



**Village of Lincolnwood  
Economic Development Commission**

***Meeting***  
**Wednesday, March 22, 2023**  
**8:00 A.M.**

**Gerald C. Turry Village Board Room  
Lincolnwood Village Hall  
6900 N. Lincoln Avenue  
Lincolnwood, IL 60712**

**Meeting Agenda**

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval**
  - a. February 22, 2023, Meeting\*
- 3. Sales Tax Revenue Data\***
- 4. Property Assemblage Guidelines COTW Update**
- 5. Development Updates**
  - a. Lincolnwood Town Center
  - b. District 1860
- 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 April 26, 2023*

**Posted Date: March 17, 2023**



**Economic Development Commission**  
***Draft Minutes***

**Wednesday, February 22, 2023**  
**Lincolnwood Village Hall**  
**Council Chambers**  
**6900 N. Lincoln Ave.**  
**Lincolnwood, IL 60712**

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

**Commissioners Absent:** Leonard Weiss and Jennifer Spino

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

**Trustee Liaison Present:** Trustee Saleem

**1. Call to Order/ Quorum Declaration**

Noting a quorum of six 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, Albazi, and Garcia.

**2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the January 25, 2023. Hearing none, Commissioner Berger moved to approve the minutes and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

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

**Nay:** None

**Motion Approved:** 6-0

### 3. Recommendation of SY 2023 TIF Budgets

Community Development Director Scott Mangum presented the EDC with the SY 2023 TIF Budgets. Mr. Mangum overviewed the North Lincoln TIF District's background and history, boundaries, and the ongoing projects taking place in this district. The site plan and rendering for the District 1860 project was presented. Mr. Mangum discussed the line items in the North Lincoln TIF budget. He then discussed the revenues associated with the Fund.

Mr. Mangum then discussed the Devon Lincoln TIF District's background and history, boundaries, and the future projects taking place. Discussion occurred on the TIF budgets.

Commissioner Ehrenberg made a motion to recommend approval of the SY 2023 North Lincoln TIF Fund Budget. The motion was seconded by Commissioner Albazi.

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

**Nay:** None

**Motion Approved:** 6-0

Commissioner Berger made a motion to recommend approval of the SY 2023 Devon Lincoln TIF Fund Budget. The motion was seconded by Commissioner Garcia.

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

**Nay:** None

**Motion Approved:** 6-0

### 4. Discussion of 6850 N. McCormick Blvd.

Mr. Mangum discussed the closure of the Walmart pick-up store at 6850 N. McCormick Blvd. Discussion occurred on the potential future of the property. Commissioner Albazi stated that the Village needs to be proactive about the property moving forward. Commissioner Ehrenberg requested that staff reach out to the landlord of the building. Mr. Mangum stated that staff was planning on meeting with the building's landlord soon. Commissioner Albazi stated that the Village should use the positive Walmart pilot program as a marketing tool for the location.

### 5. Property Assemblage Guidelines

Mr. Mangum presented the updated spreadsheet related to Property Assemblage Guidelines/scenarios. The development scenarios and considerations were discussed. Commissioner Ehrenberg requested that the word "risks" be added to the "Challenges" category. Mr. Mangum stated that if there are no additional changes, this would be presented at a future Committee of the Whole meeting. The group agreed on the guidelines.

**6. Development Updates**

Mr. Mangum discussed the Lincolnwood Town Center. Two prospective buyers were interviewed for the purchase of the site. A brief discussion occurred related to the property.

**7. Other Business**

Chairman Kucienski stated that the night prior, he met with the Village Board to discuss the Biennial Report. He said the Village Board was very respectful and appreciative of the work the EDC has completed. He stated the Board liked the sustainability component the EDC has been discussing. Chairman Kucienski praised the EDC for exploring new ideas and thinking outside the box. A discussion on Environmental, social, and corporate governance (ESG) development concepts occurred.

Trustee Saleem stated that the EDC brings many fresh ideas to the table, and the Village Board needs that. A discussion occurred on the assets and opportunities of the Village occurred.

**8. Public Forum**

No members of the public were present.

**9. Adjournment**

Commissioner Ehrenberg moved to adjourn the meeting; Commissioner Berger seconded the motion. By consensus, the meeting was adjourned at 9:07 a.m.

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

**Nay:** None

**Motion Approved:** 6-0

Respectfully submitted:

Jake Litz  
Management Analyst  
Finance Department

# General Fund Revenue Summary

General Fund	FY 2021 Actual	FY 2022 Unaudited Actual	FY 2023 Adopted	FY 2023 Projected	SY 2023 Draft Budget
<b>Revenues</b>					
Taxes	17,142,150	20,944,604	20,566,654	21,605,061	14,604,175
Licenses & Permits	974,473	957,175	1,337,875	1,368,762	1,124,674
Charges for Services	843,397	940,471	754,500	776,713	515,240
Fines and Forfeits	231,865	329,710	144,200	240,392	95,350
Intergovernmental	127,351	131,564	8,200	112,000	74,684
Grants	313,107	77,571	212,512	410,550	475,000
Investment Income	25,862	(4,202)	20,000	69,963	20,000
Other Revenues	711,125	158,105	181,000	242,233	207,100
Special Recreation	1,427,674	845,945	1,695,770	1,725,601	1,770,760
Transfers In	175,000	250,000	260,000	260,000	260,000
<b>Total Revenue</b>	<b>\$ 21,972,004</b>	<b>\$ 24,630,943</b>	<b>\$ 25,180,711</b>	<b>\$ 26,811,275</b>	<b>\$ 19,146,983</b>

# Sales Tax

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Sales Tax revenue is received on a three-month lag from the time a sales occurs

- Sales in August 2022 were reflected in the November 2022 receipts

**State Sales Tax** is projected to be \$271,571 over budget

- Village receives 1% from the IL Department of Revenue
- Sales Tax Sharing Agreement

**Home Rule Sales Tax** is projected to be \$604,841 over budget

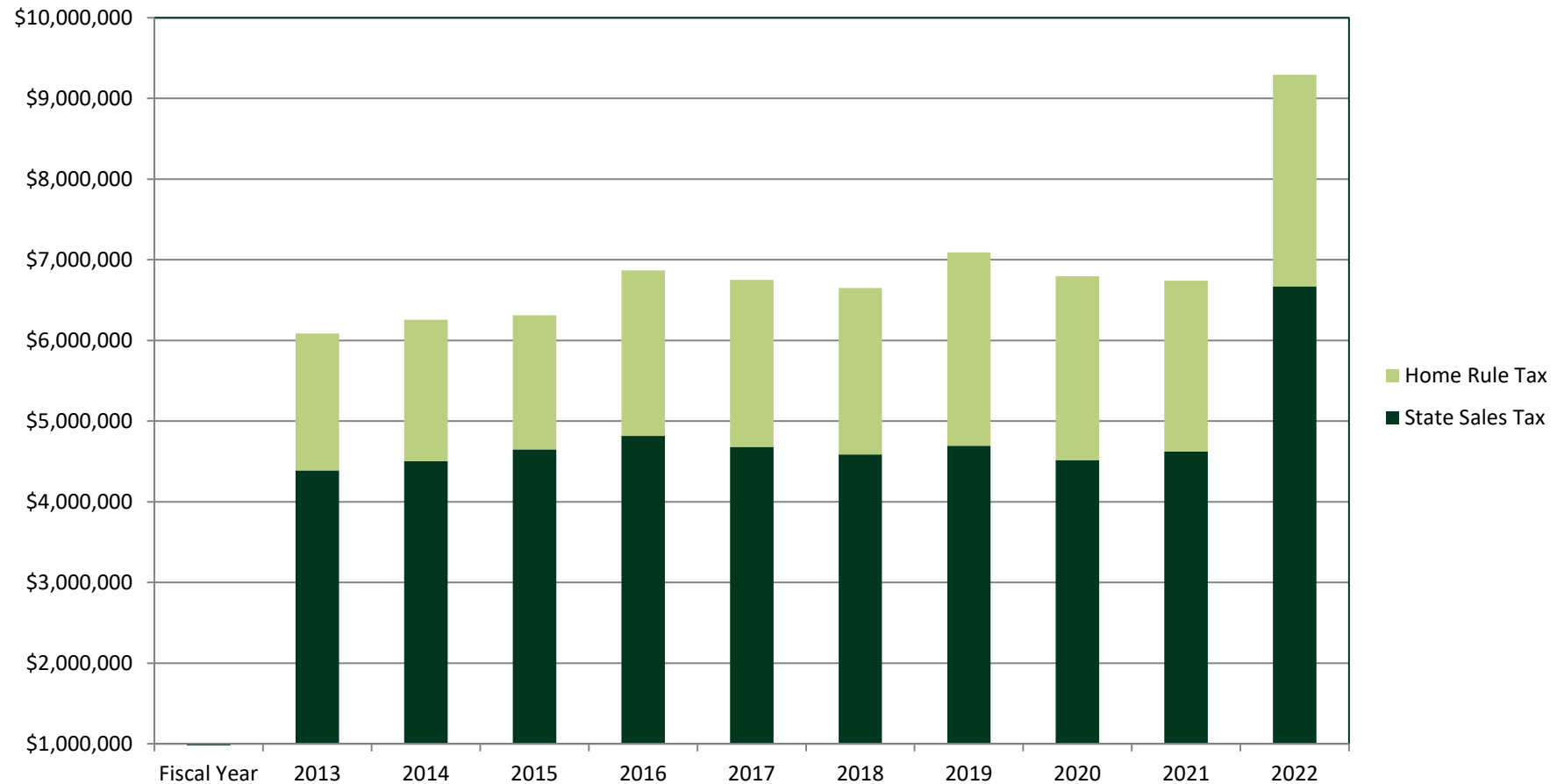
- Village receives 1.25% from the IL Department of Revenue
- 25% transferred to the Stormwater Management Fund

Positive impact of 'Leveling the Playing Field Act'

- Remote retailers and marketplace sales collect sales tax at destination



# State and Home Rules Sales Tax 10-year History



# Sales Tax Based on Category

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The table below shows the amount of each tax type, by a category grouping and totals.

While restaurants were affected the most during the COVID-19 pandemic, they have rebounded. Automotive and filling stations continue to see an increase in sales.

Categories	Calendar Year						
	2022	2021	2020	2019	2018	2017	2016
General Merchandise	170,562	169,433	124,527	172,196	-	275,882	301,209
Food	193,390	171,938	156,200	202,315	196,160	178,417	164,796
Drinking and Eating Places	648,483	507,889	361,735	582,067	557,165	511,412	495,696
Apparel	160,997	183,523	114,102	165,557	180,399	197,995	214,094
Furniture & H.H. & Radio	133,144	130,501	92,473	82,242	-	60,555	80,154
Lumber, Bldg, Hardware	227,564	212,971	211,927	168,127	169,205	183,337	191,497
Automotive & Filling Stations	2,458,043	2,392,223	1,590,716	1,454,232	1,635,906	2,498,148	2,539,881
Drugs & Misc. Retail	2,420,540	2,229,487	1,379,820	1,424,283	1,376,368	548,537	501,291
Agriculture & All Others	250,374	251,308	240,506	221,469	238,916	231,177	226,221
Manufactures	129,216	121,863	96,464	111,241	113,863	97,578	101,561
<b>TOTAL:</b>	<b>6,792,313</b>	<b>6,371,136</b>	<b>4,368,469</b>	<b>4,583,729</b>	<b>4,467,983</b>	<b>4,783,039</b>	<b>4,816,400</b>



# Food and Beverage Tax

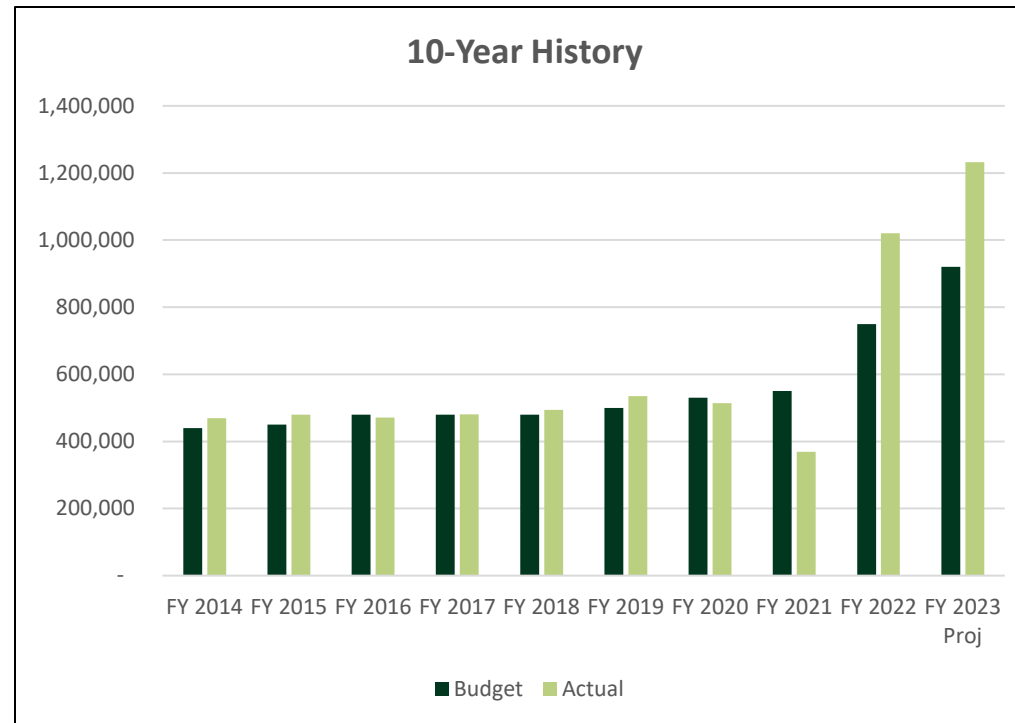
This revenue source is locally administered.

- Approved in FY 2009
- 2% of gross sales (*increased from 1% in FY 2022*)

**FY 2023 Projection** – Increase of \$312,001 (34%) from budget of \$920,000.

## **SY 2023 Draft Budget**

- Budget projection \$750,000





**Village of Lincolnwood**  
**Community Development Department**  
**New Business Licenses**  
**February 18, 2023 – March 17, 2023**

<b>Business Name</b>	<b>Business Address</b>	<b>Contact Name</b>	<b>Telephone Number</b>
American Export and General Services	7080 N. McCormick Blvd.	A. Alunfeus	(773) 434-6117
Cyber Wizard Games	7080 N. McCormick Blvd.	Dave Tomczyk	(703) 944-9500
JBL Investments Co.	7080 N. McCormick Blvd.	Jessica Lee	(773) 259-2882
Protrade Forwarding, LLC	7080 N. McCormick Blvd.	Jose Bemitez	(312) 647-4207
Trinity Eco Solution, LLC	7080 N. McCormick Blvd.	Christopher Savarone	(312) 493-3050
Art District Chicago	3757 W. Touhy Avenue	Kaitlyn Moskowitz	(773) 707-6908
Fairway Independent Mortgage Corporation	6600 N. Lincoln Avenue	Mohammed Faizal	(312) 498-3753
Hero Optics, LLC.	4433 W. Touhy Ave. Suite 215	Henry Robateau	(773) 510-5351
Nexum HC, LLC	4600 W. Touhy Avenue	Aaron Moore	(773) 320-6304