

**MEETING MINUTES OF THE  
PLAN COMMISSION WORKSHOP  
February 20, 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  
Mark Yohanna

**MEMBERS ABSENT:**

**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  
Jesal Patel Village Trustee  
Larry Elster Village Trustee  
Nick Leftakes Village Trustee  
Tom Heidtke Village Trustee  
Bill Pabst Economic Development Commissioner  
Jim Kucienski Economic Development Commissioner  
Village Attorney Steven Elrod

**PETITIONERS**

Jackie Koo, Koo and Associates  
Hal Francke, DLA Piper Attorney  
Thomas Brantly, Weiss Properties/North Capitol Group  
Nick Patera, Traffic Engineer Teska Associates Inc  
Michael Werthmann, KLOA Inc Traffic Study  
Jake Weiss, Weiss Properties/North Capitol Group  
Adam Fink, First Hospitality Group

**I. CALL TO ORDER**

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

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## **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.

North Capitol Group Attorney Mr. Franke stated that they have addressed some of the concerns from the Commission and Staff in the most recent plan submittal. Understand and addressed the parking concerns on the subject property.

Michael Werthmann from KLOA, Inc, performed a traffic study on the property. Explained this was done in two phases. Phase one using the hotel and utilizing 205 rooms, 16,000 square feet of restaurant space, and a 16,000 square feet multi-purpose space. Phase two is incorporating the 33,000 square feet in general retail space and 12,000 square feet of office space. The results showed that during phase one for hotel parking and utilizing shared parking agreements, peak parking would demand 324 parking spaces. With phase two and total development of the site the peak parking demand would be 440 parking spaces. Mr. Weiss is actively pursuing shared parking agreements. The plan is to come back and complete further studies once phase one is complete.

Mr. Weiss indicated to the Commission that he is looking at parking across the street, the property to the north, and Commonwealth Edison right of way for shared parking and lease. Mr. Weiss indicated that he is reducing the number of rooms in the hotel and adding parking on the property. Explained that retail development on the site will depend on the market. Driving force is to have a four-star hotel and let the other pieces fall into place.

Commissioner Touras noted that it is the job of the Plan Commission to plan for the future. It is a nice presentation that has been put forth. However, need to plan the whole Planned Unit Development. Need to solve the parking problem for the whole site, not just in phases.

Attorney Franke indicated that at the end of the day there will be a development agreement, a shared parking agreement and offer valet services.

Commissioner Sampen asked the developers for a time-line to be submitted on the phases.

Mr. Weiss indicated that he believes once the hotel is running the rest of the site will be market driven. Other pieces of the puzzle will have to come with the market.

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Commissioner Jakubowski questioned if the site does receive a historical landmark status then will be it immobile and inflexible as to what can be done to the building and property.

Architect Koo noted that the historical landmark status will not really affect the interior. There is only a five year restriction for historical status. If approved will receive 3-4 million dollars in tax credits.

Development Manager indicated to the developers a complete list of uses for the property should be formally submitted with the PUD applications.

Mr. Brantly with North Capitol Group suggested that once phase one is complete maybe the Village could pay for a parking structure for phase two.

Development Director Clarke sought clarification on why the demolished Suits 20/20 building could not be moved closer to Touhy Avenue like our zoning code implies. Nick Patera with Teska Associates indicated that the structure would block the hotel and they would lose parking. Also, the loading dock on the north east corner will need to be removed to have a nice flow of traffic around the hotel. Also, indicated that the current canopy will stay and new one will be built on the north where the proposed new entry will be located.

Chairman Eisterhold noted that Lincoln Avenue is lined with office buildings. Would not be interested in seeing more office spaces. Mr. Weiss indicated that he would like to have a second story office building and he would occupy some of the space for personal office space.

Mr. Weiss indicated that during phase one all landscaping would be done and that all infrastructures would be handled in phase one such as storm water management and all parking lots. Although, the plaza would be completed in phase two.

Commissioner Jakubowski asked what incentives the Village has North Capitol Group to do more than just a hotel. Agreements need to be started and a parking plan for the future should be started.

## **XV. PUBLIC COMMENT:**

Trustee Leftakes stated that the Village Board was presented a plan in July 2012 after the petitioner purchased the parcels. They were given a glossy plan, with retail. As time has moved forward it has continually been wittled down. Show the Village a Planned Unit Development, not a phased plan.

Trustee Patel indicated that primarily the Village wants a hotel in town. Need to make up minds about whether the parking is or isn't an issue, and if retail is or isn't an issue. Stop going in circles and focus on the future development.

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**XVI. ADJOURNMENT:**

The next Plan Commission meeting is scheduled for March 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 9:58 PM.

Respectfully submitted,

Lauren Wolf  
Community Development Department Coordinator