



Village of Lincolnwood Plan Commission

Meeting
Wednesday, February 25, 2015
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
February 5, 2015 Meeting Minutes
4. **Case #PC-02-15: Public Hearing: Proposed Text Amendment**
(Continued from February 4, 2015)
Request: Review for Possible Change the Definition Section and Fences and Natural Screening Section Concerning Open, Semi-Private, and Solid Fences; and the Bulk Regulations for Fences
5. **Workshop: Planned Unit Development Conceptual Plan Review:**
4500 West Touhy Avenue
Description: Proposal by North Capital Group to Redevelop the Purple Hotel and Review of Proposed Site Plan
6. **Next Meeting**
7. **Public Comment**
8. **Adjournment**



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: February 20, 2015

SUBJECT: **Case #PC-02-15: Text Amendment – Review of Definition Section and Bulk Regulations Relative to Fences**

Due to the scheduled workshop to review the revised North Capital Group (NCG) concept plans, *staff recommends: Case #PC-02-15 be continued without discussion to a date certain of March 4, 2015.*

A motion and a vote should be made to continue this matter.



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: February 20, 2015

SUBJECT: **Plan Commission Workshop – Review of Revised Shoppes at Lincoln Pointe Concept Plans**

North Capital Group (NCG), the property owner and developer of the proposed Shoppes at Lincoln Pointe, has requested a Workshop meeting with the Plan Commission. The purpose of this meeting is to provide an update on the status and changes to the Shoppes at Lincoln Pointe development.

NCG has advised staff that they are now entering a new joint venture with Fairmount Properties of Cleveland, Ohio, to undertake this project. NCG also indicated that they are making changes to the approved preliminary plans which they believe will make for a better development. Some of these changes include: elimination of underground parking and substituting surface and deck parking while increasing the amount of parking by approximately 250 spaces; increased sidewalk widths in parts of the development providing for enhanced outdoor dining opportunities; and a greater amount of retail space. NCG also expressed a desire for a phased development approach to allow the hotel component to proceed as quickly as possible.

At the February 3, 2015 COTW meeting, NCG presented their change in joint partners and the changes contemplated to the approved preliminary development plan. The Village Board was generally supportive of the proposed changes.

NCG will be present at the February 25, 2015 Plan Commission workshop to review the changes to the approved plans.