

**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/  
MAY 19, 2021**

**Call to Order**

Village President Patel called the Meeting of the Committee of the Whole of the Lincolnwood Board of Trustees via GoToMeeting to order at 6:03 P.M. Wednesday, May 19, 2021, meeting held via GoToMeeting and available live at WWW.LINCOLNWOODIL.ORG/LIVE-CABLE-CHANNEL/, County of Cook, and State of Illinois.

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

Present: Mayor Patel, Trustees Halevi, Sargon, Saleem, Herrera, and Klatzco.

A quorum was present.

Also present: Village Manager Anne Marie Gaura and Assistant Village Manager Chuck Meyer; The following were present via Go-To-Meeting; Jon Bogue, Assistant to the Village Manager; Jake Litz, Management Analyst; Nadim Badran, Public Works Director; Scott Mangum, Community Development Director; Doug Hammel, Development Manager.

**Public Comment**

None

**Approval of Minutes**

The minutes of May 4, 2021 Committee of the Whole Meeting were presented for approval. Trustee Sargon stated one correction regarding the closed session introduction of the meeting minutes. Trustee Sargon moved to table the minutes of May 4, 2021 Committee of the Whole Meeting, seconded by Trustee Saleem

Upon Roll Call the results were:

Ayes: Trustees Halevi, Sargon, Saleem, Herrera, and Klatzco.

Nays: None

**Regular Business**

**1. Bond Presentation by Piper Sandler**

Mr. Meyer introduced Eric Anderson and John Belzano of Piper Sandler. They provided a presentation via PowerPoint related to the Village's 2021 General Obligation Bonds.

Mr. Belzano provided a Municipal Market update and an overview of previous and current debt issuances. He stated that the Village recently issued bonds in 2019 and 2020 to finance projects shown below. Also, the Village plans to issue bonds in 2021 to finance \$8.5-\$8.7 million in projects. Additionally, the Village anticipates funding additional projects with bonds in the future. He overviewed the Village's existing debt, as well as the several options of potential debt servicing. Mr. Belzano then discussed a potential opportunity for the Village to refinance an IEPA Loan. He stated this wouldn't increase debt to the Village and would result in a hypothetical net savings. Finally, he reviewed the remaining timetable of events and future meetings and discussions with the Village Board. He outlined the Parameters Ordinance, Bond Rating, and Comparative Bond Ratings.

Former Finance Director Robert Merkel provided additional insight and feedback regarding the presentation. Additional discussion regarding the IEPA Loan occurred.

Village Manager Anne Marie Gaura provided staff's recommendation. She stated that of the two options presented, staff recommends option #1. This option was the level debt. This would not defer principal for the water portion as option #2 stated.

Trustee Sargon stated she was in favor of moving forward with staff's recommendation. She also stated she was interested in refinancing the IEPA loan. Trustee's Saleem, Klatzco, Herrera, and Halevi concurred with staff's recommendation as well. All trustees stated interest in refinancing the IEPA Loan.

Village Manager Gaura restated the Board's direction and thanked Mr. Belzano and Mr. Anderson for their presentation.

## **2. Police Pension Presentation by Lauterbach and Amen**

Mr. Meyer introduced Anthony Gedvilas and James Ritchie of Lauterbach and Amen. Mr. Gedvilas provided a presentation via PowerPoint. He stated the recommended contribution reconciliation and funded status of the Police Pension Fund. He provided the reasoning for why the figures were calculated as they were, as well as the contribution breakdown. He overviewed the demographic changes, assumption changes, and plan changes.

A brief discussion of the change in market value of assets occurred. Mr. Gedvilas continued with his presentation and discussed expected benefit payments, risk management, the Illinois Statutory Minimum Contribution, changes in net pension liability, five-year employer contribution history, and the actuarial certification.

Mr. Joel Perzov, trustee of the Police Pension Fund, provided a public comment. His comment stated the following, "I have been a trustee of the Lincolnwood Police Pension Fund since 2012. I wish to comment on the proposed change to no longer earmark the proceeds of the two cents a gallon gas tax for the Police Pension Fund. As the trustees are well aware, the pension fund is significantly underfunded. It is underfunded both on an absolute basis and when compared to almost all of the surrounding communities. Each year in order to meet our mandated pension distributions, we must liquidate a portion of our invested assets. For

example, over the past three years (2018 through 2020), withdrawals from investments have averaged over \$700,000 per year. The two cents a gallon gas tax, which was implemented a few years ago, has generated approximately \$250,000 a year for the fund. While modest, it is certainly a welcome contribution. It has allowed the fund to put that much more to work in investments. I know that the pandemic has had a great impact on the village's resources and appreciate how difficult it is for the board to address all of the competing needs of the community. I would suggest that the mandated pension liabilities should be in the forefront of our priorities. The sooner the funding issue is addressed, the lesser will be the toll on future resources. For these reasons I would hope that the board would continue the earmarking of the two cents gas tax for the pension fund. Thank you for your consideration.”

Mr. Merkel provided an additional comment related to funding of the Police Pension Fund. He overviewed the budget impacts from the pandemic and added that the current and previous Fiscal Years were outliers. Further discussion on employer contributions occurred.

Mayor Patel thanked Mr. Perzov for his service on Police Pension Fund and for his comments. He stated he was supportive of earmarking funds for the Police Pension Fund when possible. Trustee Sargon echoed this sentiment and thanked the presentation team.

### **3. Discussion Regarding Floor Area Ratio and Development Regulations**

Community Development Director Scott Mangum provided a presentation via PowerPoint. He stated this was a discussion item regarding Floor Area Ratio (FAR). He defined FAR as the gross floor area of a building divided by the total lot area of the zoning lot on which it is located. He said that for planned unit developments, the floor area ratio is determined by dividing the gross floor area of all principal buildings by the total lot area of the development site. He said this limits total square footage of building on a site based on lot size and smaller lots allowed less square footage. Mr. Mangum stated that the goal of this discussion is to discuss appropriateness of FAR as a development regulation for single-family residential when considering other existing regulations, and steps to move forward. He then provided additional bulk and area standards. He then overviewed other communities' regulations for minimum setbacks, building height/stories, building lot coverage, impervious surface coverage floor area ratio, design guidelines, and design standards. He stated that Lincolnwood is the only community to utilize each of these regulations of the surrounding communities.

Mr. Mangum stated that staff was requesting direction regarding first, consideration whether FAR is a necessary development standard for residential districts where setbacks, height, building and impervious coverage, and Design Guidelines and Standards are already in place; If not, a referral to the Plan Commission to consider removal of FAR requirements; or If so, staff intends to return to the Village Board later this Summer with data comparing lot sizes and development patterns in different areas of the Village and options to tailor regulations to these areas, such as differing FAR, overlay district, etc.

Trustee Sargon asked if this was to be remanded to Plan Commission, if it be holistically or specifically to an area. President Patel stated that it could be looked at specifically to one residential zoning district. Discussion on the impacts of stormwater management and green

space related to this topic occurred. Mayor Patel stated that if FAR is removed, other regulations to preserve green space could be put into place. He stated that the existing regulations were put into place as a reaction to a building boom. Trustee Saleem stated Lincolnwood is very restrictive in what can be built.

Trustee Klatzco asked about design guidelines of other North Shore communities. Mr. Mangum stated Wilmette and Winnetka use FAR but Glenview does not. Trustee Klatzco suggested that the entire package be examined by the Plan Commission, if remanded.

Trustee Sargon suggested that this topic not be remanded holistically; rather, she suggested that distinct neighborhoods be addressed one at a time, starting with east Lincolnwood. Mayor Patel suggested that if this issue was remanded, that it should be addressed in a manner similar to Trustee Sargon's suggestion. He stated that during the public hearing process, the differences in neighborhoods within the Village could be seen.

Village Manager Gaura stated that staff plans to bring this topic back to the Village Board at a future meeting for additional discussion, probably as early as July 20.

Gina Shemtov, representative for Mr. Ruben, spoke via Go to Meeting, during the public comment portion of this topic. She stated that the number of larger families moving into the area is increasing and that she had difficulty finding a home in Lincolnwood that would accommodate a larger family. She also said that due to Lincolnwood's regulations, it is difficult to modify these homes.

Zachary Ruben stated that he has had difficulty with Lincolnwood's regulations and provided a personal anecdote.

Michelle Ruben, Zachary Ruben's wife, voiced concerns with Lincolnwood's current regulations. She provided some examples of how the current regulations can be rather restrictive on certain residents in east Lincolnwood.

A rabbi from the community stated that when the original restrictions were put into place, he voiced his concerns. He stated that he does not understand the reason for all of the regulations currently in place. He said that homeowners should be allowed to maximize the value of their property.

Trustee Sargon suggested that this matter should be remanded to Plan Commission to discuss FAR in east Lincolnwood. The Village Board concurred.

Ms. Shemtov provided one additional public comment. She stated that the original reason for the implementation of FAR is no longer relevant. She stated that the rationale is antiquated.

### **Adjournment**

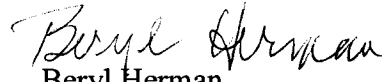
At 7:25 P.M. Trustee Sargon made a motion to adjourn the Meeting of the Committee of the Whole, seconded by Trustee Herrera.

Upon roll call the results were:

Ayes: Trustees Halevi, Sargon, Saleem, Herrera, and Klatzco.  
Nays: None

Meeting Adjourned.

Respectfully Submitted,

  
Beryl Herman  
Village Clerk