



**Village of Lincolnwood
Economic Development Commission**

Meeting
Wednesday, January 25, 2023
8:00 A.M.

**Council Chambers
Lincolnwood Village Hall
6900 N. Lincoln Avenue
Lincolnwood, IL 60712**

Meeting Agenda

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval**
 - a. December 21, 2022, Meeting*
- 3. Property Assemblage Guidelines***
- 4. 2023 EDC Biennial Report Draft and Discussion***
- 5. Discussion Property Enhancement Program**
- 6. Development Updates**
- 7. Other Business**
 - a. New Business Report*
- 8. Public Forum**
- 9. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Economic Development Commission is on February 22, 2023

Posted Date: January 20, 2023



**Economic Development Commission
Draft Minutes**

**Wednesday, December 21, 2022
Lincolnwood Village Hall
Council Chambers
6900 N. Lincoln Ave.
Lincolnwood, IL 60712**

Commissioners Present: Chairman James Kucienski, Vice Chair James Berger, Jennifer Spino, Maureen Ehrenberg, Richard Sloan, Rivak Albazi, and Robert Garcia

Commissioners Absent: Leonard Weiss

Staff Present: Community Development Director Scott Mangum, Planning and Economic Development Manager Doug Hammel, and Management Analyst Jake Litz

Trustee Liaison Present: Trustee Saleem

1. Call to Order/ Quorum Declaration

Noting a quorum of five members present, the meeting was called to order by Chairman Kucienski at 8:00 a.m.

The following EDC members were present: Chairman Kucienski, Vice Chair Berger, and Commissioners Ehrenberg, Sloan, Spino, Albazi, and Garcia.

2. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the November 16, 2022. Hearing none, Commissioner Spino moved to approve the minutes and Commissioner Albazi seconded the motion. There was a consensus to approve the minutes.

Aye: Kucienski, Berger, Ehrenberg, Sloan, Spino, Albazi, and Garcia.

Nay: None

Motion Approved: 7-0

3. Update Regarding Business Retention and Expansion Meetings

Community Development Director Scott Mangum updated the EDC on their meetings regarding business retention and expansion. 8 meetings occurred in 2022. The objective of these meetings was to better understand the challenges and opportunities businesses face, connect them with what they need to succeed, identify the existing and anticipated needs; address those needs through coordinated resources, partnerships, and tools, and gather data to analyze trends. Staff met with 2 Auto Dealer Entities, 2 Retail Businesses, 2 Creative/Service Businesses, and 2 Others. Discussion concerning the Business and Expansion Meetings occurred. Recovery from the pandemic, staffing shortages, inflation, and supply chain issues were discussed in relation to the struggles of the local business community. Mayor Patel discussed the meetings with the local businesses from his perspective. The businesses within the Lincolnwood Business Park were discussed in depth in relation to promoting them as a creative and artistic area.

4. Discussion Regarding Lincolnwood Town Center Fiscal Impact Tool

Planning and Economic Development Manager Doug Hammel provided an overview for the discussion regarding the Lincolnwood Town Center Fiscal Tool. He stated that in June 2021, the Village Board formally received the Lincolnwood Town Center Mall Concept Plan. The process that led to the final document included the 3 phases. The third phase included a deliverable related to fiscal analysis to assist staff and elected officials in understanding general expected outcomes related to the financial impact of a given development program related to the provision of municipal services. Mr. Hammel presented the Fiscal impact Model. He stated the model is designed to provide high-level estimates of municipal revenues and operating expenses based on a proposed development program. He stated that the model is designed to be adaptable. He then presented the spreadsheet Tool to the EDC. He overviewed the various factors and fields in the spreadsheet being presented. He discussed the fiscal impact of the land based on different types of land uses.

The Commission discussed the intricacies of the Fiscal Impact Tool. Commissioner Spino asked about the inclusion of the school district as it relates to the tool. Mr. Hammel stated that because they are a different taxing body, they don't factor into this equation although he acknowledged they would be a part of the redevelopment process. The group discussed the impact of inflation as it relates to the tool. The school district impact was discussed further by the EDC. Mr. Hammel explained more context would be needed before any type of incentive request. However, he stated this tool is a good starting point for staff. Environmental impact and sustainability concepts were discussed by the group. Mr. Hammel stated that while that is an important consideration, it is not covered as an economic factor in the model. Sustainability concepts were further discussed by the EDC.

5. Development Updates

Mr. Mangum provided a status update on the LTC property. He also provided an infrastructure update on the District 1860 Development. The group discussed some of the issues related to traffic patterns as it relates to the District 1860 Development. Mr. Mangum also discussed the build out of the residential building.

Mr. Hammel discussed the newly adopted ordinance that allows mixed-use as a special-use in the B-2 Zoning District. The EDC had previously sent this recommendation to the Plan Commission.

6. Other Business

No other business was discussed.

7. Public Forum

No members of the public were present.

8. Adjournment

Commissioner Ehrenberg moved to adjourn the meeting; Commissioner Sloan seconded the motion. By consensus, the meeting was adjourned at 9:05 a.m.

Aye: Kucienski, Berger, Ehrenberg, Sloan, Spino, Albazi, and Garcia.

Nay: None

Motion Approved: 7-0

Respectfully submitted:

Jake Litz
Management Analyst
Finance Department

Property Assemblage Guidelines

Development Scenario		Low Hanging Fruit	Short Term	Long Range Plan	Existing TIF District	ESG - Impact on neighboring properties	Challenges?	Village Role*
Public	Village Use (municipal offices, etc.)							
Public	Open Space							
Public	Other Public Use/District							
Private	High Revenue Generating							
Private	Low to Moderate Revenue Generating Use							
Private	Net Negative Revenue to Village							
Private	No Revenue (Not for Profit)							

* Condemnation/Eminent Domain, SFR Acquisition

Village of Lincolnwood Village Board Committee of the Whole

Commission: Economic Development

Chairperson: James Kucienski
Vice Chair James Berger
Rivak (Rocky) Albazi
Maureen Ehrenberg
Jennifer Spino
Leonard Weiss
Tim Garcia
Richard Sloan

Previous EDC members who served during this report period:

Myles Berman
Joe Spagnoli

Summary of Significant Activities of the Previous Two Years:

- Recommended
 - FY 2022 and FY 2023 TIF Budgets
 - Lakhani Hospitality Incentive Request for Dual-Branded Hotel at District 1860
 - Zoning Text Amendment regarding Plan Commission Consideration of Mixed-Use Residential in B-2 Zoning District

- Reviewed/Considered
 - Local Development Incentives (CMAP Presentation and Discussion)
 - Updates from Lincolnwood Town Center Mall Management
 - Summary of Previous Cook County Property Tax Abatement Requests
 - Northeast Industrial District (NEID) Sub-Area Plan Story Map
 - “Zoning 101” Presentation on Village Zoning Ordinance
 - Updates on Lincolnwood’s Commercial Occupancy Rate and Sales Tax Revenue
 - Update on COVID-19 related Outdoor Dining and Advertising Regulations
 - Update on Zoning Text Amendments related to Cannabis uses and Video Gaming
 - Draft Lincolnwood Town Center Concept Plans
 - Update on Village Infrastructure Projects
 - Reviewed PEP/GIFT Programs
 - Conducted a Tour of Potential Development Sites
 - Property Assemblage Guidelines (Ongoing)
 - ICSC @ Chicago Trade Show Update and Materials
 - Approval and Construction Updates on District 1860 Project

- Reviewed New Business Reports
- Lincolnwood Town Center Concept Plan Fiscal Impact Tool
- Update regarding Business Retention and Expansion Meetings

FY 2023-2025 Anticipated Activities/Goals

- Continue to review economic incentive requests
- Continue to review TIF budgets annually
- Continue to conduct on-site EDC meetings at current or proposed development sites
- Finalize Property Assemblage Guidelines
- *(Additional Goals Per EDC)*

Specific Questions or Comments for the Village Board:

- *(Questions Per EDC)*



Village of Lincolnwood
Community Development Department
New Business Licenses
December 16, 2022 – January 19, 2023

Business Name	Business Address	Contact Name	Telephone Number
Luna Nails	6839 N. Lincoln Avenue	Hung Nguyen	(937) 716-7066
OSV Smoke & Vape	3948 W. Touhy Avenue	Mahmoud Yaqub	N/A