

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
MEETING OF THE COMMITTEE OF THE WHOLE
GERALD C. TURRY VILLAGE BOARD ROOM
AUGUST 15, 2023**

Call to Order

President Patel called the Committee of the Whole Meeting of the Lincolnwood Board of Trustees to order at 6:00 P.M., Tuesday, August 15, 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 Herman, the following were:

PRESENT: President Patel, Trustees Klatzco, Sargon, Diaz Herrera, Halevi, Saleem

ABSENT: Trustee Martel

A quorum was present.

Also present: Village Manager Anne Marie Gaura, Assistant Village Manager Chuck Meyer, Management Analyst Matt Pasquini, Planning and Economic Development Manager Doug Hammel, Interim Public Works Director Jason Brianas, Assistant to the Public Works Director Brendon Mendoza, Management Analyst Elijah Bebor.

Approval of Minutes

The July 18, 2023, Committee of the Whole meeting minutes were presented for approval.

Trustee Sargon moved to approve the minutes of the July 18, 2023, Committee of the Whole meeting minutes. Trustee Saleem seconded the motion.

Upon Roll Call, the results were:

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

NAYS: None

ABSENT: Trustee Martel

The motion passed

Regular Business

1. Environmental Commission Biennial Report

Public Works Analyst Matthew Pasquini stated that the duties of the Environmental Commission are to provide advisory recommendations to the Village Board on matters related to the preservation, enhancement, management, and protection of the Village's environment; develop public awareness on environmental issues through education and outreach; assist Village staff in developing and improving programs and services that address recycling, climate change, resource efficiency and other environmental issues; and develop and recommend policies related to the preservation, enhancement, management and

protection of the Village's environment. An initial draft of the Village's Sustainability Plan was presented to the Village Board at the July 18, 2023, Committee of the Whole. The Commission and Village staff developed the plan over the course of 10 meetings (approximately one and a half years). The creation of the plan was guided by the Greenest Region Compact Framework Tool as developed by the Metropolitan Mayors Caucus. Staff assisted with a thorough assessment of past, current, and future Village initiatives that promote sustainability. As a result of the collaboration between the Commission and staff, a set of goals was created to be completed between 2023 and 2025. The Commission intends to revisit the plan and create a second edition for 2026-2030.

Mr. Pasquini stated that 16 meetings have been held as of July 24, 2023, including presentations from the Morton Arboretum, SWANCC, Collective Resource, Northern Illinois University Graduate Students, Metropolitan Mayor's Caucus, and the Northwestern University Institute for Sustainability and Energy. The Environmental Commission kicked off its annual OktoberFest in October 2021 and held its second OktoberFest in October 2022. The Environmental Commission has volunteered at community events, such as Lincolnwood Fest and Earth-a-Palooza, by setting up a table and speaking with attendees about the Commission's goals and initiatives. The Commission Coordinated a field trip for Commissioners at Groot's recycling facility, designed and distributed the Commission's first Environmental Calendar for 2023 and reusable water bottles, and hosted a program on July 20, 2023, about the benefits of electric vehicles in collaboration with the Lincolnwood Public Library and the Cook County Department of Environment and Sustainability. Anticipated Stub Year 2023 to Fiscal Year 2025 include pending Board Approval, beginning work on implementing Village Board recommendations from the Village Sustainability Plan, continuing planning and promoting community cleanup events, and exploring new growth opportunities.

OaktoberFest and increase community participation; host a program on November 15, 2023, about the benefits of recycling at the Lincolnwood Public Library and in partnership with the Cook County Department of Environment and Sustainability.

Mr. Pasquini stated that the Environmental Commission is seeking guidance and policy direction on the following activities and goals for 2023-2025: Develop opportunities to expand event planning and programming beyond OaktoberFest, explore opportunities to work with School District 74 and Lincolnwood Library to promote sustainability, and explore opportunities for collaboration with the Lincolnwood Chamber of Commerce.

Trustee Sargon thanked the Environmental Commission for their time and efforts. She stated that there are opportunities to collaborate with the school district and the Chamber of Commerce going forward. Whatever ideas the Environmental Commission has, they can bring it to the Board's attention. She said she is looking forward to supporting Oaktober Fest, community cleanups, and implementing goals from the Sustainability Plan.

Mayor Patel stated that he would like the Environmental Commission to expand on exploring opportunities with the Library, School District 74.

Environmental Commission Chairperson Naija Ahmed stated that she would like to look into how the school district recycles and handles its food waste. SWANCC provides free audits of food waste in the school district and provides food sorting bins. This would be something the Village should consider looking into. Chairperson Ahmed noted that the Environmental Commission would like to see collaboration with the library regarding electric vehicle charging stations and recycling.

Trustee Sargon asked if there could be space in the quarterly newsletter to include Environmental Commission events and sustainability tips.

Mr. Pasquini stated that Public Works staff makes an effort to post sustainability-related information to Village newsletters.

Chairperson Ahmed stated that publishing sustainability news in the newsletter would reach more people.

Trustee Diaz Herrera stated that the Village can try to incorporate sustainability by involving the children and incorporating it in their education in the school districts.

Trustee Halevi thanked the Environmental Commission for their efforts. She stated that the Commission had provided the community with a plan that it lacked.

The consensus of the Village Board is to explore opportunities with School District 74 and the Lincolnwood Library.

2. Discussion Concerning a Requested Text Amendment to Allow Colleges/Universities as a Special Use in the B-2 Zoning District

Planning and Economic Development Manager Doug Hammel Douglas Hammel stated that Prospective owners of 3420 Devon (formerly Whistler's Restaurant) are seeking to redevelop the property with a use that the Zoning ordinance would classify as a "college/university." The site would host the Sarah Hartman Women's College of Touro, a branch of the Hebrew Theological College. Mr. Hammel stated that the development review process includes a Text Amendment to allow "college/university" as a Special Use in the B-2 district, parcel consolidation, and Special Use and Variation approvals. The proposed developed is a three-story, 40,000-square foot building with 12 classrooms and two science labs, a library, social and study spaces, a commercial kitchen, seven dormitories housing a total of 42 students, and two one-bedroom dormitory units for resident counselors. Outdoor spaces include a private courtyard and rooftop plaza. Proposed parking will consist of 32 on-site parking spaces and 15 existing on-street or proposed new parkway parking spaces. Off-site improvements include parkway parking on Trumbull Avenue and an improved alley.

The primary Text Amendment would be to allow "colleges/universities" as a Special Use in the B-2 Zoning District. Related Text Amendments include Amend the definition of "college/university" in Section 2.02 Definitions to contemplate dormitories as a component of that overall use category; establish a definition for "dormitory" as separate from residential units; establish a supporting provision to state that dormitories cannot be a stand-alone use and must be a component of a college/university, and dormitories are only allowed if the college/university is in a zoning district that allows residential units above 1st-floor commercial; establish a minimum lot size of .5 acres for a "college/university"; and consider establishing a distinct parking standard for dormitories.

Mr. Hammel stated that staff requests that the Village Board Committee of the Whole provide feedback regarding the appropriateness of the proposed use of the subject property and the potential Zoning Text Amendments presented.

Hal Francke, a representative of the theological College, thanked the Board for their time to speak with him. They have been working with the Village for months. He said the village is one of the few communities allowing applicants to present their proposed developments to the Board. He stated that the university is seeking guidance from the Board on the concepts of the proposed Text Amendments.

Raabi Shuman, CEO of the university, thanked the Village staff for meeting with them. He said the college opened in 1921 to Jewish students. In the 1960s, the college moved around. Since 1994, it has operated out of two office buildings in Rogers Park. Several years ago, they began to plan for their centennial celebration. That starts with providing their female students with a high college experience that will enhance their learning. The university believes the property on Devon Avenue represents hope for the university and a decades-long mission.

Dr. Tessler, Dean of the University, thanked the Village Board. She said their university graduates have been accepted to prestigious graduate schools and have lucrative careers serving many communities. Their students are ready for their new university in Lincolnwood.

Mr. Seldon Wolf, a long time Lincolnwood resident spoke of the desire of himself and the Hartman family to see this go ahead, both for the University and for Lincolnwood.

Trustee Sargon said she is excited about potentially supporting this type of development. She wants to preserve the village code but also accommodate the proposed project. She said that if there is a way that the Text Amendment does not open up all of the B-2 zone to colleges and universities, there is a path to it being approved without it conflicting with the existing Village Code.

Trustee Halevi stated she has no problem with the proposed development. Her only concern is that it would take more properties off the tax roll. She stated that the Village Board should

be cautious about what we pick and choose to have in the Village. If the Board chooses to send the proposal to the Plan Commission, she is for that but would like the Plan Commission to be aware of where we are going and what we want to do.

Mayor Patel stated that the Board's concern regarding the Village's zoning text and map is the relationships and requirements of those uses and their effects on the economic strength of the Village. While properties go off the tax rolls, it doesn't mean it's a negative. Limiting the use of the property to a half acre would certainly limit the expansion in the B-2 district. There are measures that can be taken, and they can work with Village staff to make sure that the site is bound in all ways. We want to think about unintended consequences and uses along Devon Avenue. The measures the developers put in place help get the development over the hurdle.

Trustee Klatzco stated that he is wondering if the Board should consider a Text Amendment of a special overlay for the specific property. Having a Special Overlay on the specific property should be something the Village Board should look into.

Trustee Saleem stated that the Village needs a development on that site, and he is looking forward to it.

Trustee Halevi asked what the time frame would be to complete the project if the development was approved.

Rabbi Shuman said that they would begin construction as soon as possible.

The consensus of the Village Board is to move ahead.

3. Discussion Concerning Pride Flag Program

Mayor Patel stated that he has received positive comments regarding the Pride Month colors illuminated on the Touhy Avenue pedestrian bridge. He said that he has received additional requests for flying pride flags on Lincoln Avenue.

Management Analyst Elijah Bebora stated that the Village has a long history of celebrating its multicultural diversity. The Flag of Diversity Program takes place annually in August, showcasing the different backgrounds of the Lincolnwood community. In keeping with the Village's diversity mission, Mayor Patel requested a discussion with the Village Board regarding a pride flag program subsequent to multiple resident requests when the Village began illuminating the Touhy Avenue pedestrian bridge with pride colors in June. The pride flag represents the intersectional diversity of lesbian, gay, bisexual, transgender, queer, intersex, asexual, and Two-Spirit (LGBTQIA2-S) communities. The pride flag is increasingly being incorporated into local, state, and federal programs. Six comparable municipalities, including River Forest, Glencoe, Highland Park, Northbrook, Wilmette, and Deerfield, fly pride flags in front of their municipal buildings or on the public right-of-way.

Additionally, a survey of Northwest Municipal Conference communities found that Vernon Hills also holds a pride flag program.

Mr. Bebora said that Staff proposes a program for the Village Board's consideration consisting of pride flags flown on Lincoln Avenue between Touhy and Devon Avenues during June. There are 50 poles, with each pole able to hold two flags. Approximately 100 flags would be purchased for \$5.89 each. Staff has drafted policy questions for the Village Board to consider to ensure the Board's goals and expectations are appropriately met. If the Village Board desires to create a Pride Flag Program, should it be structured similarly to the Diversity Flag Program, where the number of donations determines the number of flags flown, or is it the Village Board's desire to fund the program with Village funds? If so, does the Village Board desire to fly pride flags annually in June, otherwise referred to as "Pride Month"? Should there be limitations on the location and number of pride flags flown? Would the Village Board like to recognize other holidays or events, such as Juneteenth? The approximate cost to purchase 100 pride flags is \$883.50, and it is anticipated that new flags will need to be purchased annually as flags are worn out. Mr. Bebora said that Staff seeks direction from the Village Board Regarding Implementing a Pride Flag Program. If the Board supports such a program, direct staff to structure the program to accept donations of pride flags or incorporate funds in the Fiscal Year 2024 Budget to fund the program. Staff will then work with the Village Attorney to draft a formal policy for the Village Board's approval.

Mayor Patel said that the costs seem low and that the flags are standard issue.

Mr. Bebora stated that, yes, they are the same materials as the other flags.

Trustee Sargon said that the Village has built a good policy with approving flags to be flown. She said that the responsibility for replacing flags should be on the Village and not on donors. She stated that she is in favor of flying pride flags in June.

Trustee Halevi asked if we could have American flags flown on one pole and the pride flag on the other.

Trustee Klatzco stated that Trustee Halevi's idea is a good one because it would allow for an easy transition between flags for different events.

Trustee Sargon stated that she thinks that the Village should focus on pride flags. She noted that it would be helpful to see what other communities are doing to recognize Pride Month.

Trustee Diaz Herrera said that she thinks that it is a good idea to fly pride flags alongside American flags. She said that it is also important to recognize Juneteenth.

The consensus of the Village Board is to draft a flag program that would incorporate the pride flag and the American flag.

4. Discussion Concerning Funding for the Infrastructure Program

The current agreement with Groot, which was entered into in 2019, is set to expire on August 31, 2024. The annual program cost is approximately \$1.1 million. As part of the Infrastructure Plan funding mechanism, the Village structured the existing Groot contract to expire in 2024 to allow negotiation to transition billing from the Village directly to consumers over a two-year period. The new structure was to include a pay-as-you-go model to allow residents to have more control over their waste and recycling and incentivize recycling to reduce their refuse bill. The Village currently pays for the cost of refuse and recycling services. Transitioning the refuse collection fee to move away from the Village incurring the cost will allow for approximately \$1.1 million annually to be applied to the roadway debt service. In the event the Village Board does not desire to transition the model to residents being directly billed for refuse and recycling, \$500,000 in Infrastructure Funding will be lost in the first year and \$1.1 million in 2027 and onward. To incorporate the revenue modification, staff has proposed removing Infrastructure Program areas that involve only roadway resurfacing to avoid causing issues with the Village's Lead Service Replacement Program from out years starting in 2027. Staff recommends adding these areas to the out years if removed, such as 2033

Mr. Meyer noted that staff analyzed the infrastructure impact for 2027. Work would include removing the resurfacing of Central Park Avenue from Lincoln to Pratt. Approximately 2,500 linear feet of roadway. The current estimated cost is \$450,000 and will likely be near \$500,000 by 2027. For the year 2028, work includes removing the resurfacing of Albion from Navajo to North Tower Circle, Albion from Cicero to Kilbourne, and Arthur from Lincoln to Spaulding. Approximately 5,700 linear feet of roadway. The current estimated cost is \$1,025,000 and will be near \$1.1 million by 2028.

Policy questions for the Village Board to consider are if the Board would like to keep the current structure with Groot, staff would do a further analysis of what further savings the Village could implement. Another option would be to extend the current Agreement with Groot with no changes for 16 months to provide additional time for staff to draft a structure with the Village Board's approval through the new Facilities Plan and Parks and Recreation Master Plan. The Village Board would then decide on the next Agreement in June 2025.

Trustee Saleem said that in a previous discussion, a spreadsheet of additional revenue sources would be created. He asked if there could be data shown of additional revenue sources created.

Village Manager Gaura said that staff can get that information and present it at the Capital Improvement Plan meeting.

Trustee Klatzco stated that with the influx of electric vehicles, we should look at the utility fee.

The consensus of the Village Board was to move forward with the extension with Groot.

Adjournment

Trustee Sargon moved to adjourn the Committee of the Whole at 7:32 P.M., seconded by Trustee Diaz Herrera.

The meeting was adjourned by roll call vote.

Meeting Adjourned

Respectfully Submitted,

Beryl Herman
Beryl Herman
Village Clerk