

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
MEETING OF THE COMMITTEE OF THE WHOLE  
GERALD C. TURRY VILLAGE BOARD ROOM  
MARCH 21, 2023**

**Call to Order**

President Patel called the Committee of the Whole Meeting of the Lincolnwood Board of Trustees to order at 6:02 P.M., Tuesday, March 21, 2023, 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 Beryl Herman, the following were:

PRESENT: President Patel, Trustees Klatzco, Diaz-Herrera, Sargon, Saleem, Halevi, Martel (will join remotely)

ABSENT: None

A quorum was present.

Also present: Village Manager Anne Marie Gaura, Assistant Village Manager Charles Meyer, Community Development Director Scott Magnum, Planning and Economic Development Manager Doug Hammel, Public Works Director Nadim Badran, and Assistant to the Village Manager Lamar Jones.

**Approval of Minutes**

The February 28, 2023, Committee of the Whole Capital Improvement Plan Workshop (CIP) and the March 7, 2023, Committee of the Whole meeting minutes were presented for approval.

Trustee Sargon moved to approve the minutes of the February 28, 2023, Committee of the Whole CIP and March 7, 2023, Committee of the Whole meeting minutes as amended. Trustee Klatzco seconded the motion.

Upon Roll Call, the results were:

AYES: Trustees Klatzco, Diaz-Herrera, Sargon, Saleem, Halevi

NAYS: None

ABSENT: None

The motion passed.

**Regular Business**

**1. 2023 Infrastructure Program Financing Follow-Up**

Finance Director Denise Joseph introduced Eric Anderson, Managing Director at Piper Sandler, who presented a market update on Debt Services Options. Mr. Anderson stated that the impacts of March 23 resulted in rates being down another .04% to .08%. Rates were

expected to go up in the short term by .50%. A .25% increase is expected in March, and rate cuts are expected by mid-summer due to recent back failures. He noted that the CPI was lowered to 6%. There has been a decline in the treasury market. Municipal bond rates have stayed the same. Mr. Anderson stated that Trustee Sargon inquired where bond rates would be, which is 3.75 to 4%. The 10-year bond approach that the Village Board favored would greatly assist in driving bond demand. He stated that he is seeking the duration and amount the Village Board wants to issue.

Finance Director Joseph stated that with the \$4 million option, The Village has a \$378,000 fund balance in the Motor Fuel Tax Fund and \$792,000 in the Sewer and Water Fund, which the Village can use to reduce the debt issuance for the \$4 million.

Trustee Sargon asked if it would keep those fund balances at the 30% level.

Director Joseph stated that the funds would be at that level.

*Trustee Martel entered the meeting remotely at 6:12 pm.*

Trustee Sargon commented that based on the Motor Fuel Tax and Water and Sewer Fund staying over 30% fund balance to use that and borrow \$4 million for ten years.

Trustee Klatzco stated that he agrees with Trustee Sargon as long as the fund balances increase so the Village can cover the difference.

The consensus of the Village Board was to move forward with the infrastructure program and finance \$4 million and draw down the fund balances but maintain a 30% reserve balance.

## **2. Discussion Concerning Patio or Impervious Surface**

Community Development Director Scott Magnum provided a background on the reasons for stormwater mitigation. Reasons include an increase in private impervious surfaces adding to stormwater runoff which can lead to inundation from surface water, damage to adjacent properties, overloading of the sewer system (most is combined storm/sewer), diminished sewer capacity, and storm/sewer water backup into homes.

Director Magnum stated that at the February 21 Community of the Whole, there was a question about whether new homes are subject to new regulations. The answer to that question is yes. Another question was whether conveyance to within 5 feet of the front property line should be acceptable as a sole method to mitigate the additional runoff in lieu of detention requirements.

Staff requests consensus from the Village Board to continue utilizing the 500-square-foot threshold for new impervious surfaces. Furthermore, staff seeks policy direction on whether conveyance to within 5 feet of the front property line is acceptable as a sole method to

mitigate the additional runoff in lieu of detention requirements. Lastly, staff is asking the Board to consider an option to eliminate stormwater mitigation requirements for properties that stay below 50% of impervious coverage.

Director Magnum stated that alternate options include revising the threshold of new impervious surface to 400 square feet to match the Skokie program (stricter than current regulations). Revise the threshold to 600 square feet (less strict). Eliminate the requirement to mitigate a certain volume of stormwater runoff, similar to Morton Grove, Niles, and Park Ridge (the least strict option, but may result in greater negative impacts to neighboring properties and the overall system). a) An alternative to this option would be to eliminate the requirement to mitigate stormwater runoff only if the property stays below 50% impervious surfaces.

President Patel stated that the Board is having this discussion as a result of residents' requests to change the existing impervious surface, but the rate remains within what is allowable. The discussion is also on whether the threshold should change or what solutions should be considered or eliminate the requirements altogether.

Trustee Saleem stated that when someone calculates 500 square feet, 50-60% only applies after you exceed 500 square feet of impervious surface. He asked if the Village could allow a rain barrel can suffice that requirement or something similar. He stated that whatever options are given to residents if there is something the Village can create as a simple handout so residents can avoid doing complex calculations when determining whether they are within the threshold.

Trustee Diaz-Herrera stated that as a non-engineer, she agrees with Trustee Saleem and that the Village should state the preferred method when it is under or over 500 square feet. She stated that residents have always been told to get the water to the front and avoid the neighbor's properties. She noted that the Village could state the preferred method to stay within the threshold.

Trustee Martel stated that making the process where the math is easy for someone to calculate is the easiest method to get to a solution. He agrees that the 60% impervious threshold should be fair to all. The only thing is that it will take someone to do a complicated calculation. He stated that there are some challenges whatever the Village decides to do. However, the goal is to make it simple and fair to everyone. He said he thinks the 60% threshold should apply to everyone. He asked if staff could permit a few test permits with the parameters and see how it works.

Trustee Sargon stated that she agrees with Trustee Martel on the pilot permit format to see which system is the best. She said it would be a good avenue for simplifying the calculations.

President Patel stated that the question is whether or not we want to continue to permit moving water to the front of the home or if we change the threshold to 600 square feet.

Trustee Halevi stated that she is concerned that someone may do something that would flood neighboring properties.

President Patel stated that the Board is looking for ready-made solutions that can be given to residents or contractors working on the premise that they will comply, allowing for easy permit issuance.

Trustee Klatzco stated that he wants to make it simpler but also wants there to be water retention.

The consensus of the Village Board is to instruct staff to bring back a revised document that shows examples, and before staff moves forward with the program,

The consensus of the Village Board is to keep the current threshold of 500 square feet of additional flatwork to require stormwater mitigation. Allow for the homeowner to use conveyance by a swale, French drain, or other approved method to a location not closer than 5 feet to the front property line as a sole method to mitigate the additional runoff in lieu of detention requirements. For projects that are not otherwise exempt and will not use conveyance to mitigate additional stormwater runoff, the revised Flatwork Permit and Stormwater Management Guide will pre-calculate the volume of detention required for additional impervious surfaces between 500 and 749 square feet (400 gallons) and 750-1,000 square feet (500 gallons) and provide suggested methods to achieve these volumes. Prohibit negative impacts on neighboring properties and require mitigation if impacts are found post-construction.

### **3. Discussion Concerning Economic Development Commission Property Assemblage Guidelines**

Community Development Director Scott Mangum stated that Site Selection for development could be challenging in a built-out due to a lack of frontage, size, or depth of parcels, Evidenced by recent applications for properties with frontage on Touhy Avenue, Long-range goals, such as for the creation of a Downtown and a Regional Commercial area north of Cicero and east of Touhy, may require assemblage.

Criteria for Consideration for Public or Private Development Scenarios:— i.e., how easy would it be to implement, How compatible the development would be with the existing character of development in the area, Whether the development is compatible with the Village's Long-Range/Comprehensive Plan, Whether the property is located within an existing TIF District, which may provide additional options for financing or authority to acquire property, ESG (Environmental, Social, Governance) and impact on neighboring Properties, Risks, or challenges associated with a site or development.

Director Magnum stated that staff is seeking direction on including a draft of a Resolution to adopt the proposed Property Assemblage Guidelines Decision Matrix, as recommended by the Economic Development Commission.

Trustee Klatzco stated that it is a good policy to move forward to increase development in the Village.

Trustee Sargon stated that the Economic Development Commission did a good job of putting together all the options.

President Patel stated what the Board could do to support the type of assemblage done at Crawford and Dempster Avenues, where Walgreens was built ten years ago. The developer acquired the residential homes and turned them into a larger commercial lot. He noted that if a developer approaches the Village with a parcel that is ready for development but it's limited by the zoning district, the parcel is in. what can the Board do in advance to prepare and open the door to more commercially developed parcels?

The consensus of the Village Board was to allow a resolution to approve the Property Assemblage Guideline Matrix to appear on the consent agenda for the April 10 Village Board meeting.

**Adjournment**

Trustee Diaz-Herrera moved to adjourn the Committee of the Whole at 7:14 P.M., seconded by Trustee Sargon.

The meeting was adjourned unanimously by voice vote.

Meeting Adjourned

Respectfully Submitted,



Beryl Herman  
Village Clerk