



## Consent Agenda

1. **Approval of a Resolution Regarding the Release of Certain Written Minutes and the Destruction of Verbatim Records of Certain Closed Meetings of the Village Board of Trustees**
2. **Approval of a Resolution Extending the Completion Date for Improvements Pursuant to an Award of a Green Initiatives For Tomorrow Grant for Property Located at 7045 Ridgeway Avenue**
3. **Approval of a Recommendation by the Zoning Board of Appeals to Adopt an Ordinance Granting a Sign Variation from Section 11.04(2)i of the Zoning Ordinance for Dunkin Donuts Located at 6801 North Cicero Avenue**

Trustee Sprogis-Marohn moved to approve the Consent Agenda as presented. Trustee Heidtke seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Sprogis-Marohn, Heidtke, Leftakes, Swanson, Patel

NAYS: None

The motion passed.

## Regular Business

4. **Pre-Application Conference with North Capital Group Concerning a Planned Unit Development (PUD) for the Purple Hotel Properties located at the Northwest Corner of Touhy and Lincoln Avenues**

This item was presented by Mr. Clarke with use of a PowerPoint presentation.

### Planned Unit Development (PUD)

\*First Step in Village Plan Review Process is Pre-Application Conference with Village Board

\*The Purpose is to

- Inform Village Board
- Provide opportunity for initial Village Board comments (nonbinding)

\*No action needed by Village Board

\* A formal Public Hearing should be held in March 2013.

\*Planned Unit Development (PUD) - Timeline – Purple Hotel was presented

\*Final timeline approval should come in August or September of 2013.

### The Purple Hotel

#### Description of the Planned Unit Development

- Complete renovation of existing historic hotel building
- Future construction of approximately 30,000-40,000 square feet of new and additional retail and office uses in a cohesively designed and unified plan of development
- Renovated hotel will be full-service boutique hotel with attached banquet and themed restaurant facilities

## The Purple Hotel

### Redevelopment to be Undertaken in Accordance with the Goals and Objectives of:

- The Village's TIF Redevelopment Plan for the Lincoln-Touhy TIF District
- The Lincoln Avenue Corridor Plan
- The Lincoln Avenue Streetscape Plan
- The Village's Comprehensive Plan

Attorney Hal Francke addressed the Board with the following points:

- This is the first step in the formal application process
- When North Capital first came to the Village Board they did not yet own the Purple Hotel property.
- The Village wishes to see the property developed in a cohesive manner
- North Capital and Mr. Weiss are committed to following the presented timeline

A concept plan was distributed.

Discussion and questions ensued.

There was no vote required on this item -Vote will take place after presentation of Item 5.

### **5. Consideration of a Resolution Approving the Extension of the Deadline for Submission of Land Use Relief Applications Under the Predevelopment Agreement With North Capital Group for The Purple Hotel Site**

This item was presented by Mr. Wiberg.

\*The next key date is December 31, 2012.

\* A request has been made for a two month extension.

Attorney Elrod clarified terms of the agreement. A Resolution has been prepared and is in the Board Packet.

It was noted that the 20/20 Building is already down.

Trustee Leftakes read a statement outlining the reasons for not accepting the request to extend deadlines.

At the meeting of January 15, 2013, Trustee Leftakes requested that these December 18, 2012 minutes be amended and that the text of his statement to the Board be placed in full in these December 18, 2012 minutes. This text reads as follows:

“To my Colleagues,

Why we should NOT extend the date to demolish,

We unanimously agreed to obtain a demolition order to demolish the old purple hotel for health and safety issues. We also unanimously agreed that this also presented a once in a lifetime opportunity to redevelop a prominent and visible site in our Village. Exercising our right to demolition would further incorporate the visions of the Lincoln Avenue task force as stated on page 13 of the report. The report envisioned the area as the village town center, a downtown and a gathering area.

We waited for a comprehensive mixed use plan from North Capital Group (NCG) in order to stay the demolition. We were first presented with a nice glossy picture of a redeveloped purple hotel with some retail areas planned. As time went on, the so-called plan was watered down and changed with architectural elements being removed from the initial picture and potential retail not confirmed and ultimately is just a REDECORATING of the old purple hotel. I have heard

that this is all we have and should work with NCG. They purchased the note knowing that we had this demolition order. The bottom line is, there is no real viable plan. NCG is throwing all possible ideas on the table. Time is now up. Simply redecorating the existing structure may make the most economic sense for a developer, but that's not what's best for our Village. Finally, we should not be an insurer of a developer's risk. NCG purchased the notes knowing full well it was destined for demolition. What has been brought to date to change our original plan and vision and what does an extension provide towards the Village's grand plan? I, and I believe many residents, don't look at the purple hotel as an iconic structure worth saving, but as a blighted structure that has outlived its useful life. The iconic argument is overstated. A true new ground up development is what Lincolnwood truly deserves.

NCG has not earned the benefit of the doubt in their ability to perform this undertaking. They previously have never completed this type of development. It has even been noted there is financial stress in another of their projects. That is a red flag in and of itself. We have not signed any contracts, no financing plan and no flagship name for the proposed hotel. At our last meeting, the mention of TIF funds was introduced for the first time. Why are we contemplating such an uncertain path? We can do better! Let's follow our vision; there are not many opportunities for our village to have such a dramatic impact on what ultimately gets developed.

Demolition of the purple hotel does not in any way diminish the redevelopment opportunities of the site. In fact, I believe it enhances the opportunities starting from a blank slate. NCG or any future developer can then present a unified full redevelopment of the property. Why should we expect anything less? With the eyesore demolished, we can wait. We are in a sound financial position. There is no risk in us demolishing, as our expenses are moved to first lien on the property.

We can then truly have a property that our residents and developer can be proud of. Let's stop wasting everyone's time with an extension and look ahead when presented with a real viable plan after demolition.

Sincerely,  
Nick Leftakes"

There were questions for Mr. Wiberg regarding the demolition process. Discussion ensued

Resident William Pabst of 6747 Minnehaha Ave. addressed the Board.  
He requested that serious consideration be given to demolition, rather than any extension.

Resident Judy Abelson of 6539 Keating Ave. addressed the Board.  
She requested that the Board allow more time to North Capital.

Mr. Francke addressed a response to Trustee Leftakes.

Board members commented on the issue.

Trustee Sprogis-Marohn moved to approve the Resolution granting a deadline extension. Trustee Heidtke seconded the motion.

Attorney Elrod stated that to pass, the motion needed a majority of those voting.  
Trustee Leftakes questioned what is the Village planning to happen in 60 days. Additional discussion ensued.

Upon Roll Call the results were:

AYES: Trustees Sprogis-Marohn, Heidtke, Swanson, Patel

NAYS: Trustee Leftakes

The motion passed

Trustee Patel's connection was closed at 8:25PM.

**6. Consideration of an Ordinance Setting the Time and Place for a Public Hearing Concerning the Establishment of a Tax Increment Financing (TIF) District and the Designation of a Redevelopment Project Area for Property Located in the Devon and Lincoln Avenue Area**

This item was presented by Mr. Clarke with use of PowerPoint

\*Proposed – Devon-Lincoln TIF District

\*Recommendation to set a Public Hearing for consideration

Background

\*June 19, 2012

- Village Board Receives EDC Recommendation to Study Devon-Lincoln Area for a Tax Increment Finance (TIF) District
- Village Board Authorizes Study

\*Kane McKenna & Associates (KMA) Engaged

\*November 28, 2012

- EDC Reviews Reports, Makes Unanimous Recommendation to Proceed with Public Hearing

Drawings and photographs of the area were exhibited.

Establishing a Public Hearing Date

\*Tuesday, February 19, 2013 7:30PM

- Proposed Public Hearing Date Before Village Board

\*Establishing Hearing Date Triggers

- Notification to property owners within proposed district and owners within 750 feet of proposed district
- Convening of Intergovernmental Joint Review Board (JRB) – January 15, 2013 11AM Proposed Meeting Time

\*March 5, 2013

- Earliest Date Village Board Could Act Creating Proposed TIF District

Qualification Report

\*Identifies Proposed Area as qualifying under “Conservation Area” Criteria

- Majority of area buildings are 35 years or older
- 6 of 13 qualifying factors present
  1. Lagging Equalized Assessed Value (EAV)
  2. Excessive Vacancies
  3. Obsolescence
  4. Deleterious Layout
  5. Overcrowding of Parcels
  6. Inadequate Utilities

**\*Report Finds Area Qualifies As TIF District**

Redevelopment Plan

- \*Purpose to provide framework and authorization to carry out area redevelopment and use tax increments
- \*Contains proposed \$25 million budget for life of TIF
- \*Prepared to provide Village Board with greatest flexibility in developing specific projects over potential 23 year lifespan

Recommendation

Economic Development Commission Recommends (6-0) that the Village Board take the next step and establish Public Hearing Date for Consideration of Proposed Lincoln-Devon TIF District

Attorney Elrod stated that to obtain approval of this Ordinance the necessary vote is a majority of those Board members voting. There will be four Board Members voting.

Trustee Heidtke moved to approve the Ordinance, setting the Hearing date for February 19, 2013. Trustee Sprogis-Marohn seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Heidtke, Sprogis-Marohn, Swanson, Leftakes

NAYS: None

The motion passed.

**7. Consideration of an Appointment of a Representative and Alternate Representative to the Intergovernmental Joint Review Boards**

This item was presented by Mr. Clarke.

The Boards will convene on January 15, 2013.

EDC Chair, James Persino has served as Representative with Jim Berger as his Alternate. Mr. Berger will no longer serve.

The recommendation is that James Persino be appointed Representative and James Kucienski be appointed Alternate.

Trustee Leftakes moved to approve the Appointments of James Persino as Representative and James Kucienski as Alternate. Trustee Heidtke seconded the motion.

The motion passed with a Voice Vote.

**8. Consideration of a Recommendation of the Park and Recreation Board to Adopt a Resolution to Award a Bid for the Removal, Purchase and Installation of Playground Equipment at Springfield Park in the Amount of \$61,784 to Hacienda Landscaping**

This item was presented by Andrew Thurman with use of PowerPoint.

Mr. Thurman provided a history of Lincolnwood park renovations.

Playground Replacement Program

\*A Playground Replacement Program was established in 2005-06 fiscal year

\* Columbia, Kildare, Rossi, Goebelt and Kenneth playgrounds have been replaced

### Why Springfield Park?

- \*Rotted Footings
- \*Cracks and splitting Wood
- \*Fall Zones and Injuries
- \*Rust
- \*No longer meets ASTM Standards (American Standards for Testing Materials)

### How was the Design Chosen

- \*Site Designs were solicited from Playground Vendors
- \*Nine Designs were submitted
- \*Designs were presented to Park Board
- \*Residents around Park invited to attend meeting
- \*Club Kid participants were surveyed
- \*Design from Park and Play was chosen and used to develop specifications

### Bids Advertisement and Distribution of Bid Documents

- \*Bid Documents were on Village website by 10/18/12
- \*The Bid Notice appeared in Pioneer Press on 10/25/12
- \*Bid Packets sent out to 10 Vendors
- \*Bid Opening on 11/9/12
- \*Nine Bids were received

Plans for the park received from three bidders were presented:

- Kee Construction
- Elanar Construction
- Hacienda Landscaping

Discussion ensued regarding costs and whether the Village will proceed with a skate park. Mrs. Hincapie responded that Village was notified regarding a Park Improvement Grant a number of years ago, it was discussed using this for a skate park. This grant was not available. Since the Springfield project came in under budget, the possibility of using leftover funds for a skate park was discussed

Trustee Swanson moved to approve adoption of the Resolution. Trustee Leftakes seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Swanson, Leftakes, Sprogis-Marohn, Heidtke

NAYS: None

The motion passed.

### Manager's Report

Mr. Wiberg announced that Village offices will be closed on December 24<sup>th</sup> and 25<sup>th</sup>  
The next Village Board meeting scheduled for January 2, 2013 has been changed to January 15.

### Board and Commissions Report

None

**Village Clerk's Report**

December 26 is the last day for potential candidates to file for inclusion on the ballot for the election of April 9, 2013.

**Trustee Reports**

None

**Public Forum**

None

**Adjournment to Executive Session**

Trustee Leftakes moved to adjourn to Village Board Executive Session at 8:45 P.M. for the purpose of discussion of Personnel, seconded by Trustee Heidtke.

Upon Roll Call the results were:

AYES: Trustees Leftakes, Heidtke, Swanson, Sprogis-Marohn

NAYS: None

The motion passed

**Reconvention**

President Turry reconvened the Village Board Meeting at 9:26 P.M.

**Adjournment**

Trustee Sprogis-Marohn moved to adjourn the Regular Meeting of the Village Board meeting at 9:27 P.M., seconded by Trustee Leftakes. The motion passed with a Voice Vote.

Respectfully Submitted,



Beryl Herman

Village Clerk