MEETING MINUTES
OF THE
LINCOLNWOOD PLAN COMMISSION
October 23, 2013
7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS

MEMBERS PRESENT:
Chairman Paul Eisterhold
Irving Fishman
Sue Auerbach
Mark Yohanna
Patricia Goldfein

MEMBERS ABSENT:
Don Sampen
Steve Jakubowski

STAFF PRESENT:
Community Development Manager Aaron N. Cook, AICP
Community Development Director Timothy M. Clarke, AICP
Village Manager Timothy Wiberg

VILLAGE COUNSEL:
Hart Passman

OTHER VILLAGE REPRESENTATIVES PRESENT:
Trustee Klatzco
Trustee Patel
Village Clerk Herman
EDC Chair Persino

DEVELOPMENT TEAM REPRESENTATIVES PRESENT:
Neal Stein, North Capital Group
Ross Glickman, Urban Retail Properties
Joe Antunovich, Antunovich Architects
Greg Gorski, Antunovich Architects
Tony Goseetti, Antunovich Architects
Luay Aboona, KLOA
Jerry Callaghan, Freeborn & Peters

I. CALL TO ORDER
Chairman Eisterhold noting a quorum of five members present, called the meeting to order at 7:05 p.m. Chairman Eisterhold announced that Commissioner Sampen would not be attending tonight’s proceedings due to a schedule conflict.

II. PLEDGE OF ALLEGIANCE

III. Approval of Minutes
Motion to approve the September 24, 2013 Plan Commission workshop minutes was made by Commissioner Goldfein and Seconded by Commissioner Yohanna. Motion approved 4-0-1 with Commissioner Auerbach abstaining.

IV. Public Hearing: Lincoln Avenue Plan – Amendment to Comprehensive Plan
Chairman Eisterhold announced the hearing and identified members of the Task Force who were present to participate in the discussion. Mr. Ken Klint, Ms. Renee Silberman, Mr. James Persino introduced themselves.

Mr. Clarke identified the purpose of the referral by the Village Board is to review the entire Lincoln Avenue Task Force Plan. Mr. Clarke added that the referral includes a more specific review of residential along Lincoln Avenue particularly south of Pratt Avenue. Mr. Clarke added that the Village Board also seeks Plan Commission consideration on the appropriateness of adopting a moratorium on residential development while the review of the report occurs. Mr. Clarke presented the history of the focus, process, vision, and outcome of the Task Force. Mr. Clarke reviewed several projects on Lincoln Avenue that were built after the adoption of the LATF Report.

Commission Fishman commented indicated that Walgreen’s may not have been developed with the LATF Report because the project began prior to the adoption of the Report. Commissioner Fishman stated that has passed and disappointed that what the plan was intended to achieve has not happened. Commissioner Fishman indicated that he believes that the properties on the east side of Lincoln Avenue are different than west side. Commissioner Fishman explained that the properties on the west side have depth where the east side does not. Commissioner Fishman expressed that he does not believe a moratorium is appropriate at this time. Commissioner Fishman stated that condos have provided growth in other communities. Commissioner Fishman stated that he is not in favor of moratoriums.

Chairman Eisterhold stated that the members of the Task Force are present and that the time should be used to hear their comments on the plan.

Mr. Persino agreed that moratoriums are not positive and should not be considered at this time. Mr. Persino indicated that the commercial and residential hub concept was developed after looking at the issue of shallow and odd shaped sites along Lincoln Avenue. Mr. Persino stated that he believes that residential should still be considered. Mr. Persino expressed concern with build-to lines when coupled with building heights. Mr. Persino recommended reviewing a regulation to require buildings two stories or greater to have additional setback requirements in order to avoid “canyon effect”. Mr.
Persino indicated that it may be appropriate to review the hubs and the permitted developments within those hubs. Mr. Persino stated that the economic downfall has been responsible for lack of development along Lincoln Avenue as well as odd shaped lots. Mr. Persino identified that in his opinion, lack of development is due to property owners with unrealistic property values. Mr. Persino supported the hub concept as a good idea for the community.

Ms. Silberman recalled that the plan was intended to avoid block after block of car dealerships and other automobile related businesses. Ms. Silberman stated that the Task Force wanted to promote development that is pedestrian friendly and to make crossing Lincoln safer. Ms. Silberman expressed concern that if a moratorium is not adopted that Lincolnwood would be forced into accepting the first applications made in an improving economic climate. Ms. Silberman stated that if the plan isn’t reviewed there may be negatives to the community. Ms. Silberman indicated her disappointment in the proposal at Lincoln and Touhy Avenues. Ms. Silberman indicated that she doesn’t want Village to be up for sale to first buyers and wants to make sure the community remains upscale. Ms. Silberman stated her general support of a moratorium.

Mr. Klint stated that there were struggles to develop along Lincoln Avenue with the most common new development proposals were car dealerships, car washes, and drive-through banks. Mr. Klint explained that the Task Force began a process to try to guide more development of more desirable uses. Mr. Klint stated that he is unsure if the Task Force envisioned the high density residential that was shown in staff’s presentation. Mr. Klint supported a review of the plan and modifications as needed but the plan should not be eliminated. Mr. Klint indicated that the Task Force hoped to encourage land assemblage as well as for the review of making cul de sac streets.

The three former members of the Lincoln Avenue Task Force continued to review some of the recommendations of the plan as well as the goals. Discussion continued regarding the proposed Lincoln and Touhy Avenue development.

Chairman Eisterhold asked how mixed use developments are being perceived in the construction industry. Mr. Persino stated that smaller mixed use projects are difficult. Mr. Persino explained that is why there is an allowance for first floor residential in certain hubs. Mr. Persino agreed that there have been challenges in selling/leasing commercial space while the residential were fully occupied.

Commissioner Fishman stated that planning process and recommendations should be realistic and the property values in Lincolnwood are comparable to Skokie and Niles. Commissioner Fishman stated that planning does not bring development, the marketplace brings development. Commissioner Fishman stated that pedestrians along the entirety of Lincoln Avenue will not happen in near future. Mr. Persino stated that he believes the new development will trigger redevelopment.

Commission Yohanna asked the width of Belmont Avenue in which Mr. Persino described a “canyon effect” previously. Mr. Persino stated that Belmont Avenue is two
drive lanes with a parking lane on each side. Mr. Yohanna asked if Belmont Avenue is as wide as Lincoln Avenue. Mr. Persino stated that Lincoln Avenue is wider.

Chairman Eisterhold asked if there was anyone in the audience that wished to address the matter. There were none.

**Motion to Continue** the matter to the December 4, 2013 regularly scheduled meeting by Commissioner Yohanna and Seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Auerbach, Goldfein, and Eisterhold
Nay: None

Motion Carried 5-0.

The Commission went into a public meeting for the purposes of holding a workshop to discuss the concept plan for redevelopment at the former Purple Hotel site.

### III. Workshop: Concept Plan for Purple Hotel Site

Mr. Callahan introduced how their presentation will proceed. Mr. Callahan indicated that there have been some modifications to the site plan. Mr. Callahan indicated that they have also attended several community meetings in addition to the Plan Commission Workshops.

Mr. Stein announced that Marriott International approved a Springhill Suites franchise license at the project. Mr. Stein indicated that green roofs were identified as desirable by those during community meetings. Mr. Stein added that traffic concerns were also raised. Mr. Stein indicated that residents along Chase Avenue wondered if blocking Chase at Lincoln Avenue is needed. Mr. Stein stated that he is not in favor of the idea of cutting street off completely because of development. Mr. Stein explained that the proposed residential building has been eliminated from the plans. Mr. Stein stated that the residential was included because the Lincoln Avenue Task Force report identified residential. Mr. Stein acknowledged that the desire for residential on Lincoln Avenue may be changing. Mr. Stein indicated that they now believe it is best to maintain office building which would be included in the PUD.

Mr. Glickman presented an update on the leasing of approximately 190,000 square feet of space. Mr. Glickman advised of discussion with grocers, health clubs, restaurants and retailers. Mr. Glickman stated that they have 10 letters of intent. Mr. Glickman stated that there is more interest from restaurants than the available restaurant space within the development.

Chairman Eisterhold asked about previous comment relative to anchor stores. Chairman Eisterhold asked for an explanation on market changes and site requirements. Mr. Glickman stated that the site does not warrant a department store anchor. Mr. Glickman explained that there are not many department stores remaining and of them few are expanding. Mr. Glickman added that there is not enough space on the site for a department store and the demographics don’t warrant a department store.
Commissioner Fishman asked if any of the LOI’s are with grocers. Mr. Glickman indicated that none of the LOI’s were with grocers but that there has been much communication. Commissioner Fishman stated a concern with grocery competition and he wondered if the applicant had similar concerns. Mr. Glickman expressed no concern because the grocers they are speaking to are specialty grocers which are smaller and differ from others in the area. Mr. Glickman stated that they have never brought in a tenant simply for the revenue stream but rather they attempt to bring in an appropriate and sustainable mix of tenants which will make for a better project long term.

Commissioner Yohanna asked if the grocer they’ve spoken with the most is distinguishable from Lincolnwood Produce. Mr. Glickman stated that the grocer is distinguishable from Lincolnwood Produce. Commissioner Yohanna asked what a destination retailer is. Mr. Glickman explained that a destination retailer will draw from outside the immediate market. Mr. Glickman added that the site has great arterial features which enhance the draw of a destination retailer.

Commissioner Goldfein asked what factor or factors drive the density. Mr. Glickman stated that there is density indigenous within the market. Mr. Glickman stated that the demographics of Lincolnwood and the secondary market. Commissioner Goldfein inquired if tenants have preferences on location and if so are there more popular spaces within the development? Mr. Glickman stated that the end caps tend to be more popular however he does not consider any spaces to be inferior. Mr. Glickman added that it will be easy to walk within site.

Commissioner Fishman stated that he believes valet be needed. Mr. Glickman agreed and indicated that the restaurants will demand valet.

Mr. Antunovich reviewed the revised drawings. Mr. Antunovich also reviewed information of similar projects that his firm has worked on. Mr. Antunovich addressed parking usage within the project. Mr. Antunovich explained changes to the parking layout which they believe will help the parking and the parking flow throughout the project. Mr. Antunovich indicated that they design mixed use developments throughout the nation which typically include residential. Mr. Antunovich stated that while residential is not included within the boundary of their project there is a significant amount of existing residential immediately adjacent to the project.

Commissioner Auerbach asked about several of the “corner” units within the development as there is visibility but there is no immediate parking available. Mr. Antunovich acknowledged the condition but in particular the units at the corner of Lincoln Avenue and Touhy Avenue will be served by a valet drop-off. Mr. Antunovich added that as leasing progresses they may determine some changes may be needed.

Commissioner Goldfein asked if the Commonwealth Edison parking is feasible for use to benefit the project. Mr. Antunovich indicated that they envision the parking will be used primarily by employees and overflow parking. Commissioner Fishman asked the status
of securing a long term lease for use of the ComEd area. Mr. Stein stated that they have requested a lease in perpetuity but that he believes while that may not be agreed to they are confident that a long term lease can be secured.

Chairman Eisterhold asked about the hotel comment to eliminate the step-back design initially presented. Chairman Eisterhold stated that he was in favor of that design. Mr. Stein agreed that the design was attractive however the hotel is desirous to keep within their standards which resulted in the elimination of that feature.

Commissioner Goldfein expressed concern over the density of the project. Commissioner Goldfein stated that she is hesitant to give approval given the density. Commissioner Goldfein indicated that a development with parking accommodated by parking garages and parking decks is not common in Lincolnwood. Commissioner Goldfein stated that some of the circulation concerns have been addressed. Commissioner Goldfein expressed concern of a pedestrian oriented development in which she believes will be constant traffic gridlock. Mr. Stein stated that he did not gather that the Commissioners previous comments were concerns over density but rather concerns with circulation and internal movements. Mr. Stein thanked the Commissioner for providing the comments. Mr. Callahan indicated that the Lincoln Avenue Overlay Plan calls for some of the density features including underground and structure parking. Commissioner Goldfein stated that the discrepancy in density between the proposed project and surrounding area is concerning. Commissioner Auerbach indicated that she is not as concerned with the density. Mr. Antunovich stated that the intersection has the highest density within the community and the project within that context does match. Commissioner Goldfein discussed the TIF and possible impact.

The Plan Commission discussed similar developments in the area.

Commissioner Auerbach asked about the impact on Chase Avenue as she has heard concerns from residents. Mr. Stein stated that they aligned with Chase Avenue as there is already an intersection which makes it easier to gain approval with IDOT. Mr. Stein indicated that they are willing to work toward a satisfactory solution but there is a chance that a modification to the intersection may result in half the residents being happy and half being unhappy. Commissioner Auerbach asked for examples of similar situations and how they were resolved may be helpful. Commissioner Fishman stated that he does not believe there will be people speeding down Chase Avenue with the number of speed bumps and stop signs. Commissioner Auerbach agreed.

Mr. Donald Gelfund, Chairman of Lincolnwood Traffic Commission, stated that Chase Avenue could become an issue as Chase Avenue connects Crawford Avenue and Lincoln Avenue. Mr. Gelfund encouraged limited traffic movements out of the development at Chase Avenue.

Commissioner Goldfein asked Jim Persino how successful the proposed parking layout may be. Mr. Persino stated that it is not uncommon to place parking restrictions on
employee parking. Mr. Persino stated that he did not care for the parking layout initially proposed and is now generally comfortable with the plan.

Mr. Callahan advised the Commission that they will submit a full traffic study as part of the PUD application. Mr. Callahan stated that they intend to submit for PUD consideration at the December 4th Plan Commission meeting.

Chairman Eisterhold asked if there was anyone in the audience that wished to address the matter. There were none.

VII. OTHER BUSINESS:
No other business was raised.

VIII. PUBLIC COMMENT:
No one in the audience rose to address the Commission.

IX. ADJOURNMENT:
At 9:35PM, Commissioner Auerbach made a motion, seconded by Commissioner Goldfein, to adjourn the meeting. Motion approved by consensus.

Respectfully submitted,

Aaron N. Cook, AICP
Development Manager