



# Village of Lincolnwood Economic Development Commission

*Meeting*  
**Wednesday, March 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**  
- February 22, 2017 Meeting\*
- 3. Discussion on Current and Upcoming Development-Related Projects\***
- 4. Reports**
  - a. New Business Licenses (to be provided at Wednesday's meeting)
- 5. Other Business**
- 6. Public Forum**
- 7. Adjournment**

*\*Commissioner Enclosures*

*The next scheduled meeting of the Economic Development Commission is April 26, 2017*



## Economic Development Commission

**DRAFT**

**Wednesday, February 22, 2017  
Council Chambers Room**

### **Commissioners Present**

James V. Persino, Chair  
Patrick Kaniff  
Paul Levine  
Genelle Iocca  
Myles D. Berman  
Terrence L. Strauch

### **Commissioners Absent**

James Kucienski, Vice Chair  
James Berger  
Pat McCoy

### **Staff Present**

Timothy Wiberg, Village Manager  
Steve McNellis, Community Development Director  
Andrew Letson, Assistant to the Public Works Director  
Robert Merkel, Finance Director  
Aida Cantic, Community Development Intern

### **Others Present**

Trustee Jesal B. Patel, Sr.  
Georjean Nickell

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

Noting that a quorum of six members was present, the meeting was called by Chairman Persino at 8:11 AM.

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

Chairman Persino asked the Commission if any edits were to be made for the November 16, 2016 meeting minutes. Commissioner Iocca pointed out a misspelling in her last name to be corrected. Chairman Persino also provided a copy of the minutes with three typos to be corrected. The minutes were then approved. **\*Note – Staff has revised the November minutes to correct Commissioner Iocca’s last name and the typos.**

### **3. Proposed FY 2017-18 TIF Budgets\***

Community Development Director Steve McNellis began his presentation with Agenda Item #3. Discussion commenced with review of the proposed budget for the Village's TIF districts. The first TIF district discussed was the North East Industrial District (NEID). Director McNellis reviewed the TIF's current revenue of \$500,000 along with the proposed projects, which include the 1) Public Works Expansion (\$1.1 million), 2) UP bike path (\$600,000), 3) UP bike path (\$20,000), and 4) LED street lights (\$55,000). Acting Public Works Director Andrew Letson spoke on behalf of the public works yard expansion. He noted that streetlight work will be done in house.

The UP bike path parking lot construction will be designed so that Lunt will be a one way in, and have access from Central Park. Commissioner Persino comments that this is critical and Director McNellis adds that this will be a dual benefit parking lot.

The following TIF district discussed was the Lincoln-Touhy TIF District. Director McNellis states that this TIF does not currently generate any revenue. There was discussion on termination of the TIF. Commissioner Persino mentioned that a regulation has been proposed that if you terminate TIF, you cannot propose a new one for 15 years. It is likely to pass, possibly an amendment; however, if the process has been started, you would be grandfathered in. The Village has hired a consultant to guide in reinstating the TIF. There is 17 years left on the TIF and the point of reestablishing it is to make up for the 45% decline, according to Village Manager Wiberg. Developers have approached us asking if it will be reestablished for a longer term. Director McNellis also stated that the TIF consultant assured that this should go as quickly. There are also no projects planned and no funds budgeted to be utilized because redesignating will take place hopefully within the next 6 months.

Commissioner Persino stated that \$35,000 is reimbursable out of the first increment with the TIF. Village Manager Wiberg also added that the school district and library have expressed that they are ok with doing this. The TIF will pay the school district, and it will not be negatively impacted. Following, Commissioner Persino confirmed with Trustee Patel that North Capital lost their foreclosure suit. Discussion about North Capital continued and Commissioner Levine followed with brief discussion about Next Door, a neighborhood social media platform.

The last TIF district discussed was the Devon-Lincoln TIF Budget. Currently, there are no funds being generated in this TIF district. Major projects anticipated for funding in FY 2017-2018 for this TIF are 1) Devon Streetscape Phase 2 Engineering Plans, with 30%

local match reimbursed (\$304,000), 2) Lincoln Avenue Median Landscaping & Planters (\$146,00), and Parkway tree Planting Sidewalk installation (\$30,000). Director McNellis depicted that the streetscape will provide a planted median that helps for beautification and provides a crosswalk refuge for citizens to cross safely to the post office. Chicago is a part of this streetscape project. Manager Wiberg and Public Works Director Letson added that IDOT will not allow the Village to stripe a crosswalk yet because there is a moratorium. However, the real concern is if a crosswalk cant be established, we may lose the City of Chicago's involvement in the project. The Village is still pursuing this project and are working with IDOT to amend the situation.

At the end of discussion, the requested action proposed by Director McNellis was approval of the three proposed FY 2017-2018 TIF Budgets. Chairman Persino asked if there were any further comments or questions. With no further discussion, Commissioner Persino made a motion to approve the three budgets to the Board as presented. Motion approved by voice vote, 6-0.

#### **4. Reports**

##### **A. Development Update**

Director McNellis discussed the Village's initiation of the Lincoln-Touhy TIF Redesignation Eligibility Study, the first step in considering terminating the existing TIF District, with a plan to initiate a new TIF District in the same location.

Next, discussion began on the Village Board's approval of the Republic Bank Drive-Thru replacement by Starbucks. This Starbucks will feature a drive-through along the north side and the west side of the building, and there will be other tenants. An IDOT permit is being pursued for curbcuts. Chairman Persino commented that parking congestion at David's Square will be greatly alleviated. Commissioner Levine inquired as to whether there are other tenants yet. Director McNellis said that there are not any other confirmed tenants at the moment.

Further, Director McNellis noted plans were approved for Big Fish Liquor Distribution Facility at 6428 N. Ridgeway Avenue. Commissioner Levine asked what type of business this is. Village Manager Wiberg explained that it is complicated, but in essence, there will be no liquor consumption or purchases on site. Through a phone app, a consumer will be able to purchase any type of liquor from outside of the state, in which this business owner will obtain this liquor, bring it to the distribution facility, and then send it out for delivery. This facility is not open to the public. Chairman Persino asked if we will be collecting sales tax on this. Village Manager Wiberg confirms that the Village will.

Discussion continued on the PEP Grant Approval by the Village Board for Brickyard Bank at 6676 N. Lincoln Ave. This grant will be put towards the addition of windows and landscaping along the south façade of the building. Switching to the river rock will proceed along with six planters, as recommended by the EDC.

Lastly, development updates were concluded with discussion on the Village Board approval of the code amendment regulating self-storage and warehouse facilities on arterial roadways. These facilities will be prohibited on lots with frontage on N. Cicero Avenue, W. Devon Avenue, N. Lincoln Avenue and W. Touhy Avenue. All storage companies in town were notified and business owners who would be impacted were notified of this amendment.

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

Commissioners reviewed the list of new business licenses issued during the months of November, December, and January.

## **5. Other Business**

## **6. Public Forum**

Georjean Nickell addressed the Commission during this time. She asked when the Village became aware of the House bill that would impact the TIF. Manager Wiberg responded and assured that staff knew nothing about it until it became public.

Furthermore, Mrs. Nickell asked how long it will take for ownership to be in the clear at the Purple Hotel Site. Trustee Patel responded that it could take ten years, and that there is no certain answer yet. The Hyatt Hotel's progress in preparing an application for review was discussed. Director McNellis stated he believes that they will have something for the next Plan Commission meeting. He expressed that they are still continuing forward. Georjean Nickell asked whether a potential hotel component at the Purple Hotel Site would be hindered by the Hyatt Hotel plans. Director McNellis added that there is a lot of demand for hotel rooms and that the Village can easily support two hotels. Trustee Patel recommended obtaining a STAR report for the site for feasibility data.

## **7. Adjournment**

By consensus, the meeting was adjourned at 9:42 AM.

Respectfully Submitted,

Aida Cantic  
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:** March 17, 2017

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

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At the March 22, 2017 Economic Development Commission meeting, staff will provide an update of recently-approved development projects as well as projects in the pipeline and those anticipated in the future. In addition, staff requests the EDC review the attached draft “white papers” supporting the Stefani’s Restaurant and Hyatt Place hotel developments. Please be prepared to provide comments for discussion at next Wednesday’s 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](mailto:smcnellis@lwd.org) and I will prepare background information for discussion.



**DRAFT**

## **Economic Development Commission Redevelopment of the Former Kow Kow Restaurant Site**

The redevelopment of the former Kow Kow restaurant site, at the southeast corner of Pratt and Cicero Avenues, with a new Stefani's restaurant provides the Village with an opportunity to not only bring a small corner commercial property back to life and back on to the tax rolls, but also welcome a high-quality restaurant into the Village. The regional draw and high profile of a Stefani's restaurant will bring a fine dining option to the Village on a property where surrounding land uses, traffic patterns, and traffic counts would typically draw a scaled-down local commercial business. There are very few restaurants that could succeed on a lower profile corner, but the name recognition and reputation of Stefani's will bring visitors from throughout the Village and up and down the North Shore. The Economic Development Commission fully supports Village efforts to bring the Stefani's restaurant proposal to fruition, as it will not only enhance the quality of life for our residents, but also significantly contribute to the Village's tax base.

While formal plans have yet to be presented to the Village, early indications are that Lincolnwood resident Phil Stefani will bring a 5,000+ square-foot modern restaurant and bar to this property. It is anticipated that a strong architectural design, combined with the addition of green space and a modern landscape design, will add a new sophisticated aesthetic to this neighborhood commercial location. A reduction in curb cuts will fulfill one of the goals of the 2016 Comprehensive Plan, while a significantly improved site will greatly improve the property and bring the sales tax revenues the Village is seeking on commercial corridors and nodes. A restaurant of this size and caliber, with a "white tablecloth" menu and commensurate pricing, can be expected to generate significant sales tax revenues to the Village.

Communities often spend tens of thousands of dollars marketing their amenities, while a Stefani's restaurant can draw the same or more hype and attention from consumers without any Village financial investment. However, in order to draw high-quality restaurants, which can act as a catalyst for other highly-regarded restaurants, it is necessary for the Village to invest its time and effort in bringing a restaurant such as this to fruition. The Commission stands ready to lend its support for a restaurant redevelopment that represents a financial investment in Lincolnwood's future.

***This statement was approved by the Lincolnwood Economic Development  
Commission on \_\_\_\_\_, 2017, by a vote of \_\_\_\_.***



**DRAFT**

## **Economic Development Commission Development of a Hyatt Place Hotel**

One of the desires frequently voiced by Lincolnwood residents and local businesses alike is for a name-brand high-quality hotel, not only to accommodate visitors to the area and business clients, but also 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 perfectly-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 statement was approved by the Lincolnwood Economic Development Commission on \_\_\_\_\_, 2017, by a vote of \_\_\_\_.***