



**Village of Lincolnwood  
Economic Development Commission**

***Meeting***  
**Wednesday, April 26, 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. March 22, 2023, Meeting\*
- 3. TIF District Updates**
- 4. Development Updates**
  - a. Lincolnwood Town Center
  - b. District 1860
- 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 May 24, 2023*

**Posted Date: April 21, 2023**



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

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

**Commissioners Present:** Chairman James Kucienski, Vice Chair James Berger, Jennifer Spino, Leonard Weiss, Rivak Albazi, Richard Sloan, and Robert Garcia

**Commissioners Absent:** Maureen Ehrenberg

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

**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 Spino, Weiss, Sloan, Albazi, and Garcia.

**2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the February 22, 2023. Hearing none, Commissioner Sloan moved to approve the minutes and Commissioner Berger seconded the motion. There was a consensus to approve the minutes.

**Aye:** Kucienski, Berger, Spino, Weiss, Sloan, Albazi, and Garcia

**Nay:** None

**Motion Approved:** 7-0

### **3. Sales Tax Revenue Data**

Management Analyst Jake Litz presented information related to Sales Tax Revenue in the SY 2023 Budget. He overviewed General Fund revenues and highlighted the categories with substantial year-to-year changes. State Sales Tax and Home Rule Sales Tax projections for FY 2023 were presented along with a 10-year history for these items. Additionally, a breakdown of sales tax based on category was overviewed. Discussion surrounding the substantial year-to-year increases in the Automotive & Filling Station and Drugs & Misc. Retail categories occurred. Lastly, the locally administered Food and Beverage Tax was presented. The 10-year history was overviewed with projections showing increases in the year-to-year tax revenue.

Inflation was cited by several commissioners for one of the reasons for the increase in each category.

### **4. Development Updates**

Mr. Mangum discussed the Lincolnwood Town Center. He overviewed the potential sale on the mall that had fallen through. He stated that JLL would hold onto the property for another 12-18 months. Commissioner Albazi asked what the Lincolnwood Town Center mall property would sell for. Mr. Mangum stated that it would likely be in the \$20-30 million range. Commissioner Weiss asked if the mall was looking to attract new tenants. Mr. Mangum stated their focus was on keeping the anchor stores. The impact on crime in the surrounding area and the impact it had related to economic development was discussed.

Mr. Mangum stated that Holy Buckets, a new restaurant, will be occupying the former Chipotle space on McCormick Blvd. by the Lincolnwood Town Center mall. The group discussed the new restaurant coming to the Village.

Mr. Mangum also provided and updated on the District 1860 development. He stated that the new restaurant in the development, Fat Rosie's, had applied for a building permit and was anticipating opening by the end of 2023.

### **5. Property Assemblage Guidelines**

Mr. Mangum updated the group on Property Assemblage Guidelines. At the Committee of the Whole meeting a night prior, the Village Board discussed the Property Assemblage Guidelines the Economic Development Commission had previously recommended for the Board's approval. The Village Board came to a consensus to adopt these guidelines.

### **6. Other Business**

Commissioner Albazi asked if the Village staff works with ComEd for Energy savings. Mr. Mangum stated that staff would get back to the commission regarding this matter.

**7. Public Forum**

No members of the public were present.

**8. Adjournment**

Commissioner Sloan moved to adjourn the meeting; Commissioner Albazi seconded the motion. By consensus, the meeting was adjourned at 8:47 a.m.

**Aye:** Kucienski, Berger, Spino, Weiss, Sloan, Albazi, and Garcia

**Nay:** None

**Motion Approved:** 7-0

Respectfully submitted:

Jake Litz  
Management Analyst  
Finance Department



**Village of Lincolnwood**  
**Community Development Department**  
**New Business Licenses**  
**March 18, 2023 – April 21, 2023**

<b>Business Name</b>	<b>Business Address</b>	<b>Contact Name</b>	<b>Telephone Number</b>
PROLIST 123	7080 N MCCORMICK BLVD	N/A	N/A
SMOKE DEPOT	3350 W DEVON AVE	LAMIS INWIYA	(872) 305-8120