



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

**Wednesday, January 25, 2023**  
**Lincolnwood Village Hall**  
**Council Chambers**  
**6900 N. Lincoln Ave.**  
**Lincolnwood, IL 60712**

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

**Commissioners Absent:** Leonard Weiss and Rivak Albazi

**Staff Present:** Village Manager Anne Marie Gaura, 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 five members present, the meeting was called to order by Chairman Kucienski at 8:02 a.m.

The following EDC members were present: Chairman Kucienski, Vice Chair Berger, and Commissioners Ehrenberg, Sloan, Spino, Albazi, and Garcia.

**2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the December 21, 2022. Hearing none, Commissioner Sloan moved to approve the minutes and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

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

**Nay:** None

**Motion Approved:** 6-0

### **3. Property Assemblage Guidelines**

Community Development Director Scott Mangum updated the EDC on the matrix developed related to Property Assemblage Guidelines. The Development Scenarios and Considerations were discussed with the group.

Commissioner Ehrenberg suggested adding a category related to social impact. The group then discussed the idea of adding categories that reflect the benefit to everyone in the community versus benefit to the Village and/or benefit to economic growth and development. Several Commissioners concurred that it was a fine line to thread between social benefits and getting the maximum economic return on a development. Discussion around the low-hanging fruit category occurred. The group discussed some of the items that could be considered with this category.

The industrial area around Lincoln Avenue and Devon Avenue was overviewed by the EDC. Some potential ideas and marketing for this area was discussed. Mr. Mangum provided a site-specific example at 3420 Devon Avenue. He stated that the site was located in the B-2 Zoning District and was approximately 24,000 square feet with a 5,300 square foot building. The surrounding properties and areas were discussed as considerations. The group discussed the potential impacts of the residential area located directly north of the property and potential development concerns that could arise depending on what was developed on the site.

Mr. Mangum provided another site-specific example at 6700-6734 Lincoln Avenue. He stated that the site was located in the B-1 Zoning District and was approximately 1.3 acres with two existing buildings surrounded by the R-3 Residential Zoning to South and West only separated by an alley. The group discussed the site-specific challenges.

Mr. Mangum overviewed the group's consensus from the discussion. A few adjustments were to the matrix with different items being flushed out in greater detail. The final list of Development Scenarios included Village Use (municipal offices, etc.), Open Space – Parks, Other Public Use/District (e.g. School), High Revenue Generating, Low to Moderate Revenue Generating Use, Net Negative Revenue to Village, and No Revenue (Not for Profit). The finalized consideration list included Low Hanging Fruit, Compatible with Existing, Long-Range Plan, Existing TIF District, ESG - Impact on neighboring properties, Challenges, and the Village's Role.

### **4. 2023 EDC Biennial Report Draft and Discussion**

Mr. Mangum presented the 2023 EDC Biennial Report and overviewed the activities the group completed in the past 2 years. Commissioner Ehrenberg stated that the outdoor dining program should be outlined in the report as well.

The finalized list of significant activities in the past 2 year included recommending approval of the FY 22 and 23 budgets, recommending approval of a Zoning Text Amendment regarding Plan Commission Consideration of Mixed-Use Residential in B-2 Zoning District, and recommending approval of the Lakhani Hospitality Incentive Request for Dual-Branded Hotel at District 1860. Items reviewed and considered included the following:

- Local Development Incentives (CMAP Presentation and Discussion)
- Updates from Lincolnwood Town Center Mall Management
- Summary of Previous Cook County Property Tax Abatement Requests
- Northeast Industrial District (NEID) Sub-Area Plan Story Map
- “Zoning 101” Presentation on Village Zoning Ordinance
- Updates on Lincolnwood’s Commercial Occupancy Rate and Sales Tax Revenue
- Update on COVID-19 related Outdoor Dining and Advertising Regulations
- Update on Zoning Text Amendments related to Cannabis uses and Video Gaming
- Draft Lincolnwood Town Center Concept Plans
- Update on Village Infrastructure Projects
- Extension of COVID-19 Related Outdoor Dining Regulations
- Reviewed PEP/GIFT Programs
- Conducted a Tour of Potential Development Sites
- Property Assemblage Guidelines (Ongoing)
- ICSC @ Chicago Trade Show Update and Materials
- Approval and Construction Updates on District 1860 Project
- Reviewed New Business Reports
- Lincolnwood Town Center Concept Plan Fiscal Impact Tool
- Update regarding Business Retention and Expansion Meetings

The group’s anticipated activities in the next two fiscal years included the review of incentive requests, annual recommendation to approve TIF Budgets, on-site meetings at proposed developments, the finalization of property assemblage guidelines, and it was also suggested the policies and regulations for sustainability be developed.

The EDC provided to questions for the Village Board. These included the following:

- How can the EDC and Environmental Commission collaborate on sustainability?
- What are Village Board priorities for Redevelopment?

Commissioner Sloan made a motion to approve the 2023 Biennial Report with the recommended changes. Commissioner Spino seconded the motion. There was a consensus to approve the Biennial Report as amended.

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

Nay: None

Motion Approved: 6-0

**5. Discussion Property Enhancement Program**

Mr. Mangum briefly overviewed a Property Enhancement Program application. He stated that the applicant did not necessarily meet the standards for the Property Enhancement Program standards as it appeared they were simply looking to repave an existing parking lot. Discussion on past precedent occurred. The group requested that Mr. Mangum further research the application to have a better understanding of what their proposed improvement would entail.

**6. Development Updates**

No development updates were discussed.

**7. Other Business**

No other business was discussed.

**8. Public Forum**

No members of the public were present.

**9. Adjournment**

Commissioner Sloan moved to adjourn the meeting; Commissioner Ehrenberg seconded the motion. By consensus, the meeting was adjourned at 9:20 a.m.

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

Nay: None

Motion Approved: 6-0

Respectfully submitted:

Jake Litz

Management Analyst

Finance Department