

**MINUTES OF A MEETING OF THE  
ECONOMIC DEVELOPMENT COMMISSION  
6101 CAPULINA AVENUE  
October 22, 2018**

- I. Call to Order: Pursuant to proper notice in accordance with the Open Meetings Act, the Economic Development Commission meeting was called to order at 5:32 PM by Chairperson Youkhana

Roll Call: The following members were present:

Wayne Youkhana, Chairperson  
Chris Kintner  
Oscar Chung  
Drew Massa

The following members were absent: Sasha Federiuk, Dan Metz

Also in attendance: Trustee Janine Witko; Nancy Radzevich, CED Director

- II. Review of June 11, 2018 Meeting minutes: Chairperson Youkhana made a motion to approved, as presented, seconded by Chris Kintner; approved unanimously by voice vote
- III. Chairperson's Report

A. Façade Improvement Program

1. New Application from Kappy's American Grille

Nancy Radzevich reported that there have been two bids provided with a third due shortly. Conditional approval, pending the submission of the third bid, is recommended since the two bids that have been received are over \$40,000, and the maximum grant is \$10,000. The change is a significant investment and improvement to the location. The Appearance Commission has reviewed the submission and the certificate is included with the application. Chairman Youkhana asked if there were any questions or concerns. Hearing none, he made a motion that the EDC approve the façade improvement grant application for a pylon sign for Kappy's American Grille for an amount not to exceed \$10,000, with the following conditions:

- 1) Applicant must provide a statement from the property owner confirming the terms of the current lease
- 2) Applicant must sign the Commercial Façade Improvement guidelines, acknowledging that he has read and agreed to comply with the program requirements prior to filing for any building permits
- 3) Applicant must submit the third comparable bid, as required, prior to filing for any building permits or commencement of any work
- 4) Applicant must submit a completed Participation Agreement prior to commencement of any work
- 5) Applicant must file all necessary building permit applications for review and approval and pay all building permit fees and obtain the permit prior to the commencement of any work

- 6) The completed project must be consistent with the plans and supporting documents within the submitted Façade Improvement Application, permit plans and specifications. All work will be done in accordance with all of the Village's adopted codes and amending ordinances
- 7) Applicant shall remain in good standing with the Village of Morton Grove on approval of this grant application through the completion of the project and finalization of this grant award
- 8) Applicant shall complete the project by December 31, 2018 and shall submit all required documents for reimbursement before March 1, 2019

A question was raised about the December 31, 2018 completion date. Ms Radzevich indicated the applicant is eager to start. Also, that reflects end of current budget year, but if necessary, she can check to confirm if it can be carried over into 2019.

The motion was seconded by Chris Kintner, approved unanimously by voice vote.

2. Update on past applications:

Ms Radzevich reported that All Inn was previously approved for a grant to replace their windows and doors. The work is done, but they need to provide some additional information (a waiver of lien) before the reimbursement check can be issued.

B. Discussion on 2018 events/projects for EDC

1. MG Bingo

Ms Radzevich reported that launch was delayed due to the need to complete some of marketing pieces, conflicting workload related to staff commitments for the Prairie View sale, and to allow time to complete the MG Bingo App. Boyle Wong, IT Director, is developing an App and it is getting close to being completed. A brief demonstration of the App was done. The rollout will be after the holidays. Rollouts of this type of activity are typically in late winter or early spring or July/August. The discussion included doing something that involved other community activities, such as the Farmer's Market or Taste of Morton Grove, to promote those events.

2. Banner Program

Ms Radzevich suggested revisiting the street banner program to include the sale of an add-on piece to advertise individual businesses. The follow-up would begin after the holidays for installation beginning in the spring. It would include a two year promotional period. The graphic design will be effective and consistent through the business corridor, perhaps including the Village logo with the business name. Program had been done before in partnership with the Chamber of Commerce, but there was limited participation by local businesses. We hope to increase participation this time. There are approximately 88 posts on both sides of Dempster. Businesses at locations other than Dempster can advertise as well. Placement is based on location preference.

3. Other

Ms Radzevich reported that Prairie View has been sold as a joint venture - Kensington Development Partners and IM Properties. While they work through a redevelopment plans, they are working to complete the demo projects that were begun and take care of the citations that were open on the property. The new owners are very receptive to

development ideas. Financial details for development are ongoing. The plans have to benefit the residents as well as satisfy the Village's needs for revenue stream.

IV. Community & Economic Development General Updates – Ms. Radzevich provided the following updates:

- The Dunkin Donuts new concept restaurant on Waukegan Rd is one of the first ground up, new construction Dunkin' outside of Massachusetts. Soft opening is planned for early November, with a Grand Opening Ribbon Cutting planned for later in the month.
- Work is ongoing to develop the Village-owned site across from the train station. There is interest by a couple of different developers.
- Moretti's is doing well; the owner is happy with the results so far. This location is currently one of their highest performing restaurants.
- The funding is in place for 8700 Waukegan. The developer's architect is working with the Village plan reviewer on code questions/clarifications. They are working towards a ground-breaking in spring 2019.
- Lexington Walk is going well. This is a valuable asset to the redevelopment around the train station. A bonus is that the vacant lots on Dempster are generating more interest for development.
- North Shore Faucets hasn't refilled with IDOT, so it's on hold for now.
- Xylem did a major rehab, which represents a reinvestment in the manufacturing district. Also, Schwarz Paper was just issued permits for major interior update.
- Ms Radzevich responded to a question from Commissioner Kintner regarding the competition that Skokie represents. Morton Grove's biggest challenge is that most of the vacant land is forest preserve land and that most of our developable parcels are about 1-1.25 acres, while most developers require a minimum of 2 -3 acres. Menard's had been marketing their outlots along River Drive for years, which were about 6 acres combined, but they recently pulled those off the market.
- Staff is working on a text amendment to the Unified Development Code to clean up the zoning of the land around the train station to promote small business development.

V. Confirm Next Regular Meeting Date: Commissioners discussing setting next Meeting date in November and/or December. If November, then November 12<sup>th</sup> was preferred.

VI. Public Comment

Chris Kintner announced that he is moving to the Zoning Board and Plan Commission, so he is resigning effective this meeting. Chairperson Youkhana thanked him for his commitment to the work of the EDC. Chairperson Youkhana said he would work with Nancy Radzevich to try to recruit a new member.

VII. Adjournment: Chairperson Youkhana moved for adjournment at 6:24 PM, seconded by Drew Massa; approved unanimously by voice vote