

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
FEBRUARY 3, 2015**

Call to Order

President Pro-Tem Elster called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:30 PM, Tuesday, February 3, 2015 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 Deputy Village Clerk Douglas Petroschius the following were:

PRESENT: President Pro-Tem Elster, Trustees Patel, Cope, Klatzco, Leftakes, President Turry (by way of video conference)

ABSENT: Trustee Sprogis-Marohn

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Douglas Petroschius, Assistant Village Manager; Steven Elrod, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Timothy Clarke, Director of Community Development; Aaron Cook Community Development Manager; Plan Commission members Paul Eisterhold, Patricia Goldfein, Irv Fishman, Anthony Pauletto; Park and Recreation Board members Barry Bass and Jennifer Spino.

Approval of Minutes

Minutes of the January 20, 2015 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Leftakes moved to approve the minutes as presented. Trustee Klatzco seconded the motion. The motion passed with a Voice Vote, 5-0.

Regular Business

1. Discussion Concerning the Proposed Shoppes at Lincoln Pointe Development

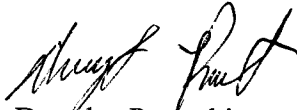
This item was presented by Neil Stein of North Capital Group (NCG) using PowerPoint. Mr. Stein provided a status update on his firm's progress on his proposed "Shoppes at Lincoln Pointe" development for 4500 West Touhy Avenue. He indicated that NCG has reengineered the original plan and developed a new preliminary concept that is somewhat different than the first concept presented last year. Mr. Elrod stated that the new concept plan was presented on February 3, 2015 to Village staff and Trustees Patel and Leftakes. This is the same group that the Village Board created in 2014 to work with NCG on the previous development concept. Mr. Stein continued to explain that Fairmount Properties has been engaged as a co-developer for the project. Randy Ruttenberg and Emmerick Corsi of Fairmount Properties were introduced. Mr. Ruttenberg explained that Fairmount is an integrated real estate firm with 21 professionals and \$1.3 billion in projects. They assisted in creating the revised development plan being proposed and focused on creating commercial and public gathering spaces. Mr. Corsi presented the leasing options, discussed the market needs, and the major elements of the plan. He indicated that 35% of the tenants for the proposed development have letters of intent and that the market is supportive of the revised plan. He proposes this as a seamlessly integrated project with all uses working together and that the plan is not intended to be built in phases, as the market is not interested in a phased approach. Mr. Ruttenberg estimates that construction could start as early as the fall of 2015 with completion in the spring of 2017. Mr. Ruttenberg also asked to exercise a portion of the Zoning Code which allows for the applicant to combine the preliminary plan and final plan consideration for the Plan Commission into one step instead of two, suggesting that this will save time. Plan Commission Chair Eisterhold

respectfully disagreed and preferred that the NCG follow the conventional process outlined in the Village Code. Discussion ensued. There was consensus on the Village Board to provide preliminary support for the project and to proceed with the plan submittal to the Plan Commission. The Village Board also had consensus to proceed with combining the preliminary plan and final plan consideration at the Plan Commission but Mr. Elrod indicated that according to the Zoning Code the decision rests with the Plan Commission. Mr. Stein and Mr. Ruttenberg thanked the Village Board for their time and consideration.

Adjournment

At 7:36 PM Trustee Leftakes moved to adjourn the Committee of the Whole. Seconded by Trustee Cope. The motion passed with a Voice Vote, 5-0.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Douglas Petroschius".

Douglas Petroschius
Deputy Village Clerk