MEETING MINUTES
OF THE
LINCOLNWOOD PLAN COMMISSION
September 24, 2013
7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD ILLINOIS

MEMBERS PRESENT:
Chairman Paul Eisterhold
Irving Fishman
Don Sampen
Mark Yohanna
Patricia Goldfein (arriving at 7:12pm)
Steve Jakubowski

MEMBERS ABSENT:
Sue Auerbach

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

VILLAGE COUNSEL:
Hart Passman

OTHER VILLAGE REPRESENTATIVES PRESENT:
President Turry
Trustee Cope
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
Brian Tiemann, Antunovich Architects
Tony Gosetti, Antunovich Architects
Luay Aboona, KLOA
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Richard Kahan, KBRE
Nick Patera, Teska Associates
Stephen Schwartz, First Hospitality Group
Elizabeth Schover, First Hospitality Group
Jim Prendergast, Kineo Group
Louis Pukelis, Kineo Group
Margaret Seid, HORR
Michael Faron, W.E. O’Neil
Lou Reiner, W.E. O’Neil
Jerry Callaghan, Freeborn & Peters

OTHERS PRESENT:
Barb Faemark, Marc Printing
Natalie Hayes, Pioneer Press

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 Auerbach would not be attending tonight’s proceedings due to a schedule conflict.

II. Workshop: Concept Plan for Purple Hotel Site
Chairman Eisterhold announced the format for the evening’s proceedings, indicating that the developer would lead off the meeting by presenting concept plans for the proposed redevelopment of the Purple Hotel site, followed by questions and comments from Commissioners.

Neal Stein of North Capital Group began by introducing members of the development team. He noted that a world class team had been assembled which included expertise of the following firms: Urban Retail Properties, Antunovich Architects, First Hospitality Group, KLOA, Teska Associates, Freeborn & Peters, W.E. O’Neil, as well as other firms.

Mr. Stein noted that they welcome input and questions and that he has already had meetings with surrounding condominium owners and have briefed the Village Board as well on the concept plans. He noted that the concept plans continue to be refined. He stated that they desire that the development should be for everyone, not for any specific demographic or economic group.

Members of the development team proceeded to describe various aspects of the concept plans and to give an overview of the proposed development. It was indicated that the development site now included 2 existing office properties to the north of the Purple Hotel property along Lincoln Avenue. For the proposed development, it was indicated that at the Lincoln and Touhy corner of the development, a fine arts cinema of 6-8 screens was a possibility, that the many planned corners of the proposed development were attractive to retail and restaurants and that a specialty grocer was envisioned for the west side of the development, along Touhy Avenue.
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Ross Glickman of Urban Retail Properties provided background on his firm and stated that between 150,000-175,000 square feet of retail for the site was expected, that there was strong tenant interest in the site and it was believe that the site would be quickly leased. He stated that the market for the tenants they seek was presently underserved.

Joe Antunovich continued by elaborating on the layout of the development, noting that 20 foot sidewalks were planned throughout the development. He stated that the architecture of the development would allow the design of individual storefronts within a set of parameters that will provide an organic environment, much like the traditional main street. He stated that the triangle shape of the property was a challenge and that parking was planned not only as surface parking along the interior streets, but also underground and above ground in a parking deck. It was noted that a residential building having 110 units was envisioned at the very north end of the development site, but that this was planned for a later phase of the development, with the remainder of the planned development occurring at one time during the first phase.

Luay Aboona of KLOA noted that he is studying the traffic impacts of the proposed development and were investigating the traffic signals at Touhy and Cicero and Touhy and Lincoln for possible ways to improve traffic flow and level of service in the entire area. He stated that conversations with IDOT have already occurred and that IDOT has been very receptive thus far to the ideas raised by the development. He noted that the proposed development will contain mixed uses which allows for shared parking, reducing the need for parking spaces. He noted that a traffic signal was proposed for Lincoln and Chase.

Steve Schwartz of First Hospitality Group, noted that they have been in business since 1984 and have developed 25 hotels. He indicated that a Spring Hill Suites hotel brand with about 120 units and an extended stay type hotel of about 90 units, under a dual branding concept, was currently planned for the site, along with approximately 4,500 square feet of banquet space. It was noted that a banquet kitchen however was not planned.

Further description of the proposed development was provided, including describing access, parking, traffic circulation, LEED certification and earlier changes incorporated into the concept plan based on staff comments. Neal Stein then unveiled the name of the proposed development: the Shoppes of Lincoln Point. It was stated that much time and energy was given to selecting this name and that prospective retailers have already embraced this name for the development. It was noted that the developer had already received 6 Letters Of Intent (LOI) for approximately 82,000 square feet. The Developer completed his initial presentation at 7:55PM at which time questions and comments from commissioners were received.

Commissioner Fishman inquired about market feasibility concerning the number of restaurants contemplated for the development. Ross Glickman responded by indicating that they believed that the market could support 6-8 restaurants at this location. He stated a market study had been completed and that they desired a mix of restaurant types that
included local restaurants such as Psistaria. He noted that this development would not be exclusively high end but would be inclusive and be geared to more of a midrange market.

Commissioner Sampen inquired about the status of the proposed hotel. Steve Schwartz indicated that it is a 60-90 day process for a license agreement with a hotel and that they are 3 weeks into this process with Marriott. He expected this agreement to be consummated in mid- November-early December.

Commissioner Fishman noted the lack of anchors and Mr. Glickman confirmed that there would not be any department stores anchoring this development but other planned uses, such as the specialty grocery store would serve as such an anchor. Discussion continued on the market for grocery stores at this location.

Commissioner Goldfein inquired on the location of service areas for the development and how trucks will maneuver the site. She indicated that as currently conceived, this was a concern and believed that as currently planned this could be inadequate. She also desired to know the location of ADA parking spaces, how truck deliveries will occur and if conflicts between deliveries vehicles and customer traffic will result. Mr. Antunovich stated these were all great questions, that further plan development still needed to occur and that they will provide further details on these items for the Commission.

Commissioner Fishman noted the proposed Chase Avenue traffic signal and speculated that concern by residents east of Lincoln Avenue will be voiced. He suggested that ways to inhibit traffic from entering this neighborhood from the development be investigated. Commissioner Yohanna responded that left-right only movements onto Lincoln at this intersection could resolve this issue. Commissioner Yohanna continued by indicating that he likes the concept plan presented, noting that he expected with any concept plan, many tweaks will be needed during plan refinement. He however expressed a concern regarding the size of the possible restaurant spaces.

Commissioner Sampen also voiced support for the Concept Plan, noting the site plan was a big improvement over retaining the purple hotel structure. He expressed concern regarding marketability of all of the restaurants envisioned and emphasized the need to have a variety of stores in order to be successful.

Commissioner Jakubowski echoed support for the Concept Plan noting however that the devil is always in the details. In response to a question regarding schedule, Ross Glickman indicated that they were hopeful to have ground breaking by Summer 2014 and occupancy occurring in Fall 2015.

Commissioner Fishman inquired on the plans for, and status of, the Commonwealth Edison property concerning the parking shown for this property on the concept plan. Mr. Antunovich acknowledged that Commonwealth Edison is a large bureaucracy but that their consultant previously worked for them and has intimate knowledge of their leasing policies. He stated that the type of long term lease that they desire has been granted in the past by Commonwealth Edison. It was stated that as a fallback position, that if such
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parking on the Commonwealth Edison site became no longer available, the proposed parking deck could be expanded by a level to nearly accommodate all such lost parking.

Commissioner Yohanna expressed some concern regarding circulation within and access to the development and noted that he believed a recent development in Park Ridge at Northwest Highway and Touhy Avenue was overdeveloped.

Commissioner Goldfein also indicated concerns regarding density and the ease of getting in and out of the proposed development, noting that if this is difficult it will deter would-be customers. She also expressed concern that the development appears to turn its back on the Commonwealth Edison property and that a major public view of the development would be from Touhy Avenue traveling eastbound, viewing across the Commonwealth Edison site.

Commissioner Fishman indicated he is overall very excited about the development.

Chairman Eisterhold indicated that he was impressed and pleased with the concept prepared for the site. Chairman Eisterhold proceeded to identify various items and suggestions for the development. He stated that bollards should be considered along, and between, the main drive and the landscape/activity areas, such as the play area, in order to protect pedestrians and these activity areas from traffic. He also suggested a canopy for the hotel, inquired on where parking for the hotel will occur and suggested that canopies be considered in various areas throughout the development. He further inquired whether any deliveries would occur underground and the importance of security for the success of the development. He stated that the Village had been considering some Commonwealth Edison property for storm water detention and asked staff to review and clarify Public Works comments about tying into only the water main on Lincoln Avenue. Discussion ensued on several on these items.

Various other comments were made concerning the development including that roof top dining was being considered and that the developer would be seeking an economic incentive from the Village for this development.

Staff noted one traffic circulation concern regarding traffic that travels eastbound from the main north-south drive onto the planned east-west internal street. This concern was that once traffic passes the entrance to the underground garage, there is no ability for traffic to circulate within the development and instead traffic would be forced out onto Lincoln Avenue. Staff believed that having the ability to circulate traffic within the development rather than relying on Lincoln and Touhy would improve the project.

At the request of the Chair, staff summarized the written comments provided by Commissioner Auerbach, which were generally supportive of the Concept Plan presented.

Mr. Stein expressed appreciation to the Commission for their comments and willingness to modify their meeting schedule to accommodate this workshop review. He noted that
excellent comments were provided and these will assist the development team in refining
the plans. He indicated that he was hopeful to submit formal plans in November or
December. Chairman Eisterhold noted that an additional workshop could occur on
October 23rd if the developer thought this would be helpful.

VII. OTHER BUSINESS:
No other business was raised.

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

IX. ADJOURNMENT:
At 9:15PM, Commissioner Yohanna made a motion, seconded by Commissioner
Jakubowski, to adjourn the meeting. Motion approved by consensus.

Respectfully submitted,

[Signature]

Timothy M. Clarke, AICP
Community Development Director