



Village of Lincolnwood Economic Development Commission

Meeting
Wednesday, January 26, 2022
8:00 A.M.

Governor Pritzker and Chairman James Kucienski have each made a determination that the Economic Development Commission's meetings should be held virtually due to the COVID-19 pandemic and pursuant to Section 7(e) of the Open Meetings Act. This will be the only notice of the meeting, and where and how the meeting will be conducted. Information regarding the location of the public meeting and instructions for participating in the public hearing will be posted on the Village's website (www.lincolnwoodil.org) and will include updates as needed. Please contact Scott Mangum, SMangum@lwd.org, at 847-745-4710 for confirmation of meeting location.

Anyone who desires to offer public comment during the meeting about any matter concerning the Village of Lincolnwood may do so by submitting an email to JLitz@lwd.org prior to the commencement of the meeting, or by offering live oral comment at the stated time in the meeting agenda. To offer live comment, commenters must email JLitz@lwd.org to receive the GoToMeeting credentials for the meeting to participate electronically. All Emails received will be read aloud during the Public Comment portion of the agenda. Emails should be kept to under 200 words to allow time for others to be heard and for the Board to progress through the public meeting agenda. The Economic Development Commission typically does not immediately respond to public comments or engage in open dialogue, but the Economic Development Commission is actively listening to all comments.

Meeting Agenda

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval**
 - a. December 15, 2021 Meeting*
- 3. Update on Commercial Occupancy Rate***
- 4. Development Updates**
- 5. Infrastructure Update from Public Works Director Nadim Badran**
- 6. Other Business**
 - a. New Business Report*
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Economic Development Commission is on February 23, 2021

Posted Date: January 21, 2022



Economic Development Commission Draft Minutes

**Wednesday, December 15, 2021
Held in Village Council Chambers**

Commissioners Present: Chairman James Kucienski, Maureen Ehrenberg, Tim Garcia, James Berger, Jennifer Spino, Leonard Weiss and Albazi (arrived 8:05 a.m.)

Commissioners Absent: None

Staff Present: Community Development Director Scott Mangum and Management Analyst Jake Litz

1. Call to Order/ Quorum Declaration

Noting a quorum of seven members present, the meeting was called to order by Chairman Kucienski at 8:01 a.m.

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

2. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the November 17, 2021. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes.

Commissioner Ehrenberg moved to approve the minutes and Commissioner Weiss seconded the motion. There was a consensus to approve the minutes.

Aye: Kucienski, Ehrenberg, Garcia, Berger, Spino, and Weiss

Nay: None

Motion Approved: 6-0

3. Discussion of Future EDC Visits

Community Development Director Scott Mangum discussed the concept of future field trips for the EDC. He asked if the Commission preferred in-Village or out-of-Village

concepts for trips. He stated that February or March would be the tentative timeline for the tour. Commissioner Ehrenberg asked about doing a tour of the Village to look through the eyes of a resident. She stated that when an individual gets off the Edens Expressway, that typically is what the first thing someone sees in the Village. She stated that the Devon Industrial area, TIF Districts, and LTC Mall area should all be visited as well. Discussion on the logistics of the trip occurred.

4. Development Updates

Community Development Director Scott Mangum provided updates on the status of the ongoing project at the District 1860 property. He stated that the project is well under construction. He stated the Village had been sending its inspector on the site almost every day. Discussion on the phases of the project occurred. Further discussion on the timing of opening occurred. Mr. Mangum stated that he expected the opening for the development to occur in 2023. The potential hotel within the District 1860 development was discussed as well.

Mr. Mangum said the Lincolnwood Town Center (LTC) was recently acquired by Torchlight Investors. The Mall is currently being managed by Friedman Management Company. Houseal Lavigne Associates (HL), the Village's planning consultant for the LTC property, provided a PowerPoint Presentation in the planning area at the LTC. Mr. Mangum overviewed HL's presentation. The presentation overviewed planning influences, development principles, scale of the project, preliminary bubble diagrams, and concepts for the project. Discussion occurred amongst the EDC regarding the presentation and preliminary concepts. Specifically, discussion regarding the type of tax base the group wanted to see generated for this area. The importance for the feel and continuity for the area was discussed by the EDC. Commissioner Ehrenberg stressed the importance of the location. The previously cited transportation study was cited by the group. Mr. Mangum discussed the other various development concepts that could be developed in the area. The group discussed the concept of the Village purchasing property and managing or selling it from there.

3757 W. Touhy Avenue, a proposed carwash, was also discussed amongst the EDC.

5. Other Business

Mayor Jesal Patel thanked the EDC for a wonderful year and wished everyone a happy holiday season.

6. Public Forum

No members of the public were present.

7. Adjournment

Commissioner Albazi moved for adjournment and was seconded by Commissioner Ehrenberg. By consensus, the meeting was adjourned at 8:52 a.m.

Aye: Kucienski, Ehrenberg, Garcia, Albazi, Berger, Spino, and Weiss

Nay: None

Motion Approved: 7-0

Respectfully submitted:

Jake Litz

Management Analyst

Fire Department/Community Development



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Jake Litz, Management Analyst

DATE: Wednesday, January 26, 2022

SUBJECT: **Update on Commercial Occupancy Rate**

Background

In January 2020, former Community Development Director Steve McNellis conducted a survey of the commercial occupancy rate in the Village of Lincolnwood. The study only focused on the Village's seven arterial streets (Touhy, Cicero, Devon, Crawford, McCormick, Lincoln, and Pratt). Medical-use facilities, storage facilities, and buildings designed as office-use were not included in the analysis. The survey found that Lincolnwood had 1,581,972 square feet of commercial property with roughly 164,093 square feet of vacant commercial property. At the time, the Village's commercial occupancy rate was 89.63%, leaving a vacancy rate of 10.37%.

In January 2021, the same survey was conducted. The 2021 survey found that the Village's commercial occupancy rate was 89.07%, leaving a vacancy rate of 10.93%.

2022 Study on Commercial Occupancy

Using the same methodology from the 2020 and 2021, staff conducted the same analysis this month. The 2022 survey found that the Village's commercial occupancy rate was 90.33%, leaving a vacancy rate of 9.67%.

The Lincolnwood Town Center Mall (LTC) is the largest commercial space in the Village and accounts for approximately 25% of the total commercial square footage. In January 2020, the LTC had an occupancy rate of 81%-83%. In January 2021, the LTC had an occupancy rate of 79%. In January 2022, the LTC has an occupancy rate of 83%.

Some of the significant new businesses include 2 new restaurants. Nuovo Chicago (3750 W. Devon Avenue) and Tannour Shawarma & Bakery (6699 Lincoln Avenue) now occupy units that were classified as vacant in previous surveys. However, Chipotle Mexican Grill moved out of its unit at 7150 N. McCormick Blvd.



Village of Lincolnwood
Community Development Department
New Business Licenses
December 10, 2021 – January 21, 2022

Business Type	Business Name	Business Address	Contact Name	Telephone Number
In-Home Service (Non-Medical)	Forever Life Care, Inc.	3924 W. Devon Ave. Suite 200D	Soeung San	(773) 987-5372
Retail Establishment/ E-Commerce	Toke Supplier	6500 N. Lincoln Ave.	Sheetaz Chopra	(773) 732-4072
Financial Services	Tuck One Tax	3924 W. Devon Ave. Suite 203	Dean Huynh	(773) 934-1818