

**MEETING MINUTES OF THE
PLAN COMMISSION WORKSHOP
January 23, 2013
7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN**

MEMBERS PRESENT:

Chairman Paul Eisterhold
Patricia Goldfein
George Touras
Don Sampen
Sue Auerbach
Steve Jakubowski

MEMBERS ABSENT:

Mark Yohanna

STAFF PRESENT:

Community Development Director Tim M. Clarke, AICP
Community Development Manager Aaron N. Cook, AICP
Community Development Coordinator Lauren Wolf

OTHER VILLAGE MEMBERS

Village Manager Timothy Wiberg
Jim Gamble Land Design Collaborative, Inc
Jim Johnson Village Engineer
Jasel Patel Village Trustee
Larry Elster Village Trustee
Nick Leftakes Village Trustee
Tom Heidke Village Trustee
Jim Persino Economic Development
Pat McCoy Economic Development

PETITIONERS

Dan Rappel, Koo and Associates
Jackie Koo, Koo and Associates
Hal Francke, DLA Piper Attorney
Thomas Brantly, Weiss Properties
Nick Patera, Traffic Engineer Teska Associates Inc
Michael Werthmann, KLOA Inc Traffic Study

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members present and called the meeting to order at 7:05 p.m.

January 23, 2013

II. Workshop: Planned Unit Development Conceptual Plan Review: Purple Hotel 4500 West Touhy Avenue

Description: Proposal by North Capital Group to Redevelop the Purple Hotel and Review of Proposed Site Plan

Chairman Eisterhold welcomed all to the Plan Commission Workshop. His opening statement: I believe it has been a number of years since this community and commission has processed a full Planned Unit Development Request. I don't remember Lowe's to be a PUD, it was probably Dominick's and Outlot site at the east end of the old Bell and Howell property and before that was probably the Lincolnwood Town Center on the north end of the original Bell and Howell site. Beyond that we had an amendment to the shopping center PUD for 2 outlot developments about a year and a half ago.

There is no good, better or best way to proceed through this workshop element before we actually proceed with the opening of the Public Hearing process for the petition to redevelop what is affectionately referred to as the Purple Hotel Site.

Tonight is a workshop and this step hopefully will be very informative for the Plan Commission so to get a feel for the site and components of the proposed project. As well for the Petitioner, so to gather insight into our concerns as community representatives within the structure of our code and our duty to conduct the required public hearing process. Likewise, the village staff will be able to further vet the project components conformance with our municipal code. Importantly, tonight begins the public awareness for our community residents some in attendance here tonight and those viewing us on the cable feed of what is being proposed for the redevelopment of the site at the northwest corner of Touhy and Lincoln Avenues.

I remind everyone that this commission will eventually hold a Public Hearing to review the petition with its Plan Commission hat on and will also wear the hat normally worn by the Zoning Board of Appeals. This petition for a PUD puts the petitioner before us and affords the petitioner and the public a unified meeting, saving both the time by avoiding multiple meetings at different bodies and repetition of testimony and possible conflicting opinions or direction being recommended. However, that being said, as we proceed through the process the Economic Development Commission may or may not meet with the petitioner relative to issues germane to their responsibilities. That meeting might well have some relevant suggestions for us to consider in our deliberations for the PUD. Do keep in mind that our eventual recommendation will go to the Village Board for their action. We are responsible to conduct the Public Hearing and to make a recommendation.

While we do have some public here tonight, and their possible comments would normally be accepted at the Public Hearing. We will entertain their comments tonight with some limited time afforded to that towards the end of this workshop. I do ask that they consider expressing questions or suggestions relative to the redevelopment being proposed, if your matter has not been addressed or not deferred to a future meeting. You might ask "why at the end"? The petitioner is here to start what maybe a lengthy explanation of their proposal and many times those questions are answered and

January 23, 2013

suggestions addressed in the course of vetting during our workshop and subsequent hearing testimony. So if you still wish to address us later on, with all due respect, do realize that you might get an answer: a mention to take it under consideration: or even a comment that the matter is already planned to be addressed at a subsequent meeting in greater detail. But, we and the petitioner do want to have the benefit of the public's expertise and concerns that might still wish to be said towards the end of the evening.

Anyone here or at home can submit in writing to Mr. Clarke or Mr. Cook within the next three weeks any item of interest. Those will be shared with the petitioner or incorporated in the staff's comments as we proceed through the meetings germane.

I do strongly request that if you are thinking about "beating the drum" or "waving the flag" in favor or in opposition to the petition overall we request that you hold those for the Public Hearing dates and to not express them here tonight as this is not the forum for that.

Depending on how far we get tonight and what the petitioner, the commission or the staff desire to further vet the information before the Public Hearing process...there may be further workshops to refine the PUD Plan for the redevelopment of the site. Generally it is much easier to work in this workshop format than to try and do so in the Public Hearing format.

A large portion of what everyone might hear and see tonight will need to be repeated in the Public Hearing process. Some will be omitted because of the vetting process and some information no longer being relevant and some info being further expanded upon.

Tonight we will see that a fair number of the components of the PUD Plan are still sketchy or lack specifics and are not yet available to us. We on the Commission understand that together we need to get past some components and solidify our concerns with our review and suggestions: then the petitioner can focus in efficiently and hammer out those PUD PLAN requirement components becoming more definitive....a good example being the Landscape Plan and the onsite Traffic Plan.

Lastly, it is easy to get lost by jumping around amongst the different plan components. So let's try and follow the staff report memorandum the "Boldly Printed" categories. As the petitioner has a lot to convey...Please try and hold questions and comments whenever possible till we get to the end of each section and later and the conclusion, if we still have others or missed items.

Let's try and be definitive as we can, so that the petitioner is not directed in drastically different directions, with each morning, unless we are all trying to consider options.

Mr. Francke stated some changes have already been made to the preliminary site plan. Foresee many modifications to the plan before approved. The vision from the start is to restore and maintain the property. Fundamentally, today want to discuss the unique vision

January 23, 2013

Mr. Weiss has to restore this historic property. When the comprehensive plan was made in 2005, that was a different world.

Weiss Properties showed a brief video for the future of the site.

Mr. Brantly is the Senior Project Manager for the project. This is more than just renovating and re-opening of the hotel. Millions of dollars have already been poured into this property. Plan is for a retro-themed 1960's décor taken from the original hotel and updated with a modern design. All must understand that this is a multi-phased project. The focal point is the hotel and will grow organically around the site. There are place holders for future outlot retail development.

Nick Patera showed and discussed the current changes to the site plan.

Development Manager Cook began with a power point discussion highlighting key elements each department had discussed during the developmental team review process with staff. The main areas for concern are the parking lot, the layout and the number of parking spots.

Commissioner Sampen questioned the future retail outlets.

Mr. Francke stated that the hotel is phase one. Need to figure out what to do with the hotel first. Then the next phases will be considered.

Mr. Francke notified the Commission that they do not have an anchor or flag. Have been in discussions with many different hotels. It could even end up being an independent boutique hotel.

The Commission stressed concerns with the site plan, landscaping, pedestrian circulation, and traffic flow.

Weiss Properties did express that they are in preliminary negotiations to receive a lease agreement with Common Wealth Edison to rent the property for parking.

Mr. Panera from Teaks stated that the existing trees on Touhy and Lincoln frontage are Village trees. There is no intent to harm them, only want to follow the streetscape and work as a frame.

Mr. Brantly explained that there will be four access drives and three will be main drives. They are proposing 33,000 square feet in retail space, however, that will be phase two.

Commissioner Touras explained that he will be a tough sell. Concerned that this is a once in a generation opportunity to do something great with the site. After all, this is a PUD, a tough sell to just remodel.

Commissioner Goldfein stated that she is impressed. There is a chance to preserve the property.

January 23, 2013

Commissioner Auerbach stated she had concerns about traffic. To come up with a use that works and keep low traffic counts will draw people back to Lincolnwood. Would like to see it back. In favor of the project, looks good and likes adding a traffic light on Chase and Lincoln Avenues.

Chairman Eisterhold stated a few years ago in favor of the demolition of the Purple Hotel. Mr. Weiss's vision has impressed him. This was a difficult and unsightly facility and was ill-managed.

Commissioner Jakubowski noted have to accommodate the parking.

Mr. Gamble complimented the new changes to the site plan, still desire more landscaping.

XV. PUBLIC COMMENT: None.

XVI. ADJOURNMENT:

The next Plan Commission meeting workshop is scheduled for February 20, 2013 at 7:00 PM. The next Plan Commission Public Hearing will be held on February 6, 2013 at 7:00 PM. Hearing no further business, Motion to adjourn made by Commissioner Auerbach. Seconded by Commissioner Goldfein. Motion approved unanimously 5-0. Meeting adjourned at 10:03 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator