



PLAN COMMISSION SPECIAL MEETING
MONDAY, APRIL 25, 2022 - 6:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order and Roll Call.
2. Approval of March 23, 2022, regular meeting minutes.
3. Public Comment.
4. Community Development Report.
5. Comprehensive Plan Visioning Work: The Commission will discuss goals and initiatives for the following community pillars: (a) Quality Livable Neighborhoods; and (b) Vibrant Business Districts.
6. Other Business
 - a. Next Regular Meeting Quorum Check – April 27, 2022, Meeting
 - b. May Meeting(s) Quorum Check – Monday, May 23, and/or Wednesday, May 25, 2022: Comprehensive Plan Visioning Work: (1) Educational Excellence; (2) Mobility and Accessibility; and (3) Sustainability and Climate Action.
 - c. Potential Special June Meeting Quorum Check – Wednesday, June 8, 2022 Comprehensive Plan Visioning Work: Review all Pillars and Prepare for Presentation to Council
7. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

NOTICE

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
MARCH 23, 2022**

Members Present:

Bridget Orsic, Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
John Golan
Chris Foley
Liz Kunkle
Kim Mancini

Members Absent:

None

Village Staff:

David Schoon, Director of Community Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 7:00 p.m. Mr. Schoon took roll call of the Commission Members present.

Public Comment.

No comments were made at this time.

Community Development Report.

Mr. Schoon stated there is no Community Development report.

Case No. 22-08-SU: 275 Fairview Avenue – Greeley Elementary School: An application submitted by Kathryn Talty Landscape Architecture on behalf of Winnetka Public School District 36, seeking approval of an amendment to an existing special use permit, which allowed playground improvements at Greeley Elementary School, 275 Fairview Avenue, Greeley Elementary School. The requested amendment would allow improvements to the existing playground located on the northeast corner of 275 Fairview Avenue. The Village Council has final jurisdiction on this request.

Mr. Schoon referred to photos of the property's location, zoning classification as well as the playground to be replaced and identified the property's zoning relief history. He stated the request is to replace the existing permeable mulch surface with a rubberized surface covering the same area that exists. Mr. Schoon then referred to the proposed playground equipment renderings noting zoning variations are also necessary which the ZBA reviewed and recommended approval of both the special use and zoning variations. He stated the DRB also reviewed the playground design and recommended approval. Mr. Schoon then stated on page nos. 7 and 8 is language for a recommendation for the Commission to either approve or deny the request and asked if there were any questions. No questions were raised at this time. Mr. Schoon noted no correspondence was received regarding the request.

Chairperson Orsic swore in those speaking to this matter. Kathryn Talty introduced herself to the Commission along with Joshua Swanner, the Principal, and a Special Education teacher. Ms. Talty described the history surrounding the need to replace and update the playground equipment. She stated the color would be similar to other playgrounds in the Village and explained the rationale for replacing

1 the existing mulch surface with the rubberized surface which would accommodate those with mobility
2 issues. Ms. Talty informed the Commission it is their hope for construction to begin in the summer and
3 asked if there were any questions.
4

5 Mr. Golan asked how the rubberized surface would drain and Ms. Talty explained the drainage system to
6 the Commission. Chairperson Orsic stated the Commission is aware of the playground equipment's
7 lifecycle and agreed that ADA accessibility is important. She then stated the request met all of the
8 standards and asked for a motion.
9

10 A motion to recommend approval was made by Ms. Danley who read the findings into the record. The
11 motion was seconded. A vote was taken and the motion unanimously passed, 9 to 0:

12 AYES: Alt, Bradley, Case, Danley, Golan, Foley, Kunkle, Mancini, Orsic

13 NAYS: None
14

15 **Case No. 22-09-SU: 1110 Chatfield Road – Hubbard Woods Elementary School: An application submitted**
16 **by Kathryn Talty Landscape Architecture on behalf of Winnetka Public School District 36, seeking**
17 **approval of an amendment to an existing special use permit which allowed playground improvements**
18 **at 1110 Chatfield Road, Hubbard Woods Elementary School. The requested amendment would allow**
19 **improvements to the existing playground located at 1110 Chatfield Road. The Village Council has final**
20 **jurisdiction on this request.**

21 Mr. Schoon informed the Commission one comment was received relating to this matter. He then referred
22 to the property's location, zoning classification and proposed playground equipment. Mr. Schoon also
23 stated the west property line playground equipment would be replaced along while maintaining the
24 equipment on the Hamptondale side with the surface underneath both areas to be replaced with the
25 rubberized surface material. He stated Arbor Vitae would also be installed along the west property line
26 and referred to a photo of the proposed playground equipment. Mr. Schoon stated the ZBA reviewed the
27 request and recommended approval and noted at the ZBA meeting, the neighbor presented concerns
28 relating to the playground equipment. He then stated both the ZBA and DRB recommended a conditional
29 approval that the Applicant use its best efforts to add additional landscaping along the west property line.
30 Mr. Schoon stated a recommendation to either approve or deny the request is included on page nos. 7
31 and 8 and asked if there were any questions.
32

33 Chairperson Orsic referred to the proposed Arbor Vitae and questioned whether the additional
34 landscaping would alleviate the neighbors' concerns and questioned its location. Mr. Schoon responded
35 by identifying the Arbor Vitae's location and noted the Arbor Vitae in the rendering were from the original
36 plans submitted by the Applicant. Ms. Danley asked if there are other neighbors abutting the property
37 and Mr. Schoon identified the surrounding properties noting no comments were received from that
38 neighbor.
39

40 Ms. Talty referred to the home whose front door faced the school noting the school and playground
41 existed prior to the home being built. She informed the Commission they increased the amount of
42 landscaping and intentionally configured the playground so that the taller pieces lined up with the two
43 garages. Ms. Talty explained the reasoning behind not extending the Arbor Vitae across an area she
44 identified was due to the location of storm water drains noting they planned to work to potentially
45 landscape the gap. She added the proposal would be an improvement over the existing condition.
46

47 Mr. Golan asked if the existing green fence would remain and Ms. Talty responded the chain link fence
48 would be removed in areas where the neighbors have fencing to allow for more green space. Mr. Swanner

1 stated the project’s original exploration arose from the need to address the uneven surface to allow those
2 with mobility issues to use the play area. Belinda, a Special Education teacher, described the limitations
3 and challenges the children face who would then be able to use the previously inaccessible space.
4

5 Mr. Golan asked if the approval for Crow Island had wood chips and Ms. Talty responded the entire area
6 did not contain the rubberized surface due to budget concerns. Chairperson Orsic stated the neighbor’s
7 concern seemed to be resolved and described the request as straightforward and met the standards
8 similarly to the previous application. She then asked for a motion.
9

10 Ms. Danley moved to recommend approval of the requested amendment to the special use ordinance M-
11 5-2017 to allow improvements to the existing playground located on the subject property based on
12 findings of fact which she read into the record. The motion was seconded. A vote was taken and the
13 motion unanimously passed, 9 to 0:

14 AYES: Alt, Bradley, Case, Danley, Golan, Foley, Kunkle, Mancini, Orsic

15 NAYS: None

16
17 **Other Business.**

18 a. Next Meeting Quorum Check – April 27, 2022.

19 The Commission Members discussed their availability.
20

21 Chairperson Orsic then stated in connection with communicating with The Lakota Group, any suggestions
22 should be forwarded to Mr. Schoon to provide to the consultants. Mr. Schoon asked the Commission
23 Members if they would be interested to meeting three times per month to discuss the Comprehensive
24 Plan in order to complete the Visioning phase by the end of May. Mr. Bradley suggested holding a special
25 meeting on a weekend to complete the process. Chairperson Orsic did not agree with meeting over the
26 weekend and stated the May deadline is not firm. Mr. Golan suggested holding a three hour session
27 beginning at 6pm. The Commission Members agreed to start the special meeting at 6pm.
28

29 **Adjournment:**

30 A motion to adjourn was made by several Commission Members and the motion was seconded. A vote
31 was taken and the motion unanimously passed, 9 to 0:

32 AYES: Alt, Bradley, Case, Danley, Golan, Foley, Kunkle, Mancini, Orsic

33 NAYS: None
34

35 The meeting was adjourned at 7:38 p.m.
36

37 Respectfully submitted,
38

39 Antionette Johnson
40 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: APRIL 21, 2022
SUBJECT: COMPREHENSIVE PLAN - GOALS & INITIATIVES
PILLAR 1 - QUALITY LIVABLE NEIGHBORHOODS
PILLAR 2 - VIBRANT BUSINESS DISTRICTS

At the April 25, 2022, Plan Commission special meeting, the comprehensive plan consultant team, headed by The Lakota Group, and staff will continue to work with the Commission on developing vision statements, goals, and initiatives for each of the community pillars that have been identified. **Attachment A** contains the agenda The Lakota Group plans to use to guide the discussion during this item on your meeting agenda.

At the April 25 special meeting, the Commission will discuss the following pillars:

- **Pillar 1 - Quality Livable Neighborhoods**
- **Pillar 2 - Vibrant Business Districts**

Attachment B contains the draft vision statements, goals, and initiatives for each of these pillars. This is a working document, and we look forward to receiving your comments and thoughts.

As part of the discussion of Quality Livable Neighborhoods and Vibrant Business Districts, the Commission will also be discussing the concept of “**opportunity sites**” in the community. Opportunity sites are sites Village staff has identified as either being underutilized based upon their intensity of use or underutilized because their existing use may not be the desired use over time. **Attachment C** contains materials regarding these opportunity sites for the Commission to review. Village staff has selected four opportunity sites for which The Lakota team has provided potential redevelopment scenarios:

- **966 & 972 Green Bay Road** (commonly referred to as the former Boris Café site and vacant lot)
- **Southeast Corner of Elm Street & Lincoln Avenue** (commonly referred to as the One Winnetka site)
- **746, 748, & 750 Green Bay Road** (Victor Hlavacek Florist, one-story office building)
- **Northeast Corner of Green Bay Road and Winnetka Avenue** (Village Indian Hill Parking Lot)

The purpose of this exercise is to provide the Commission with an opportunity to discuss potential types of development that may be suitable for these various areas of the community. Then the consultant team and staff will discuss with the Commission how these developments are feasible or not under our current zoning regulations and how those regulations may need to be amended to allow such development. The purpose of the exercise is also to have the Commission start to think about what development regulations we may need to consider amending in the future to allow the desired type of development.

This is a similar exercise in which the Village engaged with the development of the Downtown Master Plan, which the Village Council adopted in November 2016. That plan looked at the following sites:

- Post Office Block
- Grand Foods Block
- Block at Southwest Corner of Tower Road and Green Bay Road
- Hubbard Woods Parking Deck Block

For the Commission’s information, we have attached excerpts from the Downtown Master Plan regarding each of these sites (**Attachment D**).

Also attached is a letter from the Landmark Preservation Commission regarding a couple of items that they would ask that the Commission address in the comprehensive plan (**Attachment E**). One is the issue of design review of single-family homes, which was previously addressed in Pillar 3 Community Heritage and Placemaking, Goal 1, which is now addressed in Pillar 1 Quality Livable Neighborhoods, Goal 1. The other issue is that the Commission recommends that Village policy better facilitate the use of deconstruction techniques with the demolition of single-family homes, which the Landmark Preservation Commission has identified as a Pillar 4 Sustainability and Climate Action Plan issue.

At future meetings, the Commission is currently scheduled to consider the other community pillars:

- **April 27 Meeting**
 - **Initial Discussion** (Items continued from March meeting)
 - Pillar 6 - Healthy and Engaging Lifestyles
 - Pillar 9 - Civic Engagement
 - **Review Commission Comments from March Meeting Incorporated into Pillar**
 - Pillar 3 - Community Heritage and Placemaking
- **May Meeting** (May 23 or May 25)
 - **Initial Discussion**
 - Pillar 5 - Educational Excellence
 - Pillar 8 - Mobility and Accessibility
 - Pillar 4 - Sustainability and Climate Action (Item continued from February meeting)
 - **Review Commission Comments from April Meetings Incorporated into Pillars**
 - Pillar 1 – Quality Livable Neighborhoods
 - Pillar 2 – Vibrant Business Districts
 - Pillar 6 - Healthy and Engaging Lifestyles
 - Pillar 9 - Civic Engagement
- **June Special Meeting** (Tentatively the week of June 6)
 - **Review Pillar Statements, Goals, and Initiatives for each of the 10 Pillars**
Prepare for presentation to Council

ATTACHMENTS

- Attachment A: Agenda for the Comprehensive Plan Visioning Work Agenda Items
- Attachment B: Draft Vision Statements, Goals, and Initiatives for the following Pillars: Quality Livable Neighborhoods and Vibrant Business Districts.
- Attachment C: Opportunity Site Materials
- Attachment D: Excerpts of the Downtown Master Plan
- Attachment E: Letter from Landmark Preservation Commission

Attachment A

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WINNETKA FUTURES 2040 PLAN

AGENDA: Visioning Working Session – Pillars 1 & 2

DATE: April 25, 2022 Special Meeting of the Plan Commission

TIME: 6:00 – 9:00 PM

LOCATION: Winnetka Village Hall

1. Pillar One: Quality Livable Neighborhoods
 - a. Vision Statement
 - b. Goals
 - c. Initiatives for each Goal

2. Pillar Two: Vibrant Business Districts
 - a. Vision Statement
 - b. Goals
 - c. Draft Initiatives

3. Opportunity Sites
 - a. Discuss individual sites
 - b. Summary discussion and questions

4. Discussion of Next Steps & Schedule for Upcoming Discussions

April 25, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 1 – Quality Livable Neighborhoods
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

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Pillar 1: Quality Livable Neighborhoods

“A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways and a variety of well-maintained housing offerings to meet the needs of all of its residents. All of these create a unique and powerful sense of place.”

GOAL 1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Initiatives

- a) To strengthen and maintain the rich and diverse character of the Village’s neighborhoods, consider steps to highlight a neighborhood’s character and sense of identity by identifying each neighborhood’s unique elements that contribute positively to the Village. Factors such as irregular terrain (Sheridan Road ravines area), former estates platted as narrow “country lanes” (Fisher Lane, Private Lane, DeWindt Road), larger lot post-war subdivisions in northwest Winnetka, and the “tree streets” west of downtown each have unique characteristics which may be built upon and enhanced.
- b) Consider creating a document identifying the scale and form of new single-family residential construction envisioned in Winnetka’s various neighborhoods and establishing general residential design guidelines or specific residential design requirements, such as front entry orientation, minimum transparency requirements, etc.
- c) Review Village regulations and processes to eliminate disincentives to renovating existing homes.
- d) Encourage renovation of existing homes to reduce environmental impacts of new construction and to maintain housing diversity for such segments of the community as young families and empty nesters.
- e) Consider conducting an architectural survey to identify important Winnetka architectural and historic resources and other physical contributions to its heritage and character.
- f) Evaluate the implementation of various types of programs and tools that support the preservation of historic and architecturally significant homes.

- g) Consider updating the Village's antiquated subdivision regulations to make the process clearer and to simplify the process for minor subdivisions, such as simple lot line adjustments or plats of consolidation.
- h) For those R-5 District areas of the community that have lots that are predominately 50 feet wide, consider revising the R-5 zoning standards to reduce the minimum lot width from 60 feet back to 50 feet.

GOAL 2: The Village will expand the Village's housing diversity and address the housing gap to provide a housing supply that supports changing demographic needs and ensures a wide variety of product types, options, and costs available to seniors, empty nesters, families, and young professionals.

Initiatives

- a) Evaluate amending zoning regulations to allow attached single-family structures in single-family zoning districts.
- b) Explore a multi-year pilot Accessory Dwelling Unit (ADU) program to encourage infill housing options.
- c) Update the Village's adopted affordable housing plan when required by Illinois State Law.
- d) Considering amending the Village's subdivision and zoning regulations to allow for more unique site designs that may allow for alternative forms of housing such as "cluster cottage housing".
- e) Evaluate areas of the community that would be appropriate for senior housing and / or assisted living and ensure zoning regulations allow effective development of the land use.

GOAL 3: The Village will maintain and enhance the walkable and bicycle friendly nature of the community's neighborhoods.

Initiatives

- a) Establish a sidewalk infill program that identifies public and private streets where sidewalks are missing or incomplete and survey residents to evaluate levels of interest in completing sidewalk connections. Prioritize sidewalk installation based on survey results and proximity to parks, schools, and transit nodes.
- b) Identify dedicated walking routes, through wayfinding signage, that utilize the community's sidewalk and pathway network to facilitate increased pedestrian mobility throughout the Village. Loops can vary in length and incorporate Village assets like parks, natural resources, or commercial sites.
- c) Consider expanding the Village's existing stop sign request process to consider neighborhood requests for other types of traffic calming techniques on public streets to ensure that Village streets remain safe for pedestrians and bicyclists.

GOAL 4: The Village will continue to ensure that institutional uses such as schools, churches, the Public Library, and Park District parks and facilities are compatible with the residential neighborhoods in which they are located.

Initiatives

- a) Consider establishing a specific zoning district for such institutional uses or establishing specific zoning standards for such uses within existing residential zoning districts to create more appropriate zoning standards for such uses.
- b) Continue regular conversations with local institutions to understand their future needs and how to address those needs in a particular neighborhood.

GOAL 5: The Village will continue to support its policies and private efforts that maintain and enhance inviting, neighborly, and sustainable private outdoor spaces in our residential neighborhoods.

Initiatives

- a) Continue to enhance Village policies and requirements that support the maintenance and enhancement of the community's tree canopy on private property, which is one of the main features that gives Winnetka its unique sense of place.
- b) Establish landscape design guidelines that support the establishment of native or ecologically beneficial plantings in place of lawns.
- c) Given changing technology and changing use of residential yard space, consider establishing environmentally friendly performance standard regulations to address increasing complaints regarding outdoor lighting and equipment noise, such as outdoor living areas as well as generators, A/C condensers, and pool equipment.
- d) Review the Village's accessory structure regulations (e.g., sheds, play equipment, treehouses, outdoor kitchens) to determine if they meet the needs of today's families.
- e) Review the Village's fence regulations, in particular the ability to construct a 6.5' tall fence or any height chain link fence in a front yard anywhere throughout the Village, to determine if the standards are still appropriate.

GOAL 6: The Village will continue to support policies that maintain and enhance the public way in our residential neighborhoods.

Initiatives

- a) Continue to consider options that reduce "light pollution" when replacing or upgrading existing streetlights.
- b) Regularly review, and when necessary, update the Village street tree policy in terms of such items as tree preservation, species diversity, planting policies, and pruning and maintenance.
- c) Establish landscape design guidelines that support the establishment of native or ecologically beneficial plantings in the parkways.

GOAL 7: The Village will encourage multifamily unit development near and in the downtown commercial districts

Initiatives

- c) Consider major revisions to both multi-family zoning districts that will lead to the development of townhomes and other multi-family buildings with massing, scale, roof form, and vertical rhythm consistent with the predominate single-family nature of the community.
- d) Encourage retention of rental apartments above commercial storefronts rather than conversion to offices space or other non-residential use.
- e) Incentivize the conversion of upper-story office space / non-residential space to residential use. Examples of incentives might include reduced or waived building permit fees for conversions and administrative design review for exterior modifications.
- f) Discourage other alterations of mixed-use buildings that compromise residential occupancy (elimination of required building components or systems, such as means of access, mechanical systems, etc.)
- g) Allow the creation of live/work land uses in the downtown commercial districts.

April 25, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 2 – Vibrant Business Districts

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

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Pillar 2: Vibrant Business Districts

“A community with a strong commitment of supporting and enhancing its unique, walkable mixed-use business districts, which serve both as the community’s commercial cores and its social centers.”

GOAL 1: The Village will continue to provide a future vision for the Village’s commercial districts.

Initiatives

- a) Continue to implement the action plan outlined in the 2016 Downtown Master Plan.
- b) Regularly review and update the Downton Master Plan to adjust to changing market conditions and community needs.
- c) Given the train stations serving the Indian Hill, Elm Street, and Hubbard Woods business districts and the PACE bus line that runs along the Green Bay Road corridor, consider Transit Oriented Development (TOD) principals when planning, developing regulations, and making infrastructure improvements in the business districts.

GOAL 2: The Village will provide zoning and development regulations and processes that allow land uses offering the products, services, and housing opportunities that residents desire and that allow such uses in the mostly timely manner while also ensuring their compatibility with goals of the district in which they would locate.

Initiatives

- a) Given that each of Winnetka’s three business districts may have its own unique market niche it could serve, and as was done with the C-1 Neighborhood Commercial District in the Indian Hill Business District, consider establishing unique zoning regulations, in particular allowed land uses, for the Hubbard Woods and Elm Street business districts. This may occur through the creation of new zoning districts or through amendments to the existing C-1 District, the C-2 General Retail Commercial District, or the Commercial Overlay District.
- b) When considering changes to the commercial zoning districts, study what land uses should be allowed in each district and consider adding a catch-all category such as “Commercial Uses Not

Otherwise Regulated” as a special use to allow consideration of new land uses not currently contemplated within the Zoning Code.

- c) Consider amending the Zoning Code to only require review by the Plan Commission and approval by the Village Council for those special uses located in the C-1 Neighborhood District and the C-2 General Retail Commercial District, similar to what is now required for special uses in the Commercial Overlay District.
- d) Review regulations to reduce barriers for pop-up or short-term land uses. This might include streamlining occupancy permit reviews or sign permit applications and review processes.
- e) Encourage multifamily development in and around the commercial districts to serve a diverse range of residents and to provide additional housing opportunities near commercial activity and the train stations.

GOAL 3: The Village will encourage the highest-quality design, materials, and maintenance for building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor.

Initiatives

- a) Update the 2003 Design Guidelines to allow for alternative styles of architectural design that can complement the existing Tudor aesthetic while allowing creativity and more contemporary styling. The format of the updated guidelines should be presented in a more user-friendly format.
- b) Update the Sign Code regulations to ensure they adequately address current sign technology and the needs of Winnetka businesses and institutions while maintaining the pedestrian-focused community character of these areas that residents have come to expect.
- c) Updates to the Design Guidelines and Sign Code should consider changes that would allow the administrative approval of certain exterior building, landscaping, and signage improvements as well as changes that would allow for variations of these standards to allow, when appropriate, creative, yet compatible designs.
- d) Conduct an architectural survey of the buildings in the Village’s commercial districts to identify historic and architecturally significant buildings and review the Village’s development processes to identify obstacles to the preservation of such buildings.
- e) Provide information and access to financial incentives, such as the Cook County Class L temporary property assessment reduction and the Federal rehabilitation tax credits, for the preservation and restoration of historic commercial buildings
- f) Given the age of Winnetka’s commercial building stock, consider the role of enhanced code enforcement in preserving commercial districts and promoting investment in the rehabilitation of older structures.

GOAL 4: The Village will provide a business environment focusing on retaining successful existing businesses, attracting businesses to the community that meet a market need, and assisting start-up business through the local permitting and licensing process.

Initiatives

- a) Continue to employ a full-time economic development coordinator to lead the Village's business retention and attraction efforts as well as promotion and marketing activities.
- b) Work with commercial property owners and the real estate brokerage community to identify target tenants for commercial districts that advance strategic marketing initiatives.
- c) Explore how to leverage the Village's current retail market strengths of high-end apparel stores, home good stores and interior design businesses, and dining establishments to attract complementary and compatible businesses.
- d) Consider developing targeted financial incentives that encourage investment in buildings to assist with the retention of businesses and to attract new businesses.
- e) Explore regulatory tools that disincentivize long-term commercial vacancies and consider implementation of such tools.
- f) Advocate for changing Cook County Assessor's Office commercial vacancy assessment practices that tend to inadvertently encourage long-term vacancy.
- g) When appropriate, consider streamlining special approval and permitting processes so it is easy and convenient for prospective businesses to follow the requirements.

GOAL 5: The Village will partner with others to provide public infrastructure to support vibrant business districts.

Initiatives

- a) Continue the Village streetscape improvement efforts that are occurring in the Elm Street Business District to the Hubbard Woods and Indian Hill business districts and along the Green Bay Road corridor.
- b) Establish a clear requirement that new developments in the business districts are responsible for streetscape improvements consistent with those for the business district in which it is located.
- c) Invest in the utility infrastructure needs to provide reliable utility services and to allow for future redevelopment.
- d) Provide public gathering spaces in each of the three business districts to serve as community gathering spaces and spaces for community events.
- e) Continue to support Pace's and Metra's efforts to provide commuter bus and rail service to provide access for employees of Winnetka businesses.
- f) To ensure the Village's commercial districts maintain their traditional design and pedestrian friendly streetscapes, establish a clear policy regarding the Village's role and the private sector's role for providing parking for commercial uses and multi-family residential uses in the Village's

business districts. As part of that effort evaluate alternative Zoning Code parking requirements, such as reductions based on proximity to transit, a fee-in-lieu program, or reductions to off-street parking requirements for the provision of car-sharing facilities and bicycles.

GOAL 6: The Village will partner with the Chamber of Commerce and other Winnetka merchant groups to promote and market Winnetka businesses and community events to let the region know of the community as a niche retail, dining, and event destination.

Initiatives

- a) Develop and implement a branding campaign that promotes and markets Winnetka businesses to increase the awareness of Winnetka retailers to potential customers in surrounding communities and the region.
- b) Promote and market the existing fashion and design districts as well as dining opportunities within the Village.
- c) Continue existing efforts to build relationships and communication with local businesses and entrepreneurs to identify needs and opportunities (e.g., businesses retention visits, regular business community surveys).
- d) Explore the creation of more small business nights to activate commercial zones and increase awareness of local retailers to those diners that come to the area in the evening.
- e) Explore creation of a program to activate vacant storefront windows that would have existing businesses place displays in vacant storefront windows or by collaborating with art organizations and local school programs to produce materials to place in empty windows.
- f) Encourage temporary and permanent street and sidewalk installations and activities that foster social interactivity, such as small musical performance groups on street corners, sidewalk dining and/or parklet dining, installations of art and sculpture designed with interactivity in mind, as well as marked exercise or walking routes.
- g) Continue to partner with others to promote business and community events, such as the Winnetka Music Festival, the Farmers Market, and Art in the Village, which provide vibrancy and a sense of community.

Attachment C



APRIL 25, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Community Development Study Sites Discussion

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

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As part of our Pillars of Livable Neighborhoods and Vibrant Business Districts, our planning process has identified a number of potential future redevelopment sites within the community. These sites generally fall within the boundaries of the commercial business districts and along the connective corridor of Green Bay Road (see Overall Site Development Area map exhibit).

This evening, at staff's direction, we will focus on four specific sites that represent a range of possible development in the Village:

1. The Village-owned parcels at the Indian Hill Train Station (auto-centric site)
2. The One Winnetka Site in the East Elm Business District (commercial core)
3. 746-748-750 Green Bay Road - Havlecek Florist and Adjacent Office Site (Green Bay Road Corridor)
4. 966-972 Green Bay Road- Former Boris Cafe and adjacent vacant lot (Hubbard Woods Commercial District)

Our team has reviewed the current site context and regulatory framework and has anticipated land use options that may be considered for each of these sites. A simple summary of each is provided as part of our review package. We have also integrated into our thinking the input, ideas, and desires of the community as to what types of uses or development would best support the community's mixed-use commercial areas.

The following concepts have been prepared to help illustrate potential development scenarios or outcomes for each of these sites and how the Village's policies, codes, and practices impact them. Further, these concepts **DO NOT** reflect a final development plan or approved approach to any of these sites. These plans **DO NOT** reflect an architectural style or design. They are simply color-coded massing studies to help illustrate the scale and land use structure inherent in buildings with more than one floor or layers of mixed-uses.

The concepts illustrated on these sites reflect the Village's current zoning and land use regulations. **The goal tonight is not to design these four sites.** Instead, it is to illustrate how development of the sites and other parcels are impacted by a host of land use, design, regulatory and economic impacts that may restrict Winnetka from reaching its Vibrant Business Districts and Livable Neighborhood Goals.

We hope to have a discussion on whether Winnetka is "in or out of step" with best practices in urban planning and community development. Our team of urban designers/planners, market and development advisors, and national zoning experts want to focus on key questions such as:

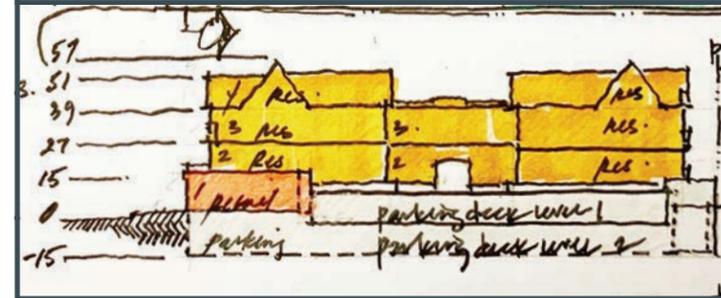
Planning
Urban Design
Landscape Architecture
Historic Preservation
Community Engagement

- Good Design vs. Zoning Codes
- Parking as the key influence on site design and density
- Density vs. Intensity
- Good Design vs. height/bulk
- Believable Fiction vs. Achievable Reality

Our goal in this exercise is to inform the Comprehensive Plan and to help shape and manage community development through the right balance of good design, regulatory mechanisms, and market realities.

CONCEPT A

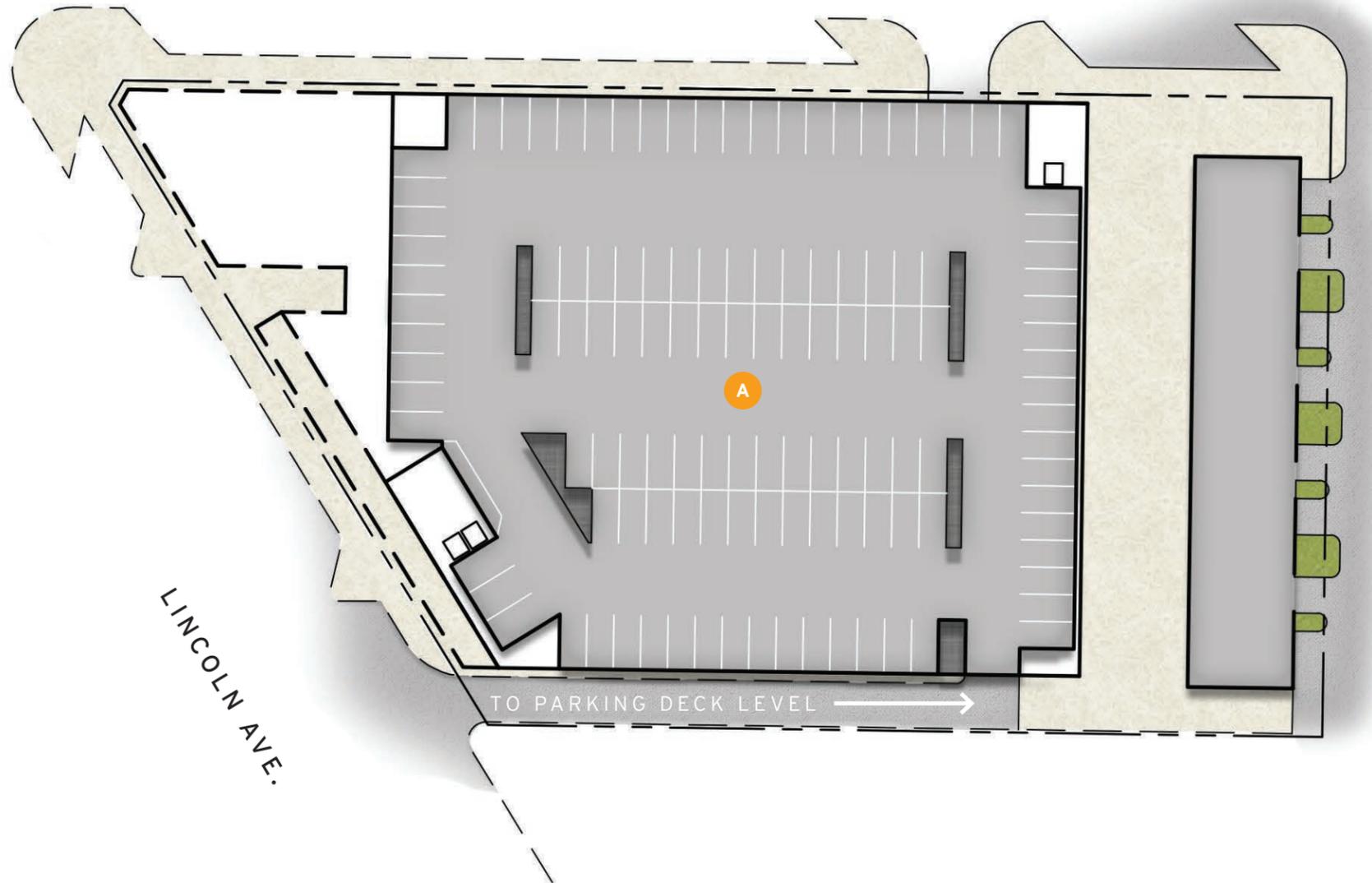
CROSS SECTION



LEGEND

- A GARAGE PARKING PRIVATE**
 - TOTAL ~120 Cars
 - TOTAL Rowhome Parking 32 Cars
 - 2.25 Cars / Unit

ELM STREET



SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT A



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 15,500 SF
- B GARAGE PARKING DECK**
 - TOTAL 31,850 SF
 - 90 CARS
- C RESIDENTIAL ROWHOMES**
 - TOTAL 6,300 SF / Floor
 - 2200 - 2400 / Unit
- D PEDWAY**
- E SERVICE**
 - TOTAL 700 SF
- F LOBBY**
 - TOTAL 1,500 SF
- G ARCADE WALK**
- H BOULEVARD**

SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT A



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 1,750 SF
- B RESIDENTIAL APARTMENTS**
 - TOTAL 38,650 SF
 - 23 units/ Floor
 - 69 Units
- C RESIDENTIAL ROWHOMES**
 - TOTAL 6,300 SF / Floor
 - TOTAL 8 units
- D PLAZA / OPEN SPACE**
 - TOTAL 13,500 SF
- E LOBBY**
 - TOTAL 1,500 SF

SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT B



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 12,540 SF
- B RESIDENTIAL ROWHOMES**
 - TOTAL 6,300 SF / Floor
 - 3 Story Urban Rowhomes Walkups
 - TOTAL 14 units
- C MULTI-FAMILY APARTMENTS**
 - TOTAL 40 Apartment Units
- D PLAZA / OPEN SPACE**
 - TOTAL 7,600 SF
- E LOWER PARKING DECK**
 - 144 Cars

SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT B



LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - TOTAL 36 Apartment Units
- B RESIDENTIAL ROWHOMES**
 - TOTAL 6,300 SF / Floor
 - 3 Story Urban Rowhomes
 - Walkup Garden
 - TOTAL 14 units
- C MULTI-FAMILY DEVELOPMENT**
 - TOTAL 40 Units
 - 4 Stories
- D PLAZA / OPEN SPACE**
 - TOTAL 7,600 SF
- E LOWER PARKING DECK**
 - 144 Cars

90 UNITS TOTAL

**APARTMENTS = 76
ROWHOMES = 14 UNITS**

**PARKING = 144 CARS
(1.6 CARS / UNIT)**

SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT A



LEGEND

- A** COMMERCIAL/RETAIL
• TOTAL 17,250 SF
- B** RESIDENTIAL APARTMENTS
• TOTAL 69 Units
- C** RESIDENTIAL ROWHOMES
• TOTAL 8 Units
- D** PLAZA / OPEN SPACE

77 UNITS TOTAL

**APARTMENTS = 69
PARKING = 155 CARS
(2.25 CARS / UNIT)**

**ROWHOMES = 8 UNITS
PARKING = 32 CARS
(4 CARS / UNIT)**

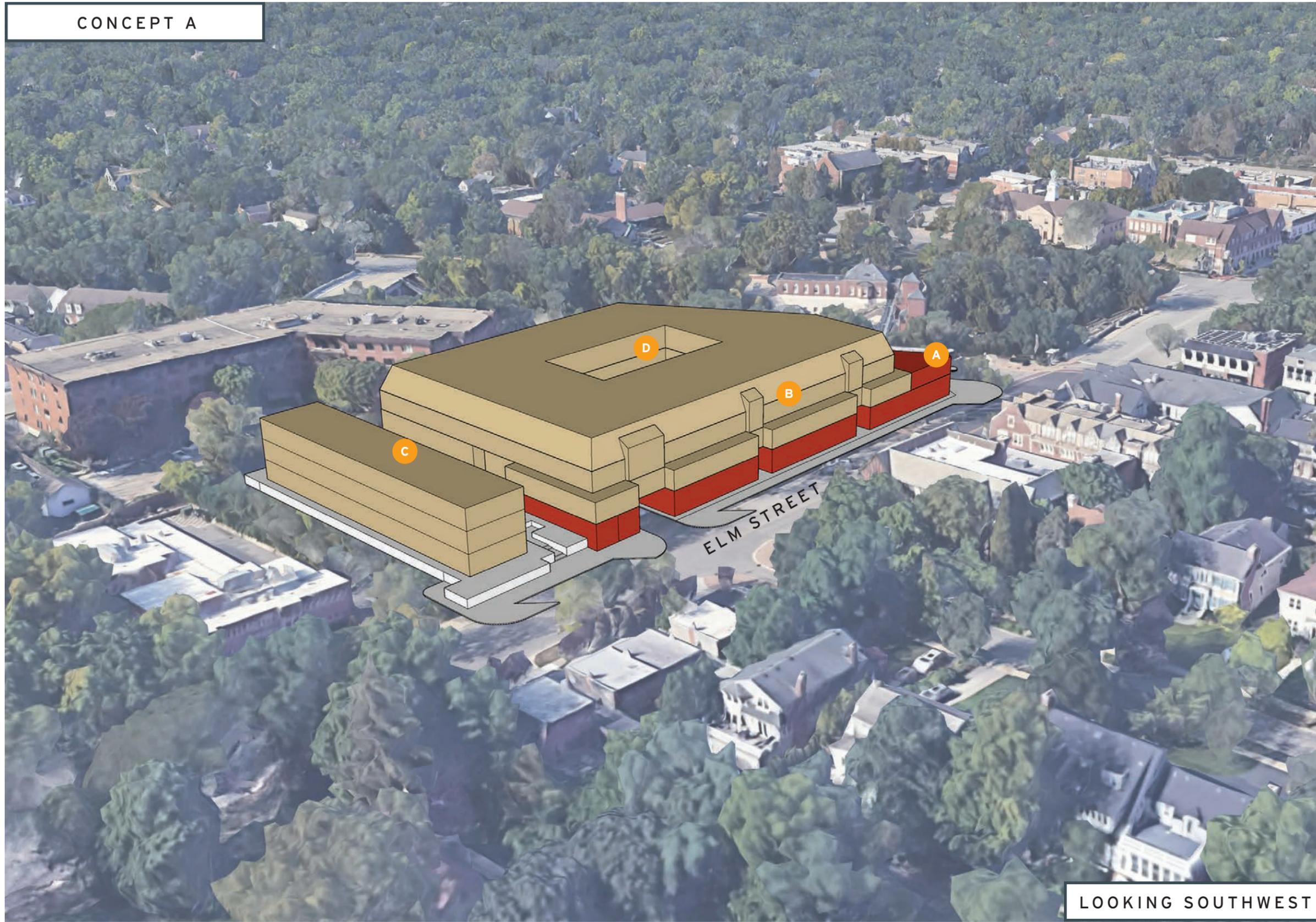
**55 CARS IN LEVEL 1 DECK
FOR PUBLIC USE**

SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

LOOKING SOUTHEAST

CONCEPT A



LOOKING SOUTHWEST

LEGEND

- A COMMERCIAL/RETAIL**
• TOTAL 17,250 SF
- B RESIDENTIAL APARTMENTS**
• TOTAL 69 Units
- C RESIDENTIAL ROWHOMES**
• TOTAL 8 Units
- D PLAZA / OPEN SPACE**

77 UNITS TOTAL

APARTMENTS = 69
PARKING = 155 CARS
(2.25 CARS / UNIT)

ROWHOMES = 8 UNITS
PARKING = 32 CARS
(4 CARS / UNIT)

55 CARS IN LEVEL 1 DECK
FOR PUBLIC USE

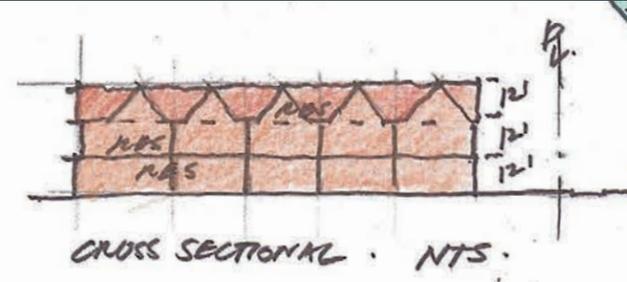
SITE SPECS

- **Area:** 50,810 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:**
4 Stories, 45 Feet
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

CONCEPT A



CROSS SECTION



LEGEND

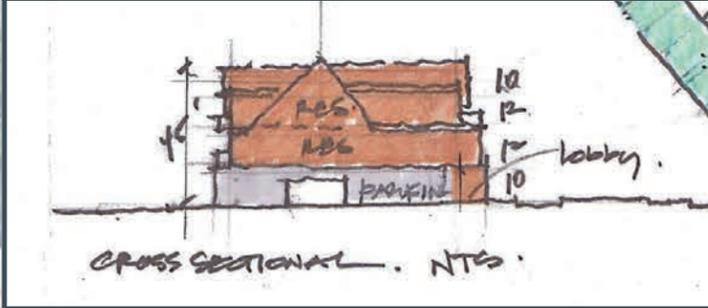
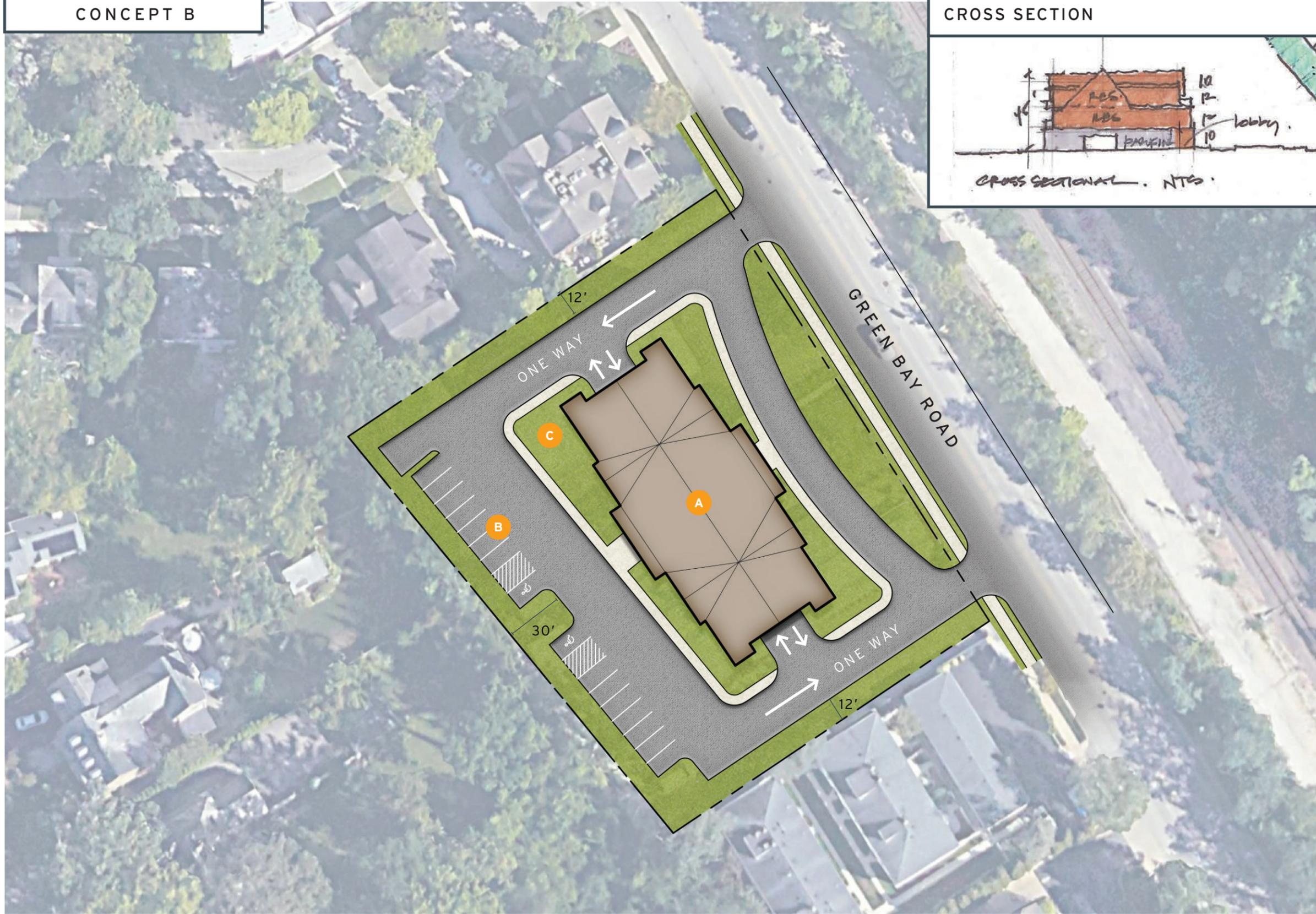
- A RESIDENTIAL ROWHOMES**
 - TOTAL 15 Front Loaded Units
 - 24 - 25' wide
 - 2,200 - 2,400 SF
 - Full 2 car Driveway / Unit
 - Full 2 car Garage / Unit
 - 4.25 cars / Unit
- B COMMON GREEN SPACE**
 - TOTAL 6,108 SF
- C VISITOR PARKING**
 - TOTAL 6 cars

SITE SPECS

- **Area:** 51,650 SF
- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

CONCEPT B

CROSS SECTION



LEGEND

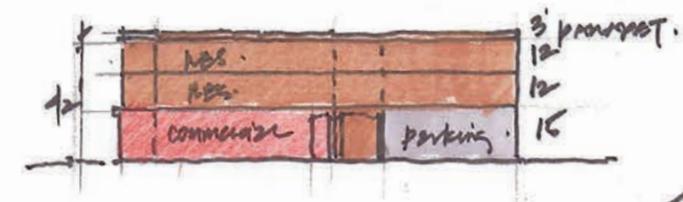
- A MULTI-FAMILY DEVELOPMENT**
 - 3 Story building
 - TOTAL 12 Condominiums OR
 - TOTAL 22 Apartments
 - Parking 50 cars
 - 2.3 cars / Unit (based on apartment)
- B VISITOR PARKING**
 - TOTAL 16 Cars
- C GREEN POCKETS**

SITE SPECS

- **Area:** 51,650 SF
- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

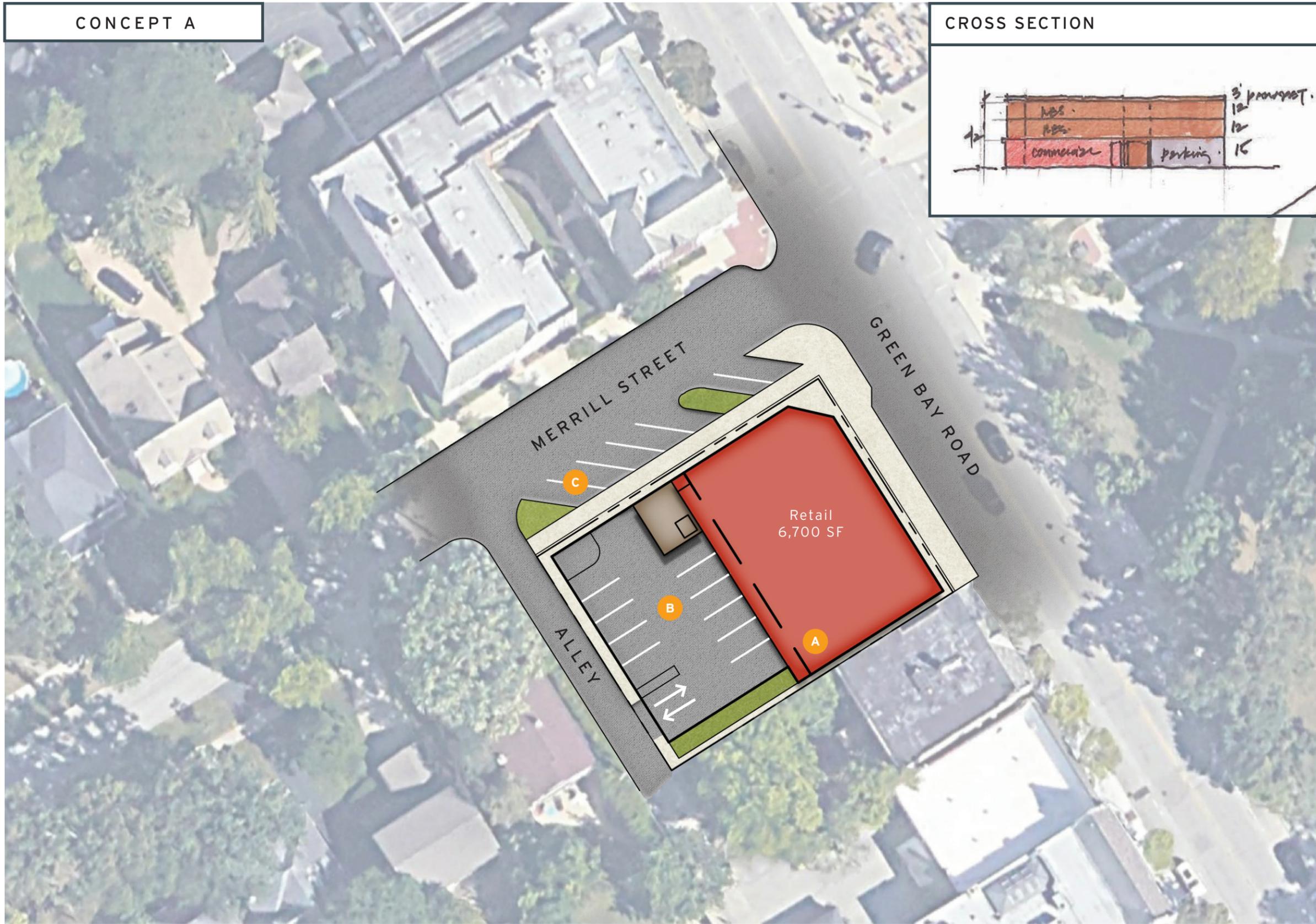
CONCEPT A

CROSS SECTION



LEGEND

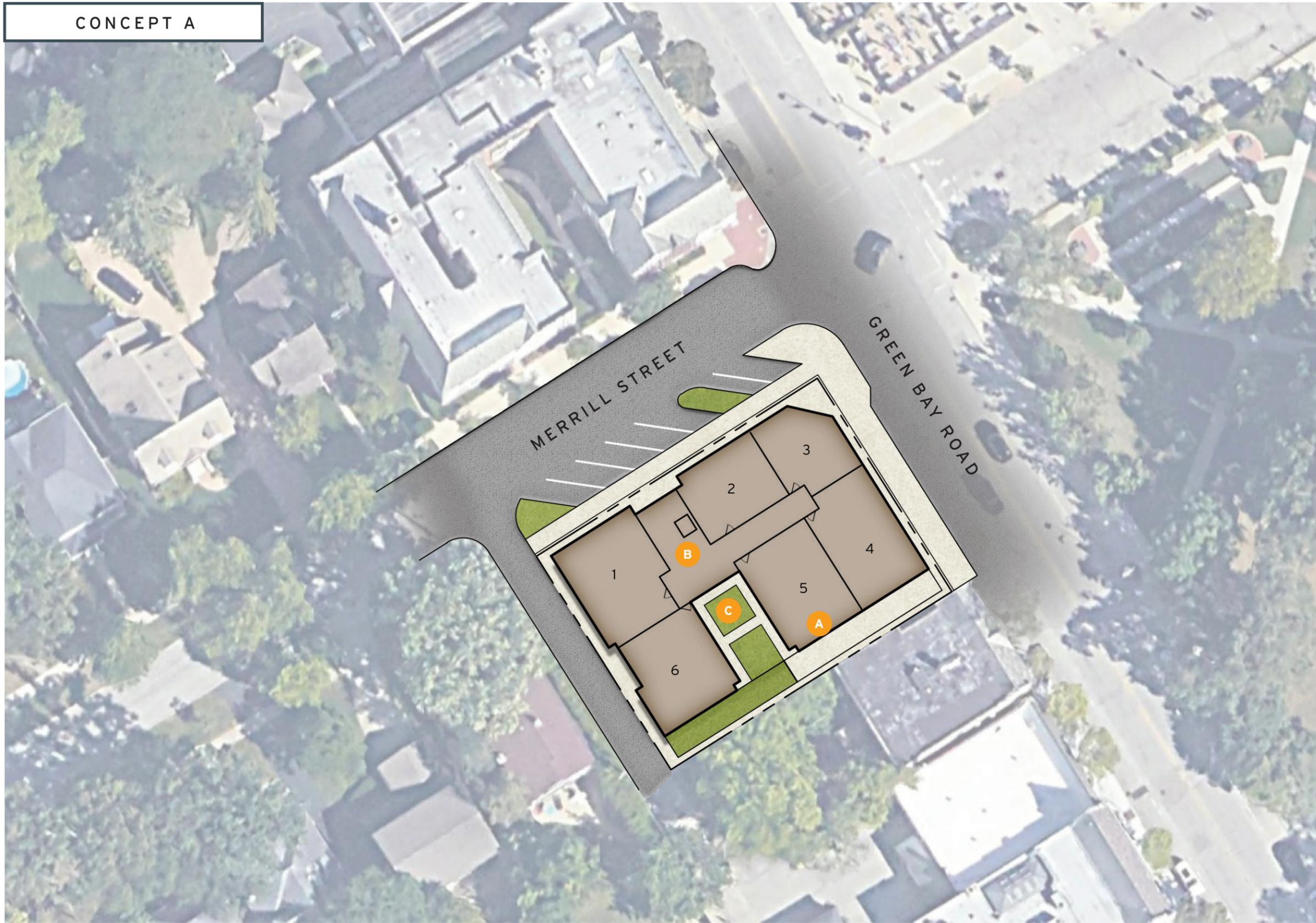
- A COMMERCIAL/RETAIL**
 - TOTAL 6,700 SF
- B INDOOR PARKING (RES.)**
 - TOTAL 12 cars
 - 1 Car / Unit
- C ADDITIONAL PARKING**
 - TOTAL 6 Cars
 - OVERALL TOTAL 18 cars



SITE SPECS

- **Area:** 13,500 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 3 Stories, 35 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT A



LEGEND

- A MIXED-USE DEVELOPMENT**
 - 3 Story building
 - TOTAL 12 Apartments (6 units / Floor)
- B LOBBY**
- C ROOF DECK**

SITE SPECS

- **Area:** 13,500 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 3 Stories, 35 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

CONCEPT A



LEGEND

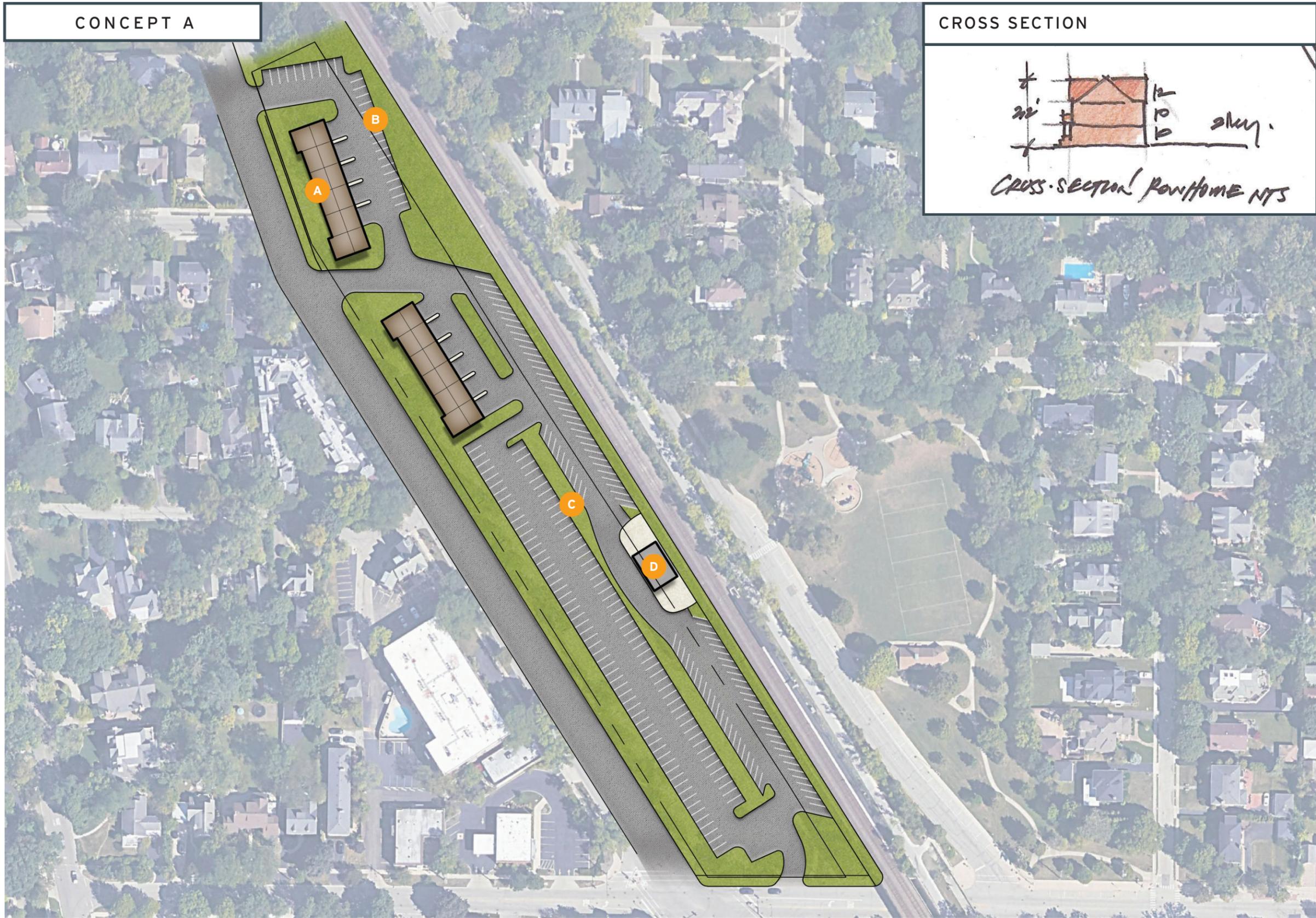
- A MULTI-FAMILY DEVELOPMENT
- B LOBBY
- C ROOF DECK

SITE SPECS

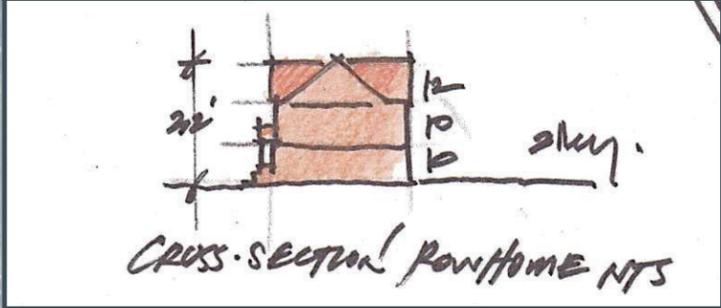
- **Area:** 13,500 SF
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 3 Stories, 35 Feet
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

LOOKING SOUTH

CONCEPT A



CROSS SECTION



LEGEND

- A RESIDENTIAL ROWHOMES**
 - TOTAL 12 Units
 - 2.5 Stories
 - 2200 - 2400 SF
 - Rear Load
 - Full 2 Car Garage / Unit
 - Full 2 Car Parking / Unit
- B SURFACE PARKING**
 - 28 Cars
- C EXISTING SURFACE PARKING**
 - 180 - 195 Cars (+ - 30 Cars)
- D EXISTING TRAIN STATION**

SITE SPECS

- **Area:** 89,000 SF
- **Zoning:** B2 Multiple Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 20' (except 30' abutting SFR District)

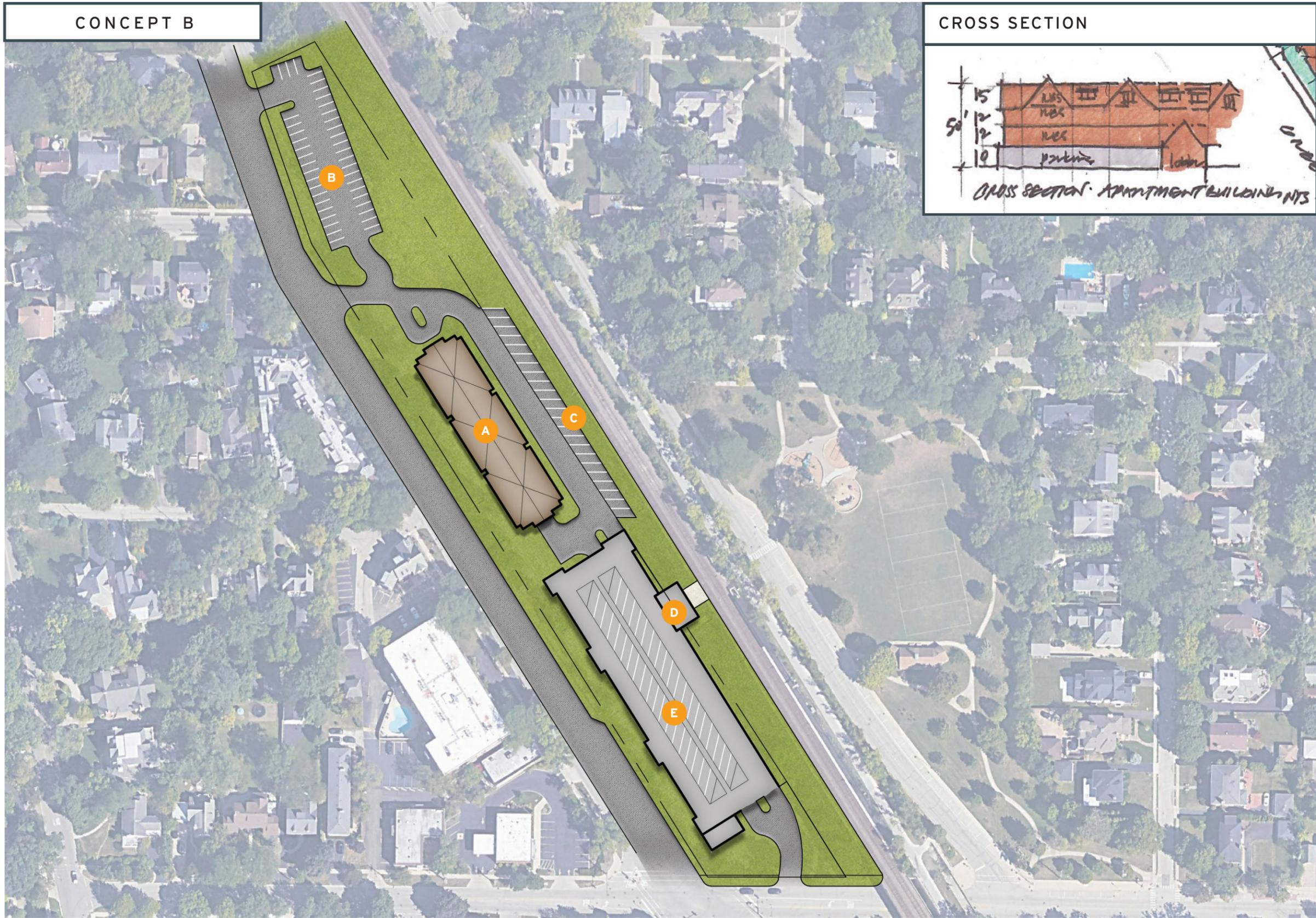
CONCEPT B

CROSS SECTION



LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - TOTAL 42 - 44 Units
 - 2.5 to 3 Stories
 - 2200 - 2400 SF
 - First Floor Parking TOTAL 45 Cars
 - Parking 2.15 Cars / Unit
- B RESIDENTIAL PARKING**
 - 44 Cars
- C EXISTING SURFACE PARKING**
 - 24 Cars
- D EXISTING TRAIN STATION**
- E NEW METRA PARKING**
 - TOTAL 230 Cars



SITE SPECS

- **Area:** 89,000 SF
- **Zoning:** B2 Multiple Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 20' (except 30' abutting SFR District)

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

966-972 Green Bay Road
(Former Boris' Café Site & Vacant Site)

Zoning	C2 Commercial District & Overlay District
Approximate Site Area & Dimensions	Total – 13,500 sf (100' x 135') <ul style="list-style-type: none"> • 966 GBR – 6,750 sf (50' x 135') • 970-72 GBR – 6,750 sf (50' x 135')
Current Site Utilization	Low building lot coverage utilization (35%), single story building & vacant land
Current Land Use	Vacant land / Vacant building (NOTE: New building on 966 parcel and expansion of 970 parcel reviewed and approved by Design Review Board in 2019 and early 2020.)
Maximum Height	3 stories; 35 feet
Maximum Floor Area Ratio	No limit
Maximum Building Lot Coverage	No limit
Maximum Impermeable Lot Coverage	No limit
Maximum Residential Density	No limit
Minimum Required Setbacks	Front 0' to 3'; Side 0', but when provided at least 3'; Rear 10'
Minimum # of Parking Spaces Commercial Fast Food Restaurant Residential	<ul style="list-style-type: none"> • 2 spaces/1,000 sf • 30 spaces/1,000 sf plus 0.66 per employee • 1 ¼ spaces/1-bdrm or fewer; 1 ½ spaces/2-bdrm unit; 2 spaces/3-bdrm+ unit
Property Owner	<ul style="list-style-type: none"> • Litowicz family



Unless otherwise noted, lot area and dimensions are approximations based upon GIS maps. First dimension is street frontage of the frontage for the street address.

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

966-972 Green Bay Road
(Former Boris' Café Site & Vacant Site)



Unless otherwise noted, lot area and dimensions are approximations based upon GIS maps.
First dimension is street frontage of the frontage for the street address.

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

**746, 748, & 750 Green Bay Road
(Office Building & Garden Center)**

Zoning	B1 Multi-Family Residential District
Approximate Site Area & Dimensions	Total – 51,650 sf (250' x 190' – slightly irregular) <ul style="list-style-type: none"> • 746 GBR – 19,700 sf (100' x 190') • 748 GBR - 10,350 sf (50' x 205') • 750 GBR - 21,600 sf (100' x 210')
Current Site Utilization	Over-utilization (nonconforming commercial medical offices and commercial retail greenhouse in multi-family residential district.)
Current Land Use	Office & retail
Maximum Height	2 ½ stories; 35 feet
Maximum Floor Area Ratio	0.80
Maximum Building Lot Coverage	40%
Maximum Impermeable Lot Coverage	60%
Maximum Residential Density	24 d.u./acre (lot>14,520 sf & avg lot width > 120')
Minimum Setbacks	Front 25'; Side 12'; Rear 30' abutting SFR district
Parking Requirement	2 ¼ spaces/unit
Property Owner	<ul style="list-style-type: none"> • 746 GBR – Tim Welter, Victor Hlavacek Florist • 748 GBR – Tim Welter • 750 GBR – Kenilworth Management LLC (Dean Kondelis)



Unless otherwise noted, lot area and dimensions are approximations based upon GIS maps. First dimension is street frontage of the frontage for the street address.

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

**746, 748, & 750 Green Bay Road
(Office Building & Garden Center)**



Unless otherwise noted, lot area and dimensions are approximations based upon GIS maps.
First dimension is street frontage of the frontage for the street address.

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

**714-716 Elm, 718-32 Elm, 736 Elm, 740 Elm & 511-13 Lincoln & 515 Lincoln
(Vacant Commercial Buildings & Conney’s Pharmacy)**

Zoning	C2 Commercial District & Overlay District
Approximate Site Area & Dimensions	Total – 50,810 sf (312.45’ (Elm) x 243.7’ (Lincoln)) (Source: One Winnetka application)
Current Site Utilization	Low, single and two-story buildings
Current Land Use	Vacant
Maximum Height	4 stories, 45 feet
Maximum Building Lot Coverage	No limit
Maximum Impermeable Lot Coverage	No limit
Maximum Residential Density	No limit
Minimum Required Setbacks	Front 0’ to 3’; Side 0’, but when provided at least 3’; Rear 10’
Minimum # of Parking Spaces Commercial Fast Food Restaurant Residential	<ul style="list-style-type: none"> • 2 spaces/1,000 sf • 30 spaces/1,000 sf plus 0.66 per employee • 1 ¼ spaces/1-bdrm or fewer; 1 ½ spaces/2-bdrm unit; 2 spaces/3-bdrm+ unit
Property Owner	<ul style="list-style-type: none"> • 736 Elm – Mark Jacobs • Rest of Property - Romspen



Unless otherwise noted, lot area and dimensions are approximations based upon GIS maps.
First dimension is street frontage of the frontage for the street address.

OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

**714-716 Elm, 718-32 Elm, 736 Elm, 740 Elm & 511-13 Lincoln & 515 Lincoln
(Vacant Commercial Buildings & Conney's Pharmacy)**



OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

Indian Hill Village Parking Lot (New Trier Parking & Commuter Parking)

Zoning	B2 Multiple Family Residential District
Approximate Site Area & Dimensions	Total – 89,000 sf (irregular)
Current Site Utilization	Low; used as parking lot
Current Land Use	Parking lot
Maximum Height	2 ½ stories; 35 feet
Maximum Floor Area Ratio	0.80
Maximum Building Lot Coverage	No limit
Maximum Impermeable Lot Coverage	60%
Maximum Residential Density	30 d.u./acre
Minimum Setbacks	Front 25'; Side 12'; Rear 20', except 30' abutting SFR district
Parking Requirement	2 ¼ spaces/unit
Property Owner	Village of Winnetka (Potential to partner with the UPRR)



OPPORTUNITY SITES – FOUR COMPREHENSIVE PLAN STUDY SITES

**Indian Hill Village Parking Lot
(New Trier Parking & Commuter Parking)**



Sunset Road & Green Bay Road, Looking East



Green Bay Road & Winnetka Avenue, Looking Northeast

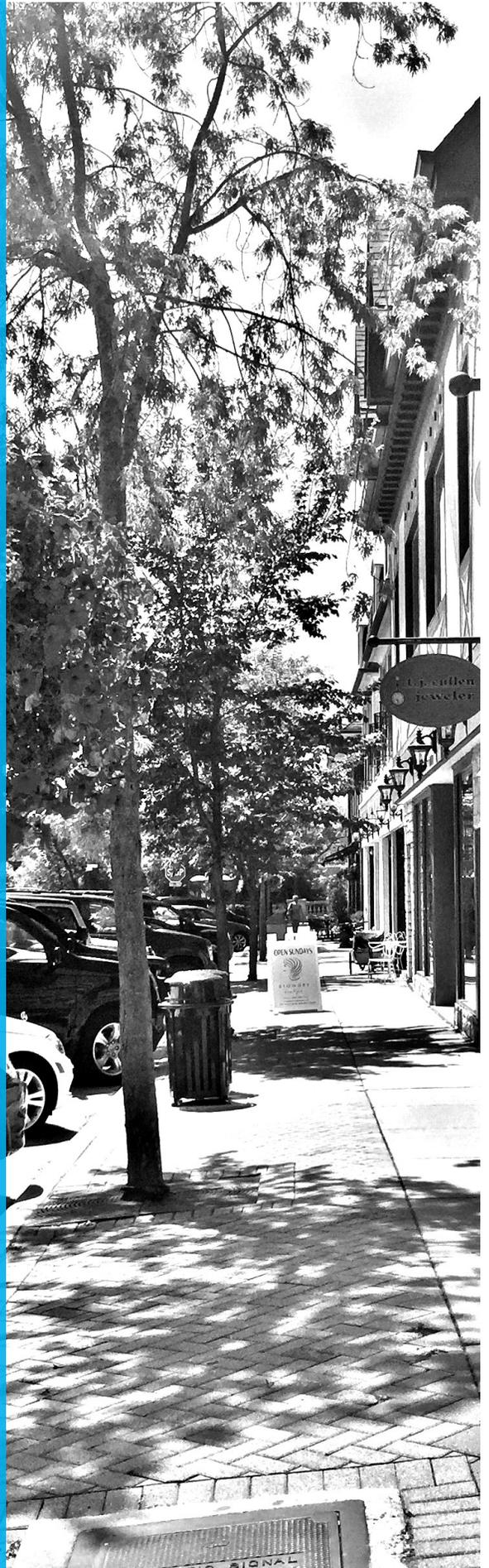
Attachment D

VILLAGE OF WINNETKA

DOWNTOWN MASTER PLAN

ELM STREET
HUBBARD WOODS
INDIAN HILL

ADOPTED NOVEMBER 3, 2016



SPECIAL THANKS

The Winnetka Downtown Master Plan would not have been possible without the steadfast insight, oversight, and support of a select team of truly dedicated folks. For that, we owe special thanks to the following individuals.

** Listed alphabetically by last name*



Steering Committee

Meg Benson, Chair

Tina Dalman

Jim Gordon

Gene Greable

Steve Hudson

Bill Krucks

Ian Larkin

Scott Myers

Jon Talty

Gwen Trindl

Bob Winter

Village Council

Past and Present

E. Gene Greable, President

Andrew Cripe, Trustee

Carol Fessler, Past Trustee

William Krucks, Trustee

Stuart McCrary, Trustee

Scott Myers, Trustee

Marilyn Prodromos, Past Trustee

Chris Rintz, Trustee

Kristin Ziv, Trustee

Village Staff

Robert Bahan, Village Manager

Michael D'Onofrio

Brian Norkus

Megan Pierce

Lori Weaver

Working Groups

Property Owners

Bob Berger

Josh Braun

David Hoffmann

Kearby Kaiser

Leslie Stevens

Glen Weaver

Cliff Zimmerman

Developers / Real Estate

Paul Dunn

Tom Eilers

Bob Horne

Warren James

Steve Livaditis

Design Character

Gary Frank

Tom Kerwin

Paul Konstant

Penny Lanphier

Peggy Stanley

John Swierk

Residents At Large

Richard Pierce

Dan Streif

Todd Helmick

Kristin Ziv

Wes Baumann

Gil Fitzgerald

Mike Nielsen

Working Groups (cont.)

Community Organizations

Matt Bradley

Laurie Cahill

Bethany Crocker

Patti Van Cleave

Terry Dason

Erin Donaldson

Amber Farashahi

Christy Fowler

Linda Furey

Dorsey Gordon

Harry Grace

Mary Hastings

Matt Hulsizer

Beth Kauffman

Trish Kocanda

Greg Kurr

Besty Landes

Dee Macey

Gina Matthews

Tim McCabe

Tracey McDowell

Alison McNally

Greta O'Keef

Laurie Petersen

Paul Salley

Rose Selker

Ann Sharp

Heather Smith

Greg Robitaille

Kim Ronan

Rebecca Wolf

Linda Yonke

Working Groups (cont.)

Business Districts

Louie Alexoukis

Pat Berwanger

Wade Bundy

Dan Fields

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Stephanie Hochschild

Vickie Hofstetter

Bill Leske

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Teska Associates, Inc.

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The Goodman Williams Group

Linda Goodman

Zach Lowe

Aneesha Marwah

Sam Schwartz Engineering

Kelly Conolly

Mark de la Vergne

CONTENTS

The following chapters include the overall findings and recommendations by topic area of the Winnetka Downtown Master Plan. In addition to the chapters noted below, there is a separate 'Plan Appendix' document which includes the Existing Conditions Report and technical plans for the market, transportation, urban design and land use chapters.



01

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Market Assessment



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CHAPTER 5
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CHAPTER 6
Land Use + Zoning



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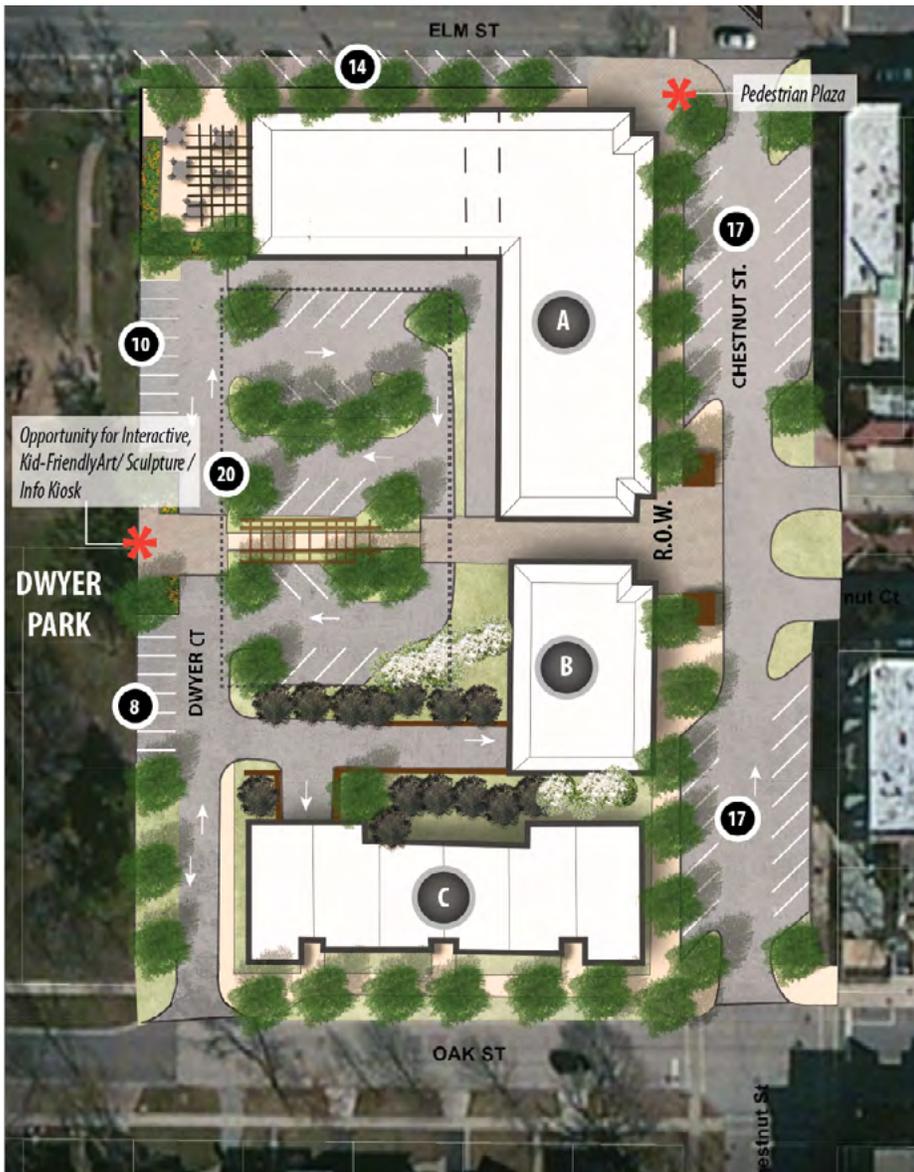
CHAPTER 7
Action Plan



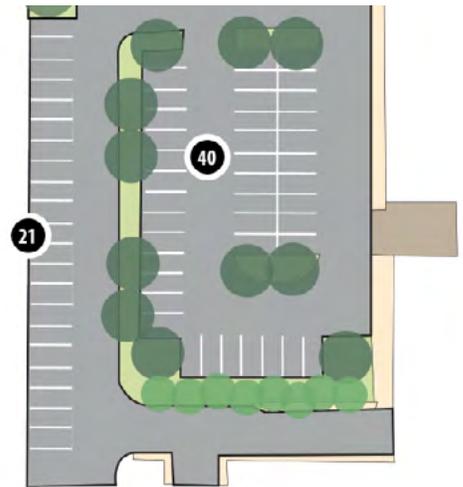
CHAPTER 6

LAND USE + ZONING

FIGURE 6.1. DOWNTOWN ELM - POST OFFICE SITE



PARKING ALTERNATIVE 1



PARKING ALTERNATIVE 2

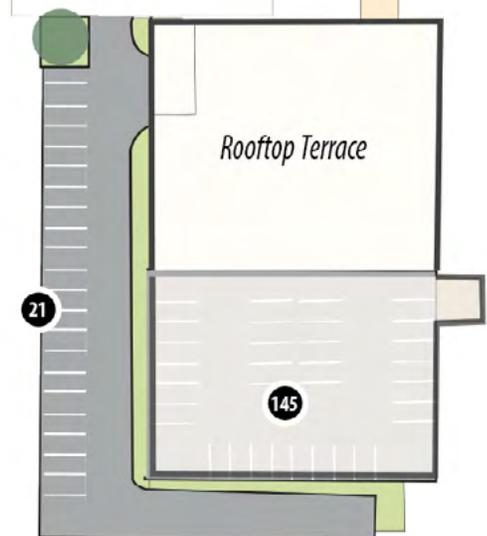


TABLE 6.1: POST OFFICE: DEVELOPMENT SCENARIO

Building A:

- A mixed use, four story building is located at the corner of Elm and Chestnut Streets.
- Ground floor commercial and/or restaurant.
- Three stories of condominium units above.

Building B:

- A three story commercial building is located mid-block on Chestnut Street.
- First floor commercial.
- Upper floor office.

Building C:

- Residential uses (2 ½ stories) located along Oak Street.
- Either townhomes or condominium units.

Site and Urban Design

- Building heights step down moving south on site to reflect and complement existing Oak Street residential. Heights of buildings are reflective of area character, nearby structures, and street width.
- Pedestrian plaza at corner of Elm and Chestnut Streets.
- Pedestrian plaza / connection across from Moffat Mall creates a gathering place, builds on design character of downtown, reflects unique Moffat Mall design, and forms an access point through to Dwyer Park. Alternative designs without a connection to the park facilitate increased parking.
- Building architecture should reflect and complement upscale historic character of the district.
- Connections to Dwyer Park reinforced with outdoor plaza at west end of site along Elm Street.

FIGURE 6.2. DOWNTOWN ELM - NORTH



TABLE 6.2: ELM STREET - NORTH: DEVELOPMENT SCENARIO

Building A:

- A three story residential building is located along Spruce Street at Birch Street.
- Parking provided underground.

Building B:

- A two story commercial building is located mid-block along Spruce Street.
- Can be used as office, retail or combination.

Site and Urban Design

- Gateway element located at NW corner of Spruce Street and Green Bay Road.
- Gateway art option along north face of Grand Foods and / or as part of the Spruce Street and Green Bay Road gateway element.
- Visibility to Chestnut Street and downtown from Green Bay Road emphasized.
- Building set back slightly off of Birch Street, reflective of adjacent residential.
- Building architecture should reflect surrounding character.
- Number of curb cuts reduced on Spruce Street.
- Additional commercial development along Spruce Street should be facing the Laundry Mall so as to create facing commercial structures.
- Internal pedestrian paths/walkways provided through parking lot, running north/south, to enhance safety and connectivity.
- Larger parking field created in front of Grand Foods.

FIGURE 6.3. HUBBARD WOODS - SOUTH

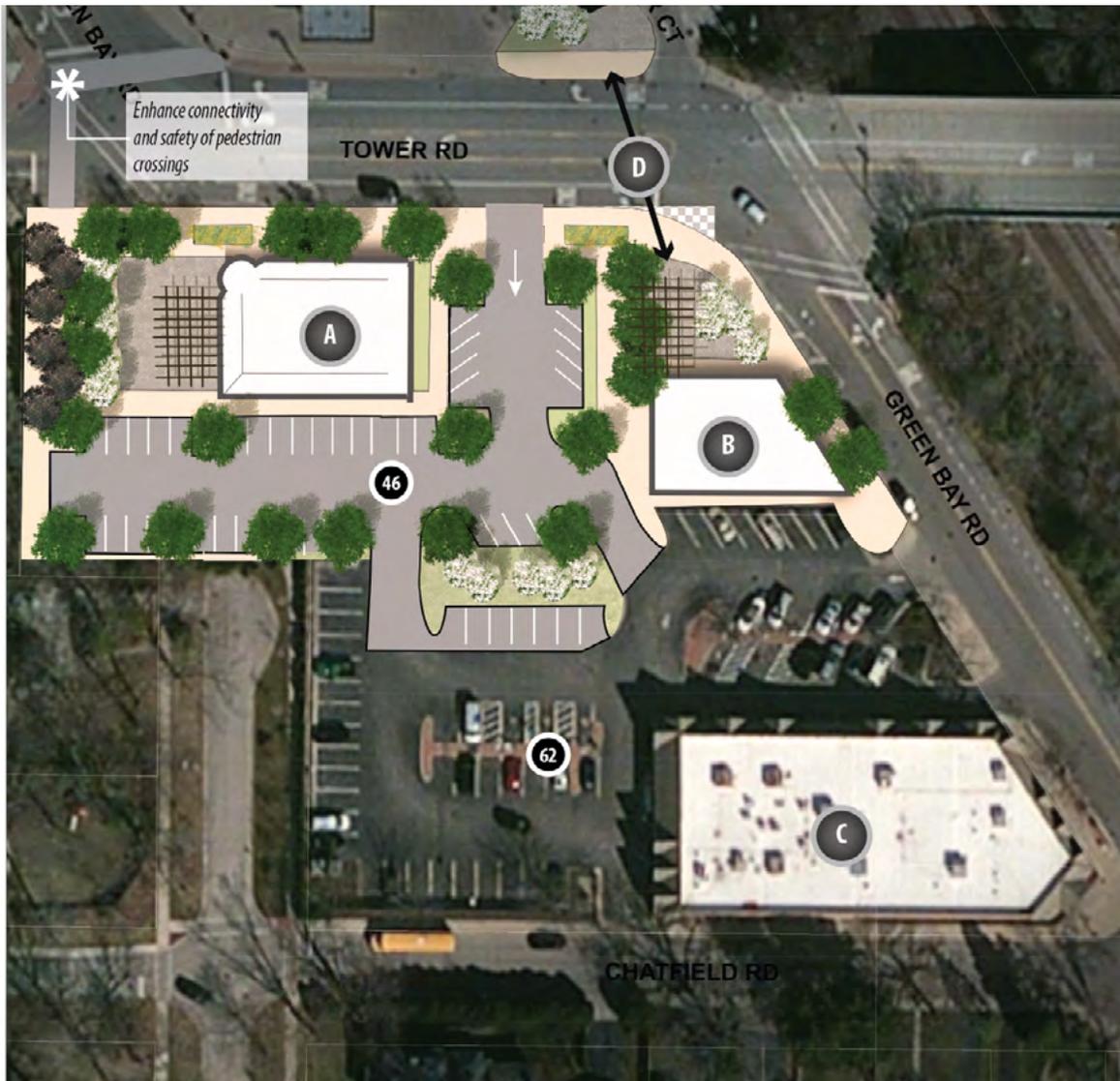


TABLE 6.3: HUBBARD WOODS - SOUTH

Building A:

- One story, high ceiling brew pub / restaurant located along Tower Road. Considered regional and local destination use. Adjacent outdoor dining / seating area included on west side of building.

Building B:

- Existing three story office building along Green Bay Road remains and continues use as commercial space. Building character / design and location fronting Green Bay Road are positives. Replacing space on site adds to parking impacts.

Building C:

- Commercial building at Green Bay and Chatfield Roads remains. Existing commercial space and orientation on site are positives. Redeveloping this portion of the site adds to parking impacts.

Site and Urban Design

- Gateway features located at south leg of Green Bay and Tower Roads is on the north and south sides of Tower Road. Features would have consistent design to establish district gateway. Feature on north side of Tower Road to be prominent for northbound traffic. Feature on south side of Tower Road may incorporate gathering spot in protected area.
- Restaurant building sited to be prominent vista point for southbound traffic.
- Safer, more comfortable pedestrian crossings emphasized.
- Streetscape incorporated along south side of Tower Road to enhance area character and appeal of uses south of road.
- Parking availability for restaurant will be key to establishing it as destination activity.

FIGURE 6.4. HUBBARD WOODS - NORTH



TABLE 6.4: HUBBARD WOODS - NORTH

Building A:

- A mixed use, three story building is located at the NE corner of Green Bay Road and Merrill Street.
- Ground floor commercial.
- Two upper stories of multiple family rental dwelling.

Buildings B and C:

- Two, three and a half story high multiple family rental residential buildings constructed above the Hubbard Woods parking deck. Each includes two stories of rental units.
- Roof placed over top level of parking deck creates a passive recreational terrace area (Area D).

Site and Urban Design

- A residential building on, or over the deck, is conceptual and based on the ability to engineer such a structure.
- The design shown for the structure above the parking deck is intended to limit building bulk and visual impact on surrounding areas. Also facilitates similar development potential on remaining quadrant of the block.
- The NE corner of Merrill Street and Green Bay Road is set as a small pedestrian plaza to provide visual relief and to highlight proximity to Hubbard Woods Park and the parking deck.
- Two-way access on Merrill Street between Green Bay Road and parking deck entrance (Area E). This would facilitate, but not require, consideration of future two-way traffic around the park.
- Landscaping indicated along Green Bay Road to enhance pedestrian experience.
- Building architecture should reflect and complement upscale historic character of the district.
- A commonly accepted name should be determined for the Hubbard Woods parking deck. Such designation and wayfinding signage would help to brand the facility and direct users there.



Attachment E

April 22, 2022

Winnetka Plan Commission
510 Green Bay Road
Winnetka, IL 60093

RE: Comprehensive Plan Visioning Process

To the Plan Commission:

As the Plan Commission proceeds through the Visioning Phase of the Comprehensive Plan process, the Landmark Preservation Commission (LPC) would like to provide its input regarding historic preservation and architecture. At our April 4th meeting, the LPC reviewed the relevant draft materials from the March 21, 2022, Plan Commission meeting and would like to suggest the following inclusions be added to the Vision Statements document draft:

Under the section of “Pillar 4: Sustainability and Climate Action,” the LPC would like to see language added to this Pillar, either as a goal or an initiative, that Village policy should better facilitate deconstruction and reuse of this material resulting from single-family home demolitions.

Under the section of “Pillar 3: Community Heritage and Placemaking,” the LPC would like to see the inclusion of single-family residential along with the other building and land use forms. The text might read: “The Village will identify policies, code amendments, and regulatory mechanisms that encourage context-sensitive design and building conservation solutions to maintain Winnetka’s authentic commercial, institutional, **single-family residential**, and multi-family residential community character and sense of place.” Also, the LPC would like to see a third initiative that states: “Create new and update existing single-family residential design guidelines and procedures to adequately address current residential design issues, concerns, and context, in order to protect and enhance Winnetka’s rich tapestry of architecture.”

Thank you for your consideration of the LPC’s thoughts and comments.

Best Regards,

Jack Coladarci
Chairperson
Landmark Preservation Commission