



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