

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
MEETING OF THE COMMITTEE OF THE WHOLE  
VILLAGE HALL COUNCIL CHAMBERS  
MEETING HELD VIA GOTO MEETING AND  
AVAILABLE LIVE AT WWW.LINCOLNWOODIL.ORG/LIVE-CABLE-CHANNEL/  
OCTOBER 20, 2020**

**Call to Order**

Village President Bass called the Meeting of the Committee of the Whole of the Lincolnwood Board of Trustees via GoToMeeting to order at 6:00 P.M. Tuesday, October 20, 2020, meeting held via GoToMeeting and available live at [WWW.LINCOLNWOODIL.ORG/LIVE-CABLE-CHANNEL/](http://WWW.LINCOLNWOODIL.ORG/LIVE-CABLE-CHANNEL/), County of Cook, and State of Illinois.

Before calling the roll the Village President read into the record the requirements for public comments for later in the meeting.

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

PRESENT: President Bass, Trustees Ikezoe-Halevi, Klatzco (Via GoToMeeting), Hlepas-Nickell (Via GoToMeeting), Sargon (Via GoToMeeting), Patel (6:10 P.M.), Cope (Via GoToMeeting at 6:23 P.M.)  
ABSENT: Cope and Patel

A quorum was present.

Also present: Anne Marie Gaura, Village Manager; Chuck Meyer, Assistant Village Manager; Heather McFarland, Assistant to the Village Manager; Jon Bogue, Management Analyst; Jake Litz, Management Analyst for Fire; Robert Merkel, Finance Director; Andrew Letson, Public Works Director; Steve McNellis, Community Development Director; Doug Hammel, Development Manager; Mike Hansen, Fire Chief.

**Approval of Minutes**

The minutes of October 8, 2020 Meeting of the Committee of the Whole were presented for approval.

Trustee Hlepas Nickell moved to table the minutes of October 8, 2020 of the Committee of the Whole, which was seconded by Trustee Sargon.

Clerk Herman called the roll.

Ayes: Trustees Ikezoe-Halevi, Sargon, Hlepas Nickell, Klatzco  
Nays: None

## **Regular Business**

### **1. NEID TIF Plan Update**

This item was presented by Doug Hammel, Development Manager, using PowerPoint.

Mr. Hammel provided an overview of the project, which is to provide an analysis for the target area which will have the Tax Increment Finance (TIF) District expire at the end of this year. Mr. Hammel provided the geographical parameters for the project for the northeast portion of the Village and introduced the team from Houseal Lavigne that is overseeing this project. Mr. Hammel then introduced Nik Davis, Daniel Tse and Sean Tapia to present this topic.

Mr. Davis provided an update regarding the process and provided an overview of the role of his organization in facilitating this plan and stakeholders.

Mr. Tse provided an overview of the map and the potential uses for the different land uses throughout the area and provided the opportunities for each area.

Mr. Tse stated that the development areas are intended to be flexible pods for opportunities.

Mr. Hammel stated that the purpose was to solicit any feedback from the Village Board for land uses and looking at multi-modal opportunities for the properties.

Mayor Bass asked if the consultants had interacted with any properties owners or management to see if they envision something for this area?

Mr. Davis stated that we were looking at the properties and that the opportunities do exist and synergy does exist with property owners.

Trustee Klatzco asked about the feasibility of the interior lots section of the outlets on the mall with limited visibility and voiced concerns about the ideas being presented as nothing new for the Village to consider.

Mr. Davis stated that for out lots to work, it needs to build on what is going on for the Site #3 for the Town Center Warehouse site. Mr. Davis added that they are in the ideas stage and in the next step they will be looking at developing visualizations and plans to get to the next stage. Due to audio fidelity issues for Mr. Davis, Mr. Tse added that the designs for Site #1 out lots are contingent for plans for Site #3. Mr. Tse continued that from here they will be able to begin to visualize the area and provide a full view of the opportunities.

Trustee Klatzco asked about the dotted lines on the map. Mr. Tse clarified that the dotted lines are related to pedestrian transportation opportunities that will connect the areas through different modes of transportation.

Trustee Sargon asked if there will be any resident feedback for this plan and while the plan does call for things like breweries it was requested that we make sure that there are pieces in the plan to get younger families.

Trustee Hlepas Nickell stated that these suggestions were heard before and that we are at the tail end of this process and it would have been nice to have done something like this sooner. Trustee Hlepas Nickell continued that it may help us market the area and have options for potential investors. Trustee Hlepas Nickell added that the plans coming from this project may show that Lincolnwood is open to potential opportunities and that it is partially contingent on property owners thinking outside of the box.

Trustee Patel stated that this TIF led to the creation of the Northeast Parkway and providing that connection on the roadway and that it did serve a benefit in the TIF. Trustee Patel added that this plan will help staff and potential developers to look at options for this site. Trustee Patel stated there are areas that are potential opportunities to combine land in the area to create a central location. Trustee Patel continued that this is a chance to look at everything and see what works for this location. Trustee Patel added his agreement with Trustee Sargon in wanting to create a family friendly environment and that microbreweries may make sense but maybe is not appropriate in all use sections.

Mayor Bass added that it was important to look at all components and see what opportunities and see what sticks.

Trustee Cope asked how many acres were involved and how many owners with the property?

It was stated that the target area size is approximately 70 acres. Mr. Hammel added that for the immediate northeast corner of the area has a handful of property owners with significantly more owners as you move west.

Trustee Cope noted that with multiple owners may make it difficult to acquire the property and with the large size of the land of 70 acres may complicate the matter. Trustee Cope also discussed the economics of land acquisition and wanted to make sure that it was economically viable if the Village were to consider that for this process.

Trustee Ikezoe-Halevi stated that a year from now as the Village is moving away from COVID-19 we will need to look at who is owning the property and will need to determine what we want to do with the property and determine who will want the land.

Mayor Bass concluded the conversation by stating that the Village was very open to opportunities and thanked staff and Houseal Lavinge for their efforts.

## **2. FYI 2021 Budget Update from May 1, 2020 to September 30, 2020**

This item was presented by Robert Merkel, Finance Director, using PowerPoint.

Mr. Merkel stated that staff will look at three fiscal years, starting with FY 20 that just ended, FY 21 in which the Village is currently operating, and FY 22 that we have begun planning for as a staff.

Mr. Merkel provided an overview of the FY 20 final budget. The original Budget for the year projected a net change to the Fund Balance with a reduction of \$597,057 of the fund balance. Mr. Merkel stated that this projection then increased to \$1,539,057 coming from the Fund Balance due to COVID-19, but in analyzing the final actual FY 20 it was found that the Fund Balance increased by \$5,117 instead of experiencing a reduction in the fund balance which was projected at one point to be \$1,539,057.

Mr. Merkel highlighted that due to the mild winter the Village was able to complete capital improvement projects sooner than anticipated and the Village asked the Auditors to note that we had increased expenditures for a single Fiscal Year due to the Village being able to complete the sewer outfall project in only one year as opposed to two years.

Trustee Cope asked about the difference in Fund Balance between the projected estimates and the final totals. Mr. Merkel stated that during the early stages of COVID-19 it was not clear what the impact would be financially to the Village and the impact to the revenues was less than projected by the Village.

Mr. Merkel stated that the Village projected a decrease of 35% in revenues for the current Fiscal Year. Mr. Merkel stated that based on what the Village is seeing in terms of revenues and expenses it is anticipated that the Village will not be seeing a decrease of 35% in revenues but instead would see a 20% decrease in revenue. Mr. Merkel added that there will be revenues of approximately \$350,000 in the form of grants that Jake Litz, Management Analyst, will be addressing shortly.

Mr. Merkel evaluated the revenue and expenses for the current year. Mr. Merkel stated that the financial condition for the Village had improved and they were comfortable with making some recommendations for the Budget. Specifically, Mr. Merkel recommended that \$40,000 be reallocated for the procurement of a new website.

Trustee Patel asked for the Village Board to bring in options and utilize Board and Resident input and ask for a change in processes and ask for greater anonymity and ask for it to be utilized on the website.

Mayor agreed that the Village Board should have this item on the agenda in the near term to discuss the website.

Trustee Cope asked why we are looking at opportunities for the website when we are looking at a large deficit right now when the Village does not have a balanced budget. Mr. Merkel stated that the website was seen as an opportunity for it to be a communication tool.

Trustee Cope reiterated that if there is a \$3.7 million deficit then how will the Village go about handling it and wanted to understand what expenses had been deferred to positively impact the Budget's financial outlook. Mr. Merkel provided a summary of deferred expenses and projects that reduce the deficit. Trustee Hlepas Nickell asked for clarification as to why the Parks and Recreation variance was so large and Mr. Merkel clarified that it was because the operations

had been reduced but the Village did not adjust expenses with COVID-19, which accounts for the large variance.

No further questions were asked. All trustees and Mayor Bass thanked Mr. Merkel for the fine job He has done and Mr. Merkel concluded his presentation regarding the Budget.

### **3. Discussion Concerning the 2020 Proposed Tax Levy**

This item was presented by Mr. Merkel, using PowerPoint.

Mr. Merkel stated that the Village has determined to stay in line with PTEL communities and that by policy Lincolnwood stays with the PTEL levy which is 2.3% which would give an increase of \$133,635 in the levy. Mr. Merkel showed that while the levy will go up \$133,635, the total increase for the Police Pension will go up by \$320,076, which is an increase of \$186,411 above the PTEL amount.

Trustee Klatzco voiced support for going up 2.3% with the Property Tax but not more than that amount.

Trustee Hlepas Nickell thanked Bob Merkel for his efforts and voiced support for the Village Board on how they have held strong in regards to not increasing expenses and limiting operations to the PTEL amount.

Trustee Cope stated that he has never been in support of increasing taxes in excess of the Village's policies and while it seem like an insignificant amount he was not in support of increasing taxes that residents are required to pay.

Trustee Ikezoe-Halevi stated that although she did not want a tax increase, she recommended that the PTEL amount be allowed for the increase in property taxes. It was the consensus of the Village Board to increase the tax levy in alignment with the PTEL amount.

All trustees, with the exception of Trustee Cope agreed that while they wish a raise was not necessary, the 2.3% would be acceptable.

### **4. Discussion Concerning Update on COVID-19 Grant Funding**

The Mayor stated that this topic would be continued to a future meeting.

### **5. Discussion on Environmental and Energy Commission**

Mayor Bass stated that this is a topic that he has been interested in this topic for the past two years and has been working with Trustee Sargon on this topic. Mayor Bass stated that with any change or recommendation that the Village approves to consider the financial impact of such a modification to determine the impact.

This item was presented by Jon Bogue, Management Analyst, using PowerPoint.

Mr. Bogue provided a presentation regarding the topic of Environmental Groups from comparable communities.

Mr. Bogue provided a summary of communities analyzed as part of the project including the topics to be addressed, composition of the group, structure of the meetings, and schedule of meetings.

Mayor Bass stated that any ideas brought forward by the group should be cost neutral and should be considerate of costs to the community.

Trustee Klatzco stated that the Village has lead the way to switch over to LED lights and would be in support of having an ad-hoc committee to educate residents on different ways to reduce the carbon footprint.

Trustee Sargon thanked Trustee Ikezoe-Halevi, Jon Bogue and Resident Najia Ahmed and the opportunity to present this topic. Trustee Sargon stated that it would be important to start looking at the resumes and background of those who have applied to see who may fit for the group. Trustee Sargon continued that it appeared that there will be a consensus behind the idea of addressing these issues. Trustee Sargon concluded that in regards to a Commission versus ad-hoc this is a longer term issue that will require a consistent presence to address and is in favor of a Commission for this but is comfortable with using an ad-hoc structure at this time.

Trustee Hlepas Nickell apologized to Jake Litz for not being able to present tonight but hoped that the Village could have him back in the near term. Trustee Hlepas Nickell voiced her support addressing environmental issues. Trustee Hlepas Nickell stated that she thinks that there will be good applicants for this type of group.

Trustee Patel stated that he did not have an issue with having it be an ad-hoc group as opposed to a Commission but that may change. Trustee Patel stated that the Village does have the GIFT program to incentivize green initiatives, which can be expensive. Trustee Patel voiced concern about creating a competitive disadvantage and to go away from the additional expense. Trustee Patel stated that it may be more of a resources committee and to utilize the resources that we have available for green initiatives. Trustee Patel continued that while being on the dais he had asked about how the Village can increase recycling and incentivizing people to recycle and not produce waste any more.

Trustee Cope stated that green initiatives mean different things to different people. Trustee Cope complimented Trustee Klatzco's idea for using LED lights. Trustee Cope stated that he was in support of green initiatives but was not in support of mandating an activity. Trustee Cope said that there are good ideas out there and wants to see an ad-hoc committee but want to see how the Village can benefit from it.

Trustee Ikezoe-Halevi thanked the Mayor for bringing this topic up and stated that this hit home with the most recent SWANCC Meeting where the refuse has increase 4% in recent months due to COVID-19. As this has been discussed, it was added that the recycling of yard waste and

composting can address the amount of garbage going into the landfill. Trustee Ikezoe-Halevi stated that she preferred a Commission over an ad-hoc committee.

Mayor Bass summarized the discussion in creating an ad-hoc committee to address this topic going forward.

Mayor Bass asked if there was anyone else present to speak.

Lincolnwood Najia Ahmed was recognized to speak on this topic and thanked the Mayor and Trustees Sargon and Ikezoe-Halevi for bringing this forward. She continued by reading a memorandum that was also included in the packet:

**Why A Commission Is Needed:**

1. Climate change and its effects are real. They will continue unabated unless we do something. A permanent committee will be able to address these issues. The committee will inform, educate, provide guidance to the Mayor, Board of Trustees, and all our residents in reducing our carbon footprint. The responsibility is on all of us to be proactive in addressing environmental and energy issues.
2. The Commission would explore ideas/projects that either have no cost to the residents or are at low cost to implement by residents and/or the Village.
3. The Commission would provide ideas/projects to either establish an EEC Sustainability Plan or those ideas/projects could be added to the Village's Comprehensive Plan/Annual Plan.
4. The Commission would liaise with Lincolnwood businesses to raise awareness and improve their practices. For example, District 1860 development could incorporate food waste recycling plans before the build starts.
5. The Commission would involve schools, religious organizations, retirement communities, manufacturing plants and other Lincolnwood committees and provide options, resources, and information regarding eco-sustainable and energy efficient programs.

**Topics Commission Would Cover:**

1. Food Waste Recycling (Composting);
2. Rain/Storm Water Use (MWRD initiatives, Village initiatives, among others);
3. Nature (Bring back the "Pollinators"/native plant species);
4. Energy Efficiency (Light bulbs, LED lights, solar panels, among other energy saving options); and
5. Education (Residents, businesses, schools, other organizations).

**Who Should Serve:**

1. Individuals interested in environmental issues;
2. Individuals with organizational/analytical/business/PR skills; and
3. Diverse representation to reflect our Lincolnwood community.

**Mission Statement**

The Lincolnwood Environmental and Energy Commission shall be an advisory board to the Village Board and its purpose shall be to provide environmental and energy education, guidance, and advice to the Village Board and Lincolnwood community including residents,

businesses, future developments, green space (parks, trails, public green) and pertinent infrastructure improvements.

The Mayor thanked the resident for speaking and concluded the discussion.

**Adjournment**

At 8:17 P.M. Trustee Sargon made a motion to adjourn the Meeting of the Committee of the Whole, seconded by Trustee Hlepas Nickell.

Upon roll call:

Ayes: Trustees Klatzco, Sargon, Hlepas-Nickell, Patel, Cope, Ikezoe-Halevi

Nays: None

Respectfully Submitted,



Beryl Herman  
Village Clerk