



# Village of Lincolnwood Economic Development Commission

*Meeting*  
**Wednesday, September 20, 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**  
- July 26, 2017 Meeting\*
- 3. Review of Development Projects “Story Map”\***
- 4. Discussion Regarding Broadcasting of EDC Meetings\***
- 5. Discussion of a Business e-Newsletter\***
- 6. Reports**
  - a. New Business Licenses\*
  - b. Development Updates\*
- 7. Other Business**
- 8. Public Forum**
- 9. Adjournment**

*\*Commissioner Enclosures*

*The next scheduled meeting of the Economic Development Commission is October 25, 2017*

**Posted Date: September 15, 2017**



## Economic Development Commission

**DRAFT**

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

### **Commissioners Present**

James V. Persino, Chair  
James Kucienski, Vice Chair  
James Berger  
Joe Spagnoli  
Paul Levine  
Myles D. Berman  
Pat McCoy

### **Commissioners Absent**

Genelle Iocca  
Terrence L. Strauch

### **Staff Present**

Timothy Wiberg, Village Manager  
Steve McNellis, Community Development Director  
Douglas Hammel, Development Manager

### **Others Present**

Village President-Barry Bass  
Trustee Jesal Patel

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

Noting that a quorum of seven members were present, the meeting was called to order by Chairman Persino at 8:03 AM.

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

Chairman Persino asked the Commission if any edits were to be made to the April 26, 2017 meeting minutes. Hearing no corrections, Chairman Persino called for a motion for approval. Vice Chair Kucienski moved and Commissioner Berman seconded. There was a consensus to approve the minutes.

### **3. Review of Revised Hyatt Place Hotel Statement of Support**

Chairman Persino opened discussion regarding the Revised Hyatt Place Hotel White Paper by stating that he feels it is premature for the Commission to consider discussion and release of a revised White Paper at this time. He stated that he feels it would be appropriate to wait until the Plan Commission holds its initial hearing in order to gauge community feedback and impacts that are currently unknown or unquantified.

Commissioner McCoy asked if it is possible to quantify the amount of revenue it would generate for the Village. Chairman Persino agreed that it would be beneficial to have the Applicant provide projections related to occupancy, hotel tax revenue, and retail tax revenue.

Commissioner McCoy stated that the Commission should encourage the Applicant to be in regular contact with residents in the surrounding neighborhood to assess aspects of the design.

Vice Chair Kucienski agreed that the Commission should wait on review and issuance of a revised White Paper.

Commissioner Berman stated that he is interested in hearing what the public's view of the project is. Chairman Persino stated that he feels most people in the Village are in support of a hotel project, but recognizes that it is important to consider the unique issues and impacts it could present for immediate neighbors.

Commissioner Levine asked if anyone could provide information regarding the June 7, 2017 neighborhood meeting held by the Applicant. Trustee Patel stated that the neighborhood was not interested in or in support of the project, and that the biggest issue discussed was traffic. Stan Wilke, resident and member of the Traffic Commission, stated that the neighborhood is opposed to the property and that some believe property values could be impacted by as much as 10%. Chairman Persino stated that there is no official study that supports the claim that property values could be reduced by as much as 10% if a hotel is constructed, and stated that every project warrants careful consideration of impacts on residents. Mr. Wilke stated that he feels it is not appropriate for the Commission to issue a White paper at this time. Chairman Persino reiterated that it is the charge of the Commission to issue a White Paper, but feels it is premature to do so at this time.

Director McNellis stated that a sun study and traffic study have been submitted to the Village for assessment by staff and local officials.

Chairman Persino asked if everyone is in favor of tabling discussion of or issuance of a White Paper at this time. All Commissioners concurred.

**4. Discussion on Current and Upcoming Development-Related Projects**

Director McNellis provided the Commission with a presentation of current and upcoming development-related projects. The presentation summarized the following:

- Village-Initiated Projects:
  - UP Recreation Path/Lincolnwood Business Park Parking Lot
  - Lincoln Avenue Median Project – Phase 1
- Village-Initiated Current/Potential Code Amendments:
  - Parking Lot Landscaping
  - Temporary Signage Requirements
  - Multi-Tenant Electronic Signage
  - Devon Avenue Retail Overlay District
  - Proposed Extension of the Touhy Avenue Retail Overlay District
- Other Village-Initiated Development-Related Projects:
  - North Gateway Sub-Area Plan
  - Code Enforcement/Property Maintenance Assessment
- Private Commercial Projects (Planning/Permitting/Construction):
  - Hyatt Place Hotel (7250 N. Cicero Avenue)
  - Walder Education Center/Hatzalah (6530 N. Lincoln Avenue)
  - 4230 W Touhy Multi-Tenant Plaza
  - Stefani's Osteria and Bar (6755 N. Cicero Avenue)
  - Food for Thought Expansion (6955 N. Hamlin Avenue)
  - The Carrington at Lincolnwood (3401-3501 W. Northeast Parkway)
  - 6601 N. Lincoln Avenue Office/Warehouse Building
  - Brickyard Bank Renovations (6676 N. Lincoln Avenue)
  - Concerto Renal Services (4600 W. Touhy Avenue)
- Private Commercial Projects (Future Development):
  - 6865 N. Lincoln Avenue Single-Tenant Building
  - Former Wa-Wa Building (4656 W. Touhy Avenue)
  - Mobile Station Convenience Store Expansion (6401 N. Cicero Avenue)
  - Purple Hotel Site
  - PIL Building (7373 N. Cicero Avenue)

There was some discussion that resulted from the content of the presentation. Commissioner McCoy asked about the occupancy of the building at the south end of the

new trail parking lot. Village Manager Wiberg and Director McNellis provided information regarding the current tenants.

Commissioner Levine asked if it would be possible to install a mirror or some other safety mechanism at the exit to the Lowe's parking lot. It was stated that there has been some discussion of this among the Traffic Commission.

Commissioner Berman asked about the origins of the current parking lot landscaping requirements and their impact on development. Village Manager Wiberg and Director McNellis provided information regarding the balance between small sites, landscaping requirements, parking requirements, and buffering. They explained that these factors are often competing for the same limited space on a site. Commissioner Spagnoli described the challenge of long-term maintenance, and Chairman Persino discussed the fact that limited space limits the types of plant species that can thrive.

Director McNellis described the proposed changes that would make temporary signage regulations more flexible. Chairman Persino agreed that the Village should be more flexible with temporary signs. Commissioner Berman expressed concerns about signs being left out after hours or becoming cluttered. Vice Chair Kucienski stated that he feels it would be generally helpful for businesses.

Director McNellis explained the concept of electronic message signs integrated within larger multi-tenant commercial signs. Chairman Persino and Vice Chair Kucienski agreed that this could help the long-term vitality of the mall. Commissioner McCoy asked if such signs would be covered by Village incentive programs. Director McNellis stated that they would not be covered. Generally, Commissioners stated that they are supportive of Village staff exploring a potential code amendment related to such signage, but the amendment should consider size, brightness, flashing imagery, and other functional aspects.

Director McNellis described the intent of the Devon Avenue Retail Overlay District. Commissioners generally agreed that this was beneficial to local businesses and the Village.

Director McNellis presented the proposed expanded boundary of the Touhy Avenue Retail Overlay. Chairman Persino stated that the boundary did not originally extend west to Ridgeway due to proximity to residential uses. Director McNellis stated that, if expanded, zoning would require a buffer against residential properties. Commissioner

Berman, Commissioner Spagnoli, and Chairman Persino stated support for the expansion of the overlay district boundary.

Director McNellis presented the on-going assessment of code enforcement efforts and prioritization with the Village Board. Regarding commercial lighting, Commissioner Spagnoli pointed out the ComEd program that can help fund lighting improvements. Commissioner Spagnoli stated that he would provide information to Village staff, and staff would use its networks to make commercial property owners aware of the program.

Director McNellis provided an update on the Carrington at Lincolnwood senior housing project. Commissioners asked about the programming of the property and the EMS station that will be provided. Director McNellis provided information regarding the number of units and on-site amenities, and Village Manager Wiberg stated that the Village will monitor EMS activity initiated by the Carrington, and that such activity will not impact Village agreements with neighboring communities. Village Manager Wiberg also clarified that the Village EMS services have no relationship with the services provided by Hatzalah.

Director McNellis provided an update regarding the status of the Purple Hotel property. Chairman Persino sought information regarding the status of the foreclosure hearings. Director McNellis stated that the Village is hoping for clarification on ownership of the property by August 24. Chairman Persino stated that the proposed state bill limiting the ability to renew or modify existing TIF's seems to be stalled in the state legislature.

Director McNellis provided a summary of on-going or upcoming economic development initiatives, including:

- Available Site Inventory (on-going)
- ICSC – Retail Connection and Deal Making (August/September 2017)
- Commercial Real Estate Broker Roundtable (October/November 2017)
- Business-Friendly Code Amendments (on-going)
- Shop & Dine Guide (September/October 2017)
- Business Roundtable Discussion with the EDC (October/November 2017)

Commissioner Levine asked if Real Urban BBQ considered coming to the Village instead of Skokie. Commissioner Spagnoli explained that the Village of Skokie provided a very desirable package of incentives to attract them, and that they never had discussions with Lincolnwood.

Commissioner McCoy asked for an updated regarding traffic control at trail crossings. Village Manager Wiberg explained that the Village is monitoring the performance of the current traffic controls with IDOT, and that several factors (i.e. roadway design, roadway jurisdiction, municipal jurisdiction, traffic patterns, etc.) complicate the approach to traffic controls.

**5. New Business Licenses\***

Commissioners were provided with a report of recent business license activity. There was no discussion related to this report.

**6. Other Business**

There was no other business discussed.

**7. Public Forum**

There was no comment from the public during this portion of the meeting. Public comments related to specific agenda items are previously included in these minutes..

**8. Adjournment**

By consensus, the meeting was adjourned at 9:32 AM.

Respectfully Submitted,

Doug Hammel  
Development Manager



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## MEMORANDUM

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

**FROM:** Steve McNellis  
Community Development Director

**DATE:** September 20, 2017

**SUBJECT: Item #3 – Review of Development Projects “Story Map”**

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Attached is a memorandum from Charles (Chuck) Meyer, Assistant to the Village Manager. Chuck has been working extensively with the Village’s GIS consultant, Municipal GIS Partners (MGP) on an addition to the Village website called a Story Map, which displays information on development projects that are under review, in the construction phase, or recently completed. Story maps combine the maps created through MGP with narrative text, images, and other content to explain aspects of the community. This has been undertaken in an effort to disseminate information to the public regarding the progress of proposals and construction after approval. Staff believes these Story Maps can be an integral tool in not only keeping the public updated, but also demonstrating exciting projects that are under consideration.

The purpose of the discussion before the EDC on Wednesday morning is to provide an overview and receive feedback regarding the Story Map on the Village website that was developed for the Community Development Department.



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# MEMORANDUM

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**TO:** Steve McNellis, Community Development Director

**FROM:** Charles Meyer, Assistant to the Village Manager

**DATE:** September 20, 2017

**SUBJECT:** Story Map

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## **Background**

The Village has been working with the Geographical Information Systems Consortium (GISC) and its service provider, Municipal GIS Partners (MGP), to develop story maps to visually detail certain aspects of the community on the Village's website. Story maps combine the maps created through MGP with narrative text, images, and other content to explain aspects of the community. Recently, the Village has developed story maps for the ongoing and recently completed private development projects. A Village infrastructure story map was previously created and presented to the Village Board in 2016.

The Village has been a member of the GISC since 2005 where 34 communities work together to create and maintain map information through the use of Geographical Information Systems (GIS). The Village's GIS provides aerial imagery of the community, information regarding parcel lines, utility locations and size, and address information. Participation in the GISC has allowed for improvements to the Village GIS functionality including the addition of a zoning layer on the maps, address grids, street intersections, Tax Increment Financing districts, parking restrictions, street sweeping, snow plow routes, tree inventory, and five years of aerial photography. The story map detailed in this memorandum is a continuation of the improvements to the Village's GIS program that have been made possible through the consortium at no additional cost to the Village.

## **Purpose**

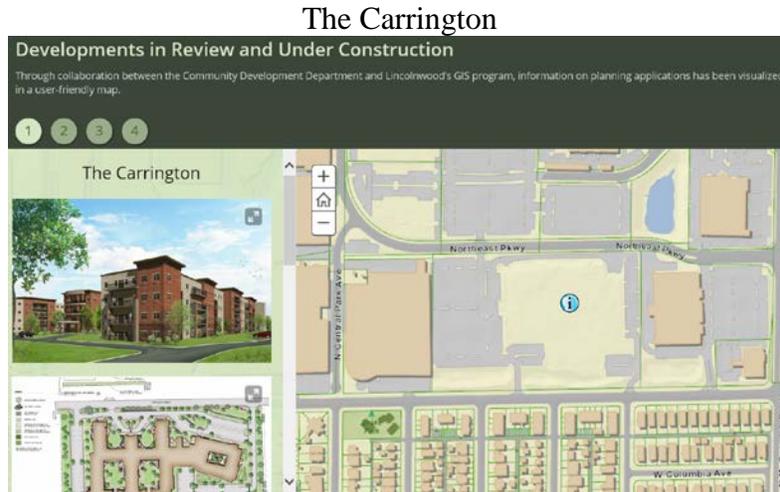
To provide an overview and receive feedback regarding the story map that was developed for the Community Development Department that is available on the Village's website.

## **Developments in Review and Under Construction Story Map**

The Developments in Review and Under Construction story map provides a summary for proposed, approved, or recently completed private development projects in the community. The story map provides information to residents and other stakeholders who are interested in learning more about the status of a current project. The information included in this story map is:

- Project information including the name of the project, location, developer, and development status;
- Village project manager contact information to answer questions;
- Images of the project and site map; and
- The proposed use, Variations, and approvals needed related to the project.

This story map is available [here](#) and is updated periodically by staff to include new projects and status changes for ongoing private developments. A sample of this story map is below:



**Economic Development Commission Direction Sought**

To receive feedback regarding the Community Development Department's story map.



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## MEMORANDUM

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

**FROM:** Steve McNellis  
Community Development Director

**DATE:** September 20, 2017

**SUBJECT:** **Item #4 – Broadcasting of EDC Meetings**

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The Village Board discussed the broadcasting of public meetings of Boards and Commissions during the August 15, 2017 Committee of the Whole Meeting. Currently, the Village Board, Plan Commission, and Zoning Board of Appeals are broadcasted live and available on demand. The Village Board is asking that each Board and Commission discuss their preference on whether or not they would like their meetings broadcast on a regular basis. The purpose of the discussion at the September 20, 2017 meeting of the Economic Development Commission will be to discuss the possibility of broadcasting meetings going forward.



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## MEMORANDUM

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

**FROM:** Steve McNellis  
Community Development Director

**DATE:** September 20, 2017

**SUBJECT: Item #5 – Business e-Newsletter**

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One of the priority action items in staff's Economic Development Work Plan is the creation of a Business e-newsletter. The first issue is scheduled to be published by the end of the calendar year. In moving forward, there are a number of questions to be asked, including: Who is the Target market? At what frequency should it be published? Should it be electronic only? What subject areas should it cover? Should it report business news of interest only to businesses, or both businesses and residents?

Staff is seeking the EDC's thoughts, comments, and direction regarding this newsletter roll-out. We will be prepared to discuss the questions to be asked, provide examples of other local suburban newsletters, and provide recommendations. We ask that the EDC think about any successful newsletters (or any similar forms of communication) you have seen and be prepared to discuss at Wednesday's meeting. Please feel free to bring samples to the meeting or send them to me in advance, and I will include them in the PowerPoint presentation on this subject.



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

<b>Type of Business</b>	<b>Name of Business</b>	<b>Address</b>	<b>Contact Person</b>	<b>Telephone #</b>
Healthcare Management	Concerto Renal Services	4600 W. Touhy, #100	Shiman Moystel	773-749-1575
Restaurant	Mesaku Sushi	4718 W. Touhy	Seong Yoo	847-630-0218
Laser Hair Removal	George Laser Spa	6708 N. Crawford	George Ishu	773-744-9508
Corporate Office	Cornerstones Autism Services, LLC	7360 N. Lincoln, #110	Shmuel Weinberger	845-815-3187
Spa Services	Natural Radiance Spa	3333 W. Touhy	Adeola Obasonya	312-905-5785
Spinners Sales	Spinners	3333 W. Touhy	Sam Cherrin	248-722-6665
Candy Kiosk	Sweet Amanda's	3333 W. Touhy		888-388-1810



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

**Stefani's Restaurant at 6755 North Cicero Avenue**

The Village Board approved the proposed new 5,425-square-foot Stefani's restaurant at the site of the former Kow Kow restaurant at the May 2, 2017 Village Board meeting. Mr. Stefani later proposed an amendment to the previously-approved plans. That amendment requested the eight-foot-tall masonry wall that separates the restaurant property from adjacent residential property, be revised to an eight-foot-tall composite fence with a stone appearance in order to eliminate the need for foundation trenching that could damage vegetation on adjacent residential properties. The Village Board subsequently approved the amendment on August 15, 2017. Since that time, the building permit has been issued, partial demolition of the existing structure has occurred, and new construction is well underway.

**Former Purple Hotel Site at 4500 West Touhy Avenue**

The site remains in foreclosure, as the property owner, North Capital Group, and the lender, Romspen Investments, continue through the Cook County Court process to determine the value of the land as it relates to the judicial sale this past May. The next hearing on this case is Thursday, October 12, 2017.

On August 15, 2017, the Village Board approved a concept plan for the site that is to be utilized as a basis for any future discussion with prospective developers of this property. This plan was developed by a Village Steering Committee, with the assistance of The Lakota Group, a private planning consultant. The concept plan is intended to be a guide rather than a blueprint for development of this site. It is anticipated that the developer who ultimately gains control of the property after the foreclosure is complete, will have their own ideas for the site, and that the Village will work collaboratively to arrive at a plan that works for the site and the Village's vision.

**6530 North Lincoln Avenue**

This existing building (across Lincoln Avenue from Lazar's) has been purchased by a not-for-profit, with the intention of housing a Teacher Education Center in the front half of the building (facing Lincoln Avenue) and the Hatzalah Chicago Emergency Ambulance Service in the back half of the building. The proposal requires zoning relief, a Subdivision and a Rezoning of the back half of the property. The Petitioner is working with staff in responding to development review comments and their request is anticipated to be heard in a Public Hearing at the Plan Commission in November.

### Hyatt Hotel Proposal at 7250 North Cicero Avenue

The owner of the existing two-story vacant office building at this property is pursuing a new six-story, 112-room Hyatt Place Hotel, as the EDC is aware. The proposal had an initial review by the Plan Commission at their September 6, 2017 meeting. The Public Hearing convened at that meeting, which addressed a Rezoning, Special Uses, and Variations related to the proposal, was continued to Monday, October 2, 2017 after considerable public testimony. The Petitioner is considering possible revisions to their plans to reduce the amount of zoning relief required and to address some of the concerns voiced by the public and the Plan Commission.

### Miscellaneous

- Approved PEP Grant work for the **Brickyard Bank, at 6676 North Lincoln Avenue**, is almost complete, with landscaping (including tree and shrub installation) being the remaining outstanding item. This work is anticipated to be completed in the next 2-4 weeks.
- The existing building at **4600 West Touhy Avenue** (commonly known as the “Gerber” building) underwent interior renovations and is now occupied by Concerto Renal Services, a business that relocated from within the Village.
- The redevelopment of **3701 West Touhy Avenue** for a new AT&T retail store and service center is almost complete. All site work and exterior building work is complete. Interior build-out is underway.
- Lincolnwood Place, at **7000 North McCormick Boulevard**, is reinvesting in their property through renovations to some existing living units, landscaping improvements, and limited renovation of public spaces. This work will be ongoing throughout the fall.

### Building Permits

Below is a summary of building permits issued in July and August 2017. Please note that the July permit fees were the highest in the past 11 years. August was the third highest in the past 11 years. These are certainly good positive trends.

July	# of Permits	Building Value	Permit Fees
2017	93	\$4,006,959	\$68,702
2016	100	\$1,471,427	\$55,736
2015	88	1,200,044	36,900
2014	58	1,590,069	37,361
2013	59	599,449	33,580
2012	85	2,242,541	56,759
2011	69	805,360	19,961
2010	98	1,608,421	40,890
2009	106	1,081,060	33,634
2008	114	2,078,740	63,522
2007	95	1,424,085	46,438

August	# of Permits	Building Value	Permit Fees
2017	87	\$2,852,563	\$60,696
2016	86	\$5,987,794	\$108,147
2015	110	739,285	20,742
2014	139	2,641,346	64,365
2013	84	1,249,369	52,006
2012	88	910,793	24,957
2011	83	1,002,270	36,175
2010	111	1,100,355	58,690
2009	88	891,910	25,381
2008	114	1,096,978	43,405
2007	94	1,292,104	53,951