

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
MEETING OF THE COMMITTEE OF THE WHOLE  
GERALD C. TURRY BOARD ROOM  
JANUARY 6, 2026**

**Call to Order**

Mayor Patel called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:04 P.M., Tuesday, January 6, 2026, in the Gerald C. Turry Village Board Room of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Upon roll call by Village Clerk Sokol Delisi, the following were:

PRESENT: Mayor Patel, Trustees Klatzco, Diaz Herrera, Sargon, Ikezoe-Halevi, Gussis, Martel

ABSENT: None

A quorum was present.

Also present: Village Attorney Steve Elrod, Village Manager Anne Marie Gaura, Assistant Village Manager Madeline Farrell, Police Chief Jay Parrott, Community Development Director Patrick Ainsworth, and Management Analyst Elijah Bebora

**Approval of Minutes**

The December 16, 2025 Committee of the Whole meeting minutes were presented for approval.

Trustee Sargon moved to approve the minutes of the December 16, 2025 Committee of the Whole meeting minutes. Trustee Ikezoe-Halevi seconded the motion.

Upon Roll Call, the results were:

AYES: Trustees Klatzco, Diaz Herrera, Sargon, Ikezoe-Halevi, Gussis, Martel

NAYS: None

ABSENT: None

The motion passed.

**Regular Business**

1. Pre-Packaged Liquor for Special Events (i.e., Fatpour Movie Night)

Presenter: Assistant Village Manager Madeline Farrell

*Background:*

- In June 2025, Fatpour (Class A liquor license holder) requested permission to sell pre-packaged liquor for a one-night movie event at District 1860.
- State law permits such sales, but Village Code restricts Class A license holders from selling alcohol for off-premise consumption.

- The Village Board waived enforcement for that event.
- Staff now recommends creating a supplemental liquor license for Class A license holders within District 1860 to allow off-premise consumption of pre-packaged liquor (manufacturer-sealed containers) during special events.
- Current Class A license holders in District 1860: Fatpour, Fat Rosie's, Mia Francesca's.
- Proposed supplemental license would:
  - Require liquor commissioner approval for each event.
  - Limit consumption to District 1860 PUD.
  - Apply only to special events (permitted or not).
  - Maintain Basset training and compliance with state law.

*Board Discussion:*

- **Scope & Location:** Consensus that this applies only to District 1860 Village Green (private property).
- **Event Definition:** Debate on what qualifies as a "special event" and whether limits (e.g., number per year) should apply.
- **Notice Period:** Suggested 30-day advance notice for requests; flexibility for case-by-case approval.
- **Security:** Police presence recommended for events with 100+ attendees; review required per event.
- **Participation:** Support for allowing other Lincolnwood Class A liquor licensees (not outside businesses) to participate in events at District 1860.
- **Controls:**
  - No delivery service; alcohol must be sold at event.
  - Consumption restricted to common areas (Village Green, terrace).
  - Maintain safeguards for underage drinking (Basset-trained servers).
- **License Structure:** Preference for event-specific supplemental license rather than annual license; liquor commissioner to approve each event.
- **Future Considerations:** Hotel events and catering may require separate review later.

*Board Direction:*

- Limit supplemental license to District 1860 PUD only.
- Open participation to Lincolnwood liquor license holders (primarily Class A).
- Require advance notice (approx. 30 days) and case-by-case approval.
- Include security requirements based on event size.
- Ensure compliance with Basset training and state law.
- Keep flexibility for adjustments after initial events.

*Next Steps:*

- Staff to draft ordinance for supplemental liquor license category:
  - Event-specific approval process.
  - Conditions for location, notice, security, and compliance.
- Return to Board with proposed ordinance language for review.

## 2. Alternative Parking Solutions in the MB Zoning District

Presenter: Community Development Director Patrick Ainsworth and Police Chief Jay Parrott

### *Background:*

- Parking concerns have been observed in the MB (Light Manufacturing and Business) zoning district, specifically in the Devon/Lincoln Industrial Area and Northeast Industrial District (NEID).
- Issues include:
  - Insufficient off-street parking for employees and visitors.
  - Increased on-street parking causing congestion and safety hazards.
  - Tandem or stacked parking observed at multiple properties.
- Historical context:
  - Older building stock (1960s) designed with minimal parking compared to modern industrial parks.
  - Village previously invested in 230 off-street spaces in NEID using TIF funds; current utilization is ~56%, with 100 spaces unused.
- Previous efforts:
  - 2024 discussions considered text amendments and administrative parking plans; initial proposals were not adopted.

### *Board Discussion:*

- Current Conditions:
  - 12 businesses observed using tandem parking; some encroaching into right-of-way.
  - NEID faces severe congestion; Ridgeway is often impassable for trucks due to on-street parking.
- Options Presented:
  1. Enforcement: Address non-compliance and abandoned vehicles; adjust hours for municipal lots.
  2. Additional Off-Street Parking: Explore Arthur Ave. right-of-way for ~25 spaces; consider TIF funding for Lincoln-Devon area.
  3. Text Amendments: Expand shared parking provisions (e.g., increase allowable distance from 300 ft to 900 ft).
  4. Administrative Approval for Tandem Parking: Revisit 2024 proposal; establish criteria similar to valet parking for safety and ingress/egress.
- Key Points Raised:
  - Need clear justification before spending funds on new lots; avoid underutilized investments.
  - Inventory businesses: employee counts, growth plans, parking needs.
  - Enforce removal of inoperable vehicles occupying spaces.
  - Safety concerns: fire access, visibility, and blocking exits.

- Consensus that stacked parking may be acceptable for industrial uses with proper criteria.
- Consider future redevelopment (e.g., 6450 Hamlin) and potential zoning changes to support EAV growth.

*Board Direction:*

- Move forward with Option 4: Develop criteria for administrative approval of tandem parking; peer review by Police, Fire, Public Works, and Village Attorney before PC/ZBA consideration.
- Explore Option 2: Keep Arthur Ave. right-of-way and other potential sites under review for future off-street parking; no immediate construction.
- Conduct outreach and survey businesses to inventory current and projected parking needs.
- Return with draft language and findings for Board review.

*Next Steps:*

- Staff to:
  - Engage businesses for data collection (employee counts, parking needs, growth plans).
  - Draft revised text amendment for tandem parking with safety criteria.
  - Peer review proposed language internally and with legal counsel.
  - Present to PC/ZBA, then return to Village Board.
- Monitor potential redevelopment opportunities and TIF funding alignment for future parking solutions.

**Adjournment**

Trustee Sargon moved to adjourn the Committee of the Whole at 7:17 P.M., seconded by Trustee Martel.

The meeting was adjourned by voice vote.

Meeting Adjourned.

Respectfully Submitted,



Sokol Delisi  
Village Clerk