



## **Economic Development Commission Draft Minutes**

**Wednesday, January 26, 2022  
Held in Village Council Chambers & Virtually**

**Commissioners Present:** Chairman James Kucienski, Vice Chair James Berger (Virtual), Jennifer Spino, Leonard Weiss (Virtual), and Rivak Albazi

**Commissioners Absent:** Tim Garcia and Maureen Ehrenberg

**Staff Present:** Community Development Director Scott Mangum, Management Analyst Jake Litz, Development Manager Doug Hammel (Virtual), Public Works Director Nadim Badran (Virtual)

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

Noting a quorum of seven members present, the meeting was called to order by Chairman Kucienski at 8:07 a.m.

### **2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the December 15, 2021. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes.

Commissioner Albazi moved to approve the minutes and Commissioner Weiss seconded the motion. There was a consensus to approve the minutes.

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

**Nay:** None

**Motion Approved:** 5-0

### **3. Update on Commercial Occupancy Rate**

Management Analyst Jake Litz provided updates on the commercial vacancy and occupancy rates for the Lincolnwood Town Center (LTC) property. He stated that the

property represents 25 percent of the commercial space in the Village. In January 2020, the LTC property occupancy rate was 81-83 percent. In January 2021, it was 79 percent. As of January 2022, the LTC has an occupancy rate of 83 percent, exceeding the pre-pandemic rate.

Chairman Kucienski asked about how the Village of Lincolnwood's commercial occupancy rates compare to neighboring municipalities. Management Analyst Jake Litz said that Community Development would look into this for the next meeting.

Chairman Kucienski remarked that he is surprised the vacancy rates remained relatively stable throughout the COVID-19 pandemic.

President Jasel Patel and Jake Litz clarified that the occupancy rates represent square footage. President Patel suggested performing commercial vacancy and occupancy analysis by category, possibly by zoning district.

#### **4. Development Updates**

Community Development Director Scott Mangum provided a status update on the ongoing District 1860 project, where construction is well under way and progressing steadily. He noted that most of the work thus far has been underground, including installation of a detention vault system and pouring the concrete for both building foundations, and that site management has been generally good, with some issues with mud leaving the site. The project is expected to be completed mid-2023.

3757 W. Touhy Avenue, a proposed carwash, was also discussed amongst the EDC. The case was heard at a January meeting of the Plan Commission, was continued to the February 2<sup>nd</sup> meeting, and will likely continue on to the Village Board after.

Director Mangum also gave an update on the cannabis dispensary registration for a vacant building at 4656 W. Touhy Avenue. The registration has been issued and the applicant has applied for permits for interior demolition and electrical work. The applicant will be requesting an extension on the stated time to open based on the State of Illinois' delay in issuing licenses and construction delays.

#### **5. Infrastructure Update from Public Works Director Nadim Badran**

Public Works Director Nadim Badran gave a presentation on Public Works' current capital infrastructure projects and plans. He described the Infrastructure Improvement Program for new water mains and roadways, how the program is being affected by the passage of the Lead Service Line Replacement and Notification Act, and what funding sources the Village is leveraging to complete the program. He then summarized the Street Storage Program, the Devon Avenue Bridge Enhancements, the Devon Enhancement

Project, the Devon/Lincoln TIF Street Lighting, the North Lincoln Avenue Medians, the Chicago Emergency Interconnect.

Chairman James Kucienski praised Public Works' projects and discussion ensued on how the EDC and the Village could better market this work.

Chairman Kucienski asked how tree services are performed. Director Badran summarized the Forestry Division's procedures. The Village is split up into six zones and one zone gets routine trimming each year in addition to spot treatments and emergency tree removals.

**6. Other Business**

Mayor Patel thanked the EDC for their work and wished everyone a happy new year. He gave a brief update on recent developments in the Village. He reiterated the desire to better market improvements occurring in Lincolnwood.

**7. Public Forum**

No members of the public were present.

**8. Adjournment**

Chairman Kucienski moved for adjournment and was seconded by Commissioner Albazi. By consensus, the meeting was adjourned at 9:02 a.m.

**Aye:** Kucienski, Berger, Albazi, Spino, Weiss

**Nay:** None

**Motion Approved:** 5-0

Respectfully submitted:

Jake Litz  
Management Analyst  
Fire Department/Community Development