

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
FEBRUARY 5, 2019**

**Call to Order**

President Bass called the regular meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M. Tuesday, February 5, 2019, in the Council Chambers of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

**Pledge to the Flag**

The Corporate Authorities and all persons in attendance recited the Pledge of Allegiance.

**Roll Call**

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Bass, Trustees Patel, Cope, Ikezoe-Halevi, Hlepas Nickell, Spino, Sugarman

ABSENT: None

A quorum was present.

Also present: Assistant Village Manager, Charles Meyer, Interim Village Manager, Robert Merkel, Village Attorney, Steven Elrod.

**Adjournment**

At 7:32 P.M. Trustee Hlepas Nickell moved to adjourn the meeting to Closed Session for the purpose of discussing probable or imminent litigation per section 2(c)(11), seconded by Trustee Patel.

Upon roll call the results were:

AYES: Trustees Hlepas Nickell, Ikezoe-Halevi, Spino, Cope, Patel, Sugarman

NAYS: None

The motion passed

**Reconvention**

At 7:48 P.M. Mayor Bass reconvened the Regular Meeting.

**Warrant Approval**

President Bass presented the warrants for approval in the amount of \$1,188,508.77. A motion to approve the warrants was made by Trustee Sugarman seconded by Trustee Hlepas Nickell.

Upon roll call the results were:

AYES: Trustees Sugarman, Hlepas Nickell, Spino, Cope, Patel, Ikezoe-Halevi

NAYS: None

The motion passed.

**Village President's Report**

**1. Proclamation Regarding Niles Township Food Pantry Awareness**

Due to the government shut-down, there was an increase in the amount of families that needed the assistance of the Niles Township Food Pantry. In an effort to raise food donations, the Niles Township Food Pantry has asked us to make February, Niles Township Food Pantry Awareness Month. The following Proclamation will be mailed to the Niles Township Food Pantry.

Proclamation

Whereas, the Niles Township Food Pantry, located at 5255 Lincoln Avenue , initially started out in the basement of the Niles Township building, with a shelf containing some canned goods, just in case someone was in need. It then grew to the back room of the Township's building with one full time employee; and

Whereas, in 2009, the Niles Township re-established the food pantry in their annex building, 8341 Lockwood (the former site of a day-care facility); and

Whereas, after extensive remodeling in the intervening years, the food pantry now serves around 1,000 families a month , or 1800 family visits a month. In 2018 they distributed 1,300,000 lbs of food; a mere .44cents provides three meals to a hungry Niles Township resident; and

Whereas, the demand for emergency food assistance still exists, and the demand to keep food banks, like the Niles Township Food Pantry supplied is as critical as ever; and

Whereas, the pantry has four full-time employees and close to 30 volunteers who help in the food pantry each month; and

Whereas, the food pantry is run and supported by the Niles Township Government; and

Whereas, food and other services provided to food pantry clients, is paid for out of the Niles Township Food Pantry Foundation, a 501c-3 charitable corporation; and

Whereas, the food pantry is also a place where individuals can perform community service, either through court-ordered community service, or through graduation requirements of the local high schools, and some of the volunteers are individuals with special needs.

Now, Therefore, be it resolved that I, Barry Bass, President of the Village of Lincolnwood, along with the Village Board of Trustees, do hereby proclaim the month of February 2019 as

Niles Township Food Pantry Awareness Month

In Lincolnwood and call upon citizens to donate food and time to create a better, brighter and more hopeful future for those less fortunate.

**2. Iron Chief's Update**

On Saturday, January 26, the Village held the Third Annual Iron Chiefs competition. Going into this year's competition there was a tie between the Police and Fire Department. Special guests and judges for the competition were Judge Mario Rizzotti, top chef Carlos Gaytan, celebrity chef Fabio Viviani and WGN anchor Sean Lewis, MC and tie breaking judge was Paul Guerrero. It was a very close competition with the Fire Department pulling off the upset. Proceeds raised at the event went to the Niles Township Food Pantry. I would like to thank everyone for all their hard work on making this event such a success.

**Consent Agenda**

1. **Approval of a Resolution Authorizing a Contract Renewal with Best Quality Cleaning, Inc., of Franklin Park, Illinois for Janitorial Services in the Amount of \$38,760**
2. **Approval of a Resolution Ratifying the Engagement of Raymond C. Fricke and the Law Firm of Burke, Warren, MacKay & Serritella, P.C., as Bond Counsel for the Village**

Trustee Hlepas Nickell moved to approve the Consent Agenda. The motion was seconded by Trustee Ikezoe-Halevi.

Upon Roll Call the results were:

AYES: Trustees Hlepas Nickell, Ikezoe-Halevi, Spino, Patel, Sugarman, Cope

NAYS: None

The motion passed.

**Regular Business**

3. **Consideration of Approval of 1) A Resolution Approving an Intergovernmental Agreement with the School Districts regarding the North Lincoln TIF District, 2) An Ordinance Terminating the Lincoln-Touhy TIF District, 3) Three Ordinances which together establish the North Lincoln Tax Increment Financing (TIF) District for an Area Generally located North and West of the Intersection of Lincoln and Touhy Avenues, and 4) A Resolution Approving a Redevelopment Agreement for the 8.47 Acre Property at the Northwest Corner of Lincoln and Touhy Avenues**

This item was presented by Attorney Elrod who provided background.

TIF and RDA Boundaries were exhibited and used at other parts of the presentation. They indicated that the new TIF boundaries were smaller than the original.

Attorney Elrod stated that there are several items related to the Purple Hotel site.

**Review Process – Timeline**

\*September 5 and October 4, 2018 – Plan Commission Public Hearing and Recommendation to Approve a Special Use for Preliminary Approval of a Planned Unit Development, with Zoning Modifications and Approval of a Preliminary Plat of Subdivision

\*September 26 and November 1, 2018 – Economic Development Commission (EDC) Recommendation to Approve an Economic Incentive Framework for a Redevelopment Agreement with Tucker Development Group

\*October 31, 2018 – TIF Joint Review Board (JRB) Recommendation to Approve designation of a new North Lincoln TIF District

\*November 6 and 20, 2018 – Village Board Review and Approval of a Special Use for Preliminary Approval of a Planned Unit Development with Zoning Modifications and Approval of a Preliminary plat of Subdivision

\*November 20, 2018 – Village Board Public Hearing to consider approval of the Proposed Redevelopment Plan and Project, as well as Designation of the North Lincoln Redevelopment Project Area

January 2, 2019 – Village Board Briefing by the Village Attorney, on the contents, terms and provisions of the Redevelopment Agreement

All items were reviewed by Staff, Trustees Hlepas Nickell and Patel and representatives from Districts 74 and 219.

Trustee Cope noted that TIF Funding is not coming from the Village General Fund (non-recourse to the Village). Additional discussion ensued.

Trustee Cope moved to approve all items under Number 3 by omnibus. There was no second. Mr. McNellis read the items and Attorney Elrod pointed out that the two additional items relating to the

retail developer and the hotel developer.

Trustee Hlepas Nickell moved to approve by omnibus, seconded by Trustee Patel.

Upon Roll Call the results were:

AYES: Trustees Hlepas Nickell, Patel, Spino, Cope, Sugarman, Ikezoe- Halevi

NAYS: None

The motion passed

President Bass spoke, stating that after approximately 14 years of a vacant site, we have a qualified bona fide developer. He offered thanks to all involved: Staff, Village Board, especially Trustees Hlepas Nickell and Patel, our Consultants, Mr. McNellis, Mr. Meyer and especially Mr. Merkel in his position as Interim Village Manager. This was a team effort and now we will move forward.

Attorney Elrod stated that Mr. Tucker has provided signed copies of the agreement as has District 219. District 74 will have these by the end of the week.

President Bass thanked Mr. Elrod for all of the work he has done on this.

Trustee Hlepas Nickell questioned when the information will be available for the residents. Mr. Meyer responded that all information will be on the Village Website and Social Media.

Mr. Tucker addressed the Board. He stated that it was remarkable for a project of this magnitude to have reached this point in so short a time. He thanked all involved for their hard work and is looking forward to the next steps.

### **Manager's Report**

Mr. Merkel announced that the new Village Manager will be starting at the next Village meeting. President Bass thanked Mr. Merkel for "stepping up" at a very difficult time for the Village.

### **Board and Commissions Report**

Trustee Hlepas Nickell spoke regarding the process for staging construction sites. How far can site staging go if not on permitted site? President Bass said that this will be brought to the next Village Board agenda.

### **Trustees Reports**

Trustee Patel spoke of attending the Northwest Municipal Conference Brunch with fellow Trustee Ikezoe-Halevi.

One item discussed was pension fund consolidation. He would like to see this brought forward to our Village Board.

Trustee Ikezoe-Halevi, liaison to Human Relations Commission, spoke of Iron Chief and thanked all who attended. She asked that people who did not attend, try to attend next year.

### **Public Forum**

None

**Adjournment**

At 8:30 PM Trustee Cope moved to adjourn the Regular Meeting, seconded by Trustee Patel.  
The motion passed with a Voice Vote

Respectfully Submitted,

*Beryl Herman*

Beryl Herman  
Village Clerk