

ZS Development

6/15/2017

Notes of meeting with Village of Lincolnwood Staff – 9AM Wednesday 6/7/2017

Meeting Attendees:	Tim Wiberg	Lincolnwood Village Manager
	Steve McNellis	Lincolnwood Community Development Director
	Mike Sieman	LFRE Capital
	Todd Zima	LFRE Capital

Distribution: MS, TZ, Larry Kaiser, Sandy Stein

The purpose of the meeting was to discuss the status of the Purple Hotel Site property sale, revisit the scheme previously presented, and gain understanding of the Village's preferred process for committee and board review, property entitlement approval, permits, and construction.

Planned Agenda Items:

1. Lincolnwood's point of view and desires for the site
2. Lincolnwood entitlement process
3. Timing for public meeting(s)/Strategy for getting in front of the public
4. Overall schedule toward completed entitlement, design process, construction documents, village permit approval, bidding process, and construction commencement/completion
5. What is the summary judgement on their lawsuit against the owner mean for the property and site work?
6. Stop light on Lincoln – best way to approach this for different acquisition scenarios. Condemnation for a public right of way?

Meeting Summary:

1. Lincolnwood's point of view and desires for the site
 - a. Lincolnwood is a "restaurant community," with a mix of chain and local businesses. LW would love to see multiple restaurants in the new development (a reiteration of info they have already shared and that exists in the current planning).
 - b. Touhy corridor is one of highest-performing in Chicago for several national chains. One or more fast casual or chains might do well.
 - c. There is a lack of "entertainment options" in the village. A Yardhouse or Pinstripes would seem attractive to Tim and Steve personally, and would play well to others in the Village, as there are not currently any close by options for a happy hour or casual post-work drink.
 - d. When discussing the concept of a brewery or similar, LW stated that the Beguile Brewery project was on indefinite hold, due to internal leadership issues at Beguile (one of three partners has left).
 - e. A grocery store would be a great tenant from the Village's point of view. Trader Joes was discussed, as well as a local, "mom and pop" grocer.
 - f. The planning team has seen a number of proposals come through their office, and many (including the one currently in the PD), and noted that the trend of declining physical retail space makes it hard to envision too many retailers, other than restaurant, entertainment, grocery.
2. Lincolnwood entitlement process
 - a. The entitlement process should be considered a minimum 6-9 month process.

- b. The process requires parallel efforts to meet with and incorporate feedback from multiple commissions and the Village Board of Trustees.
- c. There will be a new Planned Unit Development for this project. The existing PUD will be scrapped and not modified.
- d. The team should plan to meet with the following groups as part of the entitlement process:
 - Planning Commission: 2-4 preliminary workshop meetings, 1-2 special use hearings for PUD
 - Economic Development Commission: 1-2 meetings to receive recommendation & review ROI (mentioned Kane & McKennon?)
 - Board of Trustees: 1-2 meetings to endorse recommendation
- e. Materials required for full entitlement approval (PUD application and board recommendation):
 - Drawings – Complete site plan, floor plans, building elevations, landscape plan, etc.
 - Traffic management plan, parking strategy, etc.
 - Full list of deliverables to be determined/agreed upon with Steve McNellis/Planning
- f. Tim believes the Board and others will be most interested in our ability to deliver the project financially. He stressed “being able to prove we can execute our plan,” based on previous projects, etc. They have had other parties make overtures and have initial meetings, only to bow out when financial commitment required or difficulty of getting the project entitled came up.
*With contract for the land in-hand, we will not be required to prove anything, but might not hurt.

3. Timing for public meeting(s)/Strategy for getting in front of the public

- a. The Village is not in a rush to get something in front of the board. There is a desire from planning and management to get something going that will actually happen – a lot of people are jaded from the start/stop effort from the Feiner ownership, and the various parties who have come through since.
- b. It will be better to have something that is clearly early in the design process, so that Village stakeholders and public can feel they are sincerely part of the process.
- c. Steve thinks it would be a mistake to get in front of the public (condo associations, other stakeholders) prior to having an initial workshop with the planning committee. At initial workshop, can announce intention to contact various neighbors and Village groups. (Steve believes some neighbors will attend the initial workshop, and this will be a way to get a dialogue going).
- d. The public was satisfied to an almost unanimous level with last plan, with lone holdout being a neighbor (Jerry Eldman?) who complained regarding traffic. It’s reasonable to think that, if we approach it properly, we should not encounter much resistance from public or committees.

7. Overall schedule toward completed entitlement, design process, construction documents, village permit approval, bidding process, and construction commencement/completion

- a. Now-to-groundbreaking target is summer 2018, which LW sees as realistic, as long as process is linear (we do the dance properly). Initial planning/scheduling will aim for a Monday, July 9, 2018 groundbreaking.
- b. To meet this schedule, initial workshop meetings would need to start in September. The entire entitlement process would take up to 9 months.
- c. TZ to work with Steve McNellis to back out critical path dates toward meeting this deadline, and then work in deliverables and design timeline with FitzGerald for meeting these dates.
- d. Asked: Are there any existing resources we can obtain to speed up the process described above (CAD survey, utility survey, traffic study from Feiner, etc.)?
YES – there are files available that would be considered part of the public record. To get access to this info, we will need to file a Freedom of Information Act request.

8. What is the summary judgement on their lawsuit against the owner mean for the property and site work?

- a. The judgment is in the Village’s favor, specifically regarding failure to clear and plant the site.

- b. We could provide site clearing and seeding as a gesture of sincerity/good will, and expect to be reimbursed from the settlement (or by the Village regardless), as part of the completion of entitlement agreement.
9. Stop light on Lincoln – best way to approach this for different acquisition scenarios. Condemnation for a public right of way?
- a. Seems important to have control of entrances from both Lincoln and Touhy – every “good” plan shown had this traffic signal and the hotel at the north end of the site.
 - b. The Village does not have much influence on the ruling for stoplights – this will be an IDOT process.
 - c. The group discussed the two properties to the north, which in our minds are overvalued by seller. Based on the conversation, it seems worth trying to secure one or both of these properties (as shown in the Feiner plan), toward controlling the intersection and potentially allowing for options in phased construction of residential.

10. Other

- a. What is the status and what are the plans for the bike/walking trail west of the site?
Village verified LK report that trail and bridge are funded and begin this fall
It was agreed all around that it should be possible to take advantage of this site feature with some amenity or retail connection (pet park, bike shop, coffee/café, etc.)
- b. There is likely a Phase I Environmental report available, possibly Phase II. Should search with FOIA request.

NEXT STEPS (starting week of 6/19)

1. TZ to work with Steve McNellis to sketch out an entitlement schedule for the project, starting this fall and working toward July groundbreaking.
2. Following agreement with Village, TZ to contact Fitzgerald to request a proposal for initial planning and entitlement process work.*
3. Team to file a FOIA request for all studies and files in Village’s possession from previous PUD, including traffic study, environmental studies, land survey, utility survey, geotechnical reports, water management analysis, etc.

*Need to work as a team to determine when to request a proposal, and based on what strategy of delivery, dependent upon timing and terms of land purchase contract.

END OF NOTES

Written by TZ - Please give me any corrections, questions, additions ASAP – will issue final notes based on this.