



COMMISSION FOR ECONOMIC DEVELOPMENT AND NEIGHBORHOOD RENEWAL

MEETING SUMMARY

Monday, January 21, 2019

I. Call to Order

Meeting was called to order at approximately 5:38pm.

II. Approval of Minutes

Minutes of the November 26, 2018 Meeting were unanimously approved.

III. Comprehensive Entrance and Roadway Sign Discussion

Updates were given on the status of the implementation of the Comprehensive Entrance and Roadway Sign Program.

- Street signs have begun to be installed around the community and this will continue for the next several years.
- Gateway signs will begin to be implemented with monies in this year's budget to get 1 sign installed this year and additional signs in FY20.

Mike Shields raised the question who is pushing or championing these efforts for the Village as this is a very important program to the overall Village marketing. After some brief discussion Trustee McCreery said that she is going to lead the efforts to make sure that this stays a front burner project for the Village.

IV. Discussion of Contract with rjfsite48 Consulting LLC to Promote Properties along Milwaukee Avenue Corridor

The proposal from Robert Friedman (an area Real Estate Agent) to assist the Village with attracting developers and users to the Milwaukee Avenue Corridor was presented to the EDNR for consideration. After some discussion it was determined by the members present that this contract would not be appropriate for the Village at this time. The general consensus was that this is the job

of any Real Estate Professional and to put one under contract seemed to be inappropriate. Additionally, the general consensus of the members present was that we need to give the newly created TIF Districts time to develop on their own and let market forces play out. This has the feel of trying to force something that the property owners and others may not be ready for at this time. Finally, if the Village were to entertain a contract like this it would be recommended that we work with the qualified local realtors who are within our community and not go to an “outsider”. It was recommended that no further action be taken on this item.

V. Niles Economic Development Update

- Patel Brothers is coming to the former Toys R’Us location at Golf and Milwaukee.
- Golf Mill Mall – Sears is now officially closed and the Mall management is working on potential tenant replacements. There have been additional closings at the mall of national tenants and things will probably get a bit worse at the mall before they get better. The Mall is looking at several retail and non-retail options including education facilities. These would potentially drive foot traffic which would help with leasing efforts. The Village is prepared to assist with any potential developments. The creation of the TIF District in this area is the best example of this.
- Oakton/Milwaukee – D’Agostino’s Pizza has purchased the former Riggio’s and will be developing a new 250 seat restaurant at this location. They intend to have this location open for operations in fall of this year.
- Chick-Fil-A will be replacing the former Brick House on Touhy.
- Al Bawadi Grill will be opening in the former Just Like Home location on Dempster soon.
- Preliminary discussions have begun with Phillips Edison the owners of the Oak Mill Plaza about a potential out lot building in front of the Jewel.
- Hobby Lobby will be opening on February 25th on Dempster in the former Sports Authority location.

VI. Updates on EDNR Sub-Committees

- Housing – Home Improvement Assistance program was discussed which was proposed as a loan assistance program to help with ‘significant’ remodeling and/or additions. After some discussion the general consensus was that this program did nothing to help the existing homeowners of Niles who may want to prepare their property for sale and there should be aspects brought into this program that would help this aspect. Things such as sales tax rebates for the purchase of materials if they are made in Niles should be considered along with rebates or reduction of permit fees.
- Home Design and Improvement District – Official launch will be soon. We are working on details with a5 and the Charter member businesses. This includes logo and marketing materials so that the launch of this district will have great impact.

- Marketing/Education – A meeting was recently had between the Village and School District 209 (Main Township High School). We look forward to advancing the discussion that was started and developing cross promotional marketing efforts. Culver District 71 was concerned that we are trying to promote one District over another. Trustee McCreery will be working with Mike Shields on developing a new Education Page for the Village website.

VII. Share/Ask Something

Trustee McCreery asked that the Commission look into the following at future meetings:

- Creating a List of residents who would be key stakeholders within the neighborhoods that the Village outlined through the creation of the Neighborhood Map.

VI. Adjournment

The meeting adjourned at 7:27pm.