

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
JUNE 5, 2018**

**Call to Order**

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:00P.M., Tuesday, June 5, 2018, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

**Roll Call**

On roll call by Village Clerk Beryl Herman the following were:

**PRESENT:** President Bass, Trustees Cope, Hlepas Nickell, Ikezoe-Halevi, Patel, Sugarman (6:20)

**ABSENT:** Trustee Spino

A quorum was present.

Also present: Village Manager Tim Wiberg, Assistant Village Manager Ashley Engelmann, Assistant to the Village Manager, Village Attorney Steven Elrod, Andrew Letson, Public Works Director; Nadim Badram, Assistant Public Works Director; Steve McNellis, Director of Community Development

**Approval of Minutes**

Minutes of the May 15, 2018 Committee of the Whole were distributed in advance of the meeting and were examined.

Trustee Ikezoe-Halevi moved to approve the minutes as presented, Trustee Cope seconded the motion. The motion passed with a Voice Vote.

**1. Status Report from Tucker Development Concerning the Former Purple Hotel Site**

This item was presented by Mr. McNellis. Richard Tucker, of Tucker Development provided information.

**Background**

- \*8.47 acre site vacant and available for redevelopment since demolition in 2013
- \*Previous developer was foreclosed upon by their lender Romspen Club Holdings
- \*Romspen gained control of the property in October 2017, after the Foreclosure was settled
- \*Tucker Development, based in Chicago, became the Contract Purchaser on April 15, 2018
- \*Tucker was introduced at the April 17<sup>th</sup> Committee of the Whole Meeting

Renderings and aerial photos were exhibited.

Touhy-Lincoln Development  
Proposal and Zoning Consideration

*Proposal – A mixed-use development, incorporating retail commercial, service commercial, restaurant, apartments, a possible hotel and possible grocer, offices and entertainment uses*

- \*Retail/Restaurant/ Grocer = 109,700 square feet on ground floors
- \*Hotel = 148 rooms on four floors above a main lobby floor
- \*Apartments = 300 units on four floors above parking
- \*Two level parking deck and surface parking

Issues for Consideration

- \*Comprehensive Plan – Consistent with goals of 2016 Updated Comprehensive Plan
- \*Building Height – Proposed one, five and six story buildings consistent with or lower than surrounding five to eight story buildings
- \*Proposed Parking Allocation – Depicts insufficient parking on-site to meet Code requirements (at least 25% less)
- \*Shared Parking – Reduce parking requirements by considering peak hours, alternate transportation methods, future reduction in parking needs
- \*Parking Location – Consider strategic location of parking
- \*Additional Land – Options with acquisition of additional land

Discussion ensued :

What is the next step? Mr. Tucker spoke regarding the current status. We still need information on a hotel. Professional hotel people to be consulted.

Trustee Cope stated that the Board needs more information regarding amenities for residential development (pool, outdoor space).

Mr. Tucker pointed out that rentals have advantages for older people wishing to remain in the community and for young professionals because of our accessibility to the highway.

Trustee Hlepas Nickell questioned other purchases for development by Tucker. Wishes information on scale of retail and residential rental. The Board was hoping for more retail.

Trustee Ikezoe-Halevi spoke of the serious traffic issues on Lincoln Avenue.

Skokie is developing a large residential area, will this impact our development?

Trustee Hlepas Nickell opined that we need a high end hotel and venue space.

Mr. McNellis stated that this will go to the Plan Commission next, then it will come back to the Board.

Mr. Tucker will take the comments from tonight into consideration and will then go ahead.

President Bass asked for information on the history of the company.

Mr. Tucker stated that they have been in business for 35 years and have developed \$10 million in properties. Most of past work has been in retail, but they have recently been expanding to residential.

## **2. Status Report by the Zoning Board of Appeals**

This presentation was made by Zoning Board Chair Kathy O'Brien using PowerPoint.

## Key Statistics

\*Between April 2016 and March 2018:

#One residential parking variation

#One residential garage setback variation

#Two residential building coverage variations

^Led to code amendment related to building coverage for the construction of one or two car garages in the R3 and R4 districts

#One residential generator variation

One commercial foundation landscaping violation

## Draft Goals

\*Continue to review variations that have been granted and make recommendations on further Zoning Code Text Amendments

## Questions/Comments for the Village Board

\*On-going guidance on the interpretations of zoning definitions or regulations (i.e. the definition of “structure”)

## Requested Action

\*Discussion of 2018-2020 Zoning Board of Appeals goals and questions/comments to the Village Board

\*Approval of the 2016-2018 Zoning Board of Appeals Biennial Report

## Definition of “structure”

\*Structure:

- Anything constructed or erected, the use of which requires more or less permanent location on the ground or attached to something having a permanent location on the ground, including, but without limiting the generality of the foregoing advertising signs, backstops for tennis courts and pergolas

\*Should this include exterior elements attached to or abutting the structure that hosts the primary use?

Ms. O’Brien spoke of recent past and future fence issues.

Changes are taking place. More residents are requesting two-car garages and more requests for variations on signage. There are current signs that need to be evaluated.

Most requests are increasing for residential.

### **3. Discussion Concerning Options for Painting the Water Standpipe**

The purpose of the discussion is to seek Village Board Direction on the Standpipe Painting Design.

This item was presented by Mr. Badram using PowerPoint.

## Background

Photos and renderings were exhibited throughout the presentation

\*Standpipe was built in 1996

- Tallest structure in the Village (125’)
- Originally painted white and has not been painted since installation

\*Critical piece of Village infrastructure

- Stores 1.5 Million gallons of potable water
- Pressurizes the distribution system
- Inspected in 2017 for deficiencies
- \*Inspected in 2017 by Midco and Marine Diving Services
  - Midco noted there was coating failure with corrosion found throughout the reservoir
- \*Exterior of the standpipe indicated rust and degrading paint
- CBBEL provided cost estimate for having the interior and exterior painted
- \*FY2018/19 Budget includes \$33,000 for design engineering
  - Split 50/50 between NEID TIF and Water/Sewer Fund
- \*Located in the Northeast Industrial TI District
  - NEID TIF funds are permitted for exterior maintenance, including engineering
  - NEID TIF expires at the end of 2019
- \*In order to utilize TIF funds, design must be completed this year and painting must occur next fiscal year

#### Design

- \*Members of the public and individual Trustees have previously expressed interest in the possibility of adding the Village logo or name.
- \*Considerations include:
  - Color of the standpipe
  - Type of identifier
  - Color of identifier
  - Number of identifiers

#### Challenges

- \*Limited contractor availability due to unique scope of work
  - To complete painting next Fiscal Year, a contractor would need to be secured no later than January 2019
  - Anticipated eight month construction schedule
- \*Design must be completed this Fall in order to release a request for bids
  - A decision on the design will have to be made prior to completion of the branding process due to the timing of the NEID TIF expiring
- \*Location of 6 support columns
  - Each column is 3 feet wide
  - Spaced every 25 feet
- \*Length of Village Name
  - Horizontal design
    - #May be difficult to read if between columns
    - #May look awkward if columns are included in the spacing
  - Vertical design
    - #Size of lettering

Examples of identifiers and standpipes were exhibited

Staff is seeking direction regarding whether a Village identifier should be added to the standpipe. Discussion ensued.

Trustees Cope and Halevi felt that the \$75,000 cost for an identifier was too high.

Trustee Patel stated that it is an opportunity for branding. Trustee Sugarman agreed

It is very important to maintain , and was last inspected in 2017. Usually inspections are made at five year intervals. Photos of the condition inside the pipe and outside were presented.

Trustee Nickel wished to know the impact on residents while the work is being done. There are other storage areas. This pipe provides emergency water.

President Bass stated that we need to make a decision soon.

The question here is what to do with the outside. Do we wish to have an identifier or logo?

Consensus was:

Trustees Sugarman -Yes

Patel – Yes

Ikezoe-Halevi – No

Cope - No

Hlepas Nickell – No

President Bass - Yes

**Adjournment**

At 7:30 P.M. Trustee Cope moved to adjourn Committee of the Whole, seconded by Trustee Sugarman.  
The motion passed with a Voice Vote.

Respectfully Submitted,



Beryl Herman  
Village Clerk