



## **Economic Development Commission Minutes**

**Wednesday, May 24, 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, Rivak Albazi and Leonard Weiss

**Commissioners Absent:** Robert Garcia

**Staff Present:** Community Development Director Scott Mangum, Planning and Development Manager Doug Hammel, Village Manager Anne Marie Guara, Community Development, and Coordinator Marcos Classen

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

Noting a quorum of seven members present, the meeting was called to order by Chairman James Kucienski at 8:00 a.m.

### **2. Minutes Approval**

Chairman Kucienski asked the Commission if any edits were to be made to the April 26, 2023 minutes. Hearing none he asked for a motion.

Commissioner Sloan moved to approve the minutes and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

**Aye:** Berger, Spino, Ehrenberg, Sloan, Albazi, Weiss and Kucienski

**Nay:** None

**Motion Approved:** 7-0

### **3. Discussion Tax Exempt Property Analysis**

Community Development Director Scott Mangum spoke about tax exempt properties and spoke about potential impacts an increased number of these types of properties may have on the Village in the future. There was discussion about various types of tax-exempt

properties (Schools, Religious Institutions, etc). The consensus was that staff needed to set a baseline for how many tax-exempt properties are currently in the Village. There was some discussion about how properties that are split between tax-exempt and commercial spaces are handled.

There was some discussion about recent projects being considered at 6995 Central Park and 7301 Cicero.

There was discussion about potential spillover business generated by tax exempt properties, for example after members visit a religious institution for an event would they then be more likely to visit local businesses or restaurants.

Members of the Commission asked for more data and maps so they could see a picture of the overall impact that tax exempt properties currently have on the Village before any recommendations could be made. Mr. Mangum stated that staff would look to bring this item back later this year when more data has been collected.

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

Mr. Mangum gave an update about the Lincolnwood Town Center. He briefly spoke about how discussions in regard to a sale are still ongoing.

There was some discussion about how other communities have been developing spaces similar to the Town Center and how this may be a big opportunity for the Village. Commissioner Weiss asked about tax revenue generated from this site pre-pandemic (i.e. 2019).

Mr. Mangum gave an update that the development at District 1860 is now open for leasing and that the first move-ins are expected later this week. There was some discussion about the number of units and the breakdown between the different residential units.

There was some discussion about the Amazon Fresh portion of the development and how development seems to be currently stalled for this portion of the project.

#### **5. Other Business**

Community Development Director Scott Mangum went over the new business report. Commissioner Weiss asked tax revenue from the 7080 McCormick property.

#### **6. Public Forum**

No members of the public were present.

#### **7. Adjournment**

Commissioner Sloan moved to adjourn the meeting. The motion was seconded by Commissioner Albazi.

**Aye:** Berger, Spino, Ehrenberg, Sloan, Albazi, Weiss, and Kucienski

**Nay:** None

**Motion Approved:** 7-0

Meeting Adjourned at 8:46 am

Respectfully submitted:

Marcos Classen

Community Development Coordinator