

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
MARCH 20, 2018**

**Call to Order**

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:00 P.M., Tuesday, March 20, 2018, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

*This meeting is a joint meeting of the Village Board and the Economic Development Commission.*

**Roll Call**

On roll call of the Village Board by Clerk Herman the following were:

PRESENT: President Bass, Trustees Patel, Spino, Ikezoe-Halevi, Hlepas Nickell, Sugarman, Cope (6:05)

ABSENT: None

A quorum was present.

Also present: Village Manager Timothy Wiberg, Assistant Village Manager Ashley Engelmann, Assistant to the Village Manager Charles Meyer, Director of Community Development Steven McNellis, Public Works Director Andrew Letson, Assistant to the Public Works Director Nadim Badran, Village Attorney Steven Elrod.

On roll call of the Economic Development Commission by Mr. McNellis the following were:

PRESENT: Chairman Jim Kucienski, Vice Chair Patrick McCoy, Jim Berger, Joe Spagnoli, Genelle Iocca, Myles Berman, Rivak Albazi

**Approval of Minutes**

Minutes of the March 6, 2018 Committee of the Whole were distributed in advance of the meeting and were examined.

*Trustee Patel indicated that he had made a correction which was noted and the correction was made.*

Trustee Patel moved to approve the minutes as corrected. Trustee Spino seconded the motion. The motion passed with a Voice Vote.

**1. Presentation to the Board by Z.S. Developers.**

Leading the presentation were:

Stanford Stein, Michael Sieman, CEO of ZS and Partner of Lakeshore, Todd Zima, Co-founder and Partner of ZS.

All three used PowerPoint for their presentation. They indicated the use of land and plans for the property. They also discussed financing options.

*The PowerPoint for ZS appears at the end of this document.*

EDC members questions:

EDC member Miles Berman questioned Mr. Sieman: Is there a need for incentives other than TIF?

Response:

- TIF has a limited time, a restart would be necessary
- Economic Structure – A fund is open – an explanation of how this can proceed
- Failures –Mr. Zima and Mr. Sieman spoke of learning from failures
- GO Bonds – Will bring in efforts to find
- Parking - to be determined by consultants

Jim Kucienski, EDC Chair – Committee would like to work with ZS to see more definitive picture, more information is needed.

Response from Mr. Zima:

They have not yet gone beyond initial levels.

Joe Spagnoli, EDC Member – EDC would like to have more specific information.

Board members questions and comments:

Trustee Cope – What assurances can ZS provide that a schedule can be followed? We cannot make a decision without having a tangible schedule.

Mr. Sieman – The HUD process takes a year to complete.

Trustee Cope – What is your schedule assuming there is no ordinance? How will we know when financing is ready?

Mr. Zima offered clarification.

Trustee Nickell requested information regarding ZS experience with a project this size and type. Mr. Sieman responded.

Mr. Stein stated that the purchaser must bear much of the risk – this discussion would be better at a workshop.

Questions and Comments from the Public:

Resident Susan Ginsburg:

Mayor Bass ran on the premise that previous Mayor, Turry did nothing on this item and that he, if elected, would correct this. What will the mayor do now?

There was no response.

Resident Pam Lefkowitz :

Trustees formerly did not want to spend \$35,000 on this property, now are willing to spend millions. We have a real developer here, we need to move ahead.

Resident Charles Halevi:

Recommends having the developer take out a bond regarding time for completion in stages.

Resident Edie Kaminsky:

How does it make sense to condemn when there is a developer ready to go and develop?

Mayor Bass responded. In a real world, what actions are necessary? We need to be logical, actual and practical. We are doing what we need to do based on circumstances. We are taking all aspects into consideration. I am limited in what I can say further.

Trustee Cope responded: We want to make sure that we have a developer who will actually do the project.

Resident Angelo Nickolo:

These people have money available. We have somebody....lets go ahead.

Resident David Goldberg:

As a Commercial Real Estate Broker I ask, have the developers done any mixed use projects?

Are any tenants in hand? Is the buyer willing to close on a deal?

Mayor Bass stated: There have been many meetings on this subject. There will be no action taken tonight.

### **Adjournment**

At 8:10 P.M. Trustee Patel moved to adjourn Committee of the Whole, seconded by Trustee Hlepas Nickell.

The motion passed with a Voice Vote.

Respectfully Submitted,



Beryl Herman  
Village Clerk