



Village of Lincolnwood Economic Development Commission

Meeting
Wednesday, February 23, 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. January 26, 2022 Meeting*
- 3. Approval of FY 2023 TIF Budgets***
- 4. Development Updates**
- 5. Other Business**
 - a. New Business Report*
- 6. Public Forum**
- 7. Adjournment**

**Commissioner Enclosures*

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

Posted Date: February 18, 2022



**Economic Development Commission
Draft Minutes**

**Wednesday, January 26, 2022
Held in Village Council Chambers & Virtually**

Commissioners Present: Chairman James Kucienski, Vice Chair James Berger (Virtual), Jennifer Spino, Leonard Weiss (Virtual), and Rivak Albazi

Commissioners Absent: Tim Garcia and Maureen Ehrenberg

Staff Present: Community Development Director Scott Mangum, Management Analyst Jake Litz, Development Manager Doug Hammel (Virtual), Public Works Director Nadim Badran (Virtual)

1. Call to Order/ Quorum Declaration

Noting a quorum of seven members present, the meeting was called to order by Chairman Kucienski at 8:07 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 December 15, 2021. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes.

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

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

Nay: None

Motion Approved: 5-0

3. Update on Commercial Occupancy Rate

Management Analyst Jake Litz provided updates on the commercial vacancy and occupancy rates for the Lincolnwood Town Center (LTC) property. He stated that the property represents 25 percent of the commercial space in the Village. In January 2020, the LTC property occupancy rate was 81-83 percent. In January 2021, it was 79 percent. As of January 2022, the LTC has an occupancy rate of 83 percent, exceeding the pre-pandemic rate.

Chairman Kucienski asked about how the Village of Lincolnwood's commercial occupancy rates compare to neighboring municipalities. Management Analyst Jake Litz said that Community Development would look into this for the next meeting.

Chairman Kucienski remarked that he is surprised the vacancy rates remained relatively stable throughout the COVID-19 pandemic.

President Jasel Patel and Jake Litz clarified that the occupancy rates represent square footage. President Patel suggested performing commercial vacancy and occupancy analysis by category, possibly by zoning district.

4. Development Updates

Community Development Director Scott Mangum provided a status update on the ongoing District 1860 project, where construction is well under way and progressing steadily. He noted that most of the work thus far has been underground, including installation of a detention vault system and pouring the concrete for both building foundations, and that site management has been generally good, with some issues with mud leaving the site. The project is expected to be completed mid-2023.

3757 W. Touhy Avenue, a proposed carwash, was also discussed amongst the EDC. The case was heard at a January meeting of the Plan Commission, was continued to the February 2nd meeting, and will likely continue on to the Village Board after.

Director Mangum also gave an update on the cannabis dispensary registration for a vacant building at 4656 W. Touhy Avenue. The registration has been issued and the applicant has applied for permits for interior demolition and electrical work. The applicant will be requesting an extension on the stated time to open based on the State of Illinois' delay in issuing licenses and construction delays.

5. Infrastructure Update from Public Works Director Nadim Badran

Public Works Director Nadim Badran gave a presentation on Public Works' current capital infrastructure projects and plans. He described the Infrastructure Improvement Program for new water mains and roadways, how the program is being affected by the

passage of the Lead Service Line Replacement and Notification Act, and what funding sources the Village is leveraging to complete the program. He then summarized the Street Storage Program, the Devon Avenue Bridge Enhancements, the Devon Enhancement Project, the Devon/Lincoln TIF Street Lighting, the North Lincoln Avenue Medians, the Chicago Emergency Interconnect.

Chairman James Kucienski praised Public Works' projects and discussion ensued on how the EDC and the Village could better market this work.

Chairman Kucienski asked how tree services are performed. Director Badran summarized the Forestry Division's procedures. The Village is split up into six zones and one zone gets routine trimming each year in addition to spot treatments and emergency tree removals.

6. Other Business

Mayor Patel thanked the EDC for their work and wished everyone a happy new year. He gave a brief update on recent developments in the Village. He reiterated the desire to better market improvements occurring in Lincolnwood.

7. Public Forum

No members of the public were present.

8. Adjournment

Chairman Kucienski moved for adjournment and was seconded by Commissioner Albazi. By consensus, the meeting was adjourned at Spino a.m.

Aye: Kucienski, Berger, Albazi, Spino, Weiss

Nay: None

Motion Approved: 5-0

Respectfully submitted:

Jake Litz

Management Analyst

Fire Department/Community Development



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Scott Mangum
Community Development Director

DATE: February 23, 2022

SUBJECT: **Proposed FY 2023 TIF Budgets**

Background

Annually, the EDC reviews proposed budgets for the Village's TIF Districts. Attached for your review are the proposed FY 2023 budgets for the Village's two active TIF Districts:

- 1) North Lincoln TIF District
- 2) Devon-Lincoln TIF District

North Lincoln TIF District

This TIF District was approved in February, 2019. The primary project in this TIF is the District 1860 development, for which this TIF District was created. Construction began in late 2021, with demolition and site clearing, which will be followed by mass grading and the construction of building foundations. The overall project will continue construction throughout the 2023 Fiscal Year, concluding in the 2024 Fiscal Year. It is anticipated there will be little revenue generated in this TIF District until after the District 1860 project is completed in 2023. This project involves 80,000-plus-square feet of commercial space, and approximately 300 apartments. The Final PUD for Phase I of this project was approved by the Village Board in November, 2019 with an amendment approved in September, 2020 to allow an alternate for the building containing a grocery store. The following expenditures for the North Lincoln TIF District in FY 2023 are as follows:

- \$144,000 for the engineering fees associated with the District 1860 project.
- \$550,000 for the construction of the North Lincoln Medians.

Devon-Lincoln TIF District

This TIF District was created in 2014. Currently, approximately over \$1,000,000 in TIF revenue is created annually in the Devon-Lincoln TIF District, which generally covers the Village's side of the Devon Avenue corridor from McCormick Boulevard to just east of Crawford Avenue, as well as the light-industrial triangle formed by Lincoln Avenue, Devon Avenue, and Proesel Avenue. Major projects envisioned for funding in FY 2023 from this TIF fund include:

- Devon Streetscape Phase II Engineering Plans, with 85% grant reimbursed - \$325,000;
- Devon/Lincoln TIF Street Lighting Design - \$20,000;
- Parkway Tree Planting and Sidewalk Installation - \$30,000; and
- Devon Avenue Street Lighting Installation - \$420,000.

In addition to the identified construction and engineering costs detailed above, which total \$795,000, TIF funds are also proposed to pay the TIF Audit (\$1,000) and fund community development grants (\$50,000 in PEP/GIFT Grants), for a total proposed Devon-Lincoln TIF expenditure of \$846,000 in FY 2023.

Requested Discussion

The TIF budgets have been incorporated into the Fiscal Year 2023 budget for the Village Board's review and approval at the February 22, 2022 Budget Workshop.

Any changes from the EDC will be presented and recommended to the Village Board for approval at the April Village Board meeting.

Attachments:

1. Proposed North Lincoln TIF Budget
2. Proposed Devon-Lincoln TIF Budget

North Lincoln TIF Fund



Fund Description

The North Lincoln TIF Fund accounts for tax increment revenues generated from properties within the boundaries of the North Lincoln Tax Increment Financing District. The property tax revenue is estimated based on the Equalized Assessed Value (EAV) of the property as established by the Cook County Clerk's Office. In Fiscal Year 2023, the Village estimates to receive \$150,000 in property tax revenue for this TIF district. This projection is based on the amount collected during the 2021 and 2022 Fiscal Year.

Fund Expenditure

The North Lincoln Fund Fiscal Year 2023 Budget includes \$694,000 in expenditures. The budget as presented is an overall decrease of \$26,456,000 or -97.4% from the Fiscal Year 2022 Budget. The Fiscal Year 2022 included an issuance of TIF notes for \$25,000,000 and \$1,500,000 for interest for the notes which accounts for the significant decrease in the fund.

Major Expenditure Highlights

- Included in the Fiscal Year 2023 Budget is \$144,000 for engineering fees associated with District 1860, and oversight of the Lincoln Avenue Median Replacement Project.
- Also included in this budget is \$550,000 for the construction of the Lincoln Avenue Median Project.

North Lincoln TIF Fund

FY 2023 Budget Request

Account Number	Description	FY 2019 Actual	FY 2020 Actual	FY 2021 Adopted	FY 2021 Actual	FY 2022 Adopted	FY 2022 Projected	FY 2023 Draft Budget
221-000-529-7100	Fiscal Charges	-	-	-	-	-	-	-
221-000-561-5320	Consulting	-	-	-	-	-	-	-
221-000-561-5340	Engineering	-	-	30,000	24,161	50,000	-	144,000
221-000-561-6200	Construction	-	-	-	-	-	-	550,000
221-000-561-6300	Notes Payout	-	-	30,000,000	-	25,000,000	14,540,766	-
221-000-561-7100	Bond costs	-	-	600,000	-	600,000	807,197	-
221-000-573-7580	Notes-Principle	-	-	-	-	-	-	-
221-000-574-7580	Notes-Interest	-	-	2,100,000	-	1,500,000	-	-
221-000-920-8047	Transfers Out	-	-	-	-	-	-	-
North Lincoln TIF:		\$ -	\$ -	\$ 32,730,000	\$ 24,161	\$ 27,150,000	\$ 15,347,963	\$ 694,000

North Lincoln TIF Fund

FY 2023 Budget Request

Account Number	Account Name	Amount	Comments
221-000-561-5340	Engineering/Other Contractual	144,000	
		100,000	Engineering Fees Associated with District 1860
		44,000	Lincoln Avenue Median Replacement Oversight
221-000-561-6200	Construction	550,000	
		550,000	Lincoln Avenue Median Replacements

North Lincoln TIF Fund Revenue

FY 2023 Budget

Account Number	Description	FY 2019	FY 2020	FY 2021	FY 2021	FY 2022	FY 2022	FY 2023
		Actual	Actual	Adopted	Actual	Adopted	Projected	Proposed
221-000-410-4120	TIF Increment	-	-	-	100,608	85,000	152,289	150,000
221-000-410-4710	Interest Income	-	-	-	141	-	150	300
221-000-410-4999	Other Income	-	-	-	-	-	-	-
221-000-410-8120	Bond Proceeds	-	-	-	-	35,000,000	22,230,000	-
221-000-910-8010	Transfers In	-	-	-	-	-	-	-
North Lincoln TIF Total:		\$ -	\$ -	\$ -	\$ 100,749	\$ 35,085,000	\$ 22,382,439	\$ 150,300

North Lincoln TIF Fund

FY 2023 Budget Request

Account Number	Description	FY 2019 Actual	FY 2020 Actual	FY 2021 Adopted	FY 2021 Actual	FY 2022 Adopted	FY 2022 Projected	FY 2023 Draft Budget
221-000-529-7100	Fiscal Charges	-	-	-	-	-	-	-
221-000-561-5320	Consulting	-	-	-	-	-	-	-
221-000-561-5340	Engineering	-	-	30,000	24,161	50,000	-	144,000
221-000-561-6200	Construction	-	-	-	-	-	-	550,000
221-000-561-6300	Notes Payout	-	-	30,000,000	-	25,000,000	14,540,766	-
221-000-561-7100	Bond costs	-	-	600,000	-	600,000	807,197	-
221-000-573-7580	Notes-Principle	-	-	-	-	-	-	-
221-000-574-7580	Notes-Interest	-	-	2,100,000	-	1,500,000	-	-
221-000-920-8047	Transfers Out	-	-	-	-	-	-	-
North Lincoln TIF:		\$ -	\$ -	\$ 32,730,000	\$ 24,161	\$ 27,150,000	\$ 15,347,963	\$ 694,000

Devon Lincoln TIF Fund



Fund Description

The Devon/Lincoln TIF Fund accounts for tax increment revenues generated from properties within the boundaries of the Devon/Lincoln Tax Increment District. The Property tax revenue is estimated based on the Equalized Assessed Value (EAV) of the property as established by the Cook County Clerk's Office. In Fiscal Year 2023, the Village estimates to receive \$900,000 in property tax revenue for this TIF district. This projection is based on the amount collected during the 2021 and 2022 Fiscal Year.

Fund Expenditure

The Devon/Lincoln TIF Fund Fiscal Year 2023 Budget includes \$846,000 in expenditures. The budget as presented is an overall increase of \$355,000 or 72.3% from the Fiscal Year 2022 Budget.

Major Expenditure Highlights

- The Fiscal Year 2023 budget includes \$345,000 for the Phase II Design of the Devon Avenue Streetscape and the Phase III Oversight of the Devon TIF Street Lighting Installation.
- \$450,000 is also included in the budget for the parkway tree planting, sidewalk installation within the Devon Lincoln TIF and the Devon Avenue Street Lighting Installation Project.

Decon Lincoln TIF District
FY 2023 Budget Request

Account Number	Description	FY 2019 Actual	FY 2020 Actual	FY 2021 Adopted	FY 2021 Actual	FY 2022 Adopted	FY 2022 Projected	FY 2023 Proposed
220-000-511-5310	Audit Fee	-	-	1,500	-	1,000	460	1,000
220-000-511-5340	Engineering	21,079	6,600	359,000	4,164	360,000	360,000	345,000
220-000-517-5520	PEP/Gift Grants	-	-	50,000	-	50,000	-	50,000
220-000-561-6310	Land Acq and Improvment	77,717	219,256	30,000	-	80,000	80,000	450,000
Devon/ Lincoln TIF:		\$ 98,795	\$ 225,855	\$ 440,500	\$ 4,164	\$ 491,000	\$ 440,460	\$ 846,000

Decon Lincoln TIF District

FY 2023 Budget Request

Account Number	Account Name	Amount	Comments
220-000-517-5310	Audit Fee	<u>1,000</u>	
		1,000	TIF audit
220-000-517-5520	Community Development Grants	<u>50,000</u>	
		50,000	PEP Grants
220-000-511-5340	Engineering	<u>345,000</u>	
		325,000	Phase II Design - Devon Avenue Streetscape
		20,000	Phase III Engineering - Devon TIF Streetlighting
220-000-561-6310	Land Acq and Improvment	<u>450,000</u>	
		30,000	Parkway Tree Planting and Sidewalk Installation
		420,000	Devon Street Lighting Installation

Decon Lincoln TIF District Revenue
FY 2023 Budget

Account Number	Description	FY 2019 Actual	FY 2020 Actual	FY 2021 Adopted	FY 2021 Actual	FY 2022 Adopted	FY 2022 Projected	FY 2023 Draft Budget
220-000-410-4020	Property Taxes	532,261	248,614	535,000	1,493,761	-	1,100,000	900,000
220-000-410-4120	TIF Increment	-	-	-	-	1,700,000	-	-
220-000-410-4660	Grant Revenue	-	-	-	-	276,250	-	276,250
220-000-410-4710	Interest	2,010	3,877	-	2,653	-	1,500	1,500
Devon/ Lincoln TIF:		\$ 534,272	\$ 252,490	\$ 535,000	\$ 1,496,413	\$ 1,976,250	\$ 1,101,500	\$ 1,177,750



Village of Lincolnwood
Community Development Department
New Business Licenses
January 21, 2022 – February 17, 2022

Business Type	Business Name	Business Address	Contact Name	Telephone Number
Warehousing/Storage for Dry Cleaners	Davis Imperial Cleaners	7080 N. McCormick Ave.	N/A	(773) 267-4560
COVID Testing	SDSK Global	3948 W. Touhy Ave.	Swarupa Vallabhurapu	(847) 529-7196
Kiosk at LTC	The Gift and the Curse Novelty	3333 W. Touhy Ave.	Teresa Gomez	(708) 736-5496