

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS,
OCTOBER 21, 2014**

Call to Order

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:22 PM, Tuesday, October 21, 2014 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

Roll Call

On roll call by Deputy Village Clerk Douglas Petroschius the following were:

PRESENT: President Turry, Trustees Patel, Cope, Elster, Klatzco, Leftakes, Sprogis-Marohn (7:01 PM)

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Hart Passman, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Janice Hincapie, Director of Parks and Recreation; Timothy Clarke, Director of Community Development; Robert Merkel, Finance Director; Joseph Mangan, Accountant; Aaron Cook, Development Manager; Paul Eisterhold, Plan Commission Chair.

Approval of Minutes

Minutes of the October 7, 2014 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Klatzco moved to approve the minutes as presented, Trustee Elster seconded the motion. The motion passed by Voice Vote, 5-0.

Regular Business

1. Discussion Concerning the 2014 Proposed Property Tax Levy

This item was presented by Mr. Merkel using PowerPoint. Staff is recommending increasing the corporate real estate tax levy by 1.5% (\$79,635) for 2015 which is the most allowed by state statute for non-home-rule municipalities. Per the Village's Financial Policies, the Village will only increase property taxes to that which is allowed by state statute, which for Lincolnwood is the Cook County Consumer Price Index. Mr. Merkel noted that the average property tax increases for the Village over the last three years is 2%. The property tax levy supports expenditures in the General Fund. This year the General Fund's pension obligations have been reduced. Discussion ensued. Trustee Patel commended the work of the Police Pension Board who reduced the Village's pension obligation by \$39,328. There was consensus to proceed with the tax levy proposed by staff. Mr. Merkel indicated that at the first meeting in November the Village Board will consider a Resolution for adopting the tax levy and in the first meeting in December the Village Board will consider the tax levy Ordinance for 2014.

2. Discussion Concerning a Development Concept for 3420 W. Devon Avenue

This item was presented by Mr. Clarke using PowerPoint. Mr. Clarke provided background on the matter. Chris Dimas, the owner of Whistler's Restaurant at 3420 Devon Avenue is interested in redeveloping his property at 3420 West Devon Avenue. Mr. Dimas proposes a mixed use involving residential condominiums or apartments with first floor commercial space. The proposal is for a three story, 38 foot tall building facing Devon Avenue. Included with this are 5,173 square feet of ground level commercial space and 18 residential

units on the second and third floors. Proposed parking for the site exceeds what is required by code. The zoning for the property is B-2 General Business where residential is prohibited. The Comprehensive Plan makes some suggestion for multi-family residential and the Urban Land Institute recommended this site be considered for senior housing. The developer of the property, Barry Sidell, provided further information to the Village Board. Discussion ensued regarding density ratios, square footage, code requirements, alternative uses, and parking. Concerns were raised regarding the use of residential in the corridor and approval of such a request would be considered spot-zoning. There was consensus to be opposed to the concept of reusing this site as residential.

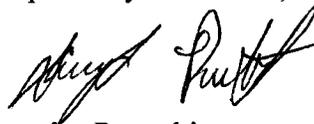
3. Status Report from the Plan Commissions

Mr. Cook and Mr. Eisterhold presented the accomplishments of the Plan Commission in the previous two years. Goals for the next two years include continuous updates to the Zoning Code and a review and update of the Comprehensive Plan. President Turry commended Mr. Eisterhold and his Commission on their exemplary work and service. Discussion ensued regarding the previously proposed development concept on Devon and whether residential was needed. There was consensus on the Village Board to conduct a joint workshop with the Plan Commission and Economic Development Commission to explore this topic further.

Adjournment

At 7:26 PM Trustee Patel moved to adjourn the Committee of the Whole, seconded by Trustee Cope. The motion passed with a Voice Vote, 6-0.

Respectfully Submitted,



Douglas Petroschius
Deputy Village Clerk