



**Village of Lincolnwood
Economic Development Commission**

Meeting
Wednesday, November 16, 2022
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. October 26, 2022, Meeting*
- 3. Discussion Concerning Property Assemblage Guidelines**
- 4. Discussion Regarding Plan Commission Consideration of Mixed-Use Residential in B-1 Zoning District***
- 5. Development Updates**
- 6. 2023 EDC Meeting Schedule***
- 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 December 21, 2022

Posted Date: November 11, 2022



Economic Development Commission
Draft Minutes

Wednesday, October 26, 2022
Lincolnwood Village Hall
Council Chambers
6900 N. Lincoln Ave.
Lincolnwood, IL 60712

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

Commissioners Absent: Rivak Albazi

Staff Liaison: Trustee Mohamad Saleem

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

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 Weiss, Garcia, Ehrenberg, Sloan, and Spino.

Chairman Kucienski introduced the newest Commissioner of the Economic Development Commission, Richard Sloan. Each Commissioner introduced themselves to Mr. Sloan.

2. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the July 27, 2022. Hearing none, Commissioner Spino moved to approve the minutes as amended and Commissioner Garcia seconded the motion. There was a consensus to approve the minutes.

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

Nay: None

Motion Approved: 7-0

3. Discussion Concerning Property Assemblage Guidelines

Community Development Director Scott Mangum provided an overview for a discussion involving Property Assemblage Scenarios. He said that the role of the Village is to assist in the assemblage of properties could be addressed through a formal policy or on a case-by-case basis. He overviewed the considerations for a discussion of a potential policy. Those considerations included the following: whether the assemblage is for use by the Village, the revenue potential of the future use of property, whether the properties are located within a Tax Increment Financing (TIF) District, whether the Village would consider the use of condemnation/eminent domain to acquire property, whether and in what cases the Village should proactively assemble properties, and whether single-family residential properties should be considered for assemblage. He discussed the conversation that occurred at the Committee of the Whole meeting that led to the referral to the EDC.

The EDC discussed a range of potential development scenarios and conditions. The various scenarios included the following: For Use by Village (municipal offices, etc.), Open Space, High Revenue Generating Private Use, Low to Moderate Revenue Generating Use, Net Negative Revenue to Village, and No Revenue (Not for Profit). The conditions for these scenarios included the following: Low Hanging Fruit, Short-Term, Long-Range Plan, Existing TIF District, ESG - Impact on neighboring properties, Challenges, and the Village's role.

The EDC discussed these topics and developed a matrix based on these scenarios and conditions. The challenges of various development scenarios were discussed as well. Discussions involving engaging businesses in the community occurred. Mr. Mangum stated that Village staff had been setting up meetings with businesses in the community. Further discussions on ESG and maintaining a balance of revenue opportunities and not sacrificing the make-up of the community occurred.

4. ICSC Recap

Mr. Mangum stated that the week prior, Village staff attended the ICSC Trade Show at Navy Pier in Chicago. The materials presented at the trade show were presented to the EDC. The EDC concurred that maintaining a presence at trade shows such as these are important for the Village.

5. Development Updates

No other business was discussed.

6. Other Business

No other business was discussed.

7. Public Forum

No members of the public were present.

8. Adjournment

Commissioner Sloan moved to adjourn the meeting; Commissioner Ehrenberg seconded the motion. By consensus, the meeting was adjourned at 9:02 a.m.

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

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: Scott Mangum
Community Development Director

DATE: November 16, 2022

SUBJECT: Discussion Regarding Plan Commission Consideration of Mixed-Use Residential in B-1 Zoning District

Background

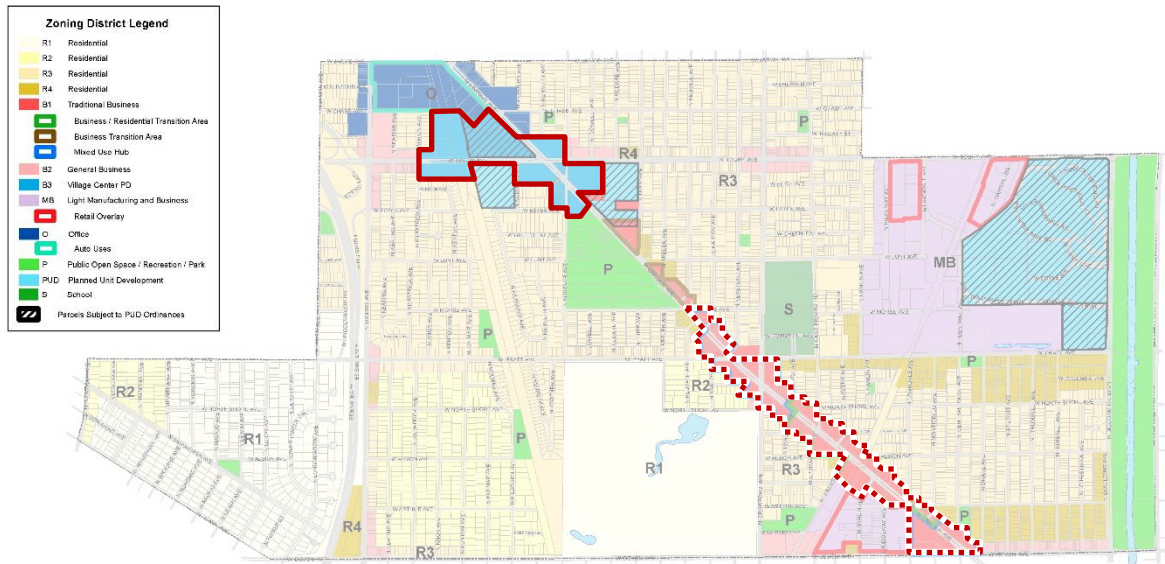
Following a referral from the Committee of the Whole, the Plan Commission has been discussing a variety of zoning use categories and their permissibility in with the established Zoning Districts within the Village. At its October meeting, the Plan Commission requested input from the Economic Development Commission regarding mixed-use residential in areas where it is not currently allowed.

Regulatory Context

Currently, the land use category “residential units, above 1st floor commercial” is permitted as follows:

- Permitted in the B-3 Village Center PD District;
- Allowed with approval of a Special Use permit in the B-1 Traditional Business District, but only within the Lincoln-Pratt-Crawford Mixed Use hub, Devon-Lincoln Mixed Use hub, and Business/Residential Transition Area of the Lincoln Avenue Overlay District.

- Prohibited in the B-2 General Business District, O Office District, or M-B Manufacturing and Business District.



Zoning Map with Areas Highlighted where Residential Mixed-Use Development is Permitted (solid line) or where it is a Special Use (dashed line)

In addition to the general permissibility of upper floor residential uses as established by Table 4.01.1 and the Zoning Map, the Zoning Code establishes the following standards related to bulk, scale, and overall site planning for residential units above ground floor commercial uses:

- Minimum lot size of 2 acres for the B-3 district
- Build-to-lines as follows:
 - In the B-1 district, 5 feet along Lincoln Avenue
 - In the B-3 district, 5 feet along Lincoln Avenue and 15 feet along Touhy Avenue
- Minimum rear setback of 10 feet in the B-1 district
- Maximum building heights as follows:
 - 38 feet/3 stories for the B-1 district
 - 65 feet/5 stories for the B-3 district
- Minimum floor areas per dwelling unit as follows:
 - 1-bedroom/studio: 800 square feet
 - 2-bedroom: 1,500 square feet
 - 3-bedroom: 2,000 square feet

- Minimum off-street parking capacity of 1.5 spaces per dwelling unit (in addition to required off-street parking for ground floor uses)
- Standards related to commercial and multi-family building design; and
- Landscape standards related to foundation landscaping, parking lot screening and landscape islands, and landscaped transition yards abutting residentially-zoned properties.

Policy Context

The following is a summary of recommendations from various Village policy documents that relate to the topic of mixed-use residential development:

- The 2016 Comprehensive Plan states that “*the Village should consider, on a case-by-case basis, opportunities for transitional multi-family development to help diversify the community’s housing stock and separate single-family areas from more intense uses. This could include traditional apartments or condominiums, senior housing, or multi-family residences as a component of mixed-use development.*” While this doesn’t specify certain zoning districts within which mixed use development should be permitted, it allows room for policy discussion as to whether there are certain locations or conditions where it would be appropriate.
- The 2014 Devon-Lincoln TIF Plan includes future land use recommendations that support mixed use (“retail/office/commercial/residential”) along Devon Avenue from McCormick Boulevard to Proesel Avenue, and along Lincoln Avenue from Devon Avenue to the boundary of the TIF district just south of Wallen Avenue.
- 2013 Devon Avenue Corridor Plan identifies a number of redevelopment opportunity sites along Devon Avenue between McCormick Boulevard and Lawndale Avenue. However, the land use recommendations for those sites focus primarily on commercial use and do not specifically discuss residential mixed-use development.
- The 2005 Lincoln Avenue Corridor Plan includes language that states that the Plan “embraces the concept of mixed use development.... The plan envisions large development parcels, such as the Purple Hotel site, as including multiple land uses within its development. Individual buildings or smaller development parcels should also have 13 vertical multiple uses, namely retail on the ground floor and residential or office uses on upper floors.” The Plan also supports the conversion of some commercial areas as multi-family infill.
- Both the 2017 Touhy Lincoln-Development Study and 2019 North Lincoln TIF Plan related to the District 1860 site. Both of those documents support mixed-use development as a component of the overall development concept for the property. The property is currently under development with a mixed-use building that includes four stories of residential use totaling 299 units.

Recent History of Mixed-Use Project Requests

In the past five years, the Village has formally heard requests related to two mixed-use projects:

- The owner of 6733-6735 North Lincoln Avenue proposed a mixed-use development with a ground-floor retail space, a second floor with one office space and a two-bedroom residential unit, and a third floor with two residential units. The proposed development required a number of Variations related to setbacks, landscaping, and parking. The Plan Commission recommended approval of the project, but the Petitioner withdrew their request prior to Village Board consideration.
- Tucker Development brought forth a development plan for the former Purple Hotel site. The project, known as District 1860, was initially approved as a Preliminary PUD in 2018, and received subsequent approvals until construction began in November 2021. The development plan includes three buildings, the largest of which is a six-story mixed-use building. The upper four floors are residential and include a total of 299 studio, one-bedroom, two-bedroom, or three-bedroom units.

Requested Discussion

As mixed-use residential is already a Permitted Use in the B-3 District and a Special Use in the B-1 District, input is sought regarding the appropriateness within the B-2 District. The resulting input will be transmitted to the Plan Commission as it continues its discussion of the zoning.



Lincolnwood Economic Development Commission

2023 Meeting Schedule

Monthly Economic Development Commission meetings are generally held on the fourth Wednesday of each month. Due to holidays or other conflicts, meetings are scheduled on the third Wednesday in November and December. Special meetings of the Commission may be called throughout the year. Unless otherwise posted, all meetings begin at **8:00 a.m.** and are held in the Council Chambers of Village Hall, 6900 North Lincoln Avenue, Lincolnwood, Illinois.

2023 Calendar of Meetings

Wednesday, January 25
Wednesday, February 22
Wednesday, March 22
Wednesday, April 26
Wednesday, May 24
Wednesday, June 28
Wednesday, July 26
Wednesday, August 23
Wednesday, September 27
Wednesday, October 25
Wednesday, November 15*
Wednesday, December 20*

*Third Wednesday



Village of Lincolnwood
Community Development Department
New Business Licenses
October 22, 2022 – November 11, 2022

Business Name	Business Address	Contact Name	Telephone Number
Lincolnwood Toys	3333 W. Touhy Ave.	Irfan Mohammed	(871) 218-0712
Speedy Rides, LLC.	3333 W. Touhy Ave.	Rimma Babakhanyan	(720) 629-4641