

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
JULY 16, 2013**

**Call to Order**

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:02 P.M., Tuesday, July 16, 2013 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 Assistant Village Manager Douglas Petroschius the following were:

PRESENT: President Turry, Trustees Patel, Elster, Cope, Sprogis-Marohn (6:30 P.M.)

ABSENT: Trustees Leftakes, Klatzco

A quorum was not present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Charles Greenstein, Village Treasurer; Robert Merkel, Finance Director; Aaron Cook, Development Manager; Melissa Steirer, Management Analyst; Ashley Engelmann, Assistant to the Public Works Director; Manuel Castaneda, Public Works Director; Joe Mangan, Village Accountant; Paul Eisterhold, Plan Commission Chair; Steven Elrod, Village Attorney.

**Approval of Minutes**

The minutes of the June 18, 2013 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Elster moved to approve the minutes as presented, Trustee Patel seconded the motion. The motion passed by voice vote, 3-0. The minutes were approved.

**Regular Business**

**1. Status Report on the Village's Electric Aggregation Program**

The item was presented by Ms. Engelmann who indicated that in 2011 the Village became one of the first suburban Chicago communities to participate in an electric aggregation program. The Village partnered with the Villages of Oak Brook and Grayslake and facilitated a bid process which eventually awarded a contract to Integrys and saved the residents and small business customers 30% on their electrical bills. The Integrys agreement expires in December and options were presented for Village Board consideration. Discussion ensued. The Village Board concurred with staff's recommendation to renew the Integrys contract under the same rate and terms until May 31, 2014 allowing the Village to jointly bid with Grayslake.

**2. Discussion Concerning the Possible Expansion of the Touhy/Lincoln Tax Increment Financing District**

The item was presented by Mr. Wiberg who indicated that staff was seeking broad direction from the Village Board regarding a potential expansion of the Touhy/Lincoln Tax Increment Financing (TIF) District. He stressed that no request has been made from North Capital Group (NCG), the property owners of the Purple Hotel site. The northern border of the TIF District currently ends at the north end of the Purple Hotel site. Mr. Wiberg reported that NCG had purchased the two properties to the north of their site and suggested that the Village may want to expand the TIF District to incorporate the additional two properties. Trustee Elster proposed expanding the TIF District to all include four properties to the north which would extend the TIF to the Village's Corporate Limits. Discussion ensued. Michael Firsel and Neil Stein of NCG were present and participated in the Village Board's discussion of the matter. The Village Board directed staff to engage Kane McKenna, the Village's TIF Consultant, to determine if the four properties to the north are TIF eligible. Mr. Stein said that NCG would pay for the study but would like to know the costs before proceeding. Mr. Stein

indicated that NCG does not object to expanding the TIF District. Mr. Elrod informed the Village Board that his staff would prepare a Resolution for consideration at the August 20 Village Board meeting which would confirm that NCG is paying for the study and authorizing staff to proceed.

### **3. Discussion Concerning the Purple Hotel Site Restoration Standards**

The item was presented by Mr. Cook who indicated that the Pre-Development agreement between NCG and the Village for the Purple Hotel expired on July 1, 2013. NCG is requesting reinstatement of the agreement plus additional items. Staff is recommending that NCG be required to submit for land-use relief no later than December 1, 2013, receive land-use approval no later than July 1, 2014, and be permitted to extend site restoration waivers for the adjoining properties until July 1, 2014. Mr. Firsel reported that all asbestos had been abated from the Purple Hotel and the demolition contractor is ready to begin demolishing the building. Mr. Stein indicated that the only items which are pending are the pre-development agreement and the Illinois Department of Transportation's approval. Discussion ensued. The Village Board directed that the subcommittee of Trustees Elster and Patel convene a meeting to discuss the terms of the new pre-development agreement

### **4. Discussion Concerning the Design Standards for Non-Residential Structures**

The item was presented by Mr. Cook. On April 16, 2013, the Village Board considered a recommendation by the Plan Commission concerning proposed changes to the Village's design standards for non-residential buildings. These design standards are commonly referred to as the Village's masonry requirements. In considering this matter at the April 16, 2013 meeting, the Village Board referred this item to the Committee on Ordinances, Rules & Buildings (CORB) for further deliberation. The Plan Commission recommendation on this matter included the following:

1. Eliminating "Masonry Only" requirement from the Lincoln Avenue Overlay District
2. Establish that the exterior walls of non-residential buildings be constructed with a minimum of 75% "high quality materials". This includes a requirement that from the ground level to the top of the first floor windows must be constructed entirely of "high quality materials"
3. Establish a list of permitted "high quality materials" which includes:
  - 1) Brick with a minimum thickness of 2.25 inches
  - 2) Natural stone
  - 3) Sandstone
  - 4) Other native stone
  - 5) Pre-cast decorative stone
  - 6) Glass
4. Add definitions for Brick, Decorative Concrete Block, Masonry, and Stone; and
5. Add *Exterior Insulation Finishing Systems ("EIFS")* and *metal and vinyl lap board siding* as specifically prohibited materials.

CORB considered this matter at its June 11, 2013 meeting and now seeks to have the COTW consider its recommendations on this matter. Discussion ensued. The Village Board referred CORB's recommendation to the Plan Commission for their consideration.

### **5. Discussion Concerning Multi-Family Housing Zoning in the Lincoln Avenue Corridor**

The item was introduced by Mr. Wiberg who indicated that Trustee Cope requested the discussion of multi-family on Lincoln Avenue be discussed at the Committee of the Whole. Mr. Cook indicated that zoning for multi-family housing was the result of the Lincoln Avenue Task Force Plan and provided further background on the matter. Trustee Cope indicated his opposition to allowing the condo development on 6535 North Lincoln Avenue with concerns relating to height, traffic, and affecting other area property values. He proposed prohibiting such developments from Lincoln Avenue in the future and for the Village to place a moratorium in the immediate term. Trustee Patel suggested that the Plan Commission review the Lincoln Avenue Task Force Plan in its entirety. Mr. Cook recommended that the Comprehensive Plan be reviewed first. The Village Board concurred. The matter of reviewing the Plan and placing a moratorium on multi-family housing on Lincoln Avenue was referred to the Plan Commission

**Adjournment**

At 7:26 P.M. Trustee Patel moved to adjourn Committee of the Whole. Trustee Sprogis-Marohn seconded the motion. The motion was approved by voice vote, 4-0. The Committee of the Whole was adjourned.

Respectfully Submitted,

  
Douglas Petroschius  
Assistant Village Manager