



Village of Lincolnwood
Economic Development Commission
Meeting Held via GoToMeeting
Wednesday, April 28, 2021
8:00 A.M.

In accordance with the recently adopted amendments to the Illinois Open Meetings Act permitting the Economic Development Commission (EDC) to conduct a virtual meeting, members of the public are allowed to be physically present in the Council Chambers in Village Hall at 6900 North Lincoln Avenue, subject to room capacity and social distancing requirements. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis. Those members of the public present at Village Hall will be able to provide real-time comments in person on the computer available in the Council Chambers.

Statement Regarding Public Comment

Anyone wishing to respectfully share thoughts about any matter concerning the Village of Lincolnwood EDC may do so by submitting an email to EDCPublicComment@lwd.org prior to the commencement of the meeting. All Emails received will be read aloud during the Public Comment portion of the agenda. Emails should be kept to under 200 words to allow time for others to be heard and for the Commission to progress through the public meeting agenda. The EDC typically does not immediately respond to public comments or engage in open dialogue, but the Committee is actively listening to all comments.

Meeting Agenda

1. Call to Order/Quorum Declaration
2. Roll Call
3. Approval of Minutes from the February 24, 2021 EDC Meeting*
4. Local Development Incentives Policy Discussion — Cook County Property Tax Abatement Requests*
5. Northeast Industrial District TIF Story Map*
6. Biennial Report Follow-up Discussion*
7. Other Business
 - a. New Business License Report*
8. Public Forum
9. Adjournment

**Commissioner Enclosures*

The next scheduled meeting of the Economic Development Commission is on May 26, 2021.

Date Posted: April 22, 2021



Economic Development Commission

**Wednesday, February 24, 2021
Held in Village Council Chambers &
Via “GoToMeeting”**

Commissioners Present: Chairman James Kucienski, Vice Chairman James Berger, Myles Berman, Maureen Ehrenberg, Tim Garcia, Jennifer Spino, Rivak Albazi, and Leonard Weiss

Commissioners Absent: Joe Spagnoli

Staff Present: Community Development Director Scott Mangum, Management Analyst Jake Litz, Village Manager Anne Marie Gaura, Public Works Director Nadim Badran, and Assistant Village Manager Charles Meyer

Village Board Liaison: Trustee Atour Sargon

1. Call to Order/ Quorum Declaration

Noting a quorum of six members present electronically, the meeting was called to order by Chairman Kucienski at 8:00 a.m.

2. Roll Call

The following EDC members were present: Chairman Kucienski, Vice Chairman Berger, and Commissioners Berman, Ehrenberg, Garcia, Spino, Albazi, and Weiss.

3. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the January 27, 2021 meeting minutes. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes. Commissioner Berman moved and Commissioner Ehrenberg seconded the motion. There was a consensus to approve the minutes.

Aye: Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

Nay: None

Motion Approved: 8-0

4. Local Development Incentives Guide Presentation from the Chicago Metropolitan Agency for Planning (CMAP)—Matt Stern

Community Development Director Scott Mangum introduced Matt Stern, Policy Analyst from CMAP. Mr. Stern provided a brief overview of CMAP and gave a detailed presentation on local development incentives. His presentation analyzed and assessed the local and academic perspectives of the implementation of tax incentives. Additionally, he addressed the role tax incentives play in racial and economic equity. Mr. Stern stated that CMAP's recommendation for local governments is to implement an incentive policy that sets the terms for the incentive policy they offer as well as the types of projects local governments hope to bring to the community. He then overviewed some of the desired goals and strategies of effective incentive policies.

Chairman Kucienski thanked Mr. Stern for the presentation and opened the floor to the EDC Commissioners. Commissioner Ehrenberg asked about best practices of other communities. Mr. Stern stated that examples of best practices can be found in multiple communities in the CMAP region but they vary based on a community's needs. Commissioner Berman asked a variety of questions regarding funding of economic incentives, land use, the role of the County, and statistics on incentives. A discussion on these items occurred. The indirect costs of incentives was discussed. Commissioner Berman overviewed a recent history of the Village of Lincolnwood's tax incentives. Mr. Stern provided feedback regarding several of the topics discussed throughout the question portion of the item.

Trustee Jesal Patel, who was present virtually, thanked Mr. Stern for his presentation as well as the EDC for their discussion regarding this topic. He stated which tax incentives have been used in Lincolnwood and for what purpose.

5. Proposed FY 2022 TIF Budgets

Community Development Director Scott Mangum provided a presentation on the Proposed FY 2022 TIF Budgets. He overviewed each TIF district, and its budget, located in the Village. He overviewed the upcoming projects associated with the FY 2022 TIF Budgets. Commissioner Berman made a motion to recommend approval of the FY 2022 TIF Budgets. That motion was seconded by Commissioner Spino.

Aye: Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

Nay: None

Motion Approved: 8-0

6. Economic Development Commission Biennial Report

Management Analyst Jake Litz presented the updated EDC Biennial Report. He overviewed a summary of the EDC's significant activities from the previous two years.

Mr. Litz stated the updates of the report since the last EDC meeting and overviewed the proposed goals and activities of the Commission for the next two years.

Chairman Ehrenberg stated that after today's discussion, the EDC should look at a framework for goal setting. She suggested that this item be added to the Commission's anticipated activities and goals for the next two years.

Commissioner Ehrenberg made a motion to recommend approval of the Economic Development Commission Biennial Report as amended. That motion was seconded by Commissioner Spino.

Aye: Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

Nay: None

Motion Approved: 8-0

7. Other Business

Commissioner Berman asked what the Village was doing to vaccinate the public from COVID-19. Assistant Village Manager Charles Meyer stated that the Village is using all recourses to communicate with residents. He overviewed several of the sources residents can receive a COVID-19 vaccine. Mr. Meyer stated that the Village was attempting to establish a local vaccination site.

8. Public Forum

No members of the public were present.

9. Adjournment

Commissioner Berman moved for adjournment and was seconded by Commissioner Ehrenberg. By consensus, the meeting was adjourned at 9:23 a.m.

Aye: Kucienski, Berger, Berman, Ehrenberg, Garcia, Spino, Albazi and Weiss

Nay: None

Motion Approved: 8-0

Respectfully submitted:

Jake Litz
Management Analyst
Fire Department/Community Development



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Scott Mangum
Community Development Director

DATE: April 28, 2021

SUBJECT: Discussion Regarding Cook County Property Tax Incentives Classes

Background

At the February 24, 2021 EDC meeting, Matt Stern, Policy Analyst from the Chicago Metropolitan Agency for Planning (CMAP) presented CMAP's recent policy document, *Improving Local Development Incentives*. One of the types of incentives that was discussed was the Cook County Property Tax Incentive Classes. The Cook County Real Property Assessment Classification Ordinance, approved over 30 years ago, established a series of incentives to encourage redevelopment of vacant and abandoned buildings. Below is a description of the most applicable incentives for properties in Lincolnwood.

Class 6(b)

Designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. This program reduces real estate assessments to 10 percent, from the standard 25 percent, for 10 years, then raises it to 15 percent in year 11 and 20 percent in year 12.

Class 7(a)

Intended to encourage commercial projects in areas determined to be "in need of commercial development. These projects have total development costs, exclusive of land, that DO NOT EXCEED two million and would not be economically feasible without the incentive. This program reduces real estate assessments to 10 percent, from the standard 25 percent, for 10 years, then raises it to 15 percent in year 11 and 20 percent in year 12.

Class 7(b)

Intended to encourage commercial projects in areas determined to be "in need of commercial development. These projects have total development costs, exclusive of land, that EXCEED two million and would not be economically feasible without the incentive. This program reduces real estate assessments to 10

percent, from the standard 25 percent, for 10 years, then raises it to 15 percent in year 11 and 20 percent in year 12.

Class 7(c)

This program is also called the Commercial Urban Relief Eligibility program. There is no minimum investment, and it does not matter where the commercial property is located. It offers a three-year reduction in real estate assessments, from 25 percent to 10 percent. In year four, that goes up to 15 percent and for year five it is 25 percent.

Village Role, Consent Required

For Cook County to consider granting an incentive request, the Village must consent to that request. In consenting, the Village must expressly state that it supports and consents to the application and that it finds it necessary for development to occur on the subject property.

Previous Requests

The Village does not have an extensive history of requests, but does occasionally receive inquiries about the possibility for a request. Most recently, two inquiries regarding a property that might be eligible for the Class 6(b) incentive. The following table summarizes the Village’s history of requests:

Cook County Property Tax Incentive Requests

Applicant	Address	Request Type	Year	Village Board Action
Lola Valentina	6430 N Hamlin Ave	Class 6(b)	2018	Consented
Greener Cleaner	6430 N Hamlin Ave	Class 6(b)	2018	Consented
Aperion Care	4655 W Chase Avenue	Class 7(c)	2015	Consented
R&R Global	6850 N McCormick Blvd	Class 7(b)	2015	Consented
Z Bakery	3665 W Lunt Ave	Class 6(b)	2013	Consented
Hamoon LLC	3730 W Morse Ave	Class 6(b)	2005	Consented
Centerpoint	3400 W Pratt Ave	Class 6(b)	2000	Did Not Consent

Village Policy on Property Tax Incentives within TIF’s

The EDC should be aware that in 2000 the EDC recommended, and the Village Board approved, a policy (see attached) against providing Village consent to tax abatements requested in the Village’s TIF Districts. However, it should also be noted that all property tax incentives requested in TIF Districts have been approved since that time.

Requested Action

Staff requests direction from the EDC regarding interest in establishing a policy for consideration of Cook County Incentive Class requests or to continue to process and consider requests on a case-by-case basis.

Documents Attached

1. Policy Recommendation on Abatements in TIF Districts, 2000

Memorandum

To: Robert S. Bocwinski
Village Administrator

From: Timothy M. Clarke, AICP
Economic Development Director

Date: January 31, 2000

Subject: Policy Recommendation on Tax Abatements in TIF Districts

After serious consideration and review of pertinent material related to tax abatements, the Economic Development Commission is recommending Village Board action to establish a policy regarding the use of tax abatements in tax increment finance (TIF) districts. In this regard, the Commission is recommending that the Village Board establish a general policy of not providing tax abatements for properties located within (TIF) districts.

Although Cook County has had a tax abatement program for decades, this fall the Village received its first request for such County tax abatement. Under County requirements, tax abatements are only provided where a local municipality has specifically consented to the abatement. This first application to the Village (made by CenterPoint) raised a number of policy issues (see attached). One of these was the use of tax abatements in TIF Districts.

While both tax abatements and TIF Districts can be effective economic development tools, which can result in benefits to property owners, these two tools actually work in quite opposite ways. Tax abatements by their very nature directly *reduce* the amount of taxes that would normally be paid by a property owner. TIF Districts, on the other hand, have no effect on the level of taxes paid and property owners pay their normal share of taxes.

TIF's work on the premise that property values, and hence taxes in the specified district, will grow. In TIF Districts, all the tax increase from increased property values is used by the Village to make improvements to the specified area. To be successful, TIF's rely on property values increasing and new property taxes being generated. The use of tax abatements in TIF Districts directly and negatively impacts the TIF increment that the Village would receive. As such, the use of tax abatements, by their very nature in TIF Districts, is counterproductive.

By a unanimous vote, (6-0), the Economic Development Commission is recommending that the Village Board establish a policy of not providing tax abatements in TIF Districts.

Recommended Action: Move to accept the recommendation of the Economic Development Commission to establish a Village Policy of not providing or approving tax abatements in tax increment finance (TIF) Districts.



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Doug Hammel, Development Manager

DATE: April 28, 2021

SUBJECT: Presentation of the Story Map for the Northeast Industrial District TIF

In December 2020, the Village Board approved a Resolution adopting the NEID TIF Conceptual Redevelopment Plan. That Plan sets forth a vision for the portion of the Village generally bound by Touhy Avenue, McCormick Boulevard, Hamlin Avenue, and Pratt Avenue. At that point in time, the Plan was only available to the Village in the form of a PDF document. Links to that document were provided on the Village’s website after adoption of the Plan.

Following the adoption of the Plan, Houseal Lavigne Associates, the consultant that was hired to assist with this effort, converted the document into the format of a “Story Map”. A Story Map is a more dynamic and interactive web-based interface for viewing the document and its supporting graphics. Viewers can scroll through the document and zoom in on specific components in a way that allows them to more easily correlate narrative text, plans, and other graphics. This type of format can be very effective for events like the International Council of Shopping Centers (ICSC) Conference, where the Village promotes investment opportunities to members of the commercial development community, or simply for sharing the Village’s vision with residents, property owners, or others who approach Village staff about development opportunities.

The purpose of this memorandum is to make the Economic Development Commission aware of the Story Map, as it represents an additional deliverable that was provided by the consultant, above and beyond what was identified in the approved contract. The Story Map can be viewed by visiting the URL below. During the April 28, 2021 Economic Development Commission meeting, staff will provide a brief demonstration of the Story Map interface. (No documents are attached to this memorandum due to the fact that the Story Map format is specifically designed for web-based viewing.)

URL for the NEID TIF Conceptual Development Plan Story Map: <https://hla.fyi/NEIDStoryMap>

Village of Lincolnwood Village Board Committee of the Whole

Commission: Economic Development

Chairperson: James Kucienski
Vice Chair James Berger
Rivak (Rocky) Albazi
Maureen Ehrenberg
Myles Berman
Jennifer Spino
Leonard Weiss
Tim Garcia
Joe Spagnoli

Previous EDC members who served during this report period:
Patrick McCoy (Past Vice Chair)
Peter Dyer

Summary of Significant Activities of the Previous Two Years:

- Recommended
 - FY 2020 and FY 2021 TIF Budgets
 - 7250 North Cicero Avenue PEP Grant Request
 - Opt-out of the Cook County Minimum Wage and Sick Leave Ordinances
 - Lincolnwood Business Re-Opening Strategies and Initiatives
 - Outdoor Advertising
 - Outdoor Dining

- Reviewed/Considered
 - Current/Upcoming Development-Related Projects
 - Community Branding Project
 - Workshop on Targeted Business Development Areas
 - Presentation by Lincolnwood Town Center Mall Manager
 - Update on Pace Bus and CTA data in Lincolnwood
 - Updates on District 1860 Project
 - Visioning Exercise—Commercial/Industrial
 - Northeast Gateway Focus Area
 - South Gateway Focus Area
 - Presentation on COVID-19 Impacts to Business and Re-Opening Strategies
 - Update of Results from Business Survey and Roundtable
 - Updates on Lincolnwood Business Re-Opening Strategies and Initiatives
 - Updates on Northeast Industrial District (NEID) Sub-Area Plan and NEID TIF Conceptual Development Plan
 - Updates from Lincolnwood Town Center Mall Management

- Updates on Lincolnwood's Commercial Occupancy Rate and Sales Tax Revenue

FY 2021-2023 Anticipated Activities/Goals

- Continue to review economic incentive requests
- Continue to review TIF budgets annually
- Conduct a workshop related to the Village's zoning ordinance
- Conduct on-site EDC meetings at current or proposed development sites
- Conduct a joint meeting with the Plan Commission and/or Beautification Commission to address the cleanliness of the Village
- Evaluate incentive policies and procedures

Specific Questions or Comments for the Village Board:

- Is the Village willing to purchase property for the purposes of re-development?
- *(Questions Per EDC)*



Village of Lincolnwood
Community Development Department
New Business Licenses
February 19, 2021 – April 22, 2021

Business Type	Business Name	Business Address	Contact Name	Telephone Number
Construction Management	Angelo Construction Services, Inc.	7080 N. McCormick Blvd.	Joel Saucedo	(630) 391-1269
Retail	Black Buffalo, Inc.	7080 N. McCormick Blvd.	Mark Hanson	N/A
Kids Clothing Wholesale	Kidorable	7080 N. McCormick Blvd.	Liping Yang	(847) 401-0600
Bike Light Manufacturer	Outbound Lighting, LLC.	7080 N. McCormick Blvd.	Matthew Conte	(870) 882-0696
Janitorial Service	Yona Solutions, LLC.	7080 N. McCormick Blvd.	James Schreck	(630) 569-1166
Kiosk at LTC	EVGO	3333 W. Touhy Avenue	Zach Maul	(877) 494-3833
Retail	Scrubs Boutique and More	3333 W. Touhy Avenue	Horacio Montiel	(210) 590-7200
Kiosk at LTC	U.S. Direct Marketing Corporation	3333 W. Touhy Avenue	Ruggero Gonzalez	N/A
Candy Packaging	Candy Squared, LLC.	3364 W. Devon Avenue	Jessica Rine	(847) 420-9795
Home Health Agency	Infinity Home Health Care, Inc.	7331 Lincoln Ave., Suite 2100	Benjamin Cabrera	(847) 983-0979
Retail – Floral Design	Lamassu Floral & Events	4710 W. Touhy Avenue	Martin Yousif	(872) 233-0615
Service – Dog Walking, Etc.	Lincolnwood Dog House	6609 N. Lincoln Avenue	Rehmar Bhimani	(847) 571-2728

Service Establishment	Yafai Enterprise, LLC.	6416 Ridgeway Avenue	Mohson Yafai	(773) 951-3423
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