
Community Development Intern



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Steve McNellis
Community Development Director

DATE: July 26, 2017

SUBJECT: Item #3 - Review of Revised Hyatt Place Statement of Support

Attached, please find the revised “white paper” in support of the potential Hyatt Place development. At the last meeting in which this letter of support was discussed by the EDC, there was direction to provide a statement (highlighted in yellow at the end of the attached white paper) expressing support for the developer to work with the neighbors to help address their areas of concern. Such a meeting did take place on June 7, 2017 (invite letter to residents is attached) at the subject site. While the meeting has taken place, staff recommends it remain in the white paper, as it was previously noted as a stipulation of support.

In addition, reference to the height of the (“six-story”) hotel has been eliminated, as staff believes the EDC support to be for a Hyatt Place hotel in this location, rather than the physical characteristics of the hotel itself, which will be worked out through the public zoning review process. The Public Hearing review process may begin as soon as September 6, 2017.

We will be prepared to discuss this statement of support, and receive any comments and recommended revisions at Wednesday’s meeting.



DRAFT

Economic Development Commission Development of a Hyatt Place Hotel

One of the desires frequently voiced by Lincolnwood residents and local businesses is for a name-brand high-quality hotel, to accommodate visitors to the area and business clients, and to serve as a home base for visiting friends and extended families. Many Lincolnwood residents and others from throughout the Chicagoland area fondly recall the first Chicago-area Hyatt Hotel, a then state-of-the-art hotel, with its iconic purple brick, anchoring the intersection of Lincoln and Touhy Avenues. For many, Lincolnwood and the Hyatt became synonymous with a high-quality hotel that provided an anchor for the community. With the proposal for a new generation Hyatt Place on Cicero Avenue, just north of the Edens Expressway entry to the Village, the Village once again has the opportunity to provide families, friends, and business travelers a home in Lincolnwood.

Hotel feasibility studies have shown there is an unmet demand for hotel rooms in the area. This demand can be supported by a greater number of hotel rooms than the Hyatt proposal can satisfy. Given this market and consumer demand, coupled with Lincolnwood's unique geographical location at the crossroads of Chicago, the North Shore and the O'Hare submarket, the Village would be missing an important opportunity if the proposed Hyatt hotel was not supported.

The proposed Hyatt Place location, only 300 feet north of the intersection of Touhy Avenue, Cicero Avenue, and the Edens Expressway, is well suited to provide easy access to almost 200,000 customers traveling these three vehicular transportation routes. The proposal for a **six-story** hotel, only 100 feet from the Edens Expressway intersection and located on a regional arterial roadway will provide a landmark to almost 150,000 daily travelers on the Edens Expressway alone. The updated imagery of this highly-visible modern hotel on a major regional thruway will signal a new era for Lincolnwood and demonstrate that the Village is open for business. The spin-off effect of redevelopment in the immediate interchange area could begin to provide the sales taxes and revenues typically associated with, and encouraged at, major freeway interchanges. The Commission anticipates tax revenue created by this hotel site will generate significant new revenue for the Village in the form of hotel & motel taxes and spinoff sales tax revenue generation to other retail, restaurant, and service uses in the immediate area.

Having a high-quality, state-of-the-art hotel as an anchor in this area of the Village would measurably assist in attracting other quality development to the Village.

The Economic Development Commission, therefore, supports and encourages the Hyatt proposal on Cicero Avenue, which will begin to fulfill the vision of regional commercial development that the 2016 Comprehensive Plan Update envisions for this area. **This support is subject to the hotel developer initiating a meeting with the neighbors of this property to discuss appropriate efforts to ameliorate potential areas of concern.**

This statement was approved by the Lincolnwood Economic Development Commission on _____, 2017, by a vote of ____.

May 31, 2017

<Resident>
<Address>
Lincolnwood, IL 60712

Dear <Resident>:

You may have heard recently that there is a proposed new hotel to replace the 32-yr old office building at 7250 N Cicero Avenue. This project was originally presented informally to the Village at a Meeting of the Whole in April 2016. Since then we have completed additional due diligence, and we are planning to present official plans to the Village of Lincolnwood sometime next week, but we wanted to meet with all of our neighbors before we do that.

We believe that this is going to be a huge plus for the neighborhood, but we also realize there are a lot of unanswered questions and unknowns about the project. We would like to meet with all of our new neighbors and show you the work we have completed and the actual plans for the project so you are well informed and answer any questions or concerns you may have.

Accordingly, we are going to have a meeting for all of the residents and businesses in the surrounding area:

Date: Wednesday, June 7th
Time: 7:00 pm
Where: 7250 N Cicero Avenue. Please enter from the rear parking lot (west) under the canopy – follow the signs. If you need the elevator, there is a hallway to the front lobby.
Owners: Minhaz & Dilshad Lakhani
Mgmt Co: The Bricton Group

We will have refreshments and light snacks. Please bring a jacket or sweater as the room temperature can sometimes get a bit chilly.

We appreciate your interest in this new project and look forward to meeting with you.

Sincerely,

Minhaz & Dilshad Lakhani

HPL Hospitality LLC
5300 West Pratt Avenue
Skokie, IL 60077



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Steve McNellis
Community Development Director

DATE: July 26, 2017

SUBJECT: **Item #4 - Discussion on Current and Upcoming Development-Related Projects**

At the July 26, 2017 Economic Development Commission meeting, staff will provide an update of development projects in process and those anticipated in the near future. The outline on the following page will be utilized to guide the presentation. This is intended to be a free-flowing informal discussion. We welcome and encourage your thoughts and comments during the meeting.

If you have any specific development-related projects you wish to discuss at next Wednesday's meeting, please feel free to contact me at 847-745-4710 or smcnellis@lwd.org, and I will prepare background information for discussion.

Presentation and Discussion – Outline:

July 26, 2017 Economic Development Commission Meeting

A) Village-Initiated Projects of Development Interest

- a. Development Projects
 - 1. UP Recreation Path/Lincolnwood Business Park - Parking Lot
 - 2. Lincoln Avenue Median Project
- b. Current and Potential Code Amendments, Addressing;
 - 1. Parking Lot Landscaping
 - 2. Temporary Signage Requirements
 - 3. Multi-Tenant Signage (electronic)
 - 4. Devon Avenue Retail Overlay District
 - 5. Extending Touhy Avenue Retail Overlay District
- c. North “Gateway” Sub-Area Plan
- d. Code Enforcement Direction

B) Private Commercial Projects of Interest

- a. Development Projects in the Planning Process
 - 1. Hyatt Place Hotel (7250 N. Cicero Avenue)
 - 2. Walder Education Center/Hatzalah (6530 Lincoln Avenue)
- b. Development Projects in Building Permitting/Construction
 - 1. Multi-tenant Plaza with Drive-Through (4320 W. Touhy Avenue)
 - 2. Stefani’s Osteria & Bar (6755 N. Cicero Avenue)
 - 3. Food For Thought – Expansion (6955 N. Hamlin Avenue)
 - 4. The Carrington at Lincolnwood (3401 Northeast Parkway)
 - 5. Office/Warehouse Building (6601 N. Lincoln Avenue)
 - 6. Brickyard Bank (PEP Grant) (6676 N. Lincoln Avenue)
 - 7. Concerto renal Services (4600 W. Touhy Avenue)
- c. Potential (Re)Development Projects
 - 1. Single-Tenant Building (6865 N. Lincoln Avenue)
 - 2. Former Wa-Wa Building (4656 W. Touhy Avenue)
 - 3. Gas station/Convenience Store Expansion (6401 N. Cicero Avenue)
- d. Large-Scale Redevelopment Sites
 - 1. Purple Hotel Site
 - 2. PIL Building (7373 N. Cicero Avenue)

C) Economic Development Initiatives

D) EDC Commissioner’s Issues/Questions



Village of Lincolnwood
Community Development Department
New Business Licenses
May/June 2017 Report

Type of Business	Name of Business	Address	Contact Person	Telephone #
Home Health Care Office	ABBA Home Health Care	6677 Lincoln Avenue, Suite 226	Mohammed Nejamaddia	847.679.7200
Home Care Services	3 Cross Home Care Corp.	6600 Lincoln Avenue, Suite 309	Glenn Mendez	224.829.5713
Home Health Care Agency	Abridge Home Care Services	3924 Devon Avenue	Fevoz Jalal	773.999.3999
Hair Salon	Joanne's Hair Design	6516 Lincoln Avenue	Giannoula Sklavos	847.966.5040
Massage Therapy	Care Free Massage	4751 Touhy Avenue, Suite 304	Leila Fazpicic	847.983.0136
Bridal Store	Dantela Bridal Coutoure, Inc.	4370 Touhy Avenue	Luminita Partalis	312.560.2107
Office	Senior Helpers Broomfield, Inc.	6600 Lincoln Avenue, Suite 238	Michael Turner	847.226.3512
Market Research Office	CR Market Surveys, Inc.	3333 Touhy Avenue, Suite E7	Cherlyn Robinson	312.583.6970
Tower Center Mall Toy Cart	Chicago Toys	3333 Touhy Avenue	Amer Ghaith	224.817.7789
Town Center Mall Food Cart	Aunti Lina's Macaroon	3333 Touhy Avenue	Amer Ghaith	224.817.7789