



MAYOR
Andrew Przybylo

VILLAGE MANAGER
Steven C. Vinezeano

VILLAGE CLERK
Marlene J. Victorine

TRUSTEES
George D. Alpogianis
John C. Jekot
Danette O'Donovan Matyas
Denise M. McCreery
Craig Niedermaier
Dean Strzelecki

**ECONOMIC DEVELOPMENT AND
NEIGHBORHOOD RENEWAL COMMISSION**
DATE: February 18, 2021 5:30 pm
REMOTE PARTICIPATION

MINUTES

I. Call To Order/Roll Call

The Niles Building and Zoning Committee meeting was called to order at 5:38 PM.
EDNR Member Roll Call (Present=P/Absent=A)

Chair	Denise McCreery	P
Ex-Officio Member	Andrew Przybylo	A
Member	Alan Zielinski	A
Member	Alberto De Cicco	A
Member	Alicia Bermes	A
Member	Iwona Filipiak	A
Member	Jacob Ehrensaft	A
Member	Janet Lee	P
Member	Joe Bialko	A
Member	John Harris	A
Member	Judy McNulty	P
Member	Laura Herlo	A
Member	Lizzy Kreindler	A
Member	Lynda Stoops	A
Member	Mike Shields	P
Member	Rich Mangold	P
Member	Stephen Costa	P
Member	Tom Kanelos	P
Member	Vicki Peake	A
Staff Member	Hadley Skeffington-Vos	P
Staff Member	John Melaniphy	P
Staff Member	Katie Schneider	P
Staff Member	Charles Ostman	P
Staff Member	Rich Wlodarski	P
Staff	Ana Elizarraga	P

II. Approval of Building & Zoning Committee minutes from the meeting on November 19, 2020.

Stephen Costa motioned to approve the meeting minutes for November 19, 2020. Mike Shields seconded.

AYES: 11 – Chairperson McCreery, Hadley Skeffington-Vos, Janet Lee, Mike Shields, Rich Mangold, Stephen Costa, John Melaniphy, Katie Schneider, Charles Ostman, Rich Wlodarski, Judy McNulty

NAYS: 0

ABSTAIN: 1 – Tom Kanelos

Motion passed.

III. Public Comments

No public comments were submitted.

IV. Chairman's comments- Denise McCreery

A. No Comments

V. Economic Development Director Update - John Melaniphy

- A. JCPenney filed bankruptcy, purchased by Simon Property Group. At the request of Economic Development, the Sterling Organization commissioned a Housing Market feasibility study.
- B. Mall ownership has accelerated leasing efforts, working on their revitalization efforts. Signed up Burlington planning to occupy the vacant Kohl's store.
- C. Chick-Fil A is looking to occupy the vacant pad.
- D. Coordinate the redevelopment of Golf Mill Park.
- E. Chevrolet are planned on the former Best Buy site, at 9530 N Greenwood. Village Board approved the terms of a sales tax incentive agreement. They hope to open in 2022.
- F. Byline Bank at 7201 Harlem has been purchased in December, have received various calls for uses.
- G. Marathon Gas Station purchased at 7300 Waukegan, gas station was demolished and storage tanks removed in January. Currently working on redevelopment of the property.
- H. Starbucks went before the Village Board in the outlot of Oak Mill Mall. 22,000 Sq. Feet to be occupied, no plan to close or replace the facility of Touhy/Milwaukee.
- I. Dempster Plaza owners, Newcastle Property, would like to redevelop the property. Center was made in the 60's and they are looking at various economic development tools to assist them in the redevelopment of the center since it's not located in a TIF district.
- J. Small Business Recovery Loan program has disbursed \$200,000 in small business recovery loans. All applicants decided to take the full amount of \$25,000 for no interest for three years.
- K. Chairperson McCreery inquired if housing would be accommodated in redevelopment for JCPenney.
- L. Melaniphy stated no.
- M. Chairperson McCreery inquired if there would be a hall pass or hallway through the Sears Property.
- N. Melaniphy stated there are a few different concepts, no plans have been determined yet.
- O. Shields inquired if the retail environment will change in Niles three-five years down the road.
- P. Melaniphy stated this is what keeps him up at night. Retail has been down due to e-retail. He stated entertainment which is experiential has also been affected.

VI. Commission Update

A. Subcommittee Review

- a. Communication & Marketing (Katie Schneider, staff liaison) Alan Zielinski, Steven V., Mike Shields, Alicia Bermes, Judy McNulty
 - 1. Schneider stated they met briefly to talk about the role of the subcommittee. Which is to market committee efforts effectively.
 - 2. Priorities include Grow Your Home Program and Resident Attraction Campaigns.
 - 3. Finishing up ads with 101.9 for resident attraction, Realtor Introduction meeting to do grassroots element are aware of why young families should move into Niles.
 - 4. Shields inquired as to if we need more budget money for a5 to do more.
 - 5. Chairperson McCreery stated yes, it's just a matter of where the funding is going to come from. She stated we have to do a better job informing the Communications committee of committee efforts. Chairperson McCreery stated she would like to seek awards for the Grow Your Home program.

6. Melaniphy stated they are doing Design District and Pace Bush Shelter and Shop Local advertising to raise consumer awareness of the district.
 7. After much discussion, Chairperson McCreery tasked Judy McNulty to communicate with Alicia Bermes to meet about new ideas to market Niles and attract new residents.
- b. Business Attraction & Retention (John Melaniphy, staff liaison)
John Melaniphy
1. Working with a grocer looking a Meijer space.
 2. Working with Everything's Closets.
 3. Starbucks deals in progress.
 4. Chevrolet would bring 800 million dollars in sales in 20 years.
 5. Working with redevelopment of Golf Mill Mall
 6. Shields stated that he would like to be in the Business Attraction & Retention Committee
 7. Melaniphy stated he would love to invite Shields to the committee
- c. Neighborhood Renewal (Charles Ostman, staff liaison)
Janet Lee, Rich Mangold, Laura H., Mike Shields
1. One of the goals is to connect people, has proven difficult with Covid-19.
 2. Facebook parent group is ready to go, Schneider submitted rules for the group to provide positive feel and voice to the committee.
 3. Shields is working with Ostman on possible trees.
 4. Niles resident remembrance who have passed from Covid-19
 5. What can we do this summer after vaccinations to possible do activities outside.
- d. Incentives (Stephen Costa, Rich Wlodarski, staff liaison)
1. Subcommittee has been meeting regularly to take a very serious look to the Façade Program.
 2. Suggestions to revamp the Façade Program include:
 - a. Requirements for applicants to be located in a TIF district.
 - b. Instead of having a 50/50 program, the committee suggest a 25/75 program where the Village is capped at \$15,000 total cost to the owner would be \$60,000.
 - c. Signage could contribute up to 20% of the incentive award
 3. Chairperson McCreery stated she is very excited, this still has to go through approval and some things still have to be tweaked.
 4. Costa stated Housing cost has not gone up in value because of single-family housing exists on main streets. Attempting to deal with single-family housing on main streets. He spoke to rezone those areas to permit two to three-flat apartments.
 5. Kanelos stated that the right kind of building condo/apartment would also draw younger folks into the Village.
 6. Lee stated this would also be a great opportunity for empty nesters.
 7. Costa stated mixed-use in these types of streets would not be out of line. He stated that there is a problem that needs to be explored and will look at zoning possibilities on commercial thoroughfare.
 8. Shields stated this is very explosive to long-time residents. He stated he would caution all that this should be done carefully.
 9. Kanelos stated that all zoning issues tend to be explosive.
 10. Shields the Village should also keep an eye opportunities where commercial districts may be rezoned to residential districts.
 11. After much discussion, Chairperson McCreery stated this should be brought to the people who are planning things in the community.

VII. Call To Action

VIII. Announcements

- A. Trustee McCreery is very pleased and thanks members for their hard work during subcommittee meetings.
- B. Drive-Through Food Pantry every Thursday at St. Haralambos from 3 – 4 p.m.

IX.

X. Agenda Items for next EDNR Meeting

XI. Next EDNR Commission meeting: March 18, 2021

XII. Adjournment

Kanelos motioned to adjourn.

Mangold seconded.

AYES: 12 – Chairperson McCreery, Janet Lee, Mike Shields, Rich Mangold, Stephen Costa, Hadley Skeffington-Vos, John Melaniphy, Katie Schneider, Charles Ostman, Rich Wlodarski, Tom Kanelos, Judy McNulty

NAYS: 0

ABSTAIN: 0

NAYS: 0

ABSTAIN: 0

Motion passed. Meeting adjourned at 6:55 p.m.