

**Clark Street SSA #23
Meeting Minutes
April 18, 2018 | 4:00 p.m.
Basil Leaf Café | 2465 N Clark**

Commissioners Present: Holly Lodarek, Peigi Jean-Blanc, Steve Quick, Chris Ramsey, Jim Kroeger
Commissioners Absent: Cathy Gallanis
LPCC Staff: Kim Schilf, Frank Kryzak, Bryan Biello
43rd Ward Alderman's Office: Joanna Zaidan
Public Forum: Darwin Mintu

Call to Order

- I. Call to order by Jean-Blanc at 4:06 p.m.

Approval of Minutes

- II. Jean-Blanc asked for and received approval of the minutes from the February 7, 2018 Commission meeting.

Motion to approve February 7, 2018 minutes. Motion seconded. Unanimously approved.

Public Forum

- III. Joanna Zaidan, 43rd Ward Alderman's Office:
 1. The development at 2317 N. Clark, where the old Walgreens once was, is going to the Plan Commission to receive approval. It's going to be a mixed-use building. will be six stories, with ground floor retail, and the top floor will be set back.

Reports

- IV. Financial Report (Schilf)
 1. The SSA has received about 49% of the tax levy so we are right about where we should be for this time of the year.
 2. We haven't accrued a lot of expenses yet this year, so we have room in the budget, but more expenses are coming with special events starting to pick-up.
 3. During the May meeting, we will discuss if the 2017-18 snow contract was worth it or if it would have been more affordable to do snow removal per occurrence.

Action Items

- V. 2017 Audit Presentation (Mintu)
 1. Darwin Mintu from Ripple Tax reviewed the audit standards with the commission and walked through the 2017 audit document.
 2. Mintu conducts the audit report for both SSA #23 and #35, as well as for the Lincoln Park Chamber of Commerce.
 3. Ripple Tax issued a clean opinion, the financial statements are correct and in accordance with financial guidelines.
 4. Overall there was less spending than expected in 2017 due to not as many façade rebates, wayfinding plan not yet being completed, and changes to advertising for special events.
 5. Ramsey asked if it was common practice to have a combined audit with SSA #35 and the LPCC. Mintu said yes.

Motion to approve the 2017 audit. Motion seconded. Unanimously approved.

- VI. Pressure Washing Vendor Selection (Kryzak)

1. Kryzak walked through the different vendor bids.
2. Vendors included:
 - i. Pressure Washing Systems provided a bid and is our previous vendor.
 - ii. Pressure Washing Unlimited provided a higher bid than Pressure Washing Systems.
 - iii. Quality Pressure Washing provided the lowest bid.
 - iv. Christy Webber provided a bid exceeding our budget..
3. Commissioners agreed with the recommendations to go with Pressure Washing Systems, since they have been such a great vendor in the past.
4. The commissioners also asked to do the pressure washing after both the Diversey and Clark Street water main projects are complete.

Motion to approve Pressure Washing Systems as the 2018 pressure washing vendor. Motion seconded. Unanimously approved.

VII. Wayfinding Plan Update (Kryzak/Schilf)

1. Kryzak and Schilf reviewed the updated version of the Wayfinding Plan with the commissioners to have them provide insight on the direction we should move.
2. Ramsey asked about timing and implementation. Schilf let her know that we'll be getting input from all stakeholders, including the commission and the wayfinding committee. Once that's complete and we have input from CDOT, we'll start identifying locations for signs, then prioritize the ones that go up first. After that, we'll bid out companies to fabricate signs. Schilf hopes to begin purchasing things this summer and begin installation in the fall.
3. Quick likes the signage that goes around the light pole, because it helps to reduce the footprint on the sidewalk and is a cleaner look. However, if CDOT doesn't approve the design, we'll have to decide on another version we'd like to do.
4. Commissioners would like more information on pricing to help them to guide their decisions. Kryzak and Schilf mentioned that they would work with Lakota to receive general ideas on pricing for the different styles.
5. Quick and Kroeger discussed starting with the gateway elements since that might be a little less of a hassle with respect to approval from CDOT.
6. Lodarek suggested starting with signage near the Zoo because we want to get folks to come to Clark Street from the Zoo.
7. Overall the commissioners really liked the direction of the Wayfinding plan and found several of the options promising.

VIII. Façade Rebate Program Update (Kryzak/Schilf)

1. Currently applicants are allowed to receive only a 25% rebate for signage and/or awnings instead of the 50% rebate that is awarded for other façade improvements.
2. We are proposing to increase the rebate percentage to 50% for signage and awnings.
 - i. The maximum allowable rebate for signs and awnings will remain at \$5,000
 - ii. Most signage and awning quotes are generally not more than \$10,000, so a \$5,000 maximum rebate amount makes sense.

Motion to approve updating the 2018 Façade Rebate Program to allow for a 50% rebate for signage and/or awnings. Motion seconded. Motion unanimously approved.

New Business

- IX. Program Manager's Report (Kryzak)

1. Water Main Replacement Update
 - i. The water main project on Diversey from Halsted to Clark is scheduled to be completed within the next 3-4 weeks.
 - ii. The water main project on Clark from Dickens to St. James has had some complications, including delays due to weather, and is now scheduled to be completed by the end of June or early July.
 - iii. CDOT will be making improvements to the street from Armitage to Diversey when the re-surfacing takes place after the project is complete.
 - iv. Lodarek mentioned how frustrated the process has been for Big Apple, specifically because of some issues with water shut-offs.
2. Sidewalk Cleaning
 - i. Crews are out 5 times per week picking up litter and emptying trash bins.
 - ii. A recycling bin was damaged at the southern end of the SSA on the west side of the street, and it has since then been replaced.
3. Landscaping
 - i. Summer flowers should be installed by late May or early June.
 - ii. Novak construction removed 4 planters from the sidewalk in front of 2050 N. Clark. Kryzak has been in contact with them and Brightview, Novak will re-install the planters in June when the project finishes up.
 - iii. NPL had to remove 2 planters on Diversey, just west of Clark, and will replace them after the water main project is complete.
 - iv. A planter was moved from in front of the Hampdens development on Diversey to just about a block west.
4. Halloween Lights
 - i. Kryzak reviewed the quote received from Liberty Flag & Banner.
 - ii. We should have at least \$6,000 remaining in holiday decorations this year after taking winter holiday decorations into account to use for Halloween lights.
 1. Since Halloween decorations are about \$2,500, we should have enough in the budget.

Motion to approve Liberty Flag & Banner stringing Halloween lights on light poles. Motion seconded. Motion unanimously approved.

5. Façade Rebate Program
 - i. Number 7 Café is in the process of filling out an application.
 - ii. As a reminder, SSA Commissioners are now allowed to apply for a façade rebate.
 - iii. We continue to communicate with new business owners and with commercial brokers and landlords about this program.
6. Security Rebate Program
 - i. Held two safety seminars for neighborhood businesses. One was on April 5 at Tobacco Road Tap Room and the other was April 11 at Dunlays on Clark.
 1. They went well but were not attended by many people.
 2. We will review if it is worth doing again next year.
 3. Kryzak passed out flyers to businesses, sent out information on social media, and included in the LPCC e-newsletter.
7. Commissioners
 - i. We still have 3 spots to fill for 2018.

X. Marketing and Events (Biello)

1. Events

- i. Cravings on Clark
 - 1. The event will be held on Wednesday, June 13 from 6:00 – 9:00 p.m. and will run from Fullerton to Diversey and east on Diversey to Lakeview.
 - 2. The check-in will once again be located at HopCat – Chicago.
 - 3. Outreach to restaurants has begun this week.
 - 4. Biello has been working with bars on the route to see if they'd be willing to provide beer samples in addition to food samples.
 - 5. Tickets are going on sale this week and the earlybird rate will run through May 13th.
 - ii. Art on Clark Opening Night Party
 - 1. Event is scheduled for Tuesday, July 17.
 - 2. We have been in touch with Gaslight and have started the planning process to host the check-in at their restaurant once again.
 - 3. More details will be available in May.
 - iii. Spooktacular
 - 1. The 10th annual Spooktacular will be held on Sunday, October 28, 2018 from 1:00 – 4:00 p.m.
 - 2. We plan to host the costume contest again at HopCat – Chicago.
 - 3. We are also looking at how to incorporate more family-friendly businesses from around Lincoln Park to be part of the event.
 - iv. LPCC Events
 - 1. Business After Hours
 - a. Wednesday, April 25, 5:30 – 7:30 p.m.
 - b. Old Grounds Social, 950 W. Wrightwood
 - 2. Lincoln Park Uncorked: An Armitage Halsted Wine Stroll
 - a. Thursday, May 10, 6:00 – 9:00 p.m.
 - b. Check-in at Bridgeview Bank, 1970 N. Halsted
 - 3. Coffee Connection
 - a. Tuesday, May 22, 8:30 – 9:30 a.m.
 - b. Natuzzi, 1845 N. Clybourn
- XI. Economic Development Report (Kryzak)
- 2. Items of note:
 - i. Recently Closed:
 - 1. Lincoln Park Stadium (2423 N. Clark)
 - 2. Bank of America (2401 N. Clark)
 - 3. For Eyes (2555 N. Clark)
 - 4. Byline Bank (2335 N. Clark) will close in June due to lack of customers
 - ii. Recently Opened:
 - 1. Draw (2423 N. Clark)
 - 2. Café Corble (2342 N. Clark)
 - 3. Global Optical (2558 N. Clark)
 - iii. Coming Soon
 - 1. Blue Mercury, which is part of the Acadia development, is scheduled to start interior construction by May 1.
 - 2. TJ Maxx will also be part of the Acadia development.
 - 3. An Italian restaurant is coming to 444 W. Fullerton, which is formerly Standard Market Grill.
 - 3. Developments:
 - i. 2036 N. Clark (former parking garage) had significant delays with demolition because of keeping the four walls of the structure and the weather, but they hope to be completed by mid to late summer.

- ii. 2050 N. Clark is on track to finish in June.
- iii. The Acadia development is on track to finish interior construction around Labor Day.
 - 1. The sidewalk is tentatively on track to re-open around June 8th.

Meeting Adjournment

Motion to adjourn meeting. Motion seconded. Unanimously approved.

Meeting adjourned at 5:39 p.m.

Minutes respectfully submitted by Bryan Biello.