



Village of Lincolnwood Economic Development Commission

Meeting
Wednesday, August 25, 2021
8:00 A.M.

**Council Chambers
Lincolnwood Village Hall
6900 North Lincoln Avenue**

Meeting Agenda

- 1. Call to Order/Quorum Declaration**
- 2. Minutes Approval**
June 23, 2021 Meeting*
- 3. Update on Outdoor Dining and Outdoor Advertising***
- 4. Update on Sales Tax Revenue, by Category***
- 5. Development Updates**
 - a. Lincolnwood Town Center
 - b. District 1860
- 6. Other Business**
- 7. Public Forum**
- 8. Adjournment**

**Commissioner Enclosures*

The next scheduled meeting of the Economic Development Commission is on September 15, 2021

Posted Date: August 20, 2021



Economic Development Commission

**Wednesday, June 23, 2021
Held in Village Council Chambers &
Via “GoToMeeting”**

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

Commissioners Absent: Joe Spagnoli and Jennifer Spino

Staff Present: Village Manager Anne Marie Gaura, Community Development Director Scott Mangum, Development Manager Doug Hammel and Management Analyst Jake Litz

Village Board Liaison: Trustee Atour Sargon

1. Call to Order/ Quorum Declaration

Noting a quorum of seven 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 Ehrenberg, Garcia, Albazi, Berman, and Weiss.

3. Minutes Approval

Chairman Kucienski asked the Commission if any edits were to be made to the April 28, 2021 meeting minutes. Hearing no corrections, Chairman Kucienski called for a motion to approve the minutes. Commissioner Albazi moved and Commissioner Garcia seconded the motion. There was a consensus to approve the minutes.

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

Nay: None

Motion Approved: 7-0

4. Zoning 101

Development Manager Doug Hammel provided an overview of the Village's Zoning Regulations. He presented the Zoning Map and then reviewed Permitted and Special Uses by Zoning District. He then overviewed the Regulating Bulk by Zoning District, Lincoln Avenue Overlays, Generally Applicable Zoning Regulations, and the Administration of and Amendments of the Zoning Code (i.e. relevant parties—Zoning Administrator, Plan Commission, ZBA). Discussion regarding the effects of the zoning code on property owners within the Village occurred.

Commissioner Garcia asked about the Village's Zoning Code in the marketplace. Mr. Hammel stated that staff consistently conducts peer community research to assess how competitive the Zoning Code is. Further discussion of the perceived nature of the Zoning Code occurred. Mr. Hammel stated that the last comprehensive review of the Zoning Code occurred in 2008. Since then, minor updates have been made where necessary. Discussion on the differences between Zoning Districts occurred. A brief discussion on the Bryn Mawr Country Club occurred. Commissioner Garcia implored staff to start a dialogue with the ownership of the Country Club.

5. Major Property Updates

Community Development Director Scott Mangum provided an update on the Lincolnwood Town Center. Washington Prime, the mall's owner, filed for bankruptcy. Mr. Mangum stated that this will not immediately impact the mall. Existing staff had been retained. However, future updates will be provided to the EDC.

Mr. Mangum also provided an update on the District 1860 property. He stated that a grocer had signed a lease for the development. Additionally, the hotel that was initially anticipated planned to be built at the same time would not proceed at this time due to the economic impacts of the COVID-19 pandemic. Construction is anticipated to begin in fall 2021. Amendments to the Building B of the development were expected to be received as well.

6. Other Business

No Other Business was discussed.

7. Public Forum

No members of the public were present.

8. Adjournment

Commissioner Ehrenberg moved for adjournment and was seconded by Commissioner Weiss. By consensus, the meeting was adjourned at 8:55 a.m.

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

Nay: None

Motion Approved: 7-0

Respectfully submitted:

Jake Litz

Management Analyst

Fire Department/Community Development



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Jake Litz, Management Analyst

DATE: Wednesday, August 25, 2021

SUBJECT: Update on Outdoor Dining and Outdoor Advertising

Background

At the June 2020 Village Board meetings, staff presented a series of proposed initiatives to help support the local business community during the COVID-19 pandemic. These initiatives were vetted by the Economic Development Commission (EDC) at their May 2020 meeting and recommendations were made to the Village Board that these initiatives be undertaken and permitted through the 2020 “summer season”. At the September 15, 2020 Village Board meeting, the permissibility of these initiatives was extended through the end of November and at the November 17 meeting, the initiatives were extended again through the end of January. Subsequently, the Mayor issued a Supplemental Order on January 18, 2021 that extended the provisions through April 30, 2021. At the April 20, 2021 Village Board Meeting, a resolution was approved that authorized outdoor advertising regulations through the end of August 2021.

Discussion

Outdoor Dining Permissibility:

At the June 2, 2020 meeting, the Village Board approved a Resolution that authorized outdoor dining operations during the COVID-19 pandemic (this matter was initially discussed at a Special Village Board meeting on May 27, 2020). This resolution provided restaurants the opportunity to utilize areas of their property for outdoor dining, simply by following basic guidelines and registering with the Village. This Resolution also authorized outdoor dining areas to be located in a portion of a restaurant’s parking lot. There were certain requirements to notify surrounding property owners, meet the State’s guidelines for each phase of the Restore Illinois Plan, and maintain clean and sanitary conditions on the property, etc. In addition, this Resolution permitted outdoor dining tents, with the requirement that the tents meet all State regulations enacted by the Illinois Department of Public Health (IDPH), as well as an inspection of the tents by the Lincolnwood Fire Department to ensure life safety measures are in place. The Village Board approved the Resolution without a specific end date to this authorization. The Resolution simply referenced permissibility during the time period in which the State was in Phases 3

and 4 of the Restore Illinois Plan. Once the State moved to beyond Phase 4, subsequent end dates were implemented and extended.

Enhanced Outdoor Advertising Permissibility:

At the June 16, 2020 meeting, there was a consensus of the Village Board to direct the Village Manager to proceed with authorization of enhanced outdoor advertising as recommended by staff, with amendments by the Village Board. The requested permissibility was part of the EDC's recommendations at their May meeting. In the Board's discussion, there was a consensus to allow temporary sign and advertising regulations to be relaxed for banners, feather signs, pennant flags, outdoor display of products, and sidewalk sales.

Results:

Staff has received positive feedback from the businesses using some of the outdoor advertising options. Staff has observed several businesses that have added enhanced signage that has exceeded what is permitted under these guidelines. However, the Village's Code Enforcement Officer has worked to gain compliance with these businesses.

Five restaurants, L. Woods Tap and Pine Lodge, Libanais, Psistaria Greek Taverna, Wholly Frijoles, and Stefani Prime, have utilized outdoor dining as an option at some point during the pandemic, with all but one (Libanais) adding outdoor tents.

Continued Authorization:

At the August 17 Village Board meeting, the Village Board extended these initiatives through the end of November 2021.



MEMORANDUM

TO: Chair and Members
Economic Development Commission

FROM: Scott A. Mangum, Community Development Director

DATE: Wednesday, August 25, 2021

SUBJECT: Update on Sales Tax Revenue, by Category

Background

In January 2021, staff presented overall sales tax data from 2020 by month, with numbers also broken out by food and beverage tax to demonstrate the impact of the COVID-19 pandemic. Chair Kucienski more recently inquired about sales tax revenue derived from automotive dealerships. While the data for individual businesses is confidential, Finance Director Denise Joseph compiled and provided the attached State Sales Tax Revenue, by calendar quarter and by category of sales.

Not surprisingly, the Drinking and Eating Places category showed the largest year to year decrease, from \$582,067 to \$361,735, with the quarterly numbers greatly affected by the phases of the Illinois Reopening Plan. In contrast to Food and Beverage, automobile sales remained strong during the pandemic as evidenced by an increase in annual state sales tax revenue in the category Automotive/Filling Stations from \$1,454,232 in 2019 to \$1,590,479 in 2020. The first quarter 2021 revenue is even more promising, up 46% from January to March of pre-pandemic 2019. This quarter also follows the completion of the Porsche Lincolnwood renovation and partially includes sales from the new Zeigler Cadillac of Lincolnwood on Cicero Avenue. The other categories that saw annual increases from 2019 were the Furniture/HH/Radio, Lumber/Building/Hardware, and Agriculture/All Others.

VILLAGE OF LINCOLNWOOD
STATE SALES TAX REVENUE

Categories	Calendar Year		
	2020	2019	2018
General Merchandise	124,527	172,196	
Food	156,200	202,315	196,160
Drinking and Eating Places	361,735	582,067	557,165
Apparel	114,102	165,557	180,399
Furniture & H.H. & Radio	92,473	82,242	
Lumber, Bldg, Hardware	211,927	168,127	169,205
Automotive & Filling Stations	1,590,716	1,454,232	1,635,906
Drugs & Misc. Retail	1,379,820	1,424,283	1,376,368
Agriculture & All Others	240,506	221,469	238,916
Manufactures	96,464	111,241	113,863
TOTAL:	4,368,469	4,583,729	4,467,983

VILLAGE OF LINCOLNWOOD
STATE SALES TAX REVENUE - BY QUARTERS

Categories	Jan-Mar 2021	Oct-Dec 2020	July-Sept 2020	April-Jun 2020	Jan-Mar 2020	Oct-Dec 2019	July-Sept. 2019	April-Jun 2019	Jan-Mar 2019
General Merchandise	34,336	40,959	35,256	20,779	27,533	55,964	45,940	42,697	27,596
Food	36,370	40,486	40,965	31,504	43,245	51,705	51,913	55,014	43,684
Drinking and Eating Places	82,411	85,813	99,416	74,295	102,211	153,779	152,543	153,922	121,822
Apparel	33,436	37,572	35,857	16,405	24,268	47,412	40,371	42,056	35,718
Furniture & H.H. & Radio	27,077	25,831	29,372	12,997	24,272	32,634	23,269	12,535	13,804
Lumber, Bldg, Hardware	39,315	48,094		75,718	28,789	36,044	42,454	56,083	33,547
Automotive & Filling Stations	446,332	486,374	438,422	371,965	293,719	416,919	364,033	367,022	306,258
Drugs & Misc. Retail	384,217	385,777	395,698	298,618	299,395	378,109	349,190	342,153	354,831
Agriculture & All Others	55,629	65,594	63,081	66,612	45,203	57,774	60,663	59,009	44,022
Manufactures	26,883	29,244	-	17,160	22,115	26,209	28,554	30,680	25,797
TOTAL:	1,166,005	1,245,745	1,138,067	986,053	910,750	1,256,549	1,158,930	1,161,171	1,007,079