



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: March 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 5:32 PM.
EDNR Member Roll Call (Present=P/Absent=A)

Chair	Denise McCreery	P
Ex-Officio Member	Andrew Przybylo	A
Member	Alan Zielinski	P
Member	Alberto De Cicco	A
Member	Alicia Bermes	P
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	A
Member	Vicki Peake	A
Staff Member	Hadley Skeffington-Vos	A
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 February 18, 2021.

Rich Mangold motioned to approve the meeting minutes for February 18, 2021, with amendments.
Mike Shields seconded.

AYES: 12 – Chairperson McCreery, Janet Lee, Mike Shields, Rich Mangold, Stephen Costa, John Melaniphy, Katie Schneider, Charles Ostman, Rich Wlodarski, Judy McNulty, Alicia Bermes, Alan Zielinski

NAYS: 0

ABSTAIN: 0

Motion passed.

III. Public Comments

No public comments were submitted.

IV. Chairman's comments- Denise McCreery

A. Trustee McCreery is excited that the work of the EDNR is coming through on the different subcommittees. She stressed the importance of Budgeting for new programming, given that this year is a tight budget.

V. Economic Development Director Update - John Melaniphy

- A. Continues to work with Golf Mill Mall ownership to get concept plans.
- B. Kohl's store moved to Morton Grove, Burlington Coat Factory will be taking over that space and have applied for Building permits.
- C. Asked Mall to conduct housing market feasibility study to look at mixed-use development at the site.
- D. Chevrolet Auto Dealership proposed at the Best Buy site, a preliminary tax incentive agreement was approved by the Village Board. Chevrolet is seeking a special use approval in the next meeting. It will house new car inventory and service facility. Facility could generate \$800K – \$1M dollars over 20 years. It will attract people to the mall area.
- E. Working with brokers of adjacent owners to North of Byline Bank property looking for sales tax producing uses.
- F. Working with a grocery operation interested in leasing the former Meijer property.
- G. Proposal going before the Village Board for Lin-Mar Towing on Grosse Point Rd. to establish a towing operation. Melaniphy stated it may be incompatible with the vision for the Touhy Triangle Master Plan.

VI. Commission Update

A. Subcommittee Review

- a. Communication & Marketing (Katie Schneider, staff liaison) Alan Zielinski, Steven V., Mike Shields, Alicia Bermes, Judy McNulty
 - i. Niles Design District – PACE Bus advertising has gone up. Proposed MAY as 'Niles Design District Month' with activities with different businesses. Community Guide going out this month featuring the Design District.
 - ii. Alan Zielinski looking to hold an online seminar on Hot Trends on kitchen and/or bathroom design.
 - iii. New Business came on to Milwaukee – Green Home Renovations that just joined the Chamber and Design District located at 8150 N Milwaukee.
 - iv. Paid Advertising in Chicago Parent Magazine will feature 'Grow Your Home Improvement Program', Katie is going to reach out for testimonials.
 - v. Trustee McCreery met with 'Living' Magazine, usually reports on affluent areas. Distribution goes only to certain income levels, Trustee McCreery promoted Niles businesses and the Design District, the magazine is now thinking of doing a Niles and Skokie edition.
- b. Business Attraction & Retention (John Melaniphy, staff liaison)
John Melaniphy
 - i. Helping Starbucks relocate Four Flags location
 - ii. Had conversations to attract:
 - 1. O'Reilly's for another Niles location
 - 2. Amazon Fresh Market
 - 3. Nordstrom Rack

4. Buona Beef
5. Shop and Save
6. A &W Restaurants

c. Neighborhood Renewal (Charles Ostman, staff liaison)

Janet Lee, Rich Mangold, Laura H., Mike Shields

- i. Working on Facebook Parent group admins, will reach out to several suitable people for interest.
- ii. Will meet to figure out on what to do for post-COVID activities pending vaccinations.
- iii. Will discuss opportunities to create spaces for teenagers to have activities in the community.

d. Incentives (Stephen Costa, Rich Wlodarski, staff liaison)

- i. No report

VII. Call To Action

VIII. Announcements

- A. Trustee McCreery is very pleased and thanks members for their hard work during subcommittee meetings.

IX. Agenda Items for next EDNR Meeting

X. Next EDNR Commission meeting: May 20, 2021

XI. Adjournment

Chairperson McCreery called for a motion to adjourn.

Shields motioned to adjourn until May 20, 2021.

Mangold seconded.

AYES: 12 – Chairperson McCreery, Janet Lee, Mike Shields, Rich Mangold, Stephen Costa, John Melaniphy, Katie Schneider, Charles Ostman, Rich Wlodarski, Judy McNulty, Alicia Bermes, Alan Zielinski

NAYS: 0

ABSTAIN: 0

Motion passed.

Motion passed. Meeting adjourned at 6:48 p.m.