

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
MEETING OF THE COMMITTEE OF THE WHOLE  
VILLAGE HALL COUNCIL CHAMBERS  
MARCH 1, 2022**

**Call to Order**

President Patel called the Committee of the Whole Meeting of the Lincolnwood Board of Trustees to order at 6:01 P.M. Tuesday, March 1, 2022, in the Council Chambers 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 Beryl Herman the following were:

Present: President Patel, Trustees Klatzco, Sargon, Herrera, Halevi, Saleem (remote), Martel (remote 6:10)

Absent: None

A quorum was present.

Also present: Village Manager Anne Marie Gaura, Doug Hammel, Development Manager; Brendon Mendoza, Assistant to the Public Works Director; Jay Parrott, Police Chief.

**Public Forum**

The following speakers voiced their opposition to the retail sale of animals and expressed concern for the condition of animals at The Animal Store:

Jerry Kane, Amanda Solon, Michelle Jorgensen, Cathy Pearlman, Marlene Welch, Jodie Wiederkehr, Henry Ortiz

**Approval of Minutes**

The February 15, 2022 Committee of the Whole meeting minutes were presented for approval. Trustee Sargon moved to approve the minutes, seconded by Trustee Klatzco.

Upon Roll Call the results were:

Ayes: Trustees Halevi, Herrera, Sargon, Klatzco, Martel, Saleem

Nays: None

Minutes Approved

**Regular Business**

**1. Lincolnwood Town Center Development Plans-Phase II Village Board Update**

This item was presented by Development Manager, Doug Hammel.

Mr. Hammel shared that the presentation is focused on Phase II of the development plan that is being created to determine the future of the Lincolnwood Town Center site, which includes schematic sketch plans and 3D models, financial impact analysis, and development principles for the site. Mr. Hammel emphasized that the concepts being presented do not indicate or dictate what the area will look like and that they are intended to be marketed to attract developers. Mr. Hammel turned the presentation to Daniel Tse from Houseal Lavigne Associates (HLA).

Mr. Tse shared that he will be presenting a series of concepts and diagrams to show potential land uses for the future of the Lincolnwood Town Center Property.

Mr. Tse shared that the concepts are formed based on current trends and market research. He shared the diagram for Concept 1 and indicated that it preserves the Kohl's and Room Place out lots and retaining walls and provided an overview of potential land uses within the concept. Mr. Tse then shared Concept 2 and noted that it preserves the Kohl's and its retaining wall and assumes Room Place and its retaining wall will be redeveloped. Mr. Tse went on to share that this concept creates new opportunities for a new network of roadway circulation and establishes a network of greenways to better support walkability and multimodal transportation.

Trustee Sargon asked if developers reviewing the concepts will be aware of existing developments that won't be redeveloped in the near term due to existing tenant agreements. Mr. Hammel took note of her question and shared that they will come up with ways to convey that information in the final deliverables.

Mr. Tse then shared Concept 3 which assumes full redevelopment of the Lincolnwood Town Center property. He shared that this concept includes potential redevelopment opportunities in the NEID TIF area because HLA had previously completed a redevelopment plan for that area. Mr. Tse noted the common theme across concepts of creating a dense area that supports walking, biking public transportation, and overall improved planned multimodal uses. He shared that Concept 3 has two variations (A and B) and that the second variation was designed to show the potential of passive recreational space for residents.

Trustee Saleem expressed that he likes concepts 3A and 3B and appreciates what was put together and believes it's well done and all lofty in aspiration.

Mayor Patel shared that all three concepts will be published to show as wide a menu as possible so the development community can see all the potentials. Mayor Patel shared he also likes Concepts 3A and 3B but noted that it's likely a full redevelopment would be difficult due to existing tenant agreements.

Trustee Klatzco asked if Concept 3 would involve changing the elevation from its current situation.

Mr. Tse responded that to a degree it would.

Additionally, Trustee Klatzco commented that he appreciated how the back sections were parsed out separately in case a new concept is adopted that utilizes elements of the concepts presented.

Trustee Martel sought clarification of the definition of less active use. Mr. Tse responded that it refers to land use and light scale logistics, light industrial, or possibly maker's space. Mr. Tse shared that compared to entertainment or corporate land uses, light active use does not rely much on good visibility.

Trustee Martel then asked what feedback is specifically being requested from the trustees.

Mr. Hammel clarified that putting together these concept plans is creating an opportunity to bring potential players to the table and that additional planning steps, such as zoning, will take

place once more prospective developments are proposed. Trustee Martel commented that he would prefer to see more commercial development than residential development.

Mayor Patel commented that potential land uses will be proposed by developers later in the process but that predominately commercial uses are favored by the Board.

Trustee Martel commented that he likes concept 3A.

Trustee Herrera commented that she likes Concept 3B due to the proposed green space and potential for recreation. Mr. Hammel added that the intention is to show the development community that while the Village supports ambitious development, some space should be preserved to balance out Village services and encourage recreational and open space and that while it's only highlighted in concept 3B, all future iterations should include this principle.

Mr. Tse handed the presentation over to Michio Murakishi to go discuss the fiscal impact tool which will help determine the financial impact of development within a defined study area.

Mr. Murakishi shared that the goal is to ensure that the proposals will lead to a net gain in revenue for the Village. He shared that the fiscal impact tool does not include capital costs or one-time sources of revenues such as permit fees. He went on to share details about how this tool can be used to evaluate a project which includes defining a development program based on an estimated number of units and square footage, projecting municipal revenue sources from the development area, and projecting municipal expenditures on a per capita basis.

Trustee Sargon sought clarification to ensure the fiscal analysis takes into account costs of police and fire services and Mr. Murakishi confirmed that it does.

Mr. Tse began the final portion of the presentation and provided a list of best practices that have been outlined in hopes that the development community will adopt them in their proposed developments. He outlines two overarching themes among the outlined development principles which include land use and urban design, and development feasibility and municipal services. He shared that land use and urban design include concepts such as: Catalyst and supporting land uses, less active land uses, structure parking, public and private amenities, building design, solid street wall, walkable blocks, trail connections, gathering spaces, streetscaping, gateways, and screening and landscaping. Mr. Tse then went on to share development principles focused on development feasibility and municipal services which include phased/incremental approach, minimizing the carbon footprint, efficient local infrastructure, and sound municipal fiscal decision-making.

Trustee Sargon thanked the consultants and staff for putting these concepts and plans together.

Trustees Saleem and Klatzco expressed their excitement for the prospect of redeveloping the area discussed in the evening's presentation.

## **2. Discussion Concerning Upcoming Grant Opportunities**

This item was presented by Assistant to the Public Works Director, Brendon Mendoza.

Mr. Mendoza shared information about a number of grant opportunities. He first shared information about the Invest in Cook grant offered by the county that was made available in January 2022. He proposed that grant funding would be used for a proposed sidewalk west of McCormick between Albion and Pratt. He shared that the cost of the project is just over \$600,000 and that the grant covers 70% of the total cost, meaning the Village is responsible for 30% which equals \$184,061. The local funding source that would be utilized is Motor Fuel Tax.

Trustee Sargon asked if funding for this project would include fence replacement along McCormick. Mr. Mendoza shared that the replacement is included in the cost estimate.

Mr. Mendoza then shared information about the ComED Green Region Grant which is offered through a partnership between ComEd and Openlands. He shared that staff is proposing the installation of pollinator gardens along the Valley Line Trail between Lincoln and Jarvis avenues. He shared that the total cost of the project is estimated to be \$9,670 and that the grant would cover 50% of the cost.

Mr. Mendoza then shared information about the ComEd Powering Safe Communities Grant which focuses on reducing carbon emissions through electrification. He shared that the proposed project includes the installation of a single EV charging station at Proesel Park near Morse and Kildare Avenues due to best access to electrical systems. He shared that a use fee would be coordinated through a third-party vendor. He shared that the estimated total cost is \$42,000 and that the maximum amount of funding from this grant is \$10,000.

Mr. Mendoza shared information about the RAISE Grant which is offered through the United States Department of Transportation to improve regional transportation infrastructure. He shared that there are no existing projects within the Village that would qualify for this grant but staff recommends reviewing future projects for eligibility so future applications may be submitted.

Finally, Mr. Mendoza shared that staff recommends applying for all of that grants presented.

Trustee Sargon shared that she is in favor of applying for the Invest in Cook grant and the two ComEd grants.

Trustee Klatzco asked if the Pratt Avenue pedestrian bridge would qualify for the RAISE grant. Mr. Mendoza shared that Invest in Cook is being utilized for the pedestrian bridge and that the project does not qualify for RAISE grant funds.

Manager Gaura clarified that the Board direction is to move forward and apply for all three grants. Mayor Patel concurred.

#### **4. Discussion Concerning Residential Handicapped Parking Permit**

This item was presented by Police Chief, Jay Parrott.

Chief Parrott shared that the purpose of the discussion is to review staff's recommendation to change the process of approving resident handicapped parking as it is outlined in the Village Code. He shared that currently, the code allows residents to apply for a designated handicapped parking space in front of their home and that the code gives sole discretion of approval to the Village President following review by the police department. Chief Parrott provided a number of examples to show what the implementation of residential handicapped spaces looks like.

Trustee Sargon asked if a residential handicapped parking space remains after the resident moves and Chief Parrott said no, due to the need to annually renew the parking space.

Chief Parrott shared that the staff recommendation involves placing the final approval of a resident handicapped parking request upon the Village Manager and to add the Fire chief to the recommendation process of approval or denial along with the Chief of Police. He shared that for nonprofit organizations applications may be sent to the Traffic Commission for a recommendation.

Trustee Halevi asked if a family member of someone else may occupy the space if the individual it is intended for is not home. Chief Parrott shared that the permit issued by the village and a valid handicapped placard must be displayed.

Trustee Martel sought clarification of instances in which the granting of a residential handicapped parking space may be prohibited and Chief Parrot responded that although there are restrictions listed in the code, it is ultimately handled on a case by case basis.

Trustee Sargon was curious about the impetus for this change and Mayor Patel had shared that he had recommended this change.

Mayor Patel expressed consensus among the board to move forward with the proposed policy change.

#### **Adjournment**

At 7:33 P.M. Trustee Klatzco moved to adjourn the Committee of the Whole, seconded by Trustee Herrera.

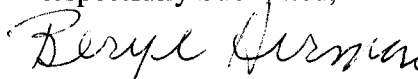
Upon Roll Call the results were:

AYES: Trustees Klatzco, Sargon, Herrera, Halevi, Saleem, Martel

NAYS: None

Meeting Adjourned

Respectfully Submitted,



Beryl Herman  
Village Clerk