



PLAN COMMISSION SPECIAL MEETING
MONDAY, MAY 23, 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 21, 2022, special meeting minutes.
3. Approval of April 25, 2022, special meeting minutes.
4. Approval of April 27, 2022, regular meeting minutes.
5. Public Comment.
6. Community Development Report.
7. **Case No. 22-03-SU: 564 Green Bay Road – New Mixed-Use Building:** An application submitted by 564 Green Bay, LLC, as the owner of the property located at 564 Green Bay Road, seeking approval of a Special Use Permit to allow off-street parking at street-level along the alley for a new three-story mixed-use building with a roof top deck at 564 Green Bay Road.
8. **Comprehensive Plan Visioning Work:** Discussion of goals and initiatives for the Sustainability and Climate Action pillar, discussion of revisions to the following pillar goals and initiatives: (a) Quality Livable Neighborhoods; (b) Vibrant Business Districts; (c) Healthy and Engaging Lifestyles; (d) Civic Engagement, and discussion of Opportunity Sites.
9. Other Business
 - a. Next Meeting Quorum Check – May 25, 2022.
 - b. June Special Meeting Quorum Check – Monday, June 6, **or** Wednesday, June 8, 2022, Comprehensive Plan Visioning Work: Review all Pillars and Prepare for Presentation to Council.
 - c. Potential Special Joint Meeting with Village Council Quorum Check - June 21, 2022.
10. 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
SPECIAL MEETING MINUTES
MARCH 21, 2022**

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Members Present:

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

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Non-voting Members Present:

Kim Mancini

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Members Absent:

Jonathan Alt

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Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development

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Call to Order & Roll Call:

22 The meeting was called to order by Chairperson Orsic at 7:07 p.m. Mr. Schoon took roll call of the
23 Commission Members present.

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Approval of Minutes – February 23, 2022.

26 Chairperson Orsic asked for a motion to approve the February 23, 2022 meeting minutes or if there were
27 any comments. A motion was made to approve the February 23, 2022 meeting minutes. The motion was
28 seconded. A vote was taken and the motion unanimously passed, 8 to 0:

29 AYES: Bradley, Case, Danley, Golan, Foley, Kunkle, Orsic

30 NAYS: None

31 NON-VOTING: Mancini

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Public Comment.

34 No comments were made at this time.

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Community Development Report.

37 Mr. Schoon confirmed there is no Community Development report to present.

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**Comprehensive Plan Visioning Work: The Commission will discuss goals and initiatives for the following
community pillars: (a) Community Heritage and Placemaking; (b) Healthy and Engaging Lifestyles; and
(c) Civic Engagement.**

42 Mr. Schoon identified the areas the consultants would discuss with the Commission and asked if there
43 were any questions. Chairperson Orsic stated in connection with the new pillars they are to review, she
44 referred to items they are being asked to consider which may be in or outside of the Commission's purview
45 and required cooperation from other bodies. She questioned whether the pillars and goals are too
46 specific. A member of the Lakota Group explained the rationale behind the way in which the document is
47 set up. Mr. Schoon referred to the downtown master plan which included specific goals and actions. He
48 then stated in order to reach a goal and create a vision, they need to create steps in which to do that. Ms.

1 Kunkle agreed with Chairperson Orsic's concerns and stated the tone should be more open ended and a
2 policy document as opposed to being more prescriptive. Ms. Danley agreed with the comments made and
3 referred to having concrete goals without mandates. Mr. Bradley stated the Commission should not limit
4 themselves in terms of the future visioning of Winnetka and being worried about the practicality of behind
5 held accountable for items which are achieved or not.

6
7 Scott Freres began by explaining the idea behind this process which he described as a collaborative
8 experiment of throwing ideas out for discussion which came from the community and they are to answer
9 the questions raised in the goals and initiatives and the Commission's role in the process. He then stated
10 the Comprehensive Plan needed to be an actionable document which meant defined metrics and the
11 responsible parties to carry it forward. Mr. Freres stated they are in the middle of the process which is
12 collaborative and positive and they have a long way to go to get it done. He stated the plan making portion
13 of the process is the last part of the process and each group such as the Park District are all part of the
14 process in terms of them working together. He informed the Commission there would be a section at the
15 end of the Plan called "Implementation Strategies" which would include prioritization, timeline,
16 responsible parties and how they would get there with regard to all of the pillars. Mr. Freres added the
17 plan would be actionable and can be revisited after several years.

18
19 Mr. Freres then informed the Commission of the remaining pillars to be discussed along with visual
20 aspects and referred to several specific items that need to be considered such as the Green Bay Road
21 corridor. He then went over the edits made in response to the Commission's comments on the previously
22 discussed pillars. The Commission Members discussed additional edits to be made to the previously
23 discussed pillars. Mr. Bradley questioned whether the plan should be made very specific or general and
24 what has been with other comprehensive plans in other villages. Mr. Freres explained the differences
25 between making the plan very specific or very general and described specific plans as being cutting edge
26 when they are done with other communities while noting the concern being how the Village would take
27 it. He stated the goal of the plan is to educate and encourage and find ways to word the plan in terms of
28 it being prescriptive. In response to a question regarding one of the draft initiatives, Mr. Freres reviewed
29 the role of a sustainability officer/coordinator. Mr. Schoon indicated there are several ways to facilitate
30 the implementation of sustainability practices other than a sustainability coordinator. The Commission
31 Members continued to discuss specific wording revisions to the previously discussed pillar nos. 7 and 10.
32 The Commission Members then discussed the extensive use of the words "heritage" and "authentic"
33 throughout the plan as well as "legacy." Mr. Freres and Ms. Hurley explained the meaning behind heritage
34 in connection with the Village in that it related to a sense of place.

35
36 Mr. Freres then stated the Commission would now further discuss pillar nos. 3, 6 and 9 and identified
37 pillar no. 3 Community Heritage and Placemaking's mission statement which relates to the built
38 environment, streetscape, festivals, mobility, etc. He then referred to its goals and identified some
39 previously considered initiatives and strategies such as the Village survey which related to preservation.
40 Mr. Freres described the differences between zoning, regulations and design guidelines relating to
41 neighborhood character. Mr. Bradley informed the Commission of discussions relating to zoning at ZBA
42 meetings and suggested wording to eliminate using the word "preservation" and to continue the support
43 of heritage. Chairperson Orsic suggested wording relating to the use of open space. Mr. Foley stated some
44 of the wording suggested creating policy as opposed to being suggestions.

45
46 Mr. Asfahani asked if there were any other initiatives to add to goal no. 1. Mr. Bradley commented they
47 should not take steps to further divide the business districts and suggested wording to highlight
48 neighborhood character. Chairperson Orsic suggested the use of the word "encourage" as opposed to

1 “ensure” for goal no. 2. Ms. Danley referred to the discussion relating to housing stock diversity. Mr. Freres
2 informed the Commission that was a big topic and suggested it be referenced under strategies relating to
3 preservation. Mr. Schoon suggested it be included in the Livable Neighborhoods pillar. Mr. Golan referred
4 to initiative no. 3 relating to conducting an architectural survey. Chairperson Orsic asked if there were any
5 comments. No additional comments were made at this time.
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7 Chairperson Orsic then referred to goal no. 2 and asked if there were any comments. Mr. Bradley
8 commented preservation is a very sensitive topic and commented it is difficult to create initiatives for it.
9 Ms. Danley stated the goal states to provide information which is not controversial. Ms. Case referred to
10 how the information is being provided in an easily accessible way in order to continue the benefits of
11 stewardship. Mr. Golan stated the new homes on the tree streets have made the neighborhoods more
12 attractive. Chairperson Orsic commented the issue may not be as critical as they think since although
13 people like older homes, people are buying new homes in Winnetka. Mr. Asfahani explained the reasoning
14 behind the initiative is preservation. Mr. Freres stated there are two parts to the pillar, one being
15 placemaking and one being heritage. Mr. Schoon explained that some of the initiatives do overlap and
16 they would take the Commission Members’ comments into advisement. The Commission Members
17 discussed the interpretation of the historical survey requirement.
18

19 Mr. Freres then referred to goal no. 3 which related to institutional, commercial and multi-family buildings
20 and placemaking. Chairperson Orsic asked if there were any comments. No comments were made at this
21 time. Mr. Freres then referred to goal no. 4 relating to streetscape, events, etc. He also referred to the
22 question as to whether streetlights should be extended into residential neighborhoods. The Commission
23 Members discussed their preference for not having lighting in the neighborhoods. Ms. Mancini asked for
24 an example of initiative no. 4.5 which Mr. Freres described as events such as pop-ups or an art installation
25 which bring vitality to neighborhoods. Ms. Mancini then referred to initiative no. 7 and asked for examples
26 which Mr. Freres provided to the Commission using an example of a massive streetscape project done in
27 Oak Park and the private and public funding required. Ms. Mancini suggested these examples be included.
28

29 Chairperson Orsic asked for comments on goal no. 4. Mr. Golan also stated they want to allow more
30 outdoor dining to encourage restaurant dining. Chairperson Orsic asked for any comments on goal no. 5.
31 No comments were made at this time. Mr. Freres then referred to goal no. 6 and asked for comments. He
32 referred to public art as an example to be used as an economic and development tool. Mr. Freres stated
33 policies should be established so that public art can be used effectively. No additional comments were
34 made at this time.
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36 Mr. Freres informed the Commission they would update the doc and bring the information back to the
37 Commission for their review.
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39 **Other Business.**

- 40 a. Potential Special April Meeting Quorum Check – April 25, 26 or 28, 2022: Comprehensive Plan
41 Visioning Work: (1) Vibrant Business District and (2) Quality, Livable Neighborhoods.

42 Mr. Schoon informed the Commission an April special meeting is needed to continue the discussion with
43 the consultants on the remaining two pillars. The Commission Members discussed their availability.
44

- 45 b. Next Regular Meeting Quorum Check – March 23, 2022.

46 The Commission Members discussed their availability.
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- 48 c. April 27, 2022 Meeting – Quorum check.

1 The Commission Members did not discuss their availability.

2

3 **Adjournment:**

4 A motion to adjourn was made and seconded. A vote was taken and the motion unanimously passed, 8
5 to 0:

6 AYES: Bradley, Case, Danley, Golan, Foley, Kunkle, Orsic

7 NAYS: None

8 NON-VOTING: Mancini

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10 The meeting was adjourned at 9:15 p.m.

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12 Respectfully submitted,

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14 Antionette Johnson

15 Recording Secretary

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**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
APRIL 25, 2022**

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Members Present: Bridget Orsic, Chairperson
Jonathan Alt
Matthew Bradley
Mamie Case
Layla Danley
John Golan
Chris Foley
Liz Kunkle

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Non-Voting Members Present: Kim Mancini

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Members Absent: None

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Village Staff: David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 6:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of March 23, 2022 Meeting Minutes.

Chairperson Orsic asked if there were any comments or a motion to approve the March 23, 2022, meeting minutes. A motion was made by Mr. Bradley and seconded by Ms. Case, to approve the March 23, 2022, meeting minutes. A vote was taken and the motion unanimously passed, 8 to 0

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

NAYS: None

NON-VOTING: Mancini

Public Comment.

No comments were made at this time.

Community Development Report.

Mr. Schoon confirmed there was nothing to report.

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.

Scott Freres stated their entire team is present and he would begin by discussing Pillar 1. He reminded the Commission that the purpose of these meetings is to obtain the Commission Members' feedback and comments and represented an open dialog. Mr. Freres then read the mission statement for Pillar 1 – Quality Livable Neighborhoods - noting it included seven goals together with initiatives under each goal. Chairperson Orsic asked if there were any questions with regard to Goal 1, Initiative B. Ms. Danley referred to identifying neighborhoods and who is going to be doing the work. Siraj Asfahani responded in the

1 Existing Conditions Report distributed in December 2021, there was a chapter where different character
2 areas were identified which was broken down into three commercial areas and seven residential
3 neighborhoods which represented the beginning of the process. Mr. Schoon confirmed unless otherwise
4 indicated, the Village would be performing the initiative.
5

6 Ms. Mancini referred to Item B relating to minimum transparency requirements. Mr. Freres responded
7 the goal is defining guidelines and specific characteristics such as construction scale, design, roof form,
8 etc. Mr. Freres and Mr. Schoon provided the Commission with the information regarding what minimum
9 transparency requirements as it relates to windows would try to achieve. Ms. Case commented
10 establishing suggested residential design guidelines seemed to be more prescriptive as opposed to them
11 providing comments. Ms. Kunkle provided alternative wording to make the guidelines appear more
12 flexible and less mandated. Mr. Bradley referred to encouraging renovation of existing homes and
13 suggested wording that encouragement is for homes which are deemed to be significant. He then referred
14 to Item C and suggested the wording not be framed as a negative. Chairperson Orsic referred to Items G
15 and H and suggested the word "antiquated" be removed or replace. Mr. Schoon stated the subdivision
16 language is old and several suggestions were made to instead refer to the language as "outdated."
17 Chairperson Orsic questioned the language in Item H and Mr. Schoon explained the change in the
18 resubdivision requirements and the reasoning behind it. Mr. Norkus provided examples of recently
19 subdivided areas which complied with the 60-foot lot width requirements. Mr. Norkus and Mr. Schoon
20 further explained the rationale behind the change in the lot width requirement.
21

22 Mr. Freres then referred to Goal no. 2 which he read for the Commission. Chairperson Orsic asked if there
23 were any comments relating to Item B. Ms. Mancini questioned Item B relating to encouraging infill
24 housing which Mr. Freres confirmed. Mr. Bradley suggested examples be used for initiatives and Mr.
25 Freres stated the initiatives should be clear. Chairperson Orsic referred to Initiative C and Ms. Mancini
26 questioned why the Village needed to be reminded to update the affordable housing plan when it is
27 required by law. The Commission Members agreed with Ms. Mancini's comment. Mr. Freres responded it
28 needed to be included and alternative wording was suggested. Chairperson Orsic referred to initiative D
29 relating to cluster housing and Mr. Freres explained the meaning behind it and described the development
30 in Northfield. Mr. Schoon noted a planned development is not allowed in single-family districts and stated
31 they were approached by someone who wanted to build three homes on several existing narrow lots by
32 changing the lot configuration to make the lots more appropriate for empty nester housing. He stated
33 once they were advised a code amendment would be needed, they decided against it. Mr. Schoon stated
34 such housing would be more targeted toward empty nesters and stated while there are pros and cons,
35 they determined it to be worth discussion. The Commission Members agreed with the concept and
36 suggested alternative wording.
37

38 Mr. Freres referred to Goal no. 3 which he read to the Commission. Ms. Case stated neighborhoods
39 without sidewalks represent their own unique character. Mr. Freres indicated it can be addressed on a
40 case-by-case basis. Chairperson Orsic asked if there were any comments. No additional comments were
41 made at this time. Mr. Freres then referred to Goal no. 4 which he read to the Commission and provided
42 an example. No comments were made at this time. Mr. Freres referred to Goal no. 5 which he read to the
43 Commission. Ms. Case suggested the initiative's wording be changed to not appear as a mandate. Ms.
44 Hurley informed the Commission the Village considered the issue of native plants in the parkway last year
45 resulting in a discussion which may involve changing permitting. Ms. Case questioned why private
46 consideration needed to be included in the Plan. Mr. Freres stated they are intended to be guidelines.
47

48 Chairperson Orsic then referred to Item C. Ms. Case questioned the use of the word "regulations." Mr.

1 Freres referred to examples such as LED lighting, light spill, etc. and they have to determine if they want
2 to set certain standards of performance. Chairperson Orsic referred to environmentally friendly
3 regulations and whether it is enforceable. Mr. Schoon referred to performance standard sections of other
4 communities' codes and stated the goal is compliance. Mr. Freres then stated environmental performance
5 standards should be removed from the initiative.

6
7 Chairperson Orsic then referred to Items D and E. Mr. Bradley stated the initiative should include both
8 temporary and accessory structures. Ms. Kunkle asked if accessory structures include accessory dwelling
9 units and Mr. Freres defined items which are considered accessory structures. Mr. Bradley asked if they
10 should consider fence height limitations which the ZBA considered on a case-by-case basis. Mr. Schoon
11 provided instances where fences in front yards are allowed. Mr. Bradley suggested such requests be
12 considered on an administrative level.

13
14 Chairperson Orsic asked if there were any comments on Goal 6, Items A or B. Ms. Kunkle referred to Item
15 B and suggested it mirror Goal 5, Item A. Several Commission Members agreed with Ms. Kunkle's
16 comments. Mr. Foley then referred to Item C relating to parkway ownership. Mr. Freres confirmed
17 maintenance would otherwise be required by the property owner who made alterations to the parkway.
18 Chairperson Orsic referred to Goal 7 relating to multifamily unit development in the downtown
19 community or district and asked if there were any comments. No comments were made at this time.

20
21 Chairperson Orsic then asked if there was any public comment. Joseph Gaudio referred to the area across
22 the street from Dwyer Park and the lack of sidewalks. Kim Handler, 1100 Pelham, referred to the
23 elimination of invasive species and suggested that buckthorn be encouraged to be removed. Ms. Handler
24 asked if there are regulations relating to temporary accessory structures such as pods, boats, etc. parked
25 in front yards. Mr. Norkus confirmed they are antiquated regulations. No additional comments were made
26 at this time.

27
28 Andy Cross, a Lakota Group consultant, referred to Pillar 2 relating to Vibrant Business Districts whose
29 goals and initiatives respond to the mission statement. He stated Goal 1 continued the momentum and
30 relied on the downtown masterplan. Mr. Cross then stated the third goal related to transit-oriented
31 development ("TOD") initiatives and asked the Commission Members for their comments. Chairperson
32 Orsic also asked if there were any comments relating to Goal 1, Items A, B or C. Mr. Bradley suggested
33 how to better connect residents through the business districts be included under this goal and referred
34 to a unique trolley system which connected its residents through the business districts in Florida. Mr.
35 Cross agreed with Mr. Bradley's suggestion.

36
37 Mr. Cross then referred to Goal 2 and land use regulations which communities are finding need to be
38 more flexible. He then referred to Item B and the phrase "Commercial uses not otherwise regulated." Mr.
39 Cross stated having that wording in the code would provide a great deal of flexibility. He also referred to
40 Item D, Pop-Up Businesses, which he described as an excellent community driver. Mr. Cross and
41 Chairperson Orsic asked if there were any questions. Mr. Bradley referred to Goal 2 offering housing
42 opportunities. Mr. Cross clarified the meaning behind its inclusion and referred to them as downtown
43 multifamily development.

44
45 Chairperson Orsic then asked if there were any questions with regard to Items C and D. Ms. Kunkle
46 questioned whether Item C meant bypassing zoning altogether and Mr. Schoon responded if a request
47 did not need a variation, it would be reviewed only by the Commission on an advisory level and added if
48 a special use in those districts needed a variation, the Commission could consider those variations.

1 Chairperson Orsic referred to Item E and questioned the use of multifamily and multi-unit. Mr. Cross
2 responded it meant multifamily attached use. Mr. Bradley questioned whether there are barriers to
3 having pop-ups in the business districts. Mr. Cross confirmed they are not dedicating space for them as
4 opposed to using them as fill-ins. Mr. Schoon described one instance as pop-ups as a short term rental
5 and the second being pop-up regulations and provided an example to the Commission. He agreed they
6 should not be disincentivized. Mr. Cross described pop-ups as business incubators.

7
8 Chairperson Orsic referred to Goal 3 which Mr. Cross stated related to the aesthetic impact for the
9 downtown districts. Mr. Schoon informed the Commission the DRB Chair is present and noted they are
10 currently reviewing sign code regulations. Chairperson Orsic then asked for comments on Items C, D, E
11 and F. She referred to Item F and questioned the meaning behind code enforcement enhancement which
12 Mr. Schoon clarified for the Commission.

13
14 Chairperson Orsic then referred to Goal 4 which Mr. Cross stated related to the facility economic
15 development in the downtown districts. Chairperson Orsic asked if there were any questions relating to
16 Items A through G. She then referred to Item F and questioned if there were unintended consequences
17 for them to advocate to Cook County to change their rules. Mr. Cross responded they did not think of any
18 as part of this initiative which he noted other communities are actively advocating for these changes.

19
20 Chairperson Orsic referred to Goal 5 which Mr. Cross described as creating spaces for people and creating
21 a sense of place and placemaking downtown which include streetscape, gathering spaces, etc.
22 Chairperson Orsic asked if there were any comments with regard to Items A through F. Mr. Schoon stated
23 with regard to the commercial districts and current parking regulations, they can spend time establishing
24 a clearer policy in terms of the requirement for public parking for a new development. Mr. Foley referred
25 to parking issues and Mr. Schoon confirmed it is reviewed in connection with special use permits. Ms.
26 Kunkle provided corrections and suggested language changes to several of the initiatives. Mr. Alt referred
27 to the differences between the three business districts and suggested that be considered individually in
28 terms of planning. Mr. Bradley suggested bifurcation of special use zones in the commercial overlay
29 district for those allowed by right with regard to the three business districts. Mr. Schoon referred to Goal
30 2, Initiative A-1 and stated it would be addressed there. Ms. Mancini added there would be investment in
31 the Indian Hill streetscape to make it more pedestrian friendly. Mr. Schoon informed the Commission with
32 regard to the reuse of the vacant 93 Green Bay Road site; the Village Council's goal is to partner with a
33 business to create an Indian Hill gathering space. Mr. Alt and Ms. Mancini commented on the amount of
34 traffic in that location with Mr. Schoon confirming it is a state highway which required working with IDOT
35 in terms of access points and improvements.

36
37 Chairperson Orsic referred to Goal 6 which Mr. Cross stated related to economic development in
38 connection with geography and required collaboration with regional entities. Ms. Kunkle suggested an
39 edit to the goal so as not to limit it to merchant groups. Chairperson Orsic asked if there were any
40 comments on Items A through G. Mr. Bradley stated with regard to Item G, the references to examples
41 may invoke subjectivity. Several Commission Members commented they liked this section a lot.

42
43 Chairperson Orsic asked if there was any public comment on Pillar 2. No comments were made at this
44 time. The Commission Members took a five-minute break at this time.

45
46 Mr. Freres stated the last section represented Opportunity Sites and are only concepts of ideas that could
47 potentially work by virtue of the land uses allowed. He then stated 26 sites were identified for opportunity
48 for redevelopment, some of which were specifically looked at as part of the downtown masterplan. Mr.

1 Freres stated the discussion would relate to four particular sites and whether they are addressing codes
2 vs. design, density vs. intensity, etc. He stated the discussion would allow them to determine whether
3 they are behind the times in terms of planning.
4

5 Mr. Freres then identified the Boris Café site in Hubbard Woods, the Hlavacek Florist and one-story office
6 building next to it on the Green Bay Road corridor, the One Winnetka site in the Elm Street business district
7 and a Village-owned parcel which is part of the surface parking lot near the Indian Hill train station,
8 reiterating that this is a planning exercise only. He confirmed the components required to address
9 planning for these sample sites would be included in the Comprehensive Plan.
10

11 Mr. Freres began by stating while noting parking is a big driver, he stated they divided up the One
12 Winnetka site and described its zoning classification, size, etc. He then stated in considering whether the
13 site would contain a mixed-use development, he referred to a diagram which identified lower and ground-
14 level parking with a cross section of a four-story building considering height, scale, mass, setback and
15 form. Mr. Freres then identified the white areas as the basements of the existing Phototronics and
16 Conney's Pharmacy buildings at Elm Street and Lincoln. He further identified issues which are considered
17 drivers such as floor to ceiling heights, roof form, etc. which highlight the topics which are relevant in
18 terms of consideration for a proposed development for the various floor levels. Mr. Freres reviewed
19 requirements for parking for residential units and how the diagram met the overall requirements on the
20 site for the mixed-use commercial site.
21

22 The Commission Members discussed how a parking garage's use affected development and referred to a
23 development in Highland Park with underutilized underground parking as an example. Mr. Freres stated
24 the question is whether the burden of adding additional parking should be put on the developer or
25 someone else in order to achieve the site's economic viability. He stated they have to adapt and balance
26 their use and policies in order to achieve what they want. Mr. Schoon stated they have to consider how
27 the parking is accommodated and whether this would be the appropriate design to achieve that. Mr.
28 Freres further described Concept B which showed more open space and broke up the building mass. The
29 design addressed the required amount of residential parking, but did not accommodate commercial
30 parking on-site. This design focused more on design; it was less driven by parking. Mr. Bradley questioned
31 whether the Village could partner with a developer to help develop a site and Mr. Freres explained how
32 a village could become involved.
33

34 Mr. Freres then referred to the Hlavacek site and described two potential development designs, a multi-
35 family building and a townhome development, which could be built on that site that met the
36 requirements. He then described how the design would affect roof heights for example.
37

38 Mr. Freres referred to 966-972 Green Bay Road and the adjacent lot next to it which presented an
39 opportunity for a mixed-used development and described the components of a possible development –
40 commercial space and residential parking on ground floor with two floors of residential units above. The
41 Commission Members discussed various TOD options which can be included as part of a proposed
42 development. Mr. Schoon informed the Commission how on-street parking along Merrill did not
43 contribute toward the commercial parking requirement.
44

45 Mr. Freres then referred to a site in Indian Hill which he described as an important area by virtue of the
46 amount of traffic and the school nearby. He identified the Village owned parcels near the train station and
47 noted a certain amount of parking needed to be provided to New Trier and Metra which would need to
48 be considered in terms of development. Mr. Freres then described the components of a possible

1 development on the site which would require the need to replace the amount of parking which would be
2 lost.

3
4 The Commission Members discussed how addressing the concerns of each area such as housing, etc.
5 which needed to be considered in the aggregate. Ms. Case questioned whether a public/private
6 partnership development worked in other communities and Mr. Freres described a project in Park Ridge
7 as well as different scenarios in which such a public/private partnership could occur. Mr. Freres stated
8 modifying land use requirements and clarity in the process need to be done which would enhance
9 development. Mr. Schoon advised the Commission of what transpired in connection with the now lender-
10 owned One Winnetka property and the new proposed development submitted under the new planned
11 development process. He also described the concept plan development process which advised the lender
12 of the Village Council’s concerns and stated it is up to the lender to determine what their next steps are.

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14 Chairperson Orsic described the opportunity site exercise as very helpful.

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16 **Other Business.**

17 a. Next Regular Meeting Quorum Check – April 27, 2022 Meeting.

18 The Commission Members did not discuss their availability.

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20 b. May Meeting(s) Quorum Check – Monday, May 23 and/or Wednesday, May 25, 2022:
21 Comprehensive Plan Visioning Work: (1) Educational Excellence; (2) Mobility and Accessibility;
22 and (3) Sustainability and Climate Action.

23 Mr. Schoon informed the Commission of two possible agenda items on the May 2022 regular meeting
24 agenda. He then referred to the need for an additional meeting to further discuss the Comprehensive
25 Plan. Mr. Schoon advised the Commission of the consultants’ availability for both meeting dates and 6pm
26 start time for the meetings.

27
28 c. Potential Special June Meeting Quorum Check – Wednesday, June 8, 2022 Comprehensive
29 Plan Visioning Work: Review all Pillars and Prepare for Presentation to Village Council.

30 Mr. Schoon advised the Commission of the plan to present the work product to the Village Council. The
31 Commission Members agreed to discuss their availability closer to the June 6th and 8th meeting dates.

32
33 **Adjournment:**

34 A motion to adjourn was made by Ms. Kunkle and seconded by Ms. Danley. A vote was taken and the
35 motion unanimously passed, 8 to 0

36 AYES: Alt, Bradley, Case, Danley, Golan, Foley, Kunkle, Orsic

37 NAYS: None

38 NON-VOTING: Mancini

39 The meeting was adjourned at 9:10 p.m.

40
41 Respectfully submitted,

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43 Antionette Johnson

44 Recording Secretary

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
APRIL 27, 2022**

Members Present:

Bridget Orsic, Chairperson
Matthew Bradley
Mamie Case
Chris Foley
Liz Kunkle

Non-voting Members Present:

Kim Mancini

Members Absent:

Jonathan Alt
Layla Danley
John Golan

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

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. 22-16-SU: Sarah Dippold Interior Design Studio: An application for a special use permit submitted by Sarah Dippold, as the lessee of the property located at 906 Green Bay Road to allow the existing interior design office to remain in its current location, within the C-2 Commercial Overlay District. The property is currently owned by 906-906 Green Bay Road, LLC. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the request is for a special use permit to allow the existing interior design office to remain in its current location in the C-2 Retail Commercial Overlay District. She noted two emails were received by staff and are included in the agenda packet, as well as additional correspondence the applicant received today, which was distributed to the Commission by email and hard copies are provided on the dais. Ms. Klaassen identified the property's location and noted the applicant previously operated a home goods store that provided incidental design services, which is allowed by right in the C-2 District. She then referred to a map and identified the subject property and surrounding properties as well as the property's size and floor plan. Ms. Klaassen noted the interior changes to the space would consist of adding desks and that the window display would remain the same. She identified the amount of staff occupying the space and their schedule of meetings. Ms. Klaassen noted the applicant is also working with her landlord to acquire additional parking on-site, behind the building, and that employees will obtain and use the necessary Zone A Business Employee Parking Permits. She then stated the Commission is to consider whether the request is consistent with the 12 special use standards and after discussion and public comment, a Commission Member may make a motion to recommend approval or denial of the

1 request with draft motions included on page nos. 7 and 8 of the staff report. Ms. Klaassen then asked if
2 there were any questions.

3
4 Chairperson Orsic asked if there were any questions and Mr. Bradley confirmed with staff that he is voting
5 on the request since it will not be going before the Zoning Board of Appeals. Chairperson Orsic then swore
6 in the applicant. Sarah Dippold read her statement into the record outlining her request and noting she
7 received over 20 letters in support. She informed the Commission that she, her employees and customers
8 patronize surrounding businesses and noted her intent is to focus her business on interior design with
9 customers being able to shop by appointment only. Ms. Dippold described how she maintained the
10 business through the pandemic and after remaining in the community and speaking with Mr. Schoon and
11 the landlord, she stated she would not be transitioning back to a traditional retail gallery with retail hours.
12 She stated she wanted confirmation from the Commission for approval before entering into another lease
13 agreement with the landlord. Ms. Dippold then stated she planned to secure additional parking and
14 addressed the number of employees, client meetings, meeting duration, hours and the location's square
15 footage. She also referred to the amount of tax revenue to be generated to the Village. She then read her
16 responses to the special use standards.

17
18 Chairperson Orsic asked if there were any questions. She asked about the number of hours Ms. Dippold
19 would spend in the store and Ms. Dippold explained the rationale behind the decision to not operate full
20 time due to the type of work they do. Mr. Bradley questioned whether the request met standard no. 10
21 and referred to customers coming to the store by appointment only and Ms. Dippold further explained
22 how she would meet with customers who needed project assistance. No additional questions were raised
23 at this time.

24
25 Chairperson Orsic then called the matter in for discussion. Ms. Case commented the applicant has been a
26 wonderful tenant and referred to the amount of foot traffic which would benefit other stores. She stated
27 the use fit the space and the unique area and she is in favor of the request referring to standard no. 7. Mr.
28 Foley agreed with Ms. Case's comments and stated the request fit with the unofficial Hubbard Woods
29 design area and described the 16-foot street frontage as difficult to deal with in terms of a retail use. He
30 added the applicant's written response to the standards helped and referred to the favorable public
31 comment. Mr. Foley also stated standard nos. 2, 3 and 8 have been met. Ms. Mancini agreed with the
32 comments made and referred to the Hubbard Woods' parking issues and described the foot traffic
33 generated by the existing use would be a benefit to the area. Mr. Bradley agreed with the comments
34 made and commented the proposal was well put together and made sense and is an existing use. He
35 stated he struggled with the request in connection with the Comprehensive Plan review process but
36 distinguished this store as being tethered into the design area while referring to standard no. 8 which
37 would be discussed in the special use concept in the Comprehensive Plan review process. Mr. Bradley
38 added all of the standards have been met and stated he is in favor of the request. Ms. Kunkle agreed with
39 the comments made and stated that the business related to the surrounding community while generating
40 foot traffic. Chairperson Orsic also agreed with the comments made and referred to the high-end clientele
41 patronizing the applicant.

42
43 Chairperson Orsic then asked for a motion. Mr. Bradley moved to recommend approval of the special use
44 as noted on page 7 of the staff report. The motion was seconded by Mr. Foley. A vote was taken and the
45 motion unanimously passed, 5 to 0:

46 AYES: Bradley, Case, Foley, Kunkle, Orsic

47 NAYS: None

48 NON-VOTING: Mancini

1 **Comprehensive Plan Visioning Work: The Commission will discuss Goals and Initiatives for the following**
2 **community Pillars: (a) Healthy and Engaging Lifestyles; and (b) Civic Engagement. The Commission will**
3 **also review comments from the discussion of the Community Heritage & Placemaking Pillar.**

4 Andy Cross informed the Commission the discussion would relate to Pillar Nos. 6 and 9 accompanied by
5 Pillar No. 3 on which the Commission engaged in a positive discussion at its last meeting. He then referred
6 to Pillar 6 and read the mission statement. Mr. Cross specifically referred to the recreational opportunities
7 and cultural pursuits wording and Goal 1 which spoke to collaboration relating to natural resources. He
8 then asked if there were any comments.
9

10 Ms. Mancini suggested adding wording relating to seeking grants and funding resources. Chairperson
11 Orsic referred to Initiative 1 and asked if it related to the Park District. Mr. Cross confirmed that is correct
12 as well as the Illinois Department of Natural Resources. Mr. Schoon also referred to the Cook County
13 Forest Preserve. Mr. Bradley questioned the relationship between the Goal and Initiative in terms of its
14 wording and asked for an example. Becky Hurley referred to Crow Island Woods which is Park District
15 owned as well as the Log House move as examples with ongoing community collaboration as the goal. Mr.
16 Schoon noted the Village has traditionally not been the lead in this area but would partner with and
17 provide support to others in this regard. Mr. Cross suggested there be more interaction or meetings
18 between the Village and the Park District taking place to discuss potential projects. Mr. Schoon confirmed
19 such interaction currently took place and identified several examples. Chairperson Orsic suggested that
20 personnel changes among the different Village bodies should not be included as part of the
21 Comprehensive Plan discussion. Ms. Kunkle agreed that the proposed wording is sufficient. Mr. Foley
22 questioned whether there is a way to combine Goal Nos. 1 and 2. Mr. Cross responded the concepts
23 between the two goals were purposely separated.
24

25 Mr. Cross then referred to Goal 2 which related to facilities and hardscape. Chairperson Orsic referred to
26 Initiative 3 relating to physical fitness and whether such use should be allowed by right. Mr. Cross
27 responded it would not need to result in zoning changes and should not be discouraged. Mr. Bradley
28 questioned whether ensuring physical fitness needed to be included. Mr. Cross then stated it was
29 intended to be there which did not mean for there to be code changes relating to physical fitness for
30 example.
31

32 Mr. Cross referred to Goal 3 which related to programming and supporting community, other units of
33 government and institutions. Chairperson Orsic asked if there were any comments. No comments were
34 made at this time.
35

36 Mr. Cross then referred to Goal 4 which related to cultural arts efforts and referred to the appointment
37 of a cultural arts commission as one of the initiatives. He informed the Commission that Highland Park
38 successfully appointed such a commission. Mr. Bradley agreed with Chairperson Orsic's concern whether
39 the creation of such bodies should be included in the Comprehensive Plan and that it would be subjective.
40 Mr. Schoon stated for any areas of the Village which are not receiving the appropriate amount of
41 attention, the Initiative can be reworded to make it clear that this is an area in which more can be done.
42 Chairperson Orsic suggested that a group such as an advisory board be created which periodically would
43 meet and would be more appropriate than creating another formal board. Mr. Cross suggested the
44 wording: "Will have continuing discussions relating to streetscape and public art." Ms. Case questioned
45 whether these issues would fall under the DRB's purview. Several Commission Members commented it
46 should fall under this goal.
47

48 Chairperson Orsic then referred to Goal 5 which Mr. Cross described as a broader goal which could contain

1 a lot of different initiatives. He then asked the Commission Members if they had any comments. Ms. Case
2 questioned the wording in Initiative 5 with regard to having more meetings. Chairperson Orsic agreed
3 with Ms. Case's comments. Mr. Cross agreed the initiative can be reworded to encourage stronger
4 communication.

5
6 Chairperson Orsic asked if there were any other comments on Initiatives 1-4. Mr. Bradley referred to
7 health and wellness and suggested they also consider mental health and wellness, technology, learning
8 initiatives, etc. Chairperson Orsic and Mr. Cross agreed with Mr. Bradley's suggestion.

9
10 Ms. Hurley referred to Pillar 9 (Civic Engagement) and described it as interesting and unique and which is
11 not typically found in a land use plan. She mentioned a Village Trustee's reference to the Athenian Oath
12 made during the public engagement process. Ms. Hurley then read the mission statement and President
13 Rintz's comment that they consider what makes Winnetka "Winnetka" during this process. She then
14 identified the Pillar's four goals and the first two initiatives to listen, engage and create a public
15 participation process as well as utilizing active businesses and business groups. Ms. Hurley then asked if
16 there were any comments. Mr. Bradley referred to educating the residents to volunteer and suggested
17 inviting the residents to meet the various Boards/Commissions, Trustees, etc. to find out what their roles
18 are. He also suggested having an ongoing method for the residents to communicate such as having an
19 idea board. Ms. Hurley and Ms. Kunkle agreed with Mr. Bradley's suggestions.

20
21 Ms. Hurley then referred to Initiative 2 which meant creating opportunities for dialog and identified
22 several tools which can be used such as an annual survey. Ms. Case suggested wording for the initiative.
23 Ms. Hurley then stated Goal 3 related to recruitment, engagement and retention and whose initiatives
24 involve a volunteer committee to work with the Village staff. She also referred to the use of a citizen's
25 academy which has been used in other communities. Ms. Mancini questioned how Initiative 3 is different
26 from the caucus which Ms. Hurley explained to the Commission. Ms. Hurley also stated they heard
27 through the early community engagement process about frustrations with regard to how things progress
28 with different boards as well as the lack of interest from younger people to join and volunteer for boards
29 and commissions. She stated they need to extend invitations for people to serve. No comments were
30 made at this time. Ms. Hurley also referred to Goal 4 relating to cooperation with existing businesses.

31
32 Mr. Cross referred to the revised version of Pillar 3 and asked if there were any questions. Mr. Foley
33 referred to the use of the word "encourage" in certain areas he identified. Mr. Schoon responded it may
34 come across that they are encouraging one idea over another and explained the difference as to where it
35 would be appropriately used. Mr. Foley also asked if pet friendly came up during the discussions and
36 where it could be included. Ms. Hurley responded after looking at the different generations, she referred
37 to being pet friendly as a way for people to meet which is what they heard from younger residents.

38
39 **Other Business.**

40 a. May 23 and May 25, 2022 Meetings – Quorum check.

41 The Commission Members discussed their availability. No other business was discussed at this time.

42
43 **Adjournment:**

44 A motion to adjourn was made by Ms. Case. The motion was seconded by Ms. Kunkle. A vote was taken
45 and the motion unanimously passed, 5 to 0:

46 AYES: Bradley, Case, Foley, Kunkle, Orsic

47 NAYS: None

48 NON-VOTING: Mancini

1 The meeting was adjourned at 8:30 p.m.
2
3 Respectfully submitted,
4
5 Antionette Johnson
6 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: MAY 19, 2022
SUBJECT: 564 GREEN BAY ROAD - NEW MIXED-USE BUILDING - SPECIAL USE PERMIT (CASE NO. 22-03-SU)

INTRODUCTION

On May 23, 2022, the Plan Commission is scheduled to hold a public hearing on an application submitted by 564 Green Bay Road, LLC (the "Applicant"), as the owner of the property located at 564 Green Bay Road (the "Subject Property"). The Applicant is proposing construction of a new three-story mixed-use building with a roof top deck on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow off-street parking at street-level along the alley on the Subject Property.

A sign has been posed on the Subject Property indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on May 5, 2022. As of the date of this memo, staff has received one written comment from the public regarding this application. The comment is provided in Attachment G of this report.

The Applicant has also submitted a variation application requesting approval to (i) provide less than the minimum required rear yard setback; and (ii) provide less than the minimum required off-street parking spaces for the two residential units on the second and third floors. The Zoning Board of Appeals is scheduled to consider the special use permit and the variation requests on June 13, 2022. Additionally, the Applicant has submitted an application seeking approval of a Certificate of Appropriateness, which the Design Review Board is scheduled to consider on May 19, 2022. Lastly, the Applicant has submitted a demolition permit that was approved without delay by the Landmark Preservation Commission on April 4, 2022.

The Village Council has final jurisdiction on this request as only the Council has the authority to grant (i) a Special Use Permit; and (ii) any variation for a new principal building.

PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 0.05 acres (2,512 square feet), is located on the west side of Green Bay Road, between Elm and Spruce Streets. Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development, nor may the Applicant request planned development approval. The Subject Property contains an existing two-story commercial building that previously housed the *French Institute of the North Shore*. Figures 1 through 3 on the following pages identify the Subject Property. The Subject Property is located one-half

block north of the Metra Winnetka train stop as well as along a Pace bus route that runs along Green Bay Road and near a Pace bus route that runs along Elm Street.



Figure 1 – Aerial Map



Figure 2 – Subject Property



Figure 3 – Subject Property with Neighboring Properties

The Land Use Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Mixed Use” development. The Subject Property is located in a commercial area with offices, restaurants and other commercial uses in the immediate vicinity. The Land Use Plan Map designates the properties to the north, south, and west as appropriate for “Mixed Use” and the property to the east, across Green Bay Road and along the Union Pacific Railroad, as appropriate for “Park / Open Space” (see Figure 4).

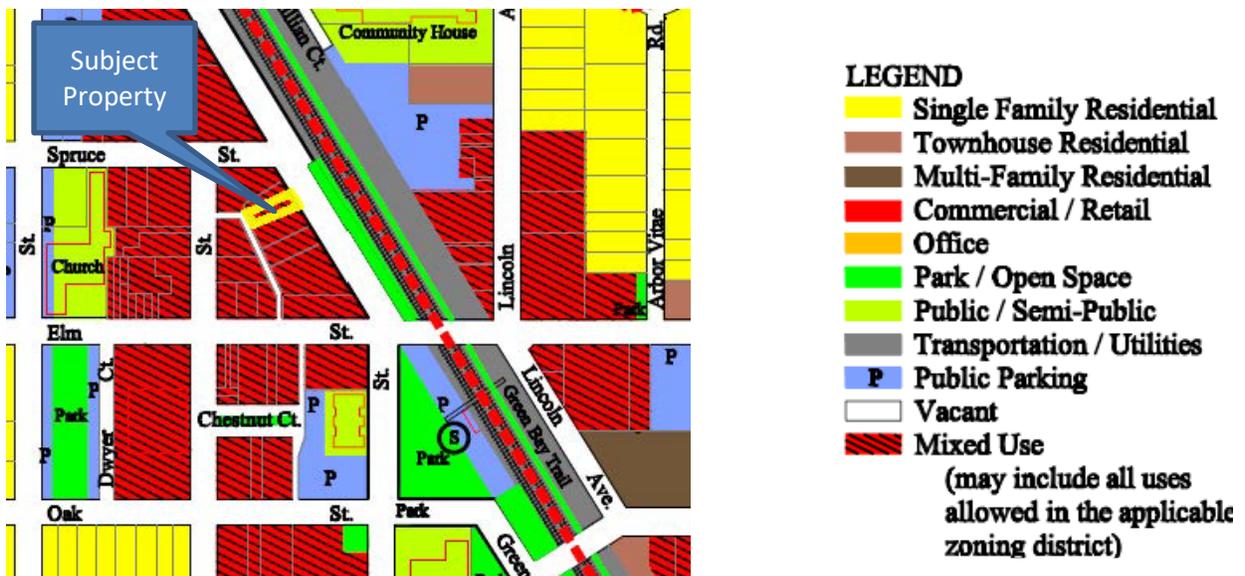


Figure 4 – Comprehensive Plan Land Use Map

The Subject Property is zoned C-2 General Retail Commercial, and it is bordered by C-2 General Retail Commercial to the north, south, and west. The properties to the west are also located within the C-2 Commercial Overlay District (see Figure 5).

The proposed use of the Subject Property as mixed-use is consistent with the Comprehensive Plan Land Use Map and the property's commercial zoning classification. Along Green Bay Road to the north there is a mixed-use building and a restaurant. To the south of the Subject Property is an office building and a mixed-use building. The Subject Property is served by a public alley along the west property line. To the west of the alley is a commercial building (see Attachment F for photographs). The C-2 District allows buildings with dwelling units above the ground floor in a commercial building. The proposed building on the Subject Property would contain commercial space on the basement and ground floor levels and a total of two residential units on the second and third floor levels.

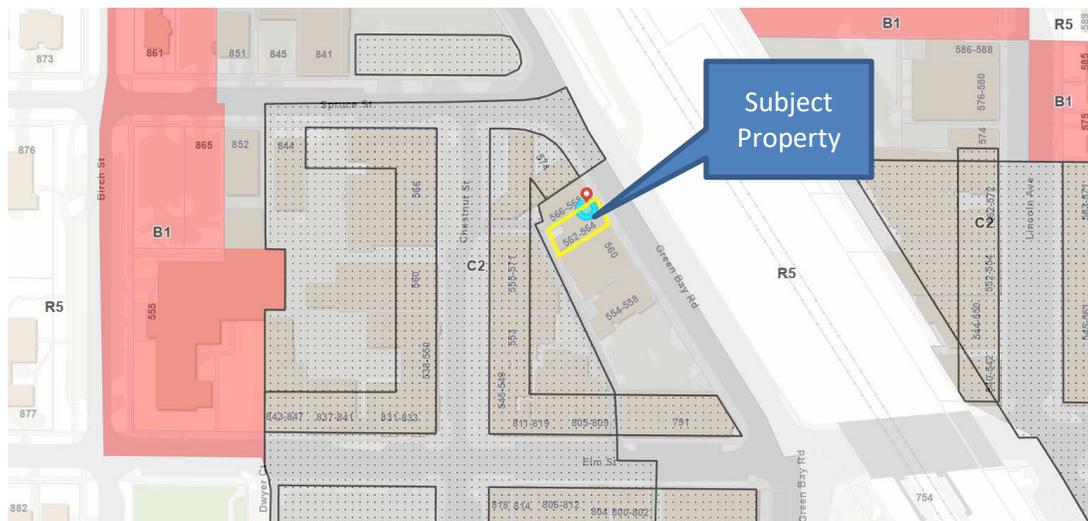


Figure 5 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The original building on the Subject Property was constructed in 1927. Subsequent building permits were issued in:

1. 1956 to remodel the two-story commercial store front;
2. 2000 to apply a new façade to the commercial building; and
3. 2007 to construct an addition to the commercial building.

Other minor permits have been issued over the last several years. The Applicant acquired the property in December 2021. There is one previous zoning case on file for the Subject Property:

1. In 1927, ZBA Case No. 318 was approved for a rear yard setback variation to allow construction of the existing building.

PROPOSED PLAN

The proposed development of the Subject Property consists of a three-story building with one commercial unit consisting of the ground floor and the basement level. The commercial space would be occupied by Engel & Völkers. Currently, Engel & Völkers is occupying second floor office space in the Laundry Mall at 566 Chestnut Street. If the proposed development is approved, Engel & Völkers would relocate to the Subject Property.

Two single-level two-bedroom residential units measuring approximately 1,405 square feet are also proposed; one on the second floor and one on the third floor. A roof top deck is proposed to provide outdoor space for the tenants. The proposed building would also have enclosed parking at the rear of the building, accessed from the alley. The garage would be located on the ground floor level, behind the commercial space, and would accommodate two vehicles. The plan also includes installation of a parking lift above one of the ground floor parking spaces, to provide parking for one additional vehicle.

Excerpts of the proposed site plan, floor plans, and building elevations of the proposed development are provided below and on the following pages as Figures 6 through 12. The complete set of plans are provided in the application materials (Attachment C).

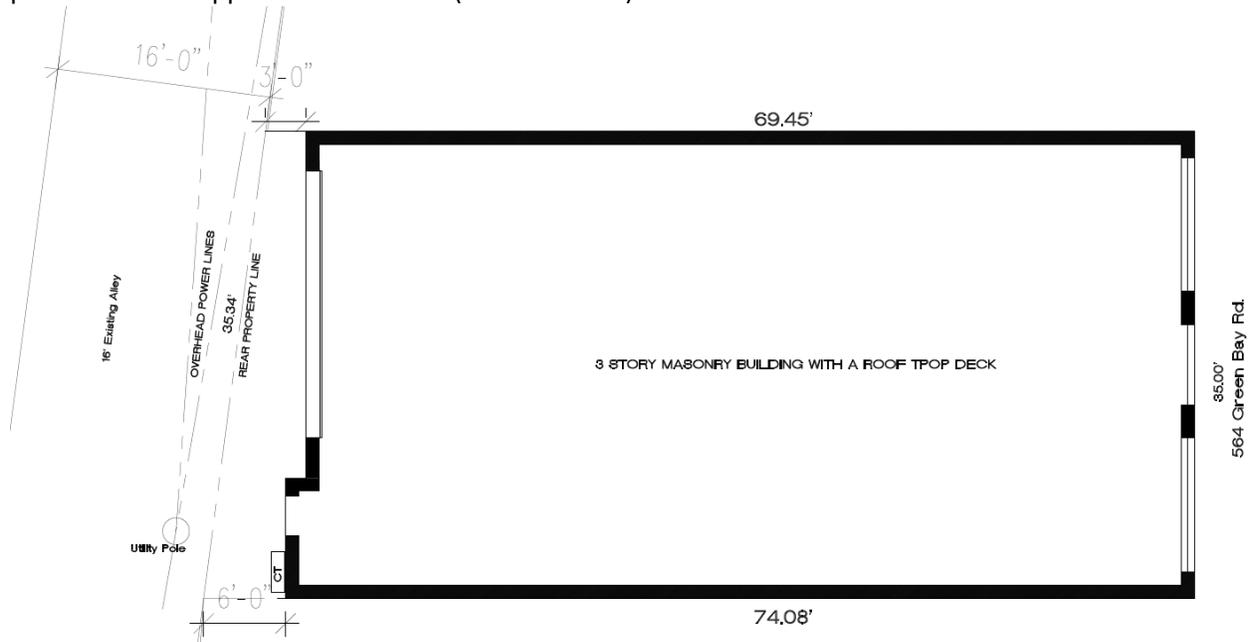


Figure 6 – Site Plan

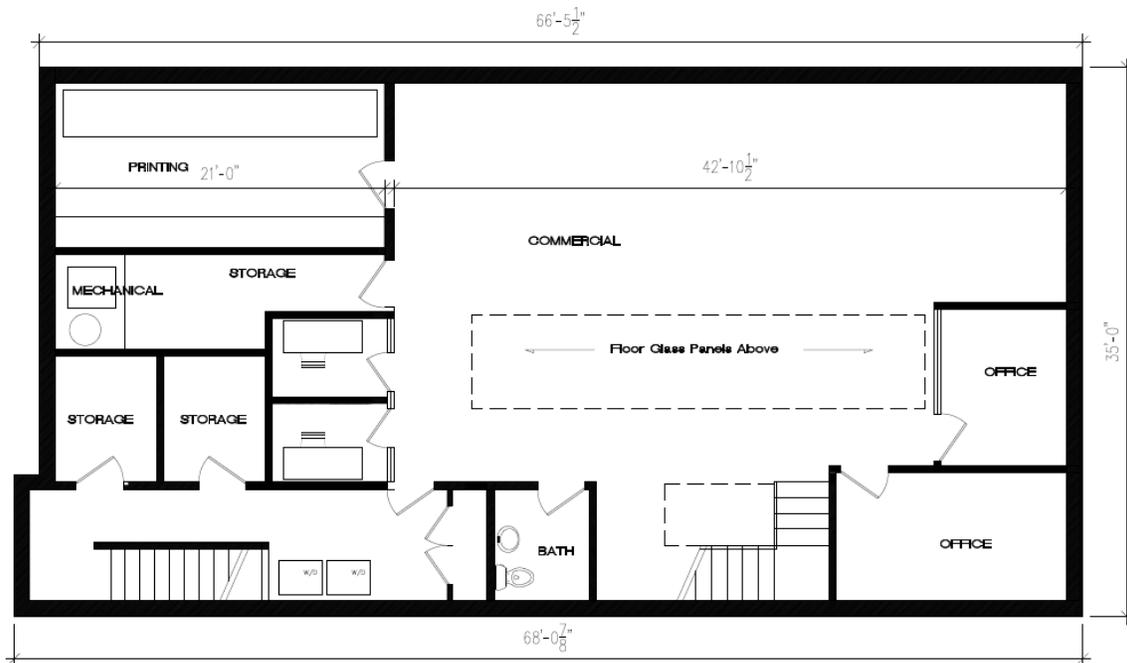


Figure 7 – Basement Floor Plan

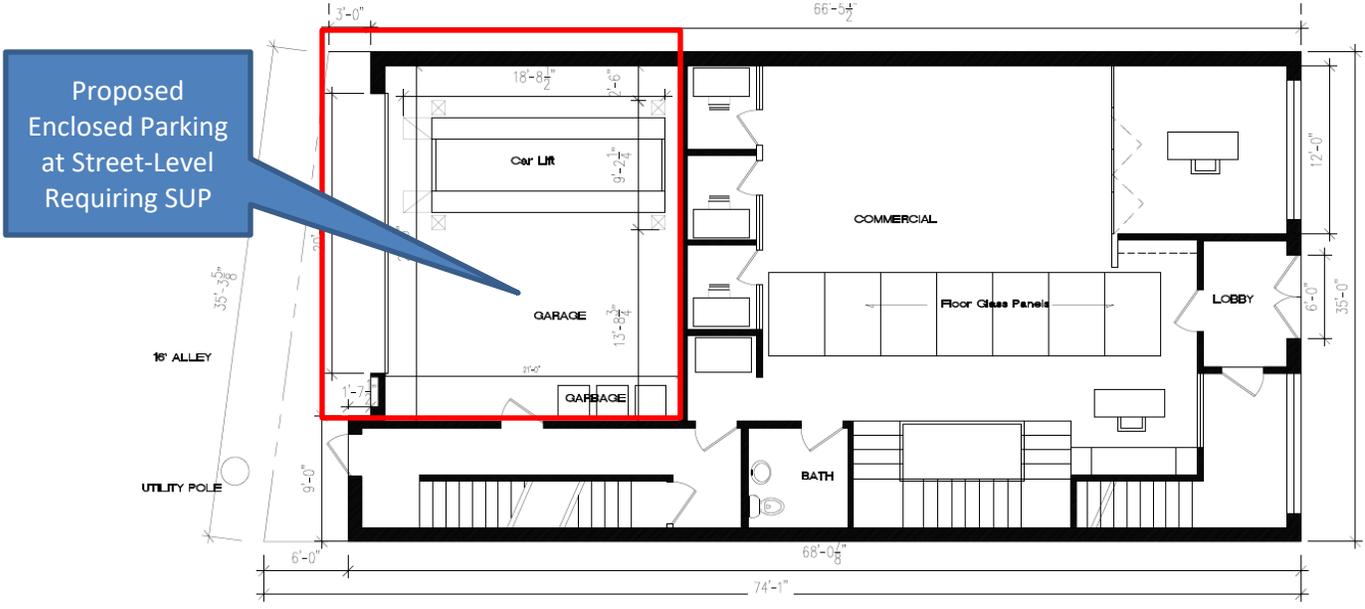
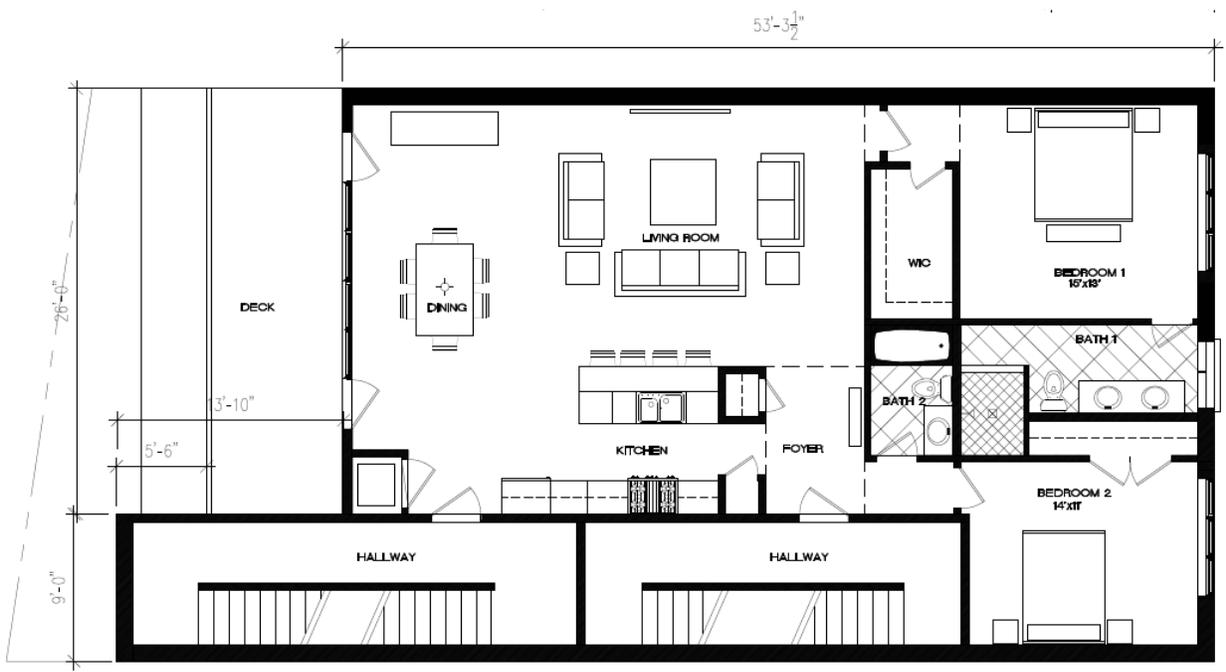


Figure 8 – First Floor Plan



2 BEDROOM UNIT 1405 sqft

Figure 9 – Second and Third Floor Plan

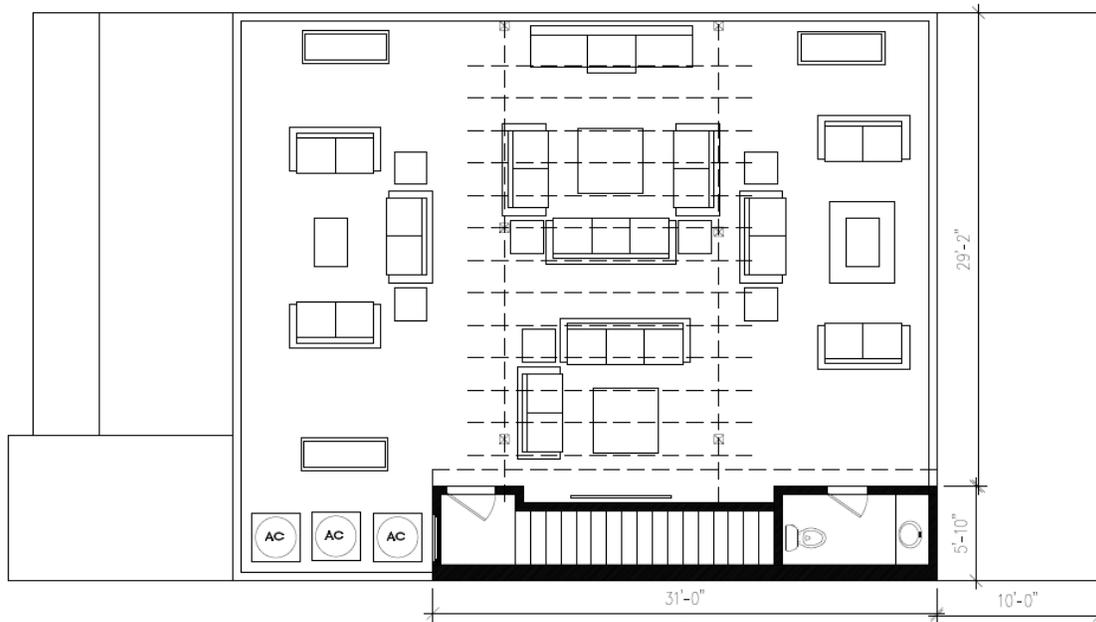


Figure 10 – Roof Top Deck

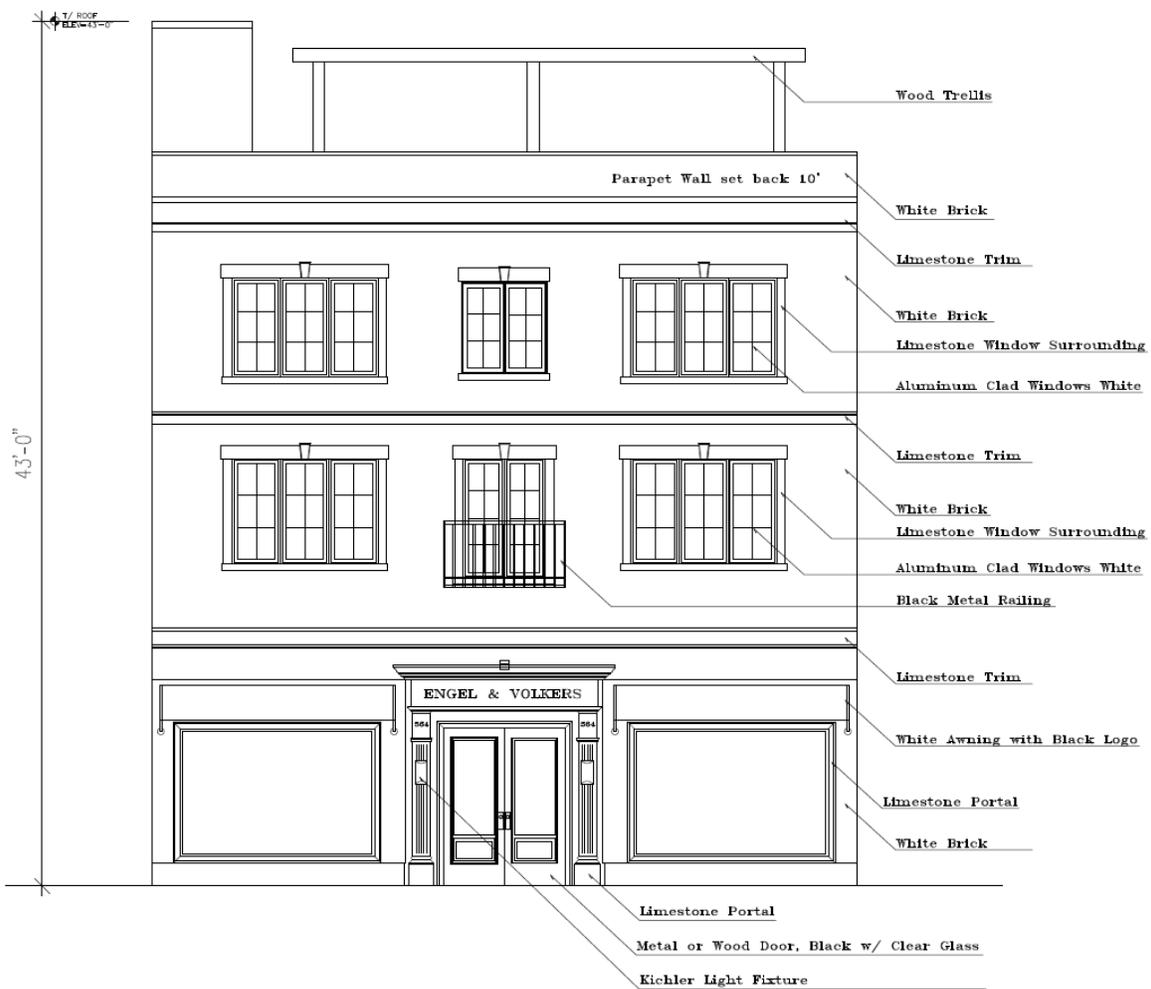


Figure 11 – Front Building Elevation – Green Bay Road



Figure 12 – Rear Building Elevation – Public Alley

Given the entire Subject Property is currently covered with an impermeable surface, no stormwater detention is required. Figure 13 below represents the Subject Property’s proximity to the floodplain; the cyan represents the 100-year flood area.

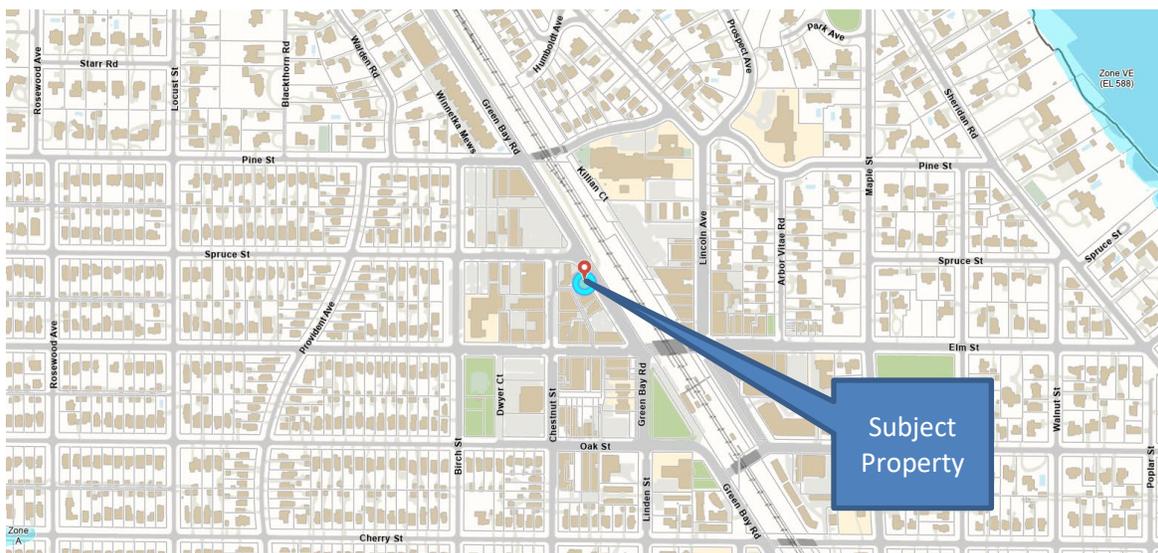


Figure 13 - GIS Floodplain Map

ZONING RELIEF

Although not part of the Plan Commission's consideration, it should be noted that in addition to the special use permit being requested, two zoning variations are being requested to allow the development on the Subject Property, the variations are: (1) rear yard setback; and (2) off-street parking.

Rear Yard Setback (alley). A rear yard setback of 10 feet is required from the west property line along the public alley. The proposed building would provide a setback of 3 feet, which requires a variation of 7 feet (70%). Due to the angle of the rear lot line, the proposed rear yard setback increases to 6 feet at the southwest corner of the building.

Off-Street Parking. The proposed residential units on the second and third floor would both have two bedrooms. The Zoning Ordinance requires a minimum of 1½ parking spaces per two-bedroom unit. Therefore, the proposed development requires three off-street parking spaces for the residential units. The proposed garage would provide two at-grade parking spaces and a parking lift over one of these spaces to accommodate a third vehicle. The Zoning Ordinance does not contemplate the use of a lift to meet the off-street parking space requirement; therefore, a variation of one parking space (33.33%) is required. Regarding the proposed commercial space, off-street parking is only required for new commercial space when the total gross floor area is 2,500 square feet or more. The gross floor area calculation for required parking excludes floor area for such items as storage, mechanical equipment rooms, rest rooms, common area elements, and hallways. Off-street parking is not required for the commercial space since the total area of the commercial space at both the ground floor and basement levels is less than 2,500 square feet of gross floor area.

Special Use – Location of Off-Street Parking: In order to encourage below-grade parking, which is allowed by right, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As previously noted, the proposed parking would be provided on the ground floor level at the rear of the building accessed from the public alley.

COMMISSION CONSIDERATION

The Subject Property is located in the C-2 General Retail Commercial District; however, it is important to note that the Subject Property is not located within the Commercial Overlay District. Therefore, the proposed real estate office of Engel & Völkers on the Subject Property, is permitted by right and does not require approval of a special use permit.

The request before the Plan Commission is the special use to allow off-street parking at street-level. The Plan Commission is charged with evaluating Special Uses for consistency with the Comprehensive Plan, as well as the six standards for granting special use permits. In addition to responding to the standards used for the evaluation of special uses, the Applicant has provided a parking study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated April 29, 2022, (Attachment D). KLOA made the following conclusions in its study:

1. The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
2. On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in

the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.

3. On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
4. On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9am and 10am. The existing on and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10am, the hourly parking demand will reflect that of a typical day.

Director of Engineering/Village Engineer, James Bernahl, evaluated the parking study by KLOA and had the following comments and suggestions; his complete memo is included in this report as Attachment E:

1. Mr. Bernahl concurs with the findings that permitting this special use will not result in impairment of parking within the West Elm Street Business District.
2. It should be noted that the KLOA conclusions inaccurately state the proposed parking spaces will meet the Village Zoning Ordinance requirements, as the Zoning Ordinance does not recognize the one proposed lift parking space as complying with the off-street parking requirement.
3. It should also be reinforced that the full-time employees and advisors will be limited to the Zone A Business Employee Parking Permit locations.
4. Additionally, the Zone A Business Employee Parking Permits are limited to one vehicle (single user), so each employee and all advisors will be required to secure their own permit.

One of the objectives of the Comprehensive Plan is to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.” The draft recommendation below lists other relevant objectives from the Comprehensive Plan. An excerpt of the Comprehensive Plan is included in this report as Attachment B.

FINDINGS

The Plan Commission is to consider whether or not the requested special use to allow off-street parking at street-level along the alley for the proposed three-story mixed-use building with a roof top deck on the Subject Property is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission recommends **approval [denial]** of the requested special use **to allow off-street parking at street-level along the alley for the proposed three-story mixed-use building with a roof top deck on the Subject Property**, based on the following findings of fact:

1. The proposed three-story mixed-use building with enclosed off-street parking at street-level **is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Mixed Use” development and consistent with the following objectives of Chapter II of the Comprehensive Plan:
 - a. to “Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its

- surrounding neighborhood”;
- b. to “Encourage a range of housing types and sizes to meet the needs of residents of all ages”;
 - c. to “Ensure that multiple-family development provides a variety of housing choices for residents of all ages”;
 - d. to “Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping”;
 - e. to “Encourage an appropriate number of rental units compatible with the predominately single-family residential character of the Village.”
2. The proposed three-story mixed-use building with enclosed off-street parking at street-level **is [is not]** consistent with the Standards for granting of Special Use Permits as follows:
- a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

[The special use for the off-street parking at street-level along the alley for the proposed three-story mixed-use building with a roof top deck should only be approved subject to the following conditions...]

ATTACHMENTS

- Attachment A: Comprehensive Plan Land Use Map – East & West Elm Street Planning Sub-Area
- Attachment B: Comprehensive Plan Excerpt (Chapter II – Goals and Objectives)
- Attachment C: Application Materials
- Attachment D: Parking Study prepared by KLOA (submitted by Applicant)
- Attachment E: Village Engineer Bernahl May 9, 2022, Memo
- Attachment F: Photographs of Area Properties
- Attachment G: Public Correspondence



Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan East & West Elm Street Planning Sub-Area

Map
12

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- Public Parking
- Vacant
- Mixed Use
(may include all uses allowed in the applicable zoning district)
- Green Bay Road Corridor
- Planning Sub-Area
- Urban Design Feature

Scale in Feet
0 50 100 200 400

- Village of Winnetka
- Other Municipal Boundaries
- Road
- Private Road
- Unimproved R.O.W.
- Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- Railroad Station

June 30, 1999

	THOMPSON DYKE & ASSOCIATES, LTD.		
	Land Planning Landscape Architecture Urban Planning	609 Maple Street, Suite 200 Northbrook, Illinois 60062-4000	Telephone: 847.232.6800 E-Mail: info@tda.com Fax: 847.232.8871

ATTACHMENT B

CHAPTER II: VISION, GOALS AND OBJECTIVES

2.1 A 2020 VISION FOR WINNETKA

As a basis for the development of goals, objectives and policies for Winnetka, a vision was developed to convey the desirable characteristics of the Village:

...a village in a natural setting committed to its tradition of residential neighborhoods, citizen involvement, local shops and educational excellence...

2.2 COMMUNITY GOALS

Purpose and Formulation Procedure

Goals and objectives provide the foundation for the Plan recommendations. *Goals* are long-range ideals that set the framework for public policy. *Objectives* are more specific, representing opportunities for achieving goals.

The goals and objectives that follow were prepared for the Village as a whole and are designed to achieve the ideals expressed in the Vision Statement.

Community goals appear below. Objectives designed to support these goals are listed in the remainder of this chapter under each community goal heading. *Goals, objectives and policies relating to the Green Bay Road Corridor and its four business districts appear in Chapter Five.*

Village Character and Appearance: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Residential Areas: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

Local Government: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Educational and Community Institutions: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Parks, Open Space, Recreation and Environment: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect the Village's natural features and environmental resources.

Transportation: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Growth Management: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

2.3 VILLAGE CHARACTER AND APPEARANCE

Goal: Preserve and enhance those public assets, public lands, natural resources and architecturally significant structures that create the attractive appearance and peaceful, single-family residential character of the Village.

Objectives

1. Ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.
2. Place overhead utility lines underground along major streets: Willow, Sheridan, Green Bay, Hibbard, Winnetka/Hill, Elm and Tower by 2010. Place other utility lines underground, beginning with parks and open spaces, after the major streets are completed.
3. Recognize the critical role of the Village's historic architecture in defining Winnetka's unique character in public, institutional, commercial and residential areas and encourage its preservation.
4. Require the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists.
5. Continue to implement and supplement the Village's tree planting program on all public rights-of-way. Encourage tree planting on private property.
6. Encourage landscaping of public and private properties that complements and enhances the mature character of existing plantings and provides a buffer as an alternative to walls and fences.
7. Encourage organizations, schools, religious institutions, businesses and citizens in their efforts to beautify the Village.
8. Strictly enforce the Village's sign regulations and minimize the number of regulatory signs.
9. Encourage and cooperate with METRA to improve the appearance and function of the three train stations in the Village and to improve the appearance of the railroad right-of-way.
10. Encourage and cooperate with PACE to improve the appearance, safety and function of bus stop shelters.

11. Reduce and control light pollution, preserving property rights for natural light and controlling the use and location of artificial lighting.
12. Reduce and control noise pollution.
13. Use high quality design and materials when constructing public improvements. Enhance the beauty of the improvements with appropriate decorative details, artwork or sculpture.

2.4 RESIDENTIAL AREAS

Goal: Preserve a high-quality residential community. Encourage a range of housing types and sizes to meet the needs of residents of all ages.

GENERAL RESIDENTIAL OBJECTIVES

1. Maintain the Village's traditional dwelling density patterns by limiting the scale and density allowed in developments and renovations.
2. Require any new residential development and redevelopment to provide adequate and appropriate landscaping and, where appropriate, to preserve existing vegetation.
3. Encourage residential development that provides an appropriate transition between low-density and higher-density areas.

SINGLE-FAMILY RESIDENCE OBJECTIVES

1. Preserve the predominant defining character of Winnetka as a community for owner-occupied high quality single-family residences. Maintain the proportion of single-family detached housing in excess of 80 percent of the total Village housing units.
2. Retain the character of existing residential neighborhoods. Assure that new construction and additions to existing houses respect the scale of neighboring houses, setbacks, open spaces, parkway trees and the pedestrian orientation of the neighborhoods.
3. Protect residential neighborhoods and homes from the encroachment of incompatible land uses and traffic patterns.
4. Encourage the preservation of older houses that contribute to the character of the neighborhood through additions and improvements as an alternative to new house construction.
5. Maintain the quiet ambience of residential neighborhoods.

MULTIPLE-FAMILY RESIDENCE OBJECTIVES

1. Ensure that multiple-family development provides a variety of housing choices for

- residents of all ages.
2. Ensure that the density of multiple-family development provides an appropriate transition to adjacent single-family neighborhoods.
 3. Ensure that multiple-family buildings complement adjacent single-family residences in scale and architectural style and that architectural styles complement the historic character of the village.
 4. Require that multiple-family development be of high quality materials and design, combined with adequately screened or underground parking and substantial landscaping.
 5. Encourage an appropriate number of rental units compatible with the predominantly single-family residential character of the Village.
 6. Study the possibility of bringing an assisted-care facility for senior citizens to Winnetka.

2.5 LOCAL GOVERNMENT

Goal: Plan for and provide appropriate government facilities and services that will accommodate the needs of the Village. Encourage a high degree of citizen concern for and participation in local government.

Objectives

1. Encourage local governmental bodies to help implement the community goals and objectives in this document.
2. Maintain and encourage the location of public buildings in the Village Center to provide centralized and convenient services.
3. Maintain and upgrade the Village's infrastructure in keeping with Village character and high community standards.
4. If the water plant and electric plant are no longer needed to provide electric power or water service to the Village, a re-use plan should be drafted for the property to serve public purposes.
5. Ensure that municipal buildings and properties exhibit design excellence that respects the character and enhances the appearance of the Village.
6. Ensure that the closed landfill on Willow Road is effectively managed and attractively landscaped.
7. Encourage on-going study and cooperation to bring the latest telecommunication technologies to the Village, while preserving the Village's appearance.

2.6 EDUCATIONAL AND COMMUNITY INSTITUTIONS

Goal: Support educational excellence and the enrichment of Winnetka's religious and cultural environment.

Objectives

1. Recognize the critical importance of educational, religious and other community institutions to Village residents.
2. Maintain an atmosphere in which diverse cultural, educational and religious organizations may flourish and in which special activities for residents of all ages may be enhanced.
3. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
4. Recognize that standards of educational excellence may change with time, thus necessitating changes in physical and financial resources.
5. Ensure safe and attractive access to educational and community institutions. Pursue improvements that address public safety as well as traffic, congestion and parking.
6. Cooperate with school districts to make school facilities available for other community needs and emphasize this dual use in future planning and design.
7. Encourage the continued vitality of the Winnetka Community House as a community facility for a variety of programs accessible to all residents.
8. Encourage the preservation of the excellent facilities, central location and availability of the Winnetka-Northfield Public Library District resources.

2.7 PARKS, OPEN SPACE, RECREATION AND ENVIRONMENT

Goal: Preserve or expand the quantity, quality and distribution of open space and recreational opportunities. Protect our natural features and environmental resources.

Objectives

1. Increase the amount of property that is designated as public or private open space to preserve the natural character of the community.
2. Provide, where possible, open space (public, semi-public or private) between low-density and higher-density land uses.
3. Preserve and enhance natural features such as ravines, woodlands, bluffs, beaches and the Lake Michigan shoreline.

4. Preserve significant trees and encourage new tree planting on public and private properties to the greatest extent possible.
5. Support the development of recreational facilities to meet the needs of residents of all ages.
6. Engage in a public process that balances institutional goals and minimizes any adverse impact to the character of the adjacent residential neighborhood.
7. Encourage the Cook County Forest Preserve District to improve the natural appearance of the public right-of-way and the property adjacent to Willow Road, Forest Way and Tower Road, west of Forest Way.
8. Foster greater cooperation among all institutions--private and public--in the joint use of their recreational facilities.
9. Encourage the preservation of open space inside and outside the Village.

2.8 TRANSPORTATION

Goal: Provide for safe pedestrian, bicycle and vehicular movement consistent with the scale and peaceful character of the Village.

Objectives

1. Improve major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists.
2. Ensure safe, efficient and convenient access to all areas of the Village.
3. Develop comprehensive programs to promote traffic safety and to slow traffic.
4. Explore ways to decrease the flow of regional traffic through the Village.
5. Promote alternatives to motor vehicles such as bicycling and walking.
6. Enhance and expand the Village's bike route system.
7. Restrict "cut-through" truck traffic in residential neighborhoods and regional truck traffic on village thoroughfares.
8. Ensure good condition of streets, curbs and sidewalks.
9. Encourage the maintenance and improvement of a rapid and comfortable commuter service to and from all three Village train stations.
10. Foster improvement in public transportation and cooperate with adjacent communities in anticipating future needs and means.

11. Provide for adequate parking in commercial areas. Require people who work in the commercial districts to park in employee-designated off-street or underground parking areas.
12. Provide adequate off-street or underground parking for Winnetka commuters.
13. Enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way.
14. Provide ease of access to the Edens Expressway (Interstate 94).

2.9 GROWTH MANAGEMENT

Goal: Limit commercial, institutional and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure (streets, parking, utilities, sewers) and other community resources (schools, parks, recreational facilities, etc.). Provide for Village expansion via annexation if deemed appropriate.

Objectives

1. Ensure that development proposals minimize the potential adverse impact they might have on residential neighborhoods, including the impact on pedestrian character, on-site parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.
2. Ensure that annexation of properties will not adversely affect the Village's ability to service existing residences and businesses. Continue to review those unincorporated areas within the jurisdictional planning area that draw upon Village services and resources and ensure that any proposed annexation is compatible with the character of the Village.
3. Ensure that the Village keeps informed about neighboring communities' plans for growth, changes in existing infrastructure or for new infrastructure.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. 22-03-SU

Property Information

Site Address: 564 Green Bay Rd

Applicant Information

Name: 564 Green Bay LLC

Primary Contact: Bohdan Kaminski

Address: 446 Central Ave. s 100

City, State, ZIP: Northfield IL 60093

Phone No. 847 807 8002

Email: bohdan@kArchitectsLtd.com

Architect Information

Name: Kaminski Architects Ltd

Primary Contact: Bohdan Kaminski

Address: 446 Central Ave. s 100

City, State, ZIP: Northfield IL 60093

Phone No. 847 807 8002

Email: bohdan@kArchitectsLtd.com

Owner Information

Name: 564 Green Bay LLC

Primary Contact: Paul E Lazarre

Address: 2401 N Clark St.

City, State, ZIP: Chicago IL 60614

Phone No. 847 274 6898

Email: paul.lazarre@evrealestate.com

Attorney Information

Name: Howard & Howard

Primary Contact: Leo G. Aubel

Address: 200 S Michigan Ave s 1100

City, State, Zip: Chicago IL 60604

Phone No. 312 456 3663

Email: lga@h2law.com

Applicant Signature: 

Date: 12/30/2021

Property Owner Signature: 

Date: 12/30/2021

Printed Name of Owner: 564 Green Bay LLC

Our proposed plans for 564 Green Bay Road include a beautiful retail shop on the ground floor, and a 1,405 square foot luxury apartment on the second and third floors. The building's architecture is designed to comply with Winnetka's village-wide character and to encourage local live, work and play. A communal roof deck will offer additional outdoor space for the residents. While proposed to have three parking spaces, the building is located across the street from the train station, which aligns with our goal of promoting public or alternative transportation methods.

Engel & Völkers is thrilled to be making Winnetka our permanent home in the North Shore! To be in the retail space on the ground and basement levels, our proposed shop and real estate office will be home to two full-time staff and approximately 50 real estate advisors, representing most communities in the North Shore. Our proposed floorplan has retail display cases that encourage the public to view selected homes and yachts for sale in the North Shore, around the United States and the world. The retail space has been designed to host events that engage the with community, including book signings, coffee tasting, Halloween costume parade and cookie decorating, and cardiovascular life support training.

Proposed Exterior Rendering:



Engel & Völkers Overview:

Founded in 1977 in Europe, Engel & Völkers is one of the world's leading service companies specializing in the sale and rental of premium residential property, commercial real estate, yachts, and aircrafts. With more than 800 shops worldwide, Engel & Völkers offers a professionally tailored range of services. The company is currently operating in over 30 countries on five continents.

Other Engel & Völkers shops in retail locations in North America and worldwide:



Figure 1- Santa Monica, California



Figure 2- Aspen, Colorado



Figure 3- Trier Germany



Figure 4- Spain



Re: 564 Green Bay Rd
Winnetka IL 60093

Below are the evidence and detailed explanation why the Special Use Permit should be granted:

1. Development of this building will provide a commercial space on the ground floor and one residential unit on the second and one residential unit on the third floor. Its design will be in the character of Village Center and will and will enhance the area. The new building will enhance the area. This project will not have any negative impact on public health, safety, comfort, morals, or general welfare.
2. Development of this building will not be injurious to the use and enjoyment of the property in the vicinity. As part of the development, we will be cleaning up the environmental problems found when we purchased the property. As a new construction, it will increase the values of the property in the immediate vicinity.
3. This new building will not impede the normal and orderly developments or improvements of the other property. The Special Use Permit will have no impact on any properties in town.
4. Extended and vigilant study were done to make sure there are adequate measures have been taken to provide safe ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways. Placing parking access from the back of the building eliminates crossing pedestrian walkways by parking and leaving cars.
5. The parking which will be provided in this development is more than the regulations require. The parking spaces will have existing alley access. There will be no changes to existing grade and drainage. All necessary facilities to the operation of the Special Use exists.
6. The Special Use Permit conforms to the applicable regulations of this and other Village ordinances and codes.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 22-03-SU

Property Information

Site Address: 564 Green Bay Rd.

Owner Information

Name: 564 Green Bay LLC
Address: 2401 N Clark Street
City, State, ZIP: Chicago IL 60614
Email: paul.lazarre@engelvoelkers.com

Primary Contact: Paul Lazarre
Phone No. 847.274.6898

Date property acquired by owner: 12/01/2021

Architect Information

Name: Kaminski Architects LTD
Primary Contact: Bohdan Kaminski
Address: 446 central Ave. s 100
City, State, ZIP: Northfield IL 60093
Phone No. 847.807.8002
Email: bohdan@kArchitectsLtd.com

Attorney Information

Name: Howard & Howard
Primary Contact: Leo G. Aubel
Address: 200 S. Michigan Ave #1100
City, State, Zip: Chicago, IL 60604
Phone No. 312-456-3663
Email: lga@h2law.com

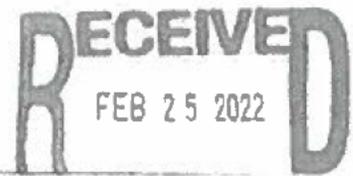
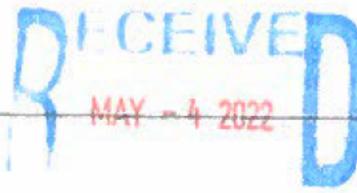
Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): 3' on the north side and 0' on the south side rear side variation from the required 10'-0" setback +

One (1) Parking Space

Property Owner Signature: 

Date: 12/28/2021



BY: _____



April 18, 2022

Re: 564 Green Bay Rd
Winnetka IL 60093

Below are the evidence and detailed explanation why the variance should be granted:

1. To develop this property and erect a commercial space to bring benefits to the local community of the Village of Winnetka the owner must provide and comply with a parking regulation. The property's existing width and depth (35' x 69') makes it impossible to meet the existing regulations requiring underground parking. Due to the width (35') and depth (69' north side and 74' south side) of this site the underground parking is physically not possible to build. The only solution is ground (at grade) parking. This parking can be accessible either from the front (Green Bay Rd.) or the back (an existing alley). Front parking will eliminate any storefront making the commercial space infeasible and create safety hazard as the car will have to cross the sidewalk. With a standard garage depth of 21'-0" and 10' rear yard setback it will leave only 34' for commercial use including lobby and access to the floors above. This will make the ground floor extremely small.

The solution is a ground floor garage accessible from the alley with a building setback from rear property line: 3'-0" at the northwest corner and 6'-0" at the southwest corner. This solution will not impact any pedestrian traffic. To construct such at grade parking, a variance of one parking space from the parking requirement will be required. To mitigate the loss of this space, the applicant will install a parking lift (details attached) which allows one (1) additional parking space to be created. Once the lift is installed, there will be no net loss of parking spaces. If the Village Code allowed these lift spaces to be included in the parking space count, no variance would be required. However, the current code does not specifically include these lift spaces in the parking count thereby necessitating the requested parking variance. We have attached a document outlining how the lift functions and a testimonial regarding the use of a lift in a residential setting. It is safe and easy to use.

The garage has sufficient space to house the garbage cans and thus, they will be stored in the garage.

The commercial space will be used as the home of Engel and Völkers Real Estate in the North Shore. Based upon the company's current business model, few "advisors" or "agents" are on site daily.

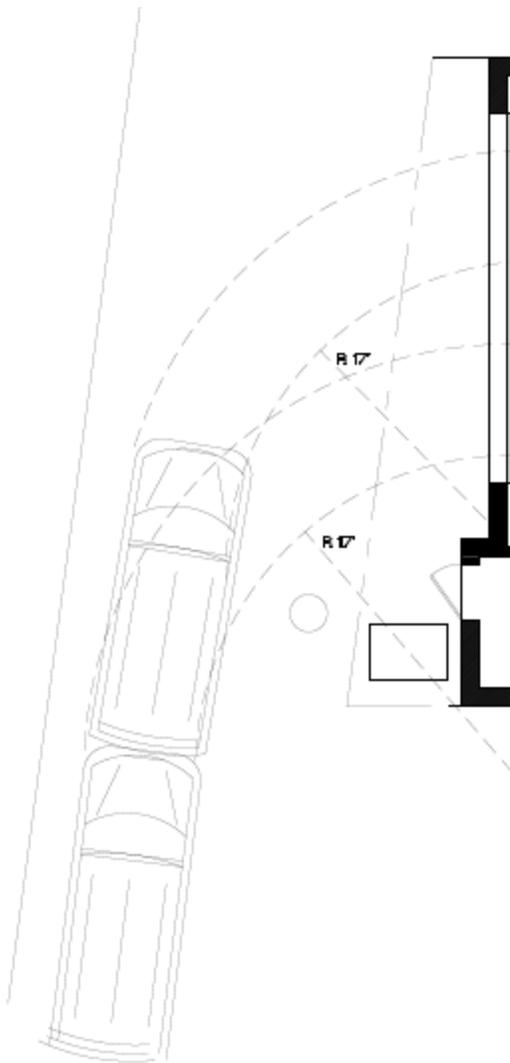
2. This property is smaller than typical commercial parcels. At 34' wide and 69' deep lot, this size creates a unique circumstance.
3. If variation is granted, the new building will be in character with the surrounding structures.
4. Light and air supply are not impacted by this request. This variation is only for the ground floor. The 2nd and 3rd floor will comply with a Zoning Ordinance.
5. The variance will not increase the hazard from the fire and other damages.
6. The taxable value of the land and buildings in Town will not diminish.
7. This variance has no bearing on traffic and will not impact congestion in the public streets.
8. This variance will not have negative impact on the health, safety, comfort, morals or welfare of the inhabitants of the Village of Winnetka.

Using a Parking Lift for Proposed 564 Green Bay Road Development
March 28, 2022

There were potential concerns expressed by the Village about the safety and reliability of a parking lift, and that its use could cause blocking of the alley. We have obtained a testimonial from Joe Citow (included on page 3), who resides in Glencoe, on his experience with his lift. He confirmed the ease of use, reliability, and safety of the device.

Our intent is that the two parking spaces serviced by the lift will be leased to a single apartment tenant. The intended use of the lift is outlined below. It shows that blocking the alley will not be a problem.

1. Car will approach parking garage:



2. If a second car is already in the garage, it will already be raised.



3. Car will park in the space and shut the garage door behind them.

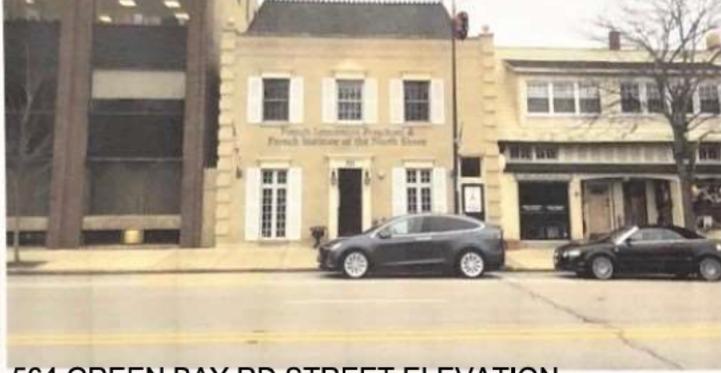


Lift Testimonial:

I have two car lifts in my current garage in Glencoe that were moved over from my previous house in Glencoe. They were purchased about 15 years ago, and at that time they cost about \$5000 each. They require no significant maintenance. They are electric powered with hydraulic fluid. They are extremely safe and reliable. They are strong enough for even the heaviest of cars and quite simple to use.

If you have any questions, please let me know.

Jon Citow
Glencoe



564 GREEN BAY RD STREET ELEVATION



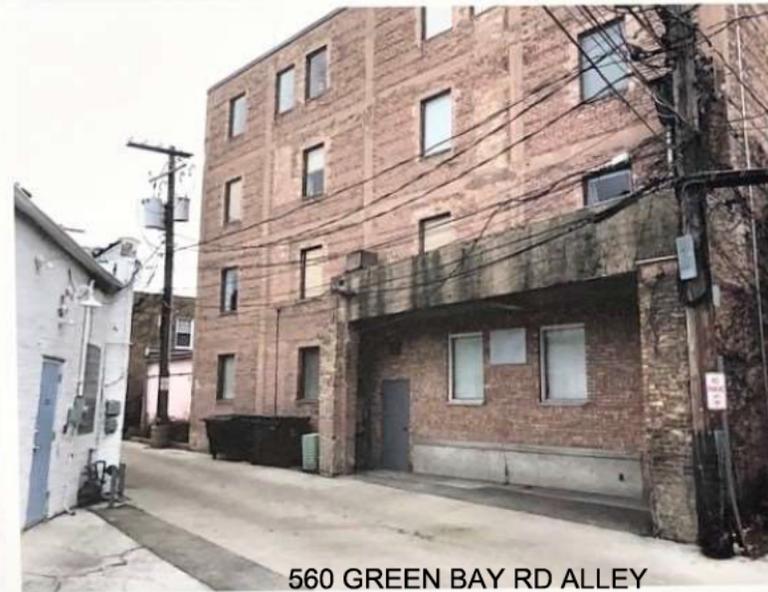
564 GREEN BAY RD ALLEY



560 GREEN BAY RD STREET ELEVATION



566 GREEN BAY RD STREET ELEVATION



560 GREEN BAY RD ALLEY



566 GREEN BAY RD ALLEY

Wesley 2 Light LED Wall Light Architectural Black

45209MLD

SPECIFICATIONS	
Certifications/Qualifications	
www.sco.com/0000000000	
Dimensions	
Size (Depth)	5.50 x 4.25
Extension	4.50"
Height	7.75 to 8.50"
Height from center of wall opening	7.50"
Clear. (Depth)	5.50"
Height	13.75"
Width	7.50"
Light Source	
Color Temperature	5000K
Equivalent (to 35W incandescent)	40W
Light Output	4000lm
Light Source	LED
Mounting Height	20"
# of Bulbs/LED Modules	2
Mounting/Installation	
Location Rating	Ind
Mounting Style	Wall Mount
Mounting Weight	2.75 LBS
Photometrics	
Color Rendering Index	90
Beam Spread	30/30°
NOTHING ATTRIBUTES	
Material	Aluminum
Finish	Black
Product Code	45209MLD



ALSO IN THIS FAMILY

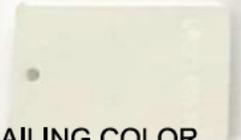
5.5" 1 Light Wall Light Textured Architectural Bronze

14979ZT

SPECIFICATIONS	
Certifications/Qualifications	
Dark Sky Compliant	Yes
The 24 Compliant	Yes
www.sco.com/0000000000	
Dimensions	
Size (Depth)	5.50 x 5.50
Extension	6.50"
Height	9.50 to 10.50"
Height from center of wall opening	2.75"
Clear. (Depth)	5.50"
Height	5.50"
Width	5.50"
Electrical	
Rated Voltage	208V (120V/240V)
Light Source	
Color Temperature	4000K
Equivalent (to 35W incandescent)	40W
Light Source	LED
Mounting Height	19"
# of Bulbs/LED Modules	1
Mounting/Installation	
Location Rating	Exterior
Location Rating	CSA 1A, Listed for Wet
Mounting Style	Wall
Mounting Weight	1.75 LBS
Photometrics	
Color Rendering Index	90
Color Temperature Range	4000K
Declared Efficacy (Lumen/Watt)	100
Kelvin Temperature	4000K



WINDOW CLADDING

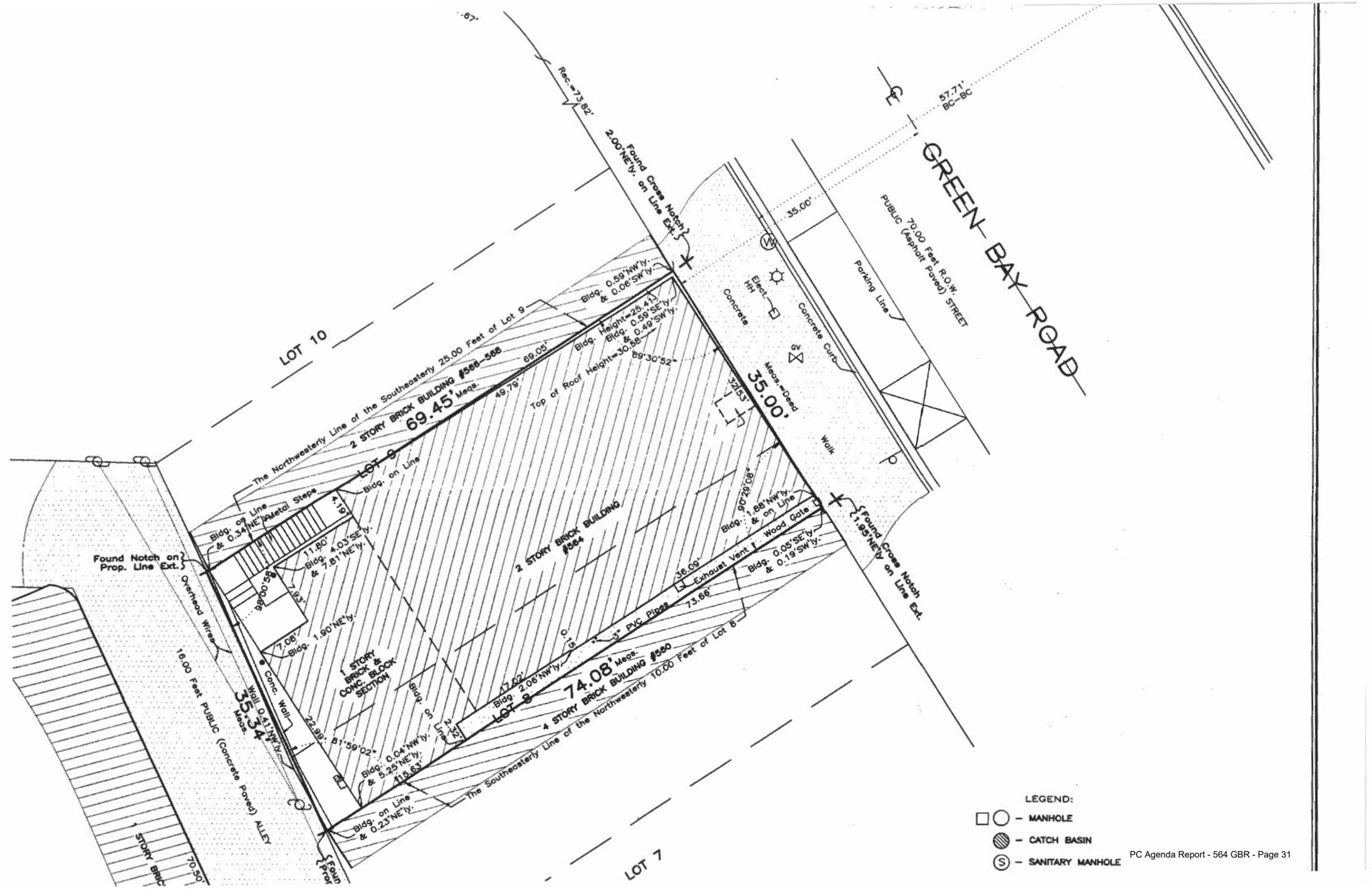


RAILING COLOR

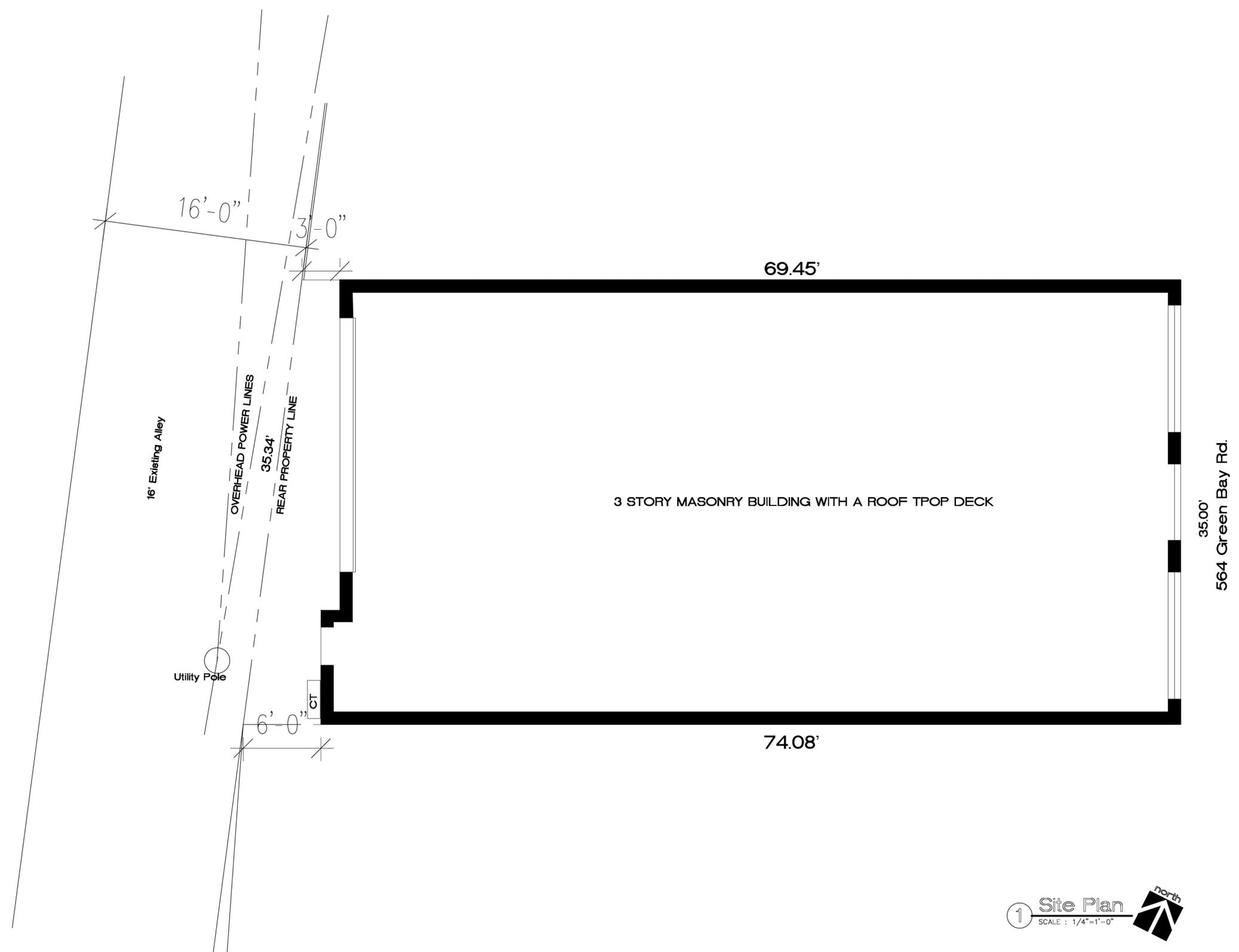


564 FRONT LIGHT FIXTURE

564 REAR LIGHT FIXTURE



- LEGEND:
- ○ - MANHOLE
 - ⊗ - CATCH BASIN
 - ⊙ - SANITARY MANHOLE



I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
 THESE DRAWINGS, SPECIFICATIONS, DESIGNS AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF KAMINSKI ARCHITECTS LTD. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF KAMINSKI ARCHITECTS LTD.
 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI
 ARCHITECT
 KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.
 Winnetka IL, 60093

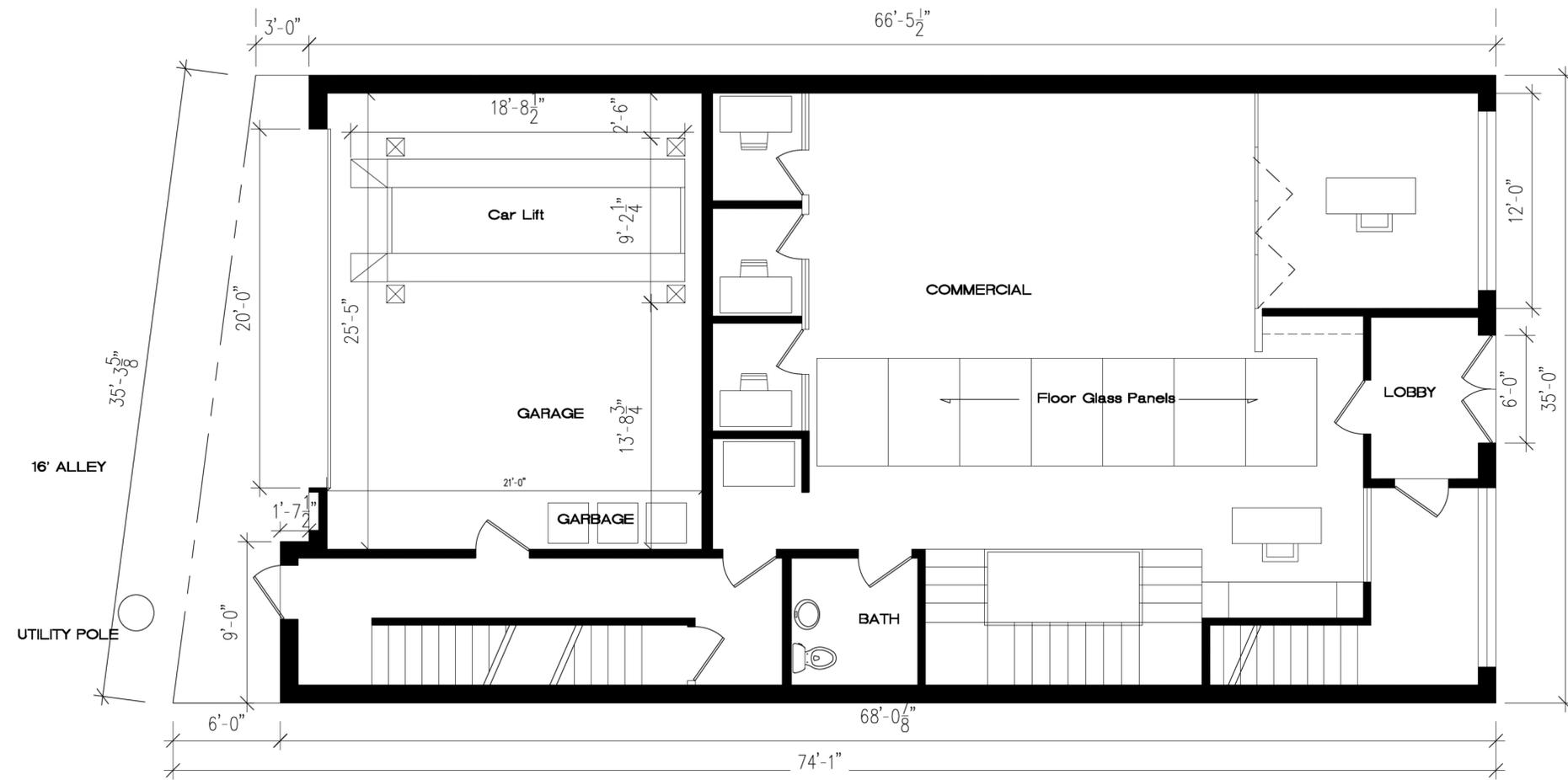
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4

Design by: BK
TITLE
Site Plan

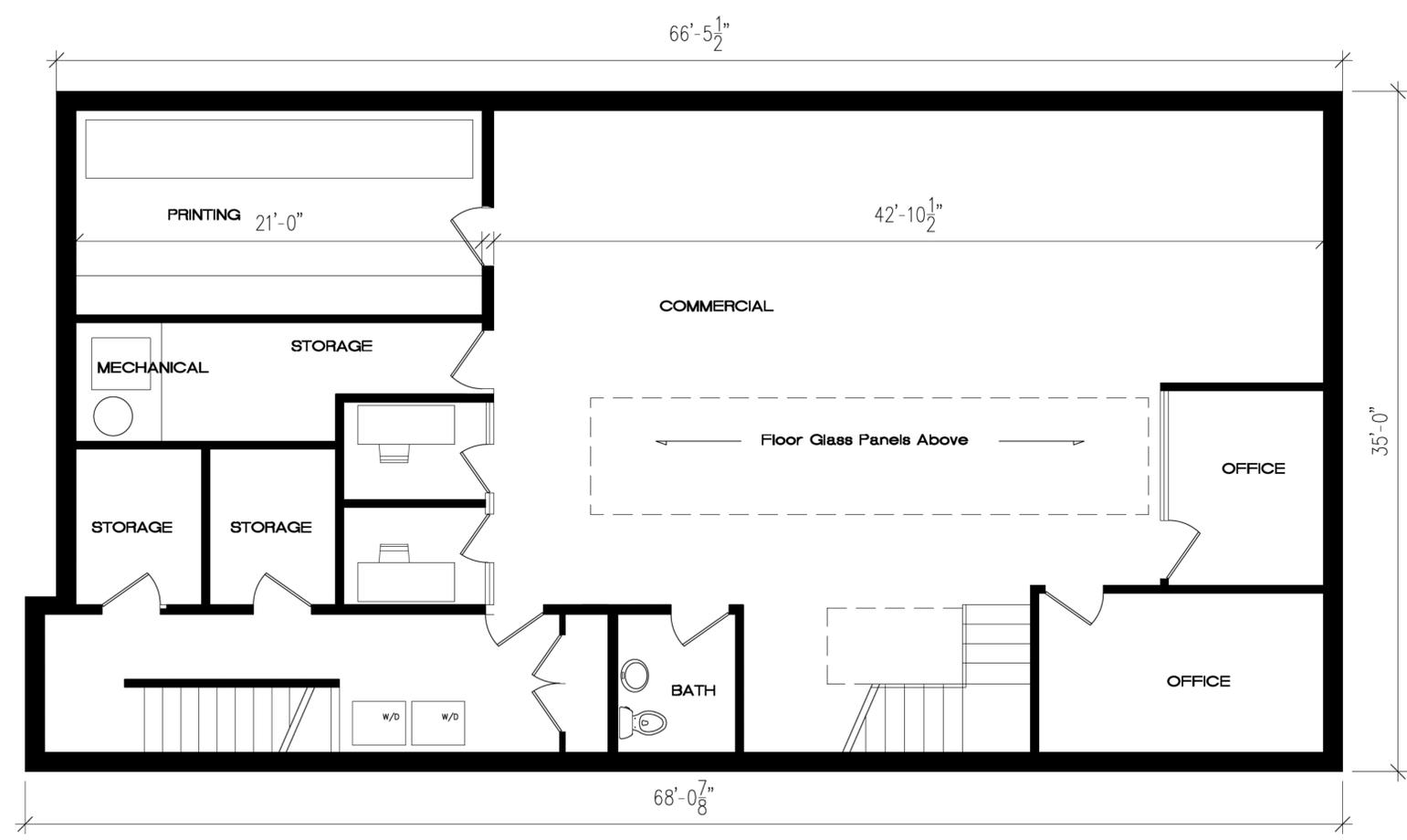
JOB # 112021
 SHEET #

A8.1

① Site Plan
 SCALE : 1/4"=1'-0"

1 1st Floor Plan
SCALE : 1/4"=1'-0"



2 Basement Floor Plan
SCALE : 1/4"=1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

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BOHDAN KAMINSKI ARCHITECT
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.
Winnetka IL, 60093

REVISIONS

DATE	DESCRIPTION
04.26.22	Revision 4

Design by: BK
TITLE
Floor Plans

JOB # 112021
SHEET #

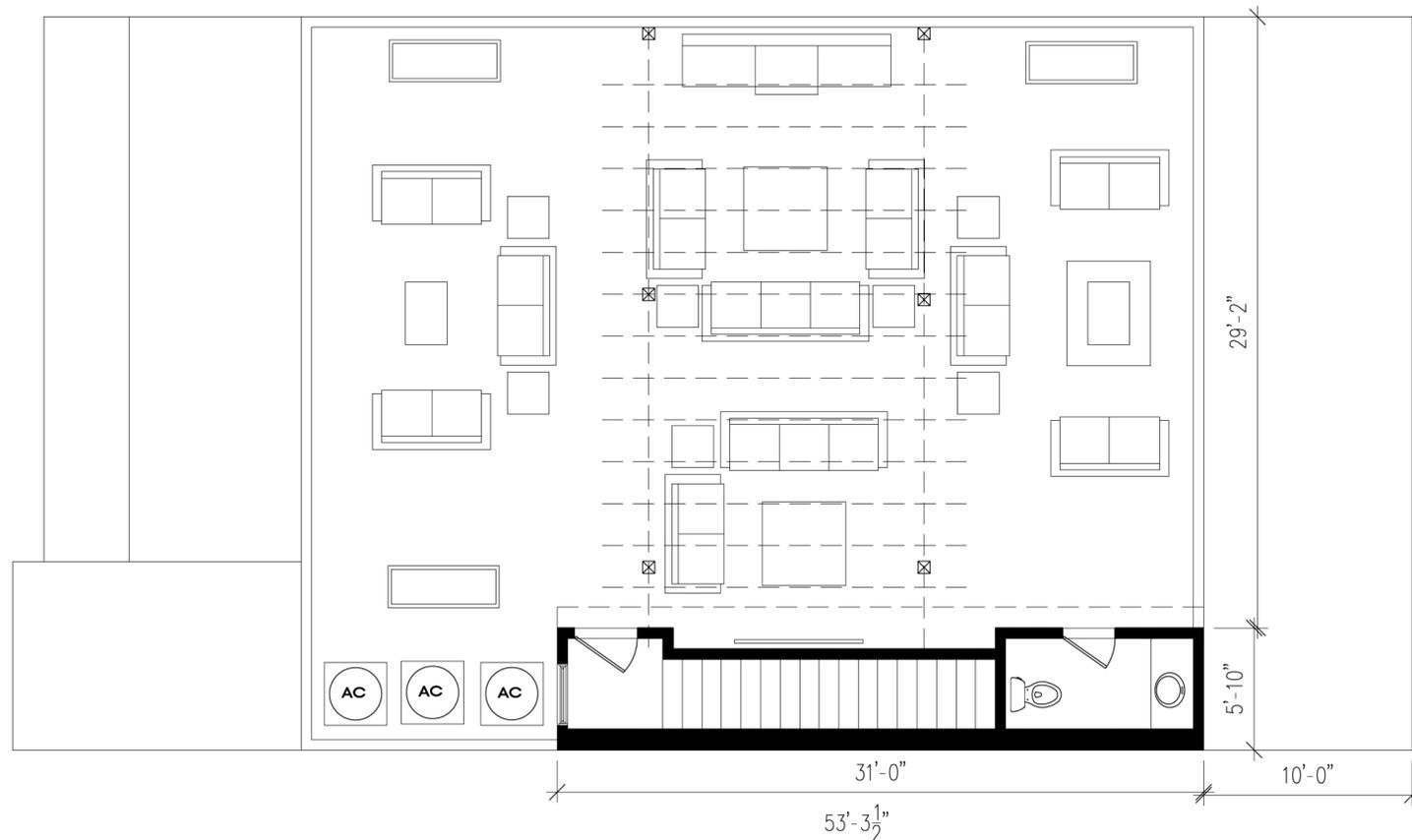
A8.2

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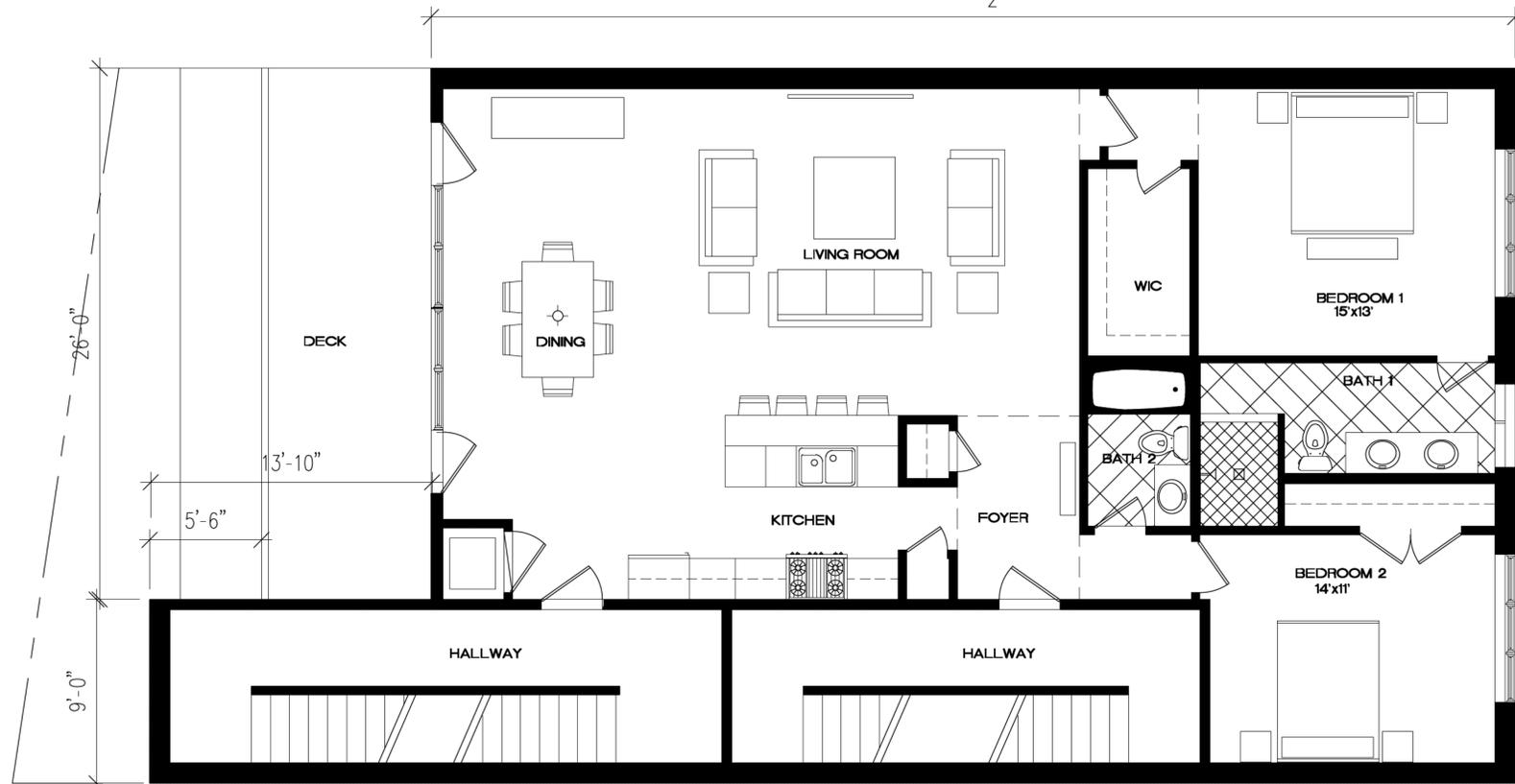
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2 Roof Deck
 SCALE : 1/4"=1'-0"



2 BEDROOM UNIT 1405 sqft

1 2nd and 3rd Floor Plan
 SCALE : 1/4"=1'-0"

564 Green Bay Rd.
 Winnetka IL, 60093

REVISIONS	
DATE	DESCRIPTION
04.26.22	REVISION 4

Design by: BK
TITLE
 Floor Plans
 Elevation

JOB # 112021
 SHEET #

A8.3

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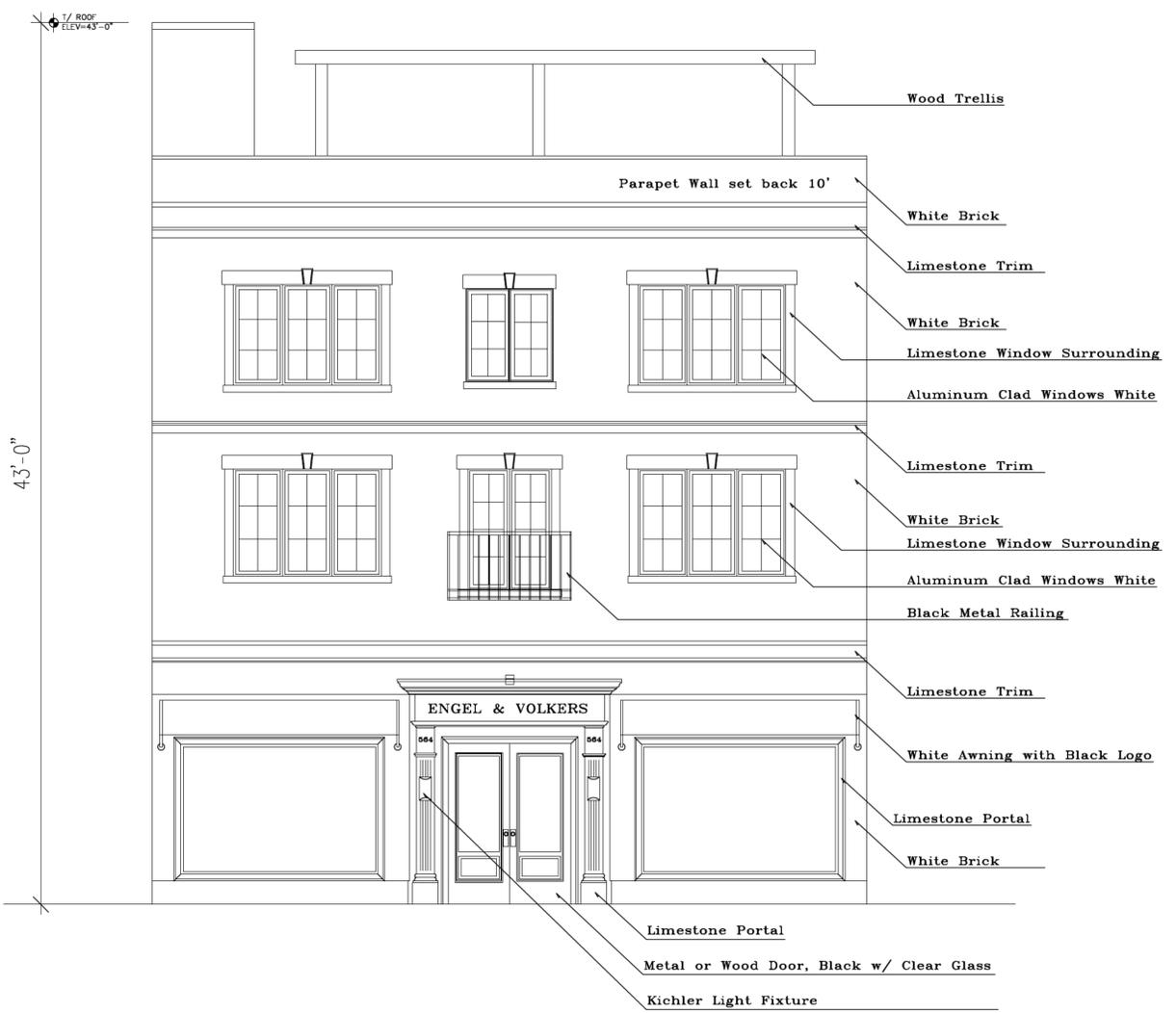
Design by: BK
TITLE
Exterior Elevations

JOB # 112021
 SHEET #

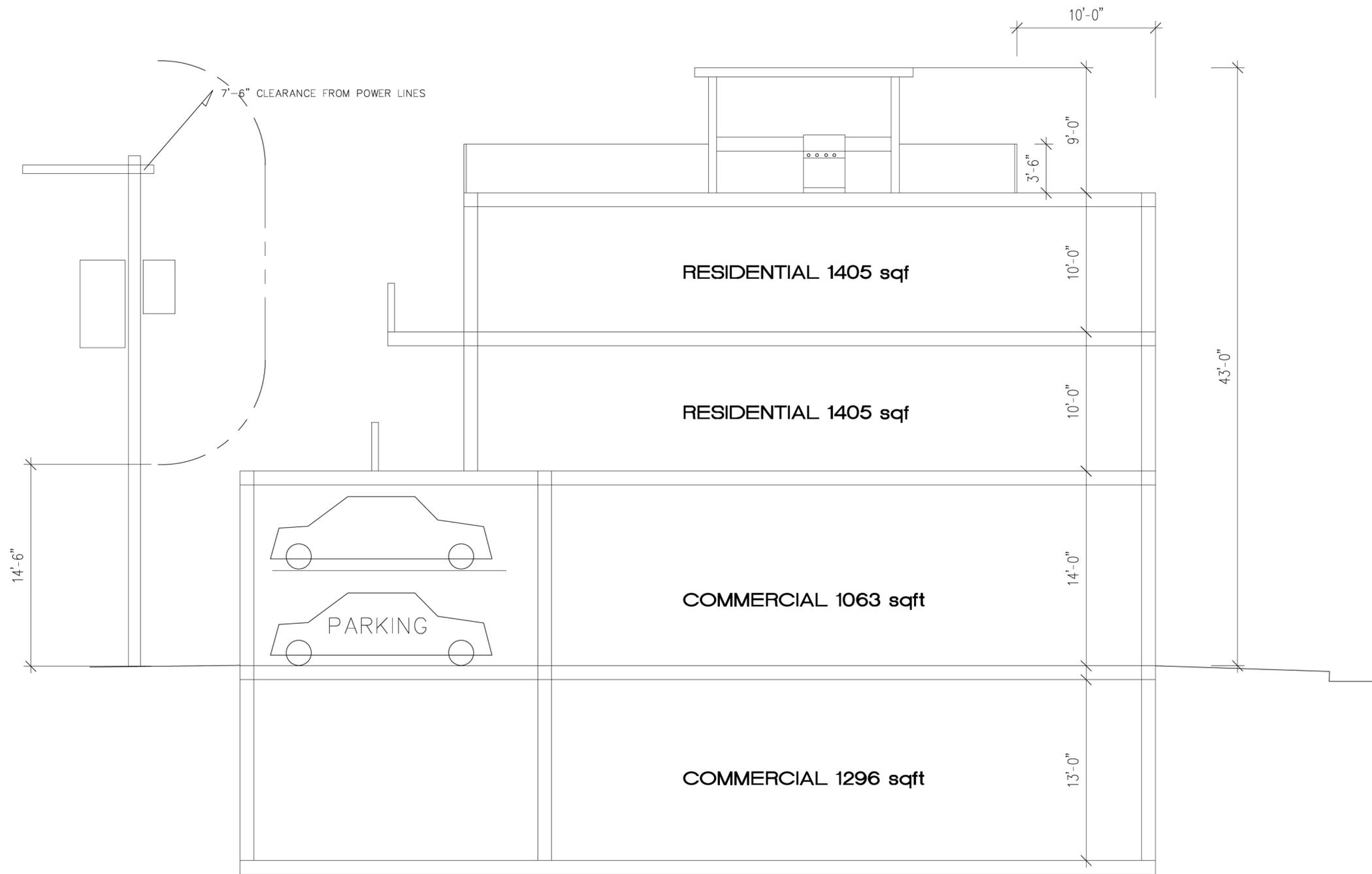
A8.4



2 **Rear Elevation**
 SCALE : 1/4"=1'-0"



1 **Front Elevation**
 SCALE : 1/4"=1'-0"



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564 Green Bay Rd.
 Winnetka IL, 60093

564 Green Bay Rd.
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DATE	DESCRIPTION
04.26.22	Revision 4

Design by: BK

TITLE
Building Section

JOB # 112021
 SHEET #

A8.5

1 Building Section
 SCALE : 1/4"=1'-0"

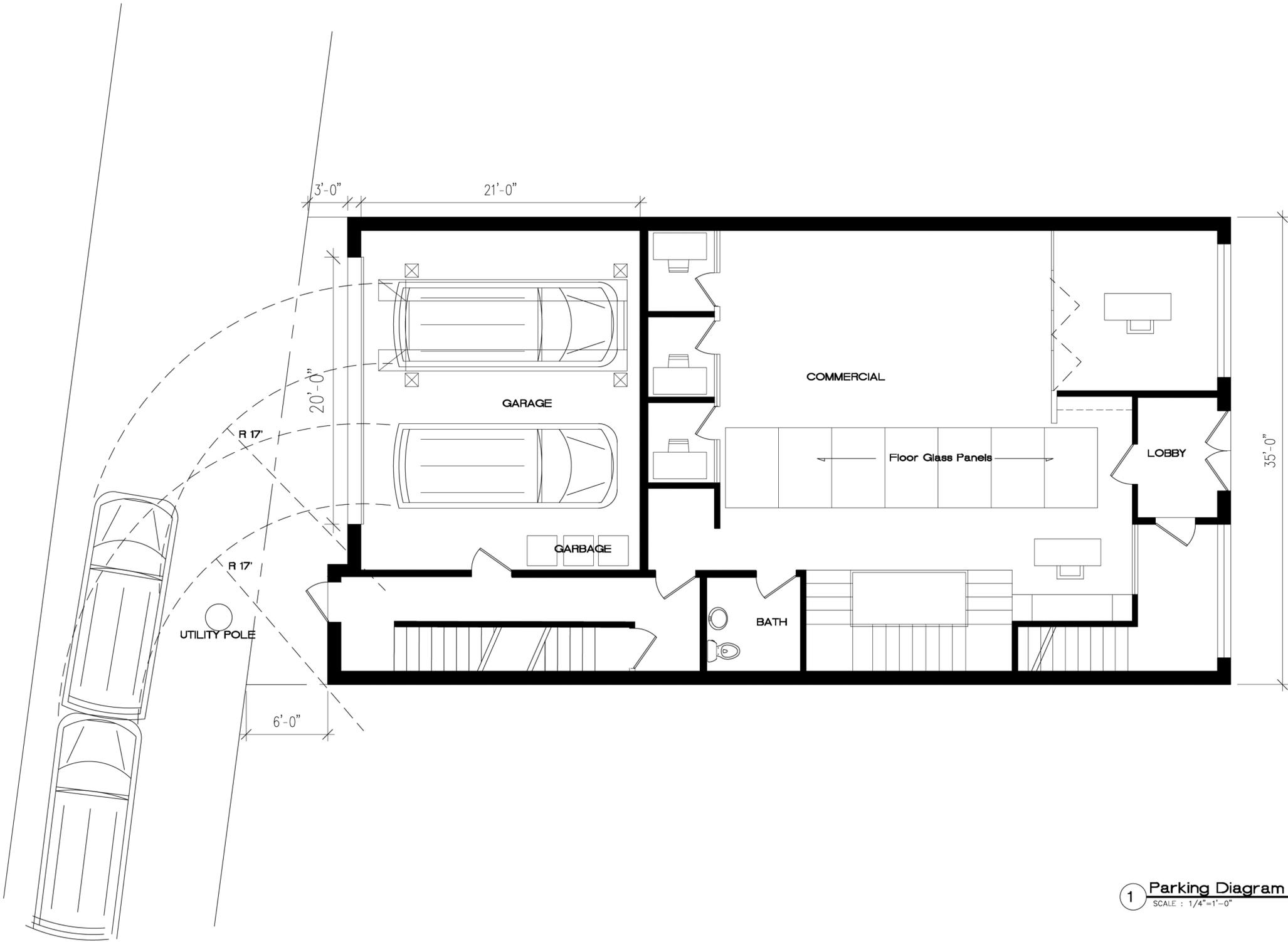
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564 Green Bay Rd.
 Winnetka IL, 60093



1 Parking Diagram
 SCALE : 1/4"=1'-0"

REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4

Design by: BK

TITLE
 Parking Diagram

JOB # 112021
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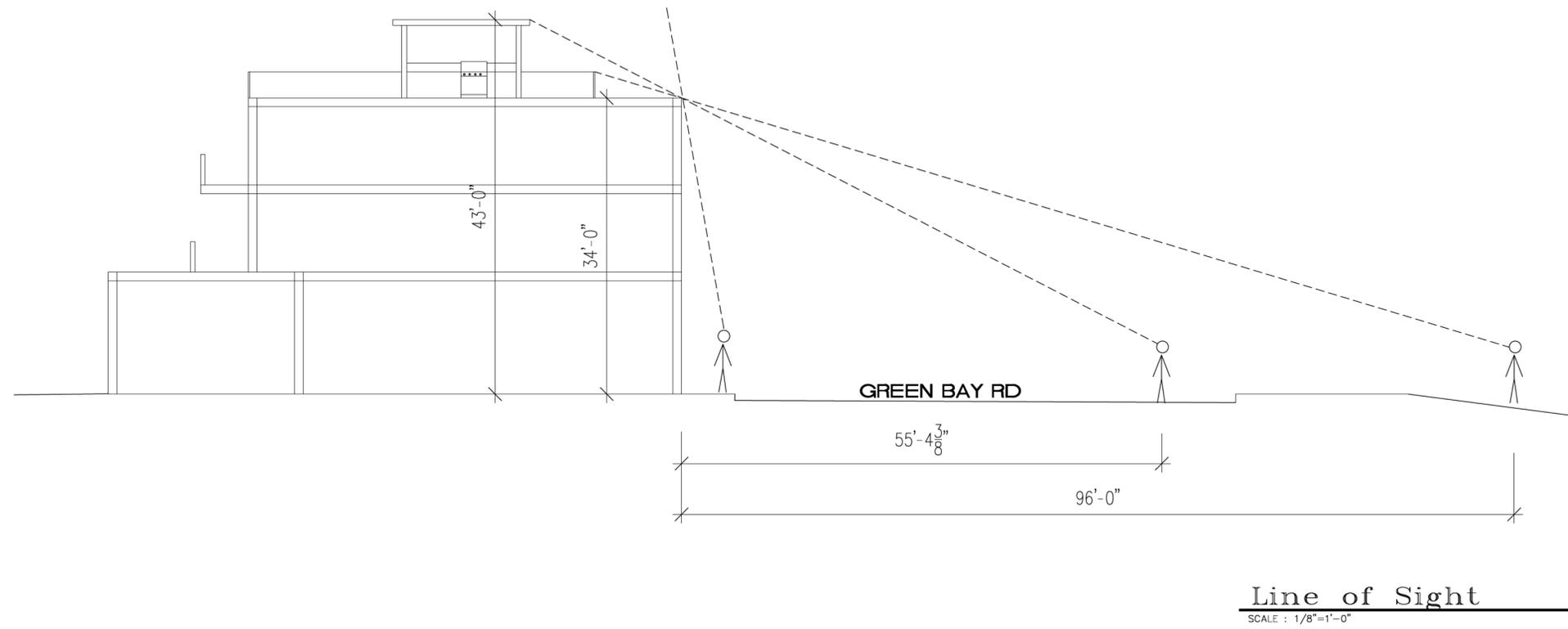
A8.6

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Line of Sight
 SCALE : 1/8"=1'-0"

564 Green Bay Rd.
 Winnetka IL, 60093

REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4

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TITLE
 Line of Sight

JOB # 112021
 SHEET #

A8.7



Street View

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**564 Green Bay Rd
 Winnetka IL, 60093**

TITLE
Street View

MEMORANDUM TO: Paul Lazarre
Live & Play Chicago North Shore LLC

FROM: Javier Millan
Principal

Luay R. Aboona, PE, PTOE
Principal

DATE: April 29, 2022

SUBJECT: Parking Study
Proposed Engel & Völkers
Chicago North Shore Branch
Winnetka, Illinois

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed relocation of the existing Engel & Völkers Chicago North Shore branch from its current location within the Laundry Building at 566 Chestnut Street to 564 Green Bay Road in Winnetka, Illinois. As proposed, the real estate office will occupy the first floor and basement while two apartment units will occupy the second and third floors of the building. **Figure 1** shows an aerial view of the existing and proposed sites.

The purpose of this study was to determine the availability of parking within the immediate vicinity of the site on a weekday and to determine the parking needs of Engel & Völkers. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. within the area bounded by Spruce Street to the north, Green Bay Road to the east, Elm Street to the south, and Birch Street to the west on Tuesday, February 22, 2022. In addition, the Winnetka Post Office parking lot on the south side of Elm Street was also surveyed.
- Projected parking demand was generated for Engel & Völkers based on the anticipated operations of the proposed use and for the two proposed apartment units based on Village of Winnetka code requirements and the Institute of Transportation Engineers (ITE) parking rates.
- The adequacy of the available parking within downtown Winnetka was evaluated to assess its ability to accommodate the estimated parking demand of Engel & Völkers and the apartments.

Proposed Engel & Völkers Operations

Engel & Völkers specializes in the sale and rental of premium residential property, commercial real estate, yachts, and aircrafts. As proposed, the office will generally be open from 9:00 A.M. to 5:00 P.M. Monday through Friday. The office will have two full-time employees and a total of 50 real estate advisors. Engel & Völkers current proposed office layout will consist of an open space with a few tables where our advisors can work. There will be no actual workstations. There will be a moderate size conference room for meetings and there will be three small consult rooms, where the advisors can meet with a client or make phone calls.

On a typical day, it is anticipated that the office will contain the two full-time staff and no more than three to four advisors at any given time. It is anticipated that the full-time staff will continue to park in the Spruce Street lot. Normal day-to-day use of the office will be scheduled meetings between advisors and their clients. Based on past experience, it is very common to not have any in-person meetings with clients on any given day. However, when there are meetings, advisors meet with one client at a time and meetings between clients and advisors will be scheduled during blocks in the morning or afternoon. On average, it is estimated that there will be no more than five client meetings per week, each lasting no more than ninety minutes. It is expected that, as it currently is, clients will park in the available on-street and off-street parking areas within close proximity to the facility such as the Post Office parking lot.

Once a month, the office will hold meetings for all staff and advisors in which it is expected that approximately 10 total employees will be present with all other employees attending online. These all-staff meetings will be held on Monday mornings between 9:00 and 10:00 AM.

Proposed Apartments

As previously indicated, in addition to Engel & Völkers relocating from their existing location, two apartment units will occupy the second and third floors of the building. Based on a review of the plans, three parking spaces off the alley fronting the building to the west will be dedicated to the apartment tenants.

Parking Occupancy Surveys

In order to determine the existing parking demand within the study area, parking occupancy surveys were conducted for the following areas:

- The on-street and off-street parking in the area bounded by Spruce Street to the north, Elm Street to the south, Green Bay Road to the east, and Birch Street to the west. This area provides various parking types including 15-minute, one-hour, two-hour, and four-hour time restrictions.
- The Winnetka Post Office parking lot which contains two-hour free parking, Zone A Business Employee permit parking between 8:00 A.M. and 5:00 P.M. Monday through Friday, and Zone C commuter permit parking between 8:00 A.M. and 10:00 A.M. Monday through Friday and is unrestricted after 10:00 A.M.

Figure 2 shows an aerial view of the site and the study area.

The parking counts were conducted in one-hour intervals from 9:00 A.M. to 5:00 P.M. on Tuesday, February 22, 2022 in accordance with the proposed hours of operation of the office. Figure 3 illustrates the Village of Winnetka Downtown Public Parking Map. (All figures and tables are included in the Appendix.) **Table 1** lists the locations of the on-street and off-street parking areas.

The parking occupancy surveys for the on-street and off-street parking locations are summarized in **Tables 2** and **3**. The results of the parking occupancy surveys indicated the following:

- Overall, the on-street parking locations had a peak parking demand of 120 vehicles (61 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 77 parking spaces.
- Overall, the off-street parking location (Post Office lot and parking lot in the southeast quadrant of the intersection of Spruce Street with Birch Street) had a peak parking demand of 145 spaces (66 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 75 parking spaces.

The results of these parking occupancy surveys indicate that the existing parking supply is adequate in accommodating the existing parking demand with occupancy for on- and off-street parking not exceeding 66 percent.

Projected Parking Demand of the Proposed Engel & Völkers

In order to determine the total projected parking demand of the proposed use, the hourly parking demand was estimated based on the proposed operations of Engel & Völkers. Given the existing parking restrictions provided at the various on- and off-street parking locations, the available parking within the area varies for both employees and clients. For the purposes of this evaluation, the following was utilized to develop projected employee and client parking demands:

- It was assumed that the two full-time staff members as well as the four advisors¹ that would be present on a typical day would be at the office all day and will each drive themselves, resulting in an hourly peak parking demand of six spaces. As such, the full-time employees and advisors will be limited to the Zone A business employee parking permit locations. It should be noted that the Zone A business employee permits are limited to one vehicle (single user), so each of the two employees and four advisors currently have and will continue to have their own permit (they currently park in the Spruce Street lot).
- Advisors meet one-on-one with clients and, on average, it is expected that there will be approximately five client meetings per week². Therefore, the peak client parking demand for any given hour was conservatively assumed to be one client parking space. Furthermore, advisor/client meetings are not expected to exceed 90 minutes. As such, clients can utilize all of the on-street parking locations (except for the 15-minute parking spaces).

¹ This estimate is based on our current Advisor presence in our Laundry building office since January 1, 2022.

² This estimate is based on our current Advisor and client presence.

- During all staff meetings, which occur once a month and will have a typical attendance of 10 total employees³, the projected peak parking demand will be 10 parking spaces. It should be noted that no client meetings will be scheduled at this time and, therefore, no additional parking demand will be generated by clients. Since the “all-staff” meetings will start at about 9:00 A.M. and will have a duration of approximately 60 minutes, the projected parking demand of 10 spaces can be accommodated by two-hour, four-hour, and Zone A permit parking locations. It is important to note that this time period is chosen given that many of the retail establishments in the immediate area do not open until 10:00 A.M.

Based on the above, Engel & Völkers will have a peak parking demand of two full-time employees, four advisors, and one client on a typical day and after 10:00 A.M. on “all-staff” meeting days. Between 9:00 A.M. and 10:00 A.M. on all-staff meeting days, Engel & Völkers will have a peak parking demand of 10 spaces for the employees that will be in attendance.

It should be noted that this projected parking demand is very conservative given that it assumes that no employees or clients will arrive via public transportation or ride-sharing services and that no client will also be a patron of the existing retail and restaurant uses within downtown Winnetka. Furthermore, it is important to note that Engel & Völkers is currently located at 566 Chestnut Street and, as such, the majority of its parking demand is already accounted for in the parking surveys.

Projected Parking Demand of the Proposed Apartments

As previously indicated, two apartments will be located on the second and third floors of the building. Based on the Village of Winnetka Zoning Ordinance, the apartments should provide 1.5 spaces per unit for a total of three parking spaces.

For comparison purposes, the Institute of Transportation Engineers (ITE) *Parking Generation Manual* was reviewed to determine the projected peak parking demand of the two apartments. Based on ITE, the two apartments will have a peak parking demand of two vehicles.

As such, the provision of three parking spaces for the apartment units meets the Village of Winnetka zoning ordinance and will be able to accommodate the projected peak parking demand.

³ This is based on our attendance logs from January 1, 2022 – March 31, 2022. 90% of our staff/advisors attend our monthly meeting virtually and 10% attend in person.

Parking Evaluation

In order to determine the adequacy of the existing parking supply in accommodating the proposed parking demand of Engel & Völkers, the number of available parking spaces for full-time employees, advisors, and clients were compared to the estimated hourly parking demand for the parking areas that are available to each respective user. As previously indicated, given the hours of operation of the proposed office, its anticipated number of daily employees, and duration of both advisor/client and all-staff meetings, the available parking within the area varies for advisors/employees, clients, and all-staff meetings. **Table 3** summarizes the number of available parking spaces per hour for advisors, clients, and for all-staff meetings on a weekday.

As can be seen from Tables 2 and 3, on a weekday there is a minimum of 35 permit parking spaces available for advisors/employees and a minimum of 100 non-permit parking spaces available for clients. Furthermore, for all-staff meetings that occur on a weekday, there are a minimum of 169 permit and non-permit parking spaces available for advisors/employees. As such, there is a sufficient amount of parking available within the immediate area to accommodate the projected parking demand for both advisors/employees and clients of Engel & Völkers on a weekday.

KLOA, Inc. further evaluated the adequacy of the parking supply taking into account the current vacancies in the area (approximately 6,306 square feet) and the future vacancy of the of the existing Engel & Völkers site (1,700 square feet). Based on the Village of Winnetka zoning ordinance, the off-street parking requirement assuming the vacancies are developed with a commercial use is two spaces per 1,000 square feet. This translates into approximately 16 spaces. Given that there are over 100 regular spaces available in the immediate vicinity throughout the day, the additional parking demand of the existing vacancies and the future vacancy of the current Engel & Völkers site can easily be accommodated by the surplus of parking spaces.

Conclusion

Based on preceding parking evaluation for the proposed Engel & Völkers Chicago North Shore branch, the following was concluded:

- The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
- On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on- and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

Appendix



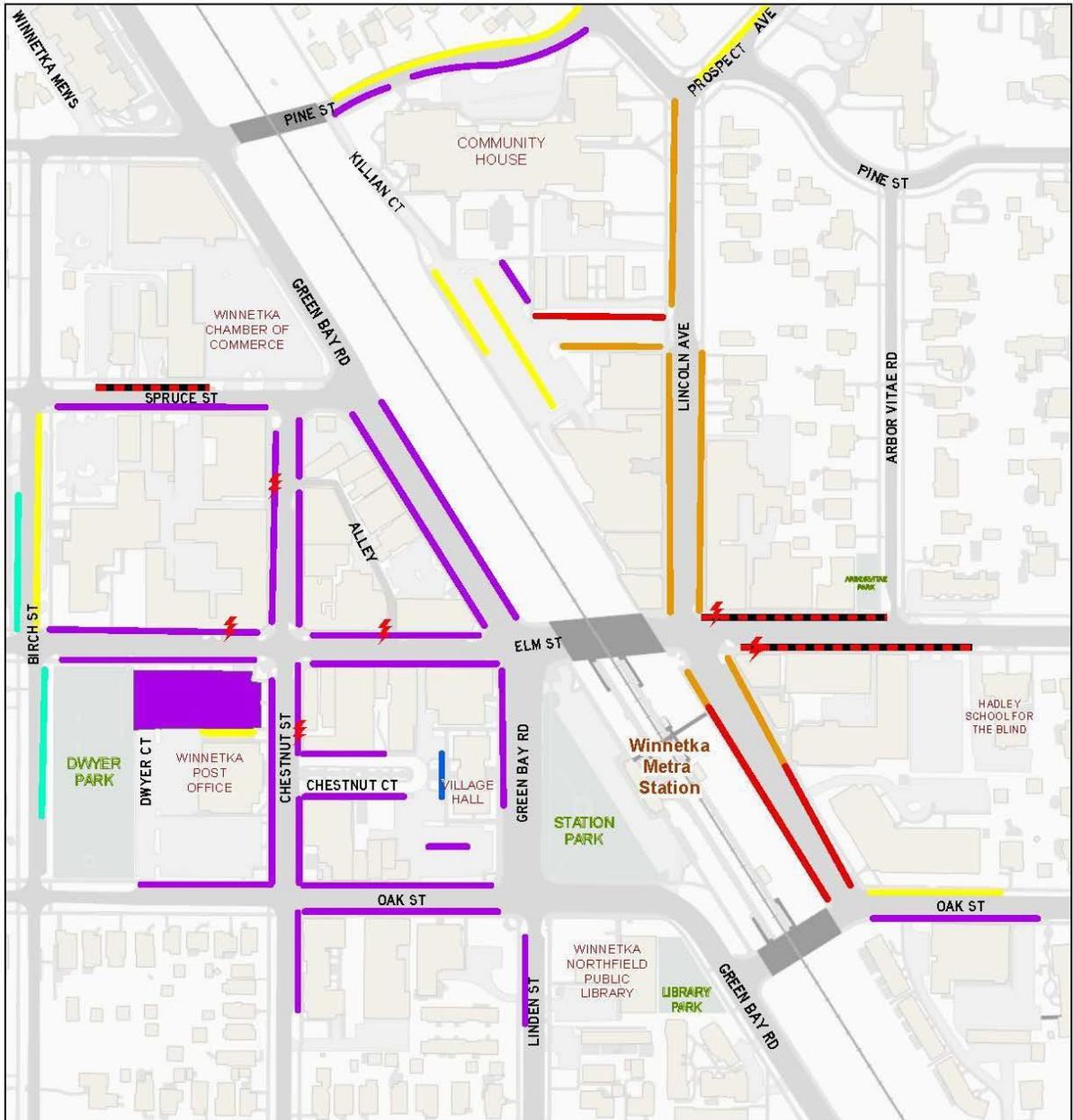
Aerial View of Existing and Proposed Sites

Figure 1



Aerial View of Study Area

Figure 2



DOWNTOWN PUBLIC PARKING

- 15 Min
- 1 Hour
- 2 Hour
- 30 Min
- 4 Hour
- 90 Min
- Unrestricted after 10:30 AM
- Unrestricted after 10 AM



PLEASE READ AND OBEY ALL POSTED PARKING REGULATIONS

On-Street Public Parking Locations

Figure 3

Table1
SURVEY AREA PARKING INVENTORY

Location	Block	Side	Capacity	Handicap Spaces	Regular Spaces	Permit Spaces	Parking Regulation
1	Spruce Street (Birch Street to Green Bay Road)	North	5	0	5	0	One-hour parking 8:00 A.M. - 6:00 P.M.
		South	10	0	8	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
2	Green Bay Road (Spruce Street to Elm Street)	East	14	0	14	-	Two-hour parking 8:00 A.M. - 6:00 P.M.
		West	11	0	11	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
3	Elm Street (Green Bay Road to Birch Street)	North	24	1	20	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
		South	25	1	3	0	15-minute parking Two-hour parking 8:00 A.M. - 6:00 P.M.
4	Birch Street (Spruce Street to Elm Street)	East	29	2	27	-	Four-hour parking 8:00 A.M. - 6:00 P.M.
		West	27	--	--	8	Zone A (8:00 A.M. - 5:00 P.M.) Zone A/C (8:00 - 10:30 A.M.)
5	Public Parking Lot (East of Birch, south of Spruce)		38	2	36		24 hour limit after 5:00 P.M. and on weekends
6	The Laundry Parking Lot		14	1	13		Laundry Mall customer parking Two-hour limit
7	Parking Lot (North of Elm, west of Chestnut)		18	1	17		

Location	Block	Side	Capacity	Handicap Spaces	Regular Spaces	Permit Spaces	Parking Regulation
8	Chestnut Street (Spruce Street to Elm Street)	East	21	1	20		Two-hour parking 8:00 A.M. - 6:00 P.M.
		West	19	0	19	1	Two-hour parking 8:00 A.M. - 6:00 P.M. Curbside pick-up (11:30 A.M. - 1:30 P.M. and 5:00 - 7:00 P.M.)
9	Chase Bank Lot		18	2	16		Chase Customers Only
10	Post Office Lot	North	69	3	57	9	Two-hour parking 8:00 A.M. - 6:00 P.M. Zone A (8:00 A.M. - 5:00 P.M.)
11	Post Office Lot	West	40	0	13	15	Two-hour parking 8:00 A.M. - 6:00 P.M. Zone A (8:00 A.M. - 5:00 P.M.)
						12	Zone C (8:00 A.M. - 10:00 A.M.)
12	Post Office Lot	South	52	2	0	50	Zone A (8:00 A.M. - 5:00 P.M.)
Total			434	16	305	113	

Table 2
 ON-STREET/OFF STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION
 TUESDAY, FEBRUARY 22, 2022

Time	(1) 15-Minute Parking/ Curbside Pick-Up	(1A) 20-Minute Parking	(2) 1-Hour Parking	(3) 2-Hour Parking	(4) 4-Hour Parking ¹	(5) Birch/Spruce Parking Lot	(6) Zone A/C Parking Monday to Friday 8:00 AM to 5:00 PM ²	(7) Zone A	Parking Total
9:00 AM	0	0	0	64	5	22	3	0	94
10:00 AM	1	0	2	78	6	28	6	0	121
11:00 AM	1	2	4	84	6	31	6	0	134
12:00 PM	2	1	5	92	7	35	6	0	148
1:00 PM	1	1	5	95	12	35	7	0	156
2:00 PM	3	0	5	79	12	33	9	0	141
3:00 PM	1	0	4	64	10	33	8	0	120
4:00 PM	2	0	2	75	13	28	7	0	127
5:00 PM	1	0	2	56	12	24	4	1	100
Inventory	4	2	5	132	29	38	19	8	237

Zone A is Business Employee Permit Parking Zone C is Commuter Permit Parking

Table 3
 WINNETKA POST OFFICE OFF-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION
 TUESDAY, FEBRUARY 22, 2022

Time	(1) 2-Hour Parking	(2) 4-Hour Parking	(3) Zone A Parking	(4) Zone C Parking	Off Street Total
9:00 AM	10	6	57	8	81
10:00 AM	16	9	63	8	96
11:00 AM	14	9	62	8	93
12:00 PM	15	9	60	8	92
1:00 PM	18	9	63	8	98
2:00 PM	12	9	64	9	94
3:00 PM	9	9	63	8	89
4:00 PM	12	8	42	8	70
5:00 PM	12	6	21	9	48
Inventory	64	9	76	12	161

Table 4
 AVAILABLE PARKING FOR ENGEL & VÖLKERS – TUESDAY

Time	Advisor/Employee Parking Locations ¹		Client Parking Locations ²		All-Staff Meeting Parking Locations ³	
	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces
9:00 AM	82	59	85	154	167	208
10:00 AM	97	44	111	128	206	169
11:00 AM	99	42	117	122	--	--
12:00 PM	101	40	128	111	--	--
1:00 PM	105	36	139	100	--	--
2:00 PM	106	35	117	122	--	--
3:00 PM	104	37	96	143	--	--
4:00 PM	77	64	110	129	--	--
5:00 PM	49	92	88	151	--	--
Inventory	141		239		375	

1 – Includes all Zone A permit parking locations with an inventory of 141 parking spaces (Sum of Table 1, Columns 5, 6, and 7 and Table 2, Column 3)
 2 – Includes all 4-hour, 2-hour, and 1-hour parking locations with an inventory of 239 parking spaces (Sum of Table 1, Columns 2 and 3, and 5). After 10:30 A.M. the Zone A/Zone C parking locations are included for a total inventory of 483 parking spaces (Sum of Table 1, Columns 2,3,4 and Table 2, Columns 1 and 2)
 3 – Includes all 4-hour, 2-hour and Zone A parking locations with an inventory of 375 parking spaces (Sum of Table 1, Columns 3, 4, 5 and 6 and Table 2, Columns 1, 2 and 3)

Memorandum

To: Winnetka Plan Commission
CC: Ann Klaassen
From: James J. Bernahl, Director of Engineering/Village Engineer
Date: May 9, 2022
Re: Special Use Permit Application – 564 Green Bay Road: Engel & Völkers
Chicago North Shore Branch

I have reviewed the Special Use permit application to allow a New Mixed Use Building (Engel & Völkers Chicago North Shore Branch) at 564 Green Bay Road, in the C2 Retail Overlay West Elm Business District. The proposed location is on the west side of Green Bay Road just north of Elm Street. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

To demonstrate compliance with the above, a parking study was performed in February, 2022, by KLOA, Inc., to determine the availability of parking to meet employee and client needs for the proposed Special Use. The study methodology included identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use. On-street parking is currently available on both sides of Green Bay Road between Spruce Street and Elm Street. Surface parking is also located on Chestnut Street Between Spruce Street and Elm Street, on Spruce Street between Green Bay Road and Birch Street, on both sides of Elm Street between Green Bay Road and Chestnut Street, and structure parking in the Post Office parking, approximately 1 block southwest of the site.

KLOA completed parking counts on Tuesday, February 22, 2022, within the area bounded by Spruce Street to the north, Green Bay Road to the east, Elm Street to the south, and Birch Street to the west. In addition, the Winnetka Post Office parking lot on the south side of Elm Street was also surveyed. These counts show that there are significant parking availabilities within reasonable walking distance of the site. The following table from the parking study illustrates parking availability:

AVAILABLE PARKING FOR ENGEL & VÖLKERS – TUESDAY

Time	Advisor/Employee Parking Locations ¹		Client Parking Locations ²		All-Staff Meeting Parking Locations ³	
	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces
9:00 AM	82	59	85	154	167	208
10:00 AM	97	44	111	128	206	169
11:00 AM	99	42	117	122	--	--
12:00 PM	101	40	128	111	--	--
1:00 PM	105	36	139	100	--	--
2:00 PM	106	35	117	122	--	--
3:00 PM	104	37	96	143	--	--
4:00 PM	77	64	110	129	--	--
5:00 PM	49	92	88	151	--	--
Inventory	141		239		375	

1 – Includes all Zone A permit parking locations with an inventory of 141 parking spaces (Sum of Table 1, Columns 5, 6, and 7 and Table 2, Column 3)
 2 – Includes all 4-hour, 2-hour, and 1-hour parking locations with an inventory of 239 parking spaces (Sum of Table 1, Columns 2 and 3, and 5). After 10:30 A.M. the Zone A/Zone C parking locations are included for a total inventory of 483 parking spaces (Sum of Table 1, Columns 2,3,4 and Table 2, Columns 1 and 2)
 3 – Includes all 4-hour, 2-hour and Zone A parking locations with an inventory of 375 parking spaces (Sum of Table 1, Columns 3, 4, 5 and 6 and Table 2, Columns 1, 2 and 3)

KLOA and the applicant have also identified the parking demand associated with the proposed use. They identified parking demand based on anticipated staffing and client loading during typical times and during “all staff” meeting times and concluded:

On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

KLOA's conclusions are:

Based on preceding parking evaluation for the proposed Engel & Völkers Chicago North Shore branch, the following was concluded:

- The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
- On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on- and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

I have reviewed KLOA's data and conclusions and concur with the findings that permitting this special use will not result in impairment of parking within the West Central Business District. It should be noted that the KLOA conclusions inaccurately state the proposed parking spaces will meet the Village zoning ordinance requirements, as the zoning ordinance does not recognize the one proposed lift parking space as complying with the off-street parking requirement. It should also be reinforced that the full-time employees and advisors will be limited to the Zone A business employee parking permit locations. It should be noted that the Zone A business employee permits are limited to one vehicle (single user), so each employee and advisors currently will be required to secure their own permit.

Attachment F – Photographs of Area Properties



560 Green Bay Road (office building to south)



566-568 Green Bay Road (mixed-use building to north)



574 Green Bay Road (restaurant to north)



Subject Property with Neighboring Properties to North



Subject Property with Neighboring Properties to South



555-571 Chestnut Street (commercial building to west)

ATTACHMENT G

From: [Al Stepan](#)
To: [Liz Dechant](#); [Planning](#)
Subject: Re: 564 GBR Hearing
Date: Thursday, May 19, 2022 1:18:32 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

to reiterate; my objection pertains to traffic servicing the alley for Freds and our neighbors and having realtors parking in the loading zones.

On Thu, May 19, 2022 at 12:46 PM Al Stepan <al.stepan@svn.com> wrote:

Please note as owner the adjacent property; 574 GBR, that I object to its scale and lack of on-site parking.

I will be attending the meeting on Monday Night 5/23 @ 6pm to voice my concerns.

Al Stepan
574 Green Bay Road

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Alfred C. Stepan | Managing Director
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MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: MAY 19, 2022
SUBJECT: COMPREHENSIVE PLAN - PILLARS 1, 2, 4, 6, & 9 GOALS & INITIATIVES

At the May 23, 2022, Plan Commission regular meeting, 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. **Attachment A** contains the agenda The Lakota Group plans to use to guide the discussion during this item on your meeting agenda.

At the May 23 meeting, the Commission will discuss the following pillars:

- **Review Commission Comments from April 25 & 27 Meetings Incorporated into Pillars & Opportunity Sites Information**
 - Pillar 1 – Quality Livable Neighborhoods
 - Pillar 2 – Vibrant Business Districts
 - Pillar 6 - Healthy and Engaging Lifestyles
 - Pillar 9 - Civic Engagement
- **Initial Discussion** (Item continued from February meeting)
 - Pillar 4 - Sustainability and Climate Action

Attachment B contains the draft vision statements, goals, and initiatives for each of these pillars. As we previously stated these are working documents, and we look forward to receiving your comments and thoughts.

Attachment C contains updated materials regarding the four opportunity sites the Commission discussed at the April 25 meeting. As Lakota stated in their cover memo for that meeting,

*“...the 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.”*

Also attached, at the request of Member Kunkle, **Attachment D** contains a copy of Village Council Resolution No. R-8-2022, A Resolution Endorsing the 2021 Climate Action Plan for the Chicago Region. She asked that this be provided as the Commission will be discussing the Sustainability and Climate Action pillar.

We have received one comment from a member of the public, and it is included as **Attachment E**.

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

- **May 25 Meeting**
 - **Initial Discussion**
 - Pillar 5 - Educational Excellence
 - Pillar 8 - Mobility and Accessibility
- **June 6 or 8 Special Meeting**
 - **Review Pillar Statements, Goals, and Initiatives for each of the 10 Pillars**
 - Prepare for presentation to Council
- **June 21 Meeting with Council (tentative)**
 - Present Community Vision – Pillar Statements, Goals, and Initiatives for each pillar.

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, Vibrant Business Districts, Healthy and Engaging Lifestyles, Civic Engagement, and Sustainability and Climate Action

Attachment C: Updated Opportunity Sites Materials

Attachment D: Resolution No. R-8-2022, A Resolution Endorsing the 2021 Climate Action Plan for the Chicago Region.

Attachment E: Public Comments

WINNETKA FUTURES 2040 PLAN

AGENDA: Visioning Working Session

DATE: May 23, 2022

LOCATION: Winnetka Village Hall

1. Revisions to Previously-Discussed Community Pillars:
 - a. *Pillar 1 – Quality Livable Neighborhoods*
 - i. Discussed at the April 25, 2022 PC Meeting
 - b. *Pillar 2 – Vibrant Business Districts*
 - i. Discussed at the April 25, 2022 PC Meeting
 - c. *Pillar 6: Healthy and Engaging Lifestyles*
 - i. Discussed at the April 27, 2022 PC Meeting
 - d. *Pillar 9 – Civic Engagement*
 - i. Discussed at the April 27, 2022 PC Meeting
2. Pillar Four: Sustainability and Climate Action
 - a. Vision Statement
 - b. Goals
 - c. Draft Initiatives
3. Opportunity Sites
 - a. Summary Notes and Updates
4. Discussion of Next Steps & Schedule for Upcoming Discussions

May 23, 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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NOTE: Goals and initiatives have been updated to reflect discussion at the April 25, 2022, Plan Commission meeting. Text that has changed is noted in red.

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 that provides guidance for the scale and form of new single-family residential construction envisioned in Winnetka’s various neighborhoods to encourage development that is complementary to and compatible with existing homes. Guidance may include window forms, building setbacks and height, architectural styling, and building materials.
- c) Review Village building codes, zoning regulations, permitting processes, Village utility requirements, and other policies to ensure they do not present obstacles for residents wishing to renovate their homes to encourage renovation of existing houses instead of demolition and new construction.
- 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 and provide information on traditional tools and programs that support the preservation of historic and architecturally significant homes. This may include providing web-based information on local landmarks (maps & photographs), the Illinois Historic Residence Assessment Freeze program, and general educational material on historic preservation, and a building renovation.
- g) Consider updating the Village's **outdated** 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 variety of product types, options, and costs available to seniors, empty nesters, families, and young professionals.

Initiatives

- a) Evaluate existing single family zoning areas to identify any areas where additional housing units may be appropriate, such as allowing residential duplex units or rezoning certain areas along arterial streets, at major intersection, or near institutional uses to a low-density multifamily residential district for such uses as townhomes, apartments, and condominiums.
- b) Explore a multi-year pilot Accessory Dwelling Unit (ADU) program to encourage infill housing options, such as in-law apartments, carriage houses, etc.
- c) **Continue to** update the Village's adopted affordable housing plan when required by Illinois State Law.
- d) Consider 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 **may** be appropriate for **independent** senior housing and / or assisted living **facilities** 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 resident efforts that maintain and enhance inviting, neighborly, and sustainable private outdoor spaces in our residential neighborhoods and the public parkway.

Initiatives

- a) Continue to enhance Village policies and requirements that support the maintenance and enhancement of the community's tree canopy on private property and the public parkway, which is one of the main features that gives Winnetka its unique sense of place.
- b) Consider establishing landscape design guidelines that allow residents to establish native or ecologically beneficial plantings in place of lawns on private property and within the public parkway.
- c) Continue to encourage the removal of invasive plant species, such as buckthorn, throughout the community. Information on identifying invasive species and best practices for their removal should be made available online.
- d) Given changing technology and changing use of residential yard space, consider establishing performance standards 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.

- e) Review the Village's regulations regarding permanent accessory structures (e.g., sheds, play equipment, treehouses, outdoor kitchens) as well as temporary structures (e.g., storage pods, boats, RVs, and ice rinks) to determine if the regulations continue to meet the needs of individual homeowners while maintaining the character of the residential neighborhood.
- f) Review the Village's fence regulations, such as the ability to construct a 6.5' tall fence or a chain link fence in a required front yard anywhere throughout the Village, to determine if the standards are still appropriate.
- g) Continue to consider options that reduce "light pollution" when replacing or upgrading existing streetlights.

GOAL 6: The Village will encourage multifamily unit development near and in the downtown commercial districts

Initiatives

- a) 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.
- b) Encourage retention of rental apartments above commercial storefronts rather than conversion to offices space or other non-residential use.
- c) 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.
- d) 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.)
- e) Allow the creation of live/work land uses in the downtown commercial districts.

May 23, 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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NOTE: Revisions following the April 25, 2022, Plan Commission discussion are incorporated into the Goals and Initiatives below. Text that has changed is noted in red.

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 most 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, consider establishing unique zoning regulations, in particular allowed land uses, for the Hubbard Woods and Elm Street business districts, as was done with the C-1 Neighborhood Commercial District in the Indian Hill Business District,. 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 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 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 enhanced code enforcement **could have in** preserving commercial districts and promoting investment in the rehabilitation of older **commercial and mixed-use** 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 **by implementing similar, but district-appropriate improvements** in 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 needed to provide reliable utility services and to allow for future redevelopment.
- d) Provide **community** gathering spaces **unique to the needs of** each of the three business districts to serve as gathering **and event** spaces.
- e) Continue to support Pace’s and Metra’s efforts to provide commuter bus and rail service to provide access for employees **and visitors** 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, Winnetka merchant groups, and other community organizations 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, installations of interactive public art, as well as marked 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.

May 23, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 6 – Healthy & Engaging Lifestyles

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

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NOTE: Revisions reflect the April 27, 2022, discussion with the Plan Commission. Text that has changed is noted in red.

Pillar 6: Healthy and Engaging Lifestyles

“A unique lakefront community that values a variety of carefully-managed and well-connected parks and open spaces and that treasures unlimited access to recreational opportunities and cultural pursuits to help residents achieve a balanced and fulfilled lifestyle.”

GOAL 1:

The Village will promote and encourage partnerships with other units of government and agencies to conserve, restore and enhance natural features and ecosystems, to ensure accessibility to and among natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.

Initiatives

1. **Continue to** collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka.
2. **Continue to** collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.
3. Coordinate with the Park District, non-profit service providers, private leagues, and the school districts the sharing of information so that the public is made aware of the full range of available recreational opportunities.
4. Ensure that local regulations do not discourage businesses and not-for-profits from providing private recreational and physical fitness training facilities in the community.

5. Continuously share information with other local governments regarding grant opportunities to fund enhancements to the natural environment, public parks and open spaces, and public recreational facilities and programs.

GOAL 2:

The Village will support and promote community institutions and other units of government in the advancement of programs and facilities that provide life-long educational opportunities that broaden all Winnetka residents' understanding of the world in which we live.

Initiatives

1. Support the efforts of community institutions such as the Winnetka-Northfield Public Library, Oakton Community College, and the Winnetka Youth Organization to create programs that provide life-long learning opportunities about Winnetka and the world.
2. Ensure that local regulations and processes do not discourage businesses and not-for-profits from providing supplemental educational opportunities for Winnetka parents and their children.

GOAL 3:

The Village will support community-wide arts and cultural efforts that provide cultural enrichment to community members through active participation, promotion and programming efforts with other businesses, community institutions and arts entities.

Initiatives

1. Collaborate with businesses and community organizations, such as the North Shore Art League, to create programs that encourage participation in arts and culture programs.
2. Consider creating and appointing residents to a cultural arts advisory board to collaborate with local businesses and organizations to facilitate the programming of additional cultural and arts activities, as well as the installation of public art around the Village. These could include temporary installations in public buildings, sculptures in public open space, or school projects displayed in public places.
3. Coordinate with other local governmental entities a way by which residents may provide dedications in memory of or to honor Winnetka residents and business owners.

GOAL 4:

The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.

Initiatives

1. Support and promote health and wellness for all its residents through a safe, connected, and accessible pedestrian and bicycle network, and resources for recreation.
2. Continue to encourage information-sharing with local bodies of government and other public and non-profit organizations regarding open space and recreation to foster the sharing of resources, ideas, and concerns so as to lead to new solutions or efficiencies.

3. Improve existing or create new non-motorized linkages between recreation and open space facilities for Village residents, businesses, and schools, and between the facilities themselves. Ensure adequate linkages to regional trail systems are also in place.
4. Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services from existing recreation service providers.
5. Partner with the local school districts and other community organizations to enhance local programs to support the social and emotional health of our youth and to support innovative learning.

May 23, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 9 – Civic Engagement

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

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NOTES: This reflects discussion from the April 27, 2022 Plan Commission meeting. Text that has changed is noted in red.

Pillar 9: Civic Engagement

“A community heritage founded on the fundamental principle of fostering beneficial public dialogue through active community engagement and volunteerism.”

GOAL 1:

The Village will nurture a culture among community residents that is welcoming, inclusive, and equitable, and that promotes diverse perspectives and cultivates community engagement.

Initiatives

1. Orientation for new Council, board, or commission members, will include training on how the Village provides a welcoming and inclusive way in which all members of the public may participate in Village public processes.
2. Utilize active businesses and business groups to cultivate engagement among their customers and connect with different segments of the population.

GOAL 2:

The Village will foster, promote, and provide ample and structured opportunities for robust community dialogue to support and enhance community in Winnetka.

Initiatives

1. **Continue to** support the effective use of digital civic engagement and traditional tools, including social media, for use of how residents of all ages and abilities interact with the Village.
2. **Continuously explore new technology that provides additional ways for the public to view public meetings and to provide input on** agenda items and Village sponsored projects before they become final.
3. Continue to make a high priority of posting online user-friendly information on Village finances, fiscal transparency, and projects.

GOAL 3:

The Village will continue to develop and improve strategies for active recruitment, engagement, and retention of a diverse and multigenerational cohort of volunteers.

Initiatives

1. Explore creating a means by which to recruit and grow the field of volunteers and future board and commission members for the community and Village.
2. Pursue a variety of methods to attract volunteers such as holding open houses, creating a citizen's academy, collaborating with groups such as the Community House Winnetka, and reaching out to younger generations.
3. Use the Village's website to advertise the satisfactions and benefits volunteers receive from civic engagement.
4. Provide training to volunteers and employees to improve their data and information literacy and how they interact with the Village.
5. Identify obstacles and factors deterring residents from serving on Village boards and commissions. Provide comprehensive and detailed training to Village board and commission members and all commissioners.

GOAL 4:

Continue to cooperate with those organizations utilized by its Village residents to enhance civic involvement including various clubs, organizations, leagues, and the caucus system.

Initiatives

1. Inform Winnetka residents of community organizations that provide services to residents and include engagement of Village-sponsored projects.

May 23, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 4 – Sustainability

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

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484

thelakotagroup.com

Pillar 4: Sustainability and Climate Action

“A forward-looking community with a strong heritage of innovation and commitment to stewardship of our natural environment and manmade resources.”

GOAL 1 – The Village will establish a community framework for sustainability and climate action through a sustainability action plan and educate Winnetka residents, property owners and businesses on the value of more sustainable ways to live and conduct business.

Initiatives:

- 1.1 Continue to develop the Sustainability Action Plan (“SAP”) that will address at a minimum the following areas in terms of sustainability: Climate, Economic Development, Energy, Land, Leadership, Mobility, Municipal Operations, Sustainable Communities, Waste & Recycling, and Water.
- 1.2 Determine the necessary public financial resources to successfully implement the Sustainability Action Plan and identify funding sources.
- 1.3 Identify which advisory boards and commissions will assist the Village Council with implementing the Sustainability Action Plan and determine their respective roles.
- 1.4 Evaluate what will be the appropriate staffing for community sustainability initiatives either through dedicated staff resources, on-call consultant, or a sustainability team as a shared responsibility.

GOAL 2 – The Village will develop local and regional partnerships with other organizations to leverage and share information on sustainable initiatives, shared resources, technical assistance, and tools for broader community engagement.

- 2.1 Continue to evaluate and support the goals of regional sustainability plans such as the Metropolitan Mayors Caucus’ Greenest Region Compact 2 (“GRC2”) and the Metropolitan Mayors Caucus 2021 Climate Action Plan for the Chicago Region (“CAP”).
- 2.2 Partner with local school districts, the Park District and other local agencies to reduce GHG

emissions and to address other sustainability initiatives.

2.3 Partner with the Winnetka-Northfield-Glencoe Chamber of Commerce and other Winnetka business organizations to assist businesses with finding technical and financial resources to assist them with operating their businesses in a more sustainable manner.

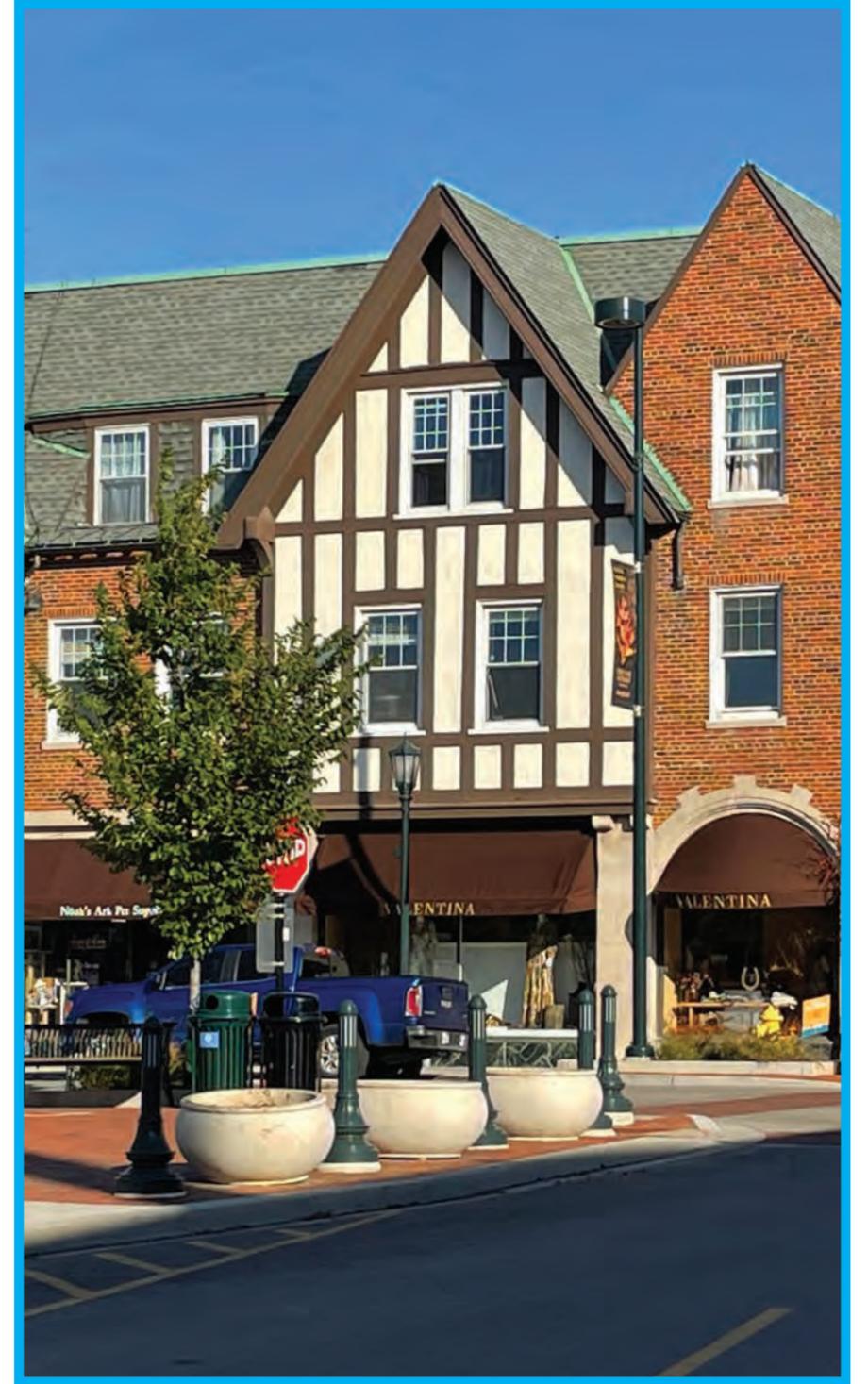


Winnetka Futures

2040 PLAN

OPPORTUNITY SITES

MAY 23, 2022





CONCEPT A



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 12,540 SF
- B RESIDENTIAL ROWHOMES**
 - 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 ZONING

- **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'

Area: 71,810 SF
(includes Village Lot Parking)

CONCEPT A



LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - TOTAL 36 Apartment Units
- B RESIDENTIAL ROWHOMES**
 - 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
144 / (90) = (1.6 CARS / UNIT)
(Net loss 62 Spaces Village Lot)

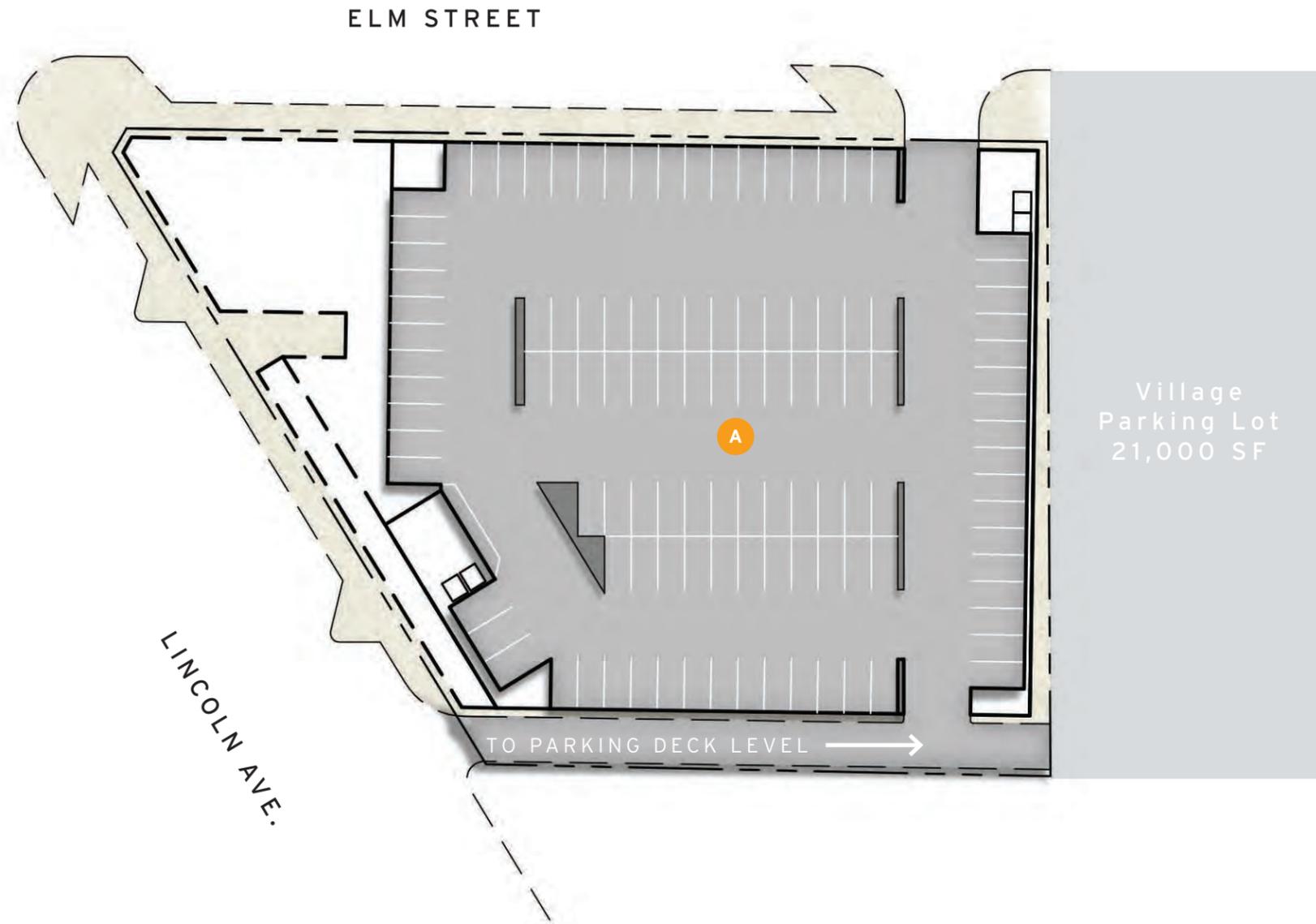
SITE ZONING REQUIREMENTS

- **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'

Area: 71,810 SF
(includes Village Lot Parking)

LEGEND

- A GARAGE PARKING PRIVATE**
 - Lower Level Below Grade
 - TOTAL ~123 Cars
 - Total Residential Units = 53
 - 123 / 53 = 2.32 Cars / Unit



SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT B



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 14,500 SF
- B GARAGE PARKING DECK**
 - TOTAL 25,840 SF
 - ~69 CARS
 - $69 / 14,500 = 4.75$ cars / 1000 SF
- C PEDWAY**
- D SERVICE**
 - TOTAL 700 SF
- E LOBBY**
 - TOTAL 1,500 SF
- F ARCADE WALK**
- G BOULEVARD**

SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
 (does not include Village Lot Parking)

CONCEPT B



LEGEND

- A RESIDENTIAL APARTMENTS**
 - TOTAL 37,350 SF / Floor
 - 21 units/ Floor (1,750 SF / Unit)
 - 42 Units
- B OPEN COURTYARD**
 - TOTAL 5,140 SF
- C LOBBY**
 - TOTAL 1,500 SF

SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT B



LEGEND

- A RESIDENTIAL APARTMENTS**
 - TOTAL 21,725 SF / Floor
 - 11 units/ Floor (1,920 SF / Unit)
 - 11 Units @ Floor 4
- B OPEN COURTYARD**
 - TOTAL 5,140 SF
- C LOBBY**
 - TOTAL 1,500 SF
- D GREEN ROOF**
 - TOTAL 8,620 SF

SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT A



LOOKING SOUTHEAST

LEGEND

- A** COMMERCIAL/RETAIL
• TOTAL 12,540 SF
- B** RESIDENTIAL APARTMENTS
• TOTAL 76 Units
- C** RESIDENTIAL ROWHOMES
• TOTAL 14 Units
- D** PLAZA / OPEN SPACE
• TOTAL 7,600 SF

90 UNITS TOTAL

**APARTMENTS = 76
ROWHOMES = 14 UNITS**

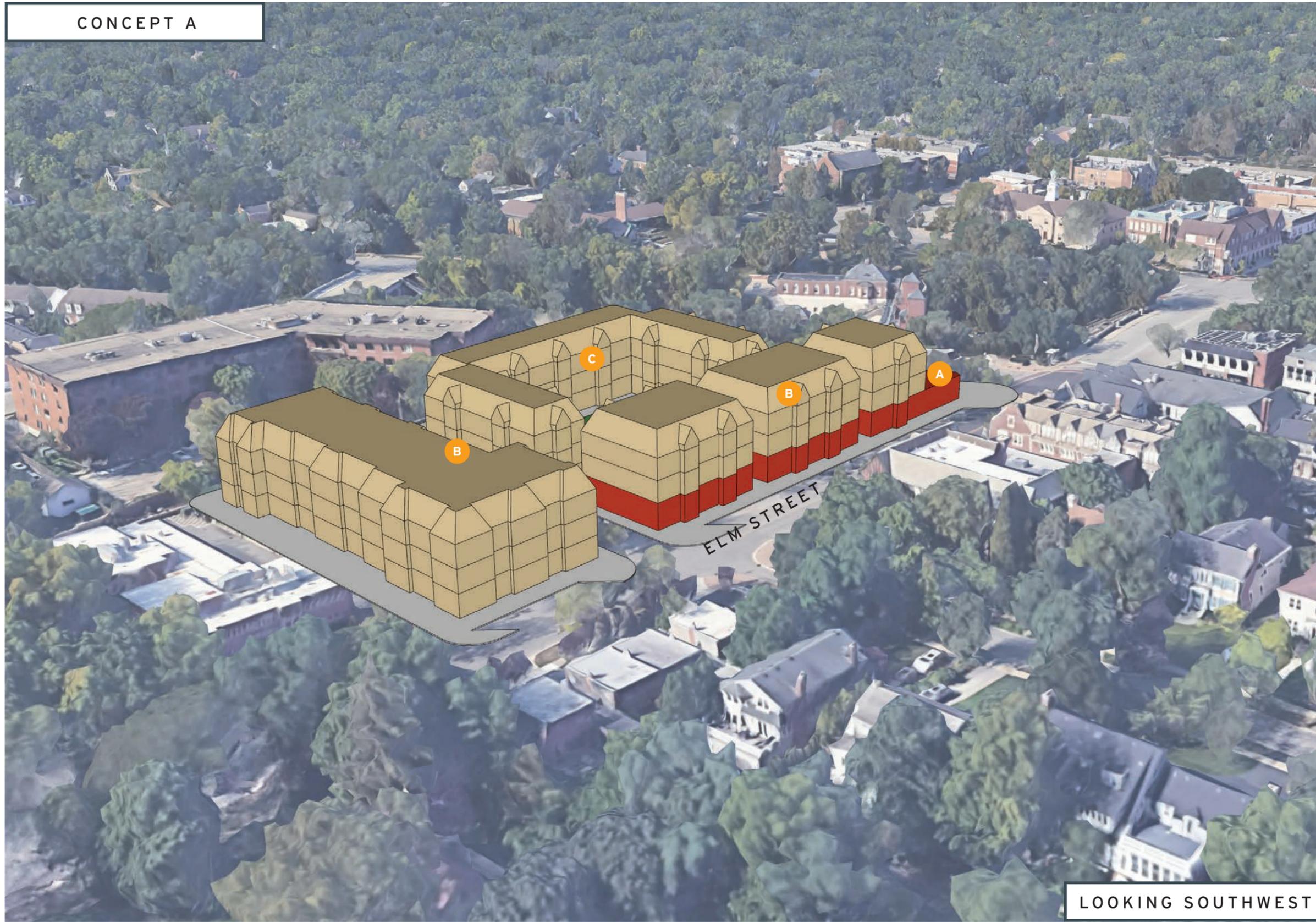
**PARKING = 144 CARS
144 / (90) = (1.6 CARS / UNIT)
(Net loss 62 Spaces Village Lot)**

SITE ZONING REQUIREMENTS

- **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'

Area: 71,810 SF
(includes Village Lot Parking)

CONCEPT A



LEGEND

- A COMMERCIAL/RETAIL**
• TOTAL 12,540 SF
- B RESIDENTIAL APARTMENTS**
• TOTAL 76 Units
- C RESIDENTIAL ROWHOMES**
• TOTAL 14 Units
- D PLAZA / OPEN SPACE**
• TOTAL 7,600 SF

90 UNITS TOTAL

**APARTMENTS = 76
ROWHOMES = 14 UNITS**

**PARKING = 144 CARS
144 / (90) = (1.6 CARS / UNIT)
(Net loss 62 Spaces Village Lot)**

SITE ZONING REQUIREMENTS

- **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'

Area: 71,810 SF
(includes Village Lot Parking)

LOOKING SOUTHWEST

CONCEPT B



LOOKING SOUTHWEST

LEGEND

- A COMMERCIAL/RETAIL**
• TOTAL 14,500 SF
- B RESIDENTIAL APARTMENTS**
• TOTAL 53 Units
- C OPEN COURTYARD**
• TOTAL 5,140 SF
- D GREEN ROOF**
• TOTAL 8,620 SF

53 UNITS TOTAL

TOTAL PARKING = 192 CARS

**RESIDENTIAL = 123 CARS
(2.32 CARS / UNIT)**

**COMMERCIAL = 69 CARS
(4.75 CARS / 1000 SF)**

SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT B



LOOKING SOUTHWEST

LEGEND

- A COMMERCIAL/RETAIL**
• TOTAL 14,500 SF
- B RESIDENTIAL APARTMENTS**
• TOTAL 53 Units
- C OPEN COURTYARD**
• TOTAL 5,140 SF
- D GREEN ROOF**
• TOTAL 8,620 SF

53 UNITS TOTAL

TOTAL PARKING = 192 CARS

**RESIDENTIAL = 123 CARS
(2.32 CARS / UNIT)**

**COMMERCIAL = 69 CARS
(4.75 CARS / 1000 SF)**

SITE ZONING REQUIREMENTS

- **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'

Area: 50,810 SF
(does not include Village Lot Parking)

SITE ZONING REQUIREMENTS

- **Area:** 71,810 SF (Concept A)
- **Area:** 50,810 SF (Concept B)
- **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'
4th + Story Along Front 10'
- **Required # of Parking Spaces:**
 - Residential:
1 Bdrm Unit = 1.25 Cars / Unit
2 Bdrm Unit = 1.5 Cars / Unit
3 + Bdrm Unit = 2 Cars / Unit
 - Commercial:
2 Cars / 1,000 SF

Area: 71,810 SF (Concept A)

Area: 50,810 SF (Concept B)

Land Use Condition:
Vacant retail 1 - 2 Stories

CONCEPT A

90 Residential Units
12,540 SF Retail (limited to Elm St.)
144 Parking Spaces (Residential Only)
Uses Village Parking Lot

- New 4 Story Mixed Use Development at 60' height.
- 1st Floor Retail, Lobby, Rowhomes, Apartments
- 76 Apartments
- 3 Story Urban Rowhomes Walkups
Total 14 Units
- Total 90 Units
- Below Grade Parking = 144 Cars
144/90 = (1.6 Cars / Unit)
- Net loss of 62 Spaces on Village Lot
- Commercial Parking = 0 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 60'
- Parking Relief (Residential & Commercial)
- 4th Story Stepback Variation

CONCEPT B

53 Residential Units
14,500 SF Retail (includes Lincoln Ave.)
192 Parking Spaces (Residential & Commercial)
Village Parking Lot remains available

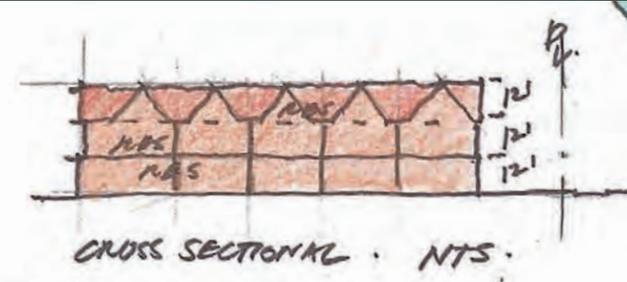
- New 3 - 4 Story Mixed Use Development at 60' height.
- 1st Floor Retail, Lobby, Parking 16,700 SF - 69 Cars
- Below Grade Parking
- 2nd - 4th Floor Apartments / Condos
53 units
- Residential Parking Provided at 119 Cars
123 / 53 = (2.32 Cars / Unit)
- Commercial Parking Provided at 69 Cars
(4.75 Cars / 1,000 SF)

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 60'
- Rear Yard Setback Variation
- 4th story stepback variation

CONCEPT A

CROSS SECTION



LEGEND

- A RESIDENTIAL ROWHOMES**
 - 3 Stories at 36' Height
 - 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



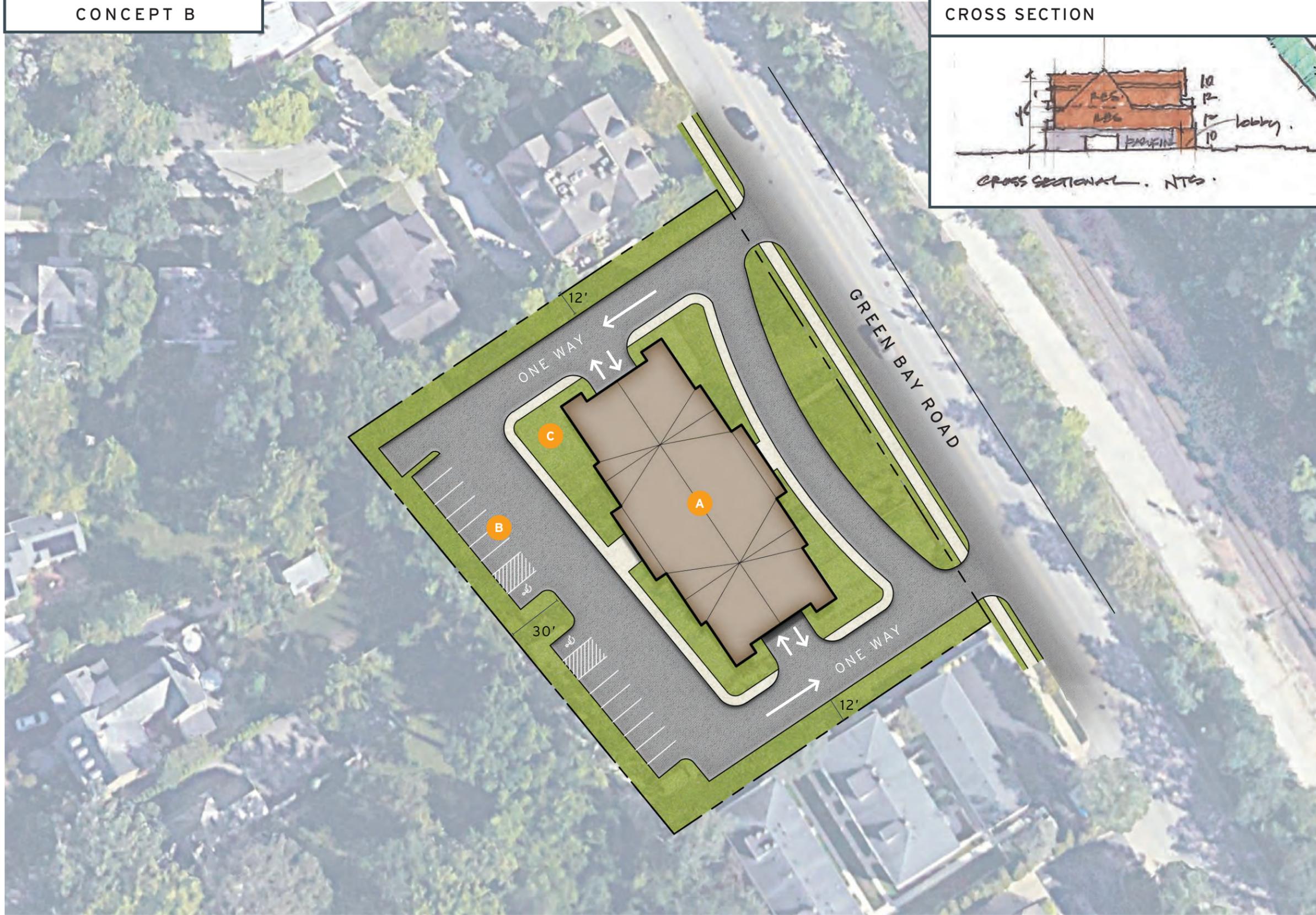
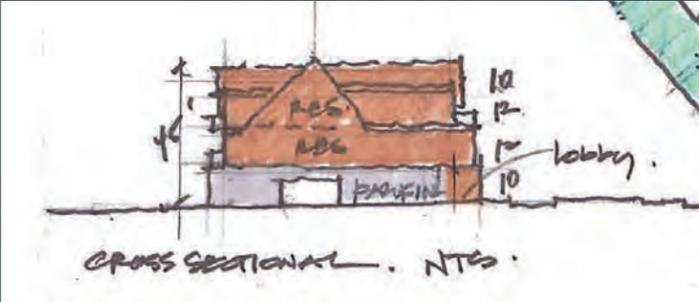
SITE ZONING REQUIREMENTS

- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Maximum Density:** 24 Units / Acre
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

Area: 51,650 SF

CONCEPT B

CROSS SECTION



LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - 3.5 - 4 Stories at 44' Height
 - 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 ZONING REQUIREMENTS

- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Maximum Density:** 24 Units / Acre
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

Area: 51,650 SF

SITE ZONING REQUIREMENTS

- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Maximum Density:** 24 Units / Acre
- **Required # of Parking Spaces:**
 - Residential = 2.5 Cars / Unit
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

Area: 51,650 SF

Land Use Conditions:

- Non-conforming uses in B1 Multi-Family Residential District
- Operating Florist / Greenhouses / Medical Office / Parking
- 1 - Story Building
- Bulk Standards Not Compliant

CONCEPT A

15 Residential Units
66 Parking Spaces
(Residential & Visitors)

- 2.5 Stories Rowhomes / Townhomes Development (Rental or For Sale)
- 36' Height to Roof Peak
- 15 Units @ 2,200 to 2,400 SF
- 12.7 Units / Acre
- 30 Garage Parking / 30 Driveway Parking (4 Cars / Unit)
- 6 Visitor Off-Street Parking

DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Building Height Variance to 36'**

CONCEPT B

12 or 22 Residential Units
56 Parking Spaces
(Residential & Visitors)

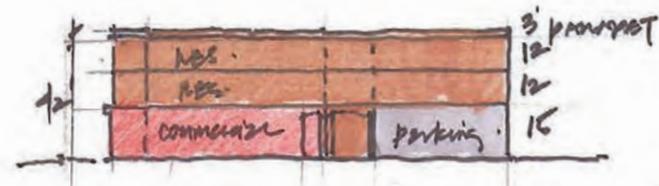
- 3.5 to 4 Stories Multi-Family Apartments / Condominiums
- OR
 - For Sale = 12 Condominiums
 - For Rent = 22 Apartments
- 10.2 or 18.6 Units / Acre
- 1st Floor Lobby / Covered Parking
- 2nd - 3rd Floor Residential
- Building Height at 45'
- Indoor Garage Parking Residential at 40 Cars
- Surface Parking Residential / Visitor at 16 Cars
- Total Parking Ratio Provided
 - Condominiums (4.7 Cars / Unit)
 - Apartments (2.5 Cars / Unit)

DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Building Height Variance to 44'**

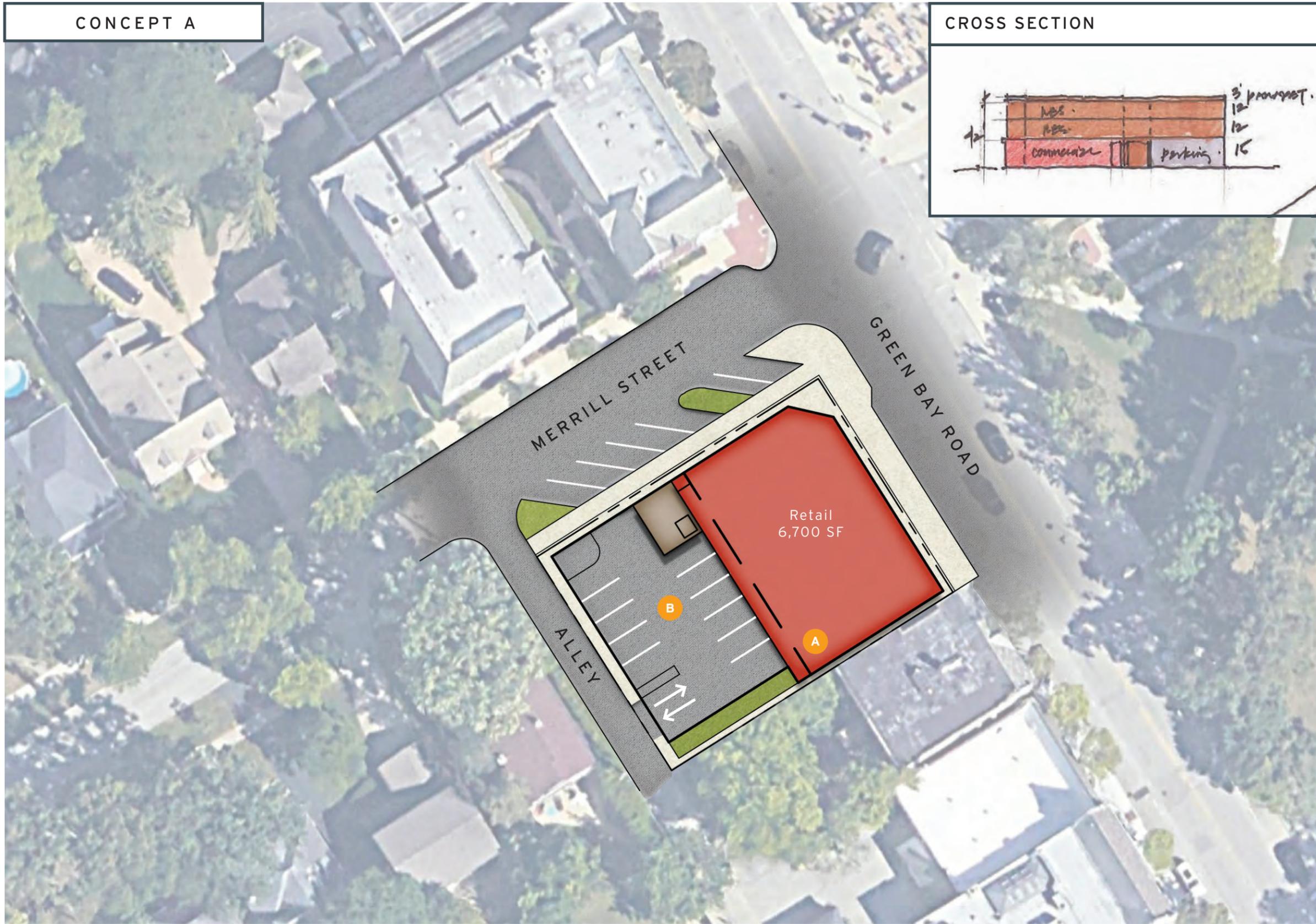
CONCEPT A

CROSS SECTION



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 6,700 SF
- B INDOOR PARKING (RES.)**
 - TOTAL 11 cars
 - 0.92 Car / Unit

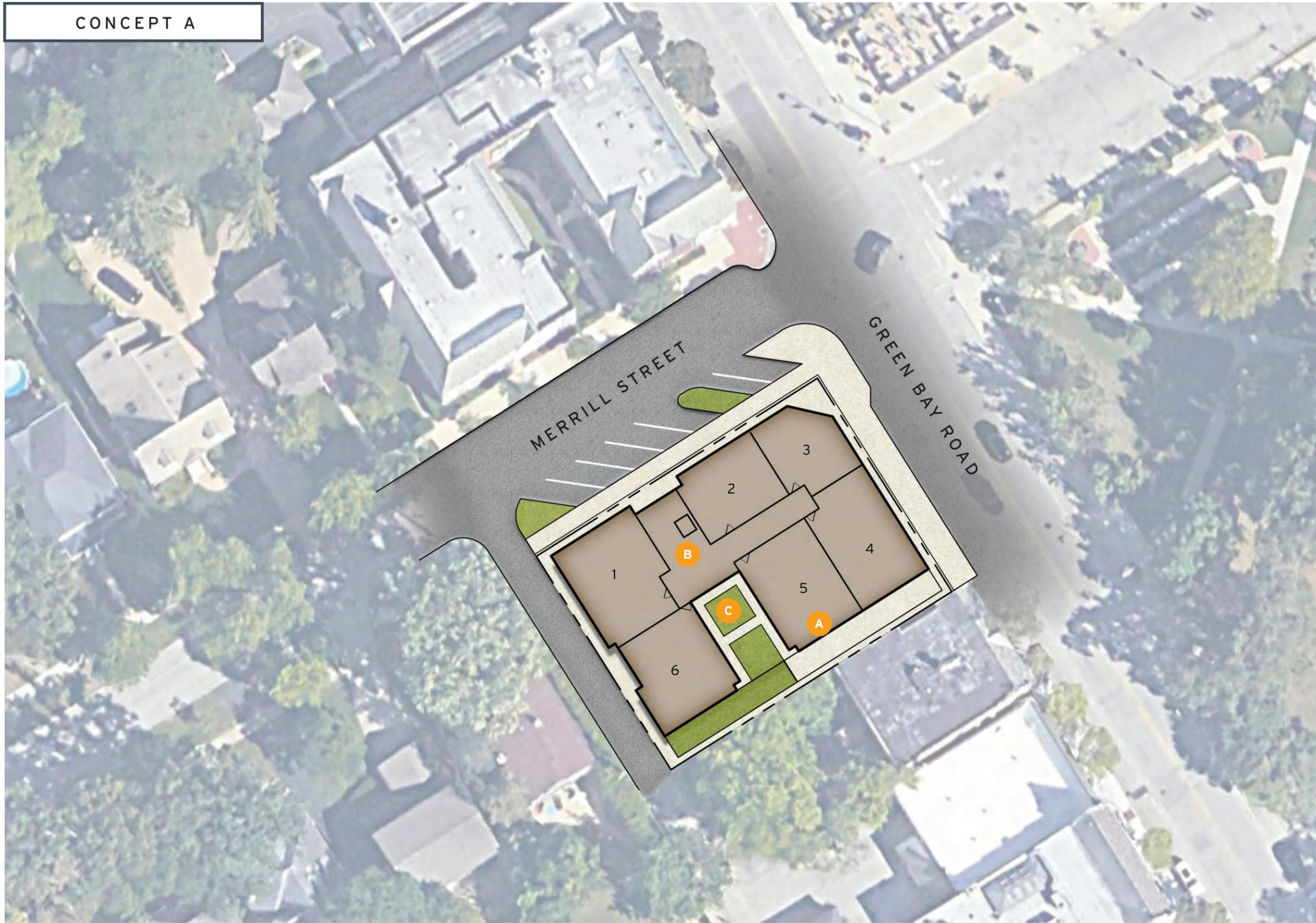


SITE ZONING REQUIREMENTS

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

Area: 13,500 SF

CONCEPT A



LEGEND

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

SITE ZONING REQUIREMENTS

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

Area: 13,500 SF

CONCEPT A



LEGEND

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

SITE ZONING REQUIREMENTS

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

Area: 13,500 SF

LOOKING SOUTH

SITE ZONING REQUIREMENTS

- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:**
3 Stories, 35 Feet
- **Required # of Parking Spaces:**
 - Residential:
1 Bdrm Unit = 1.25 Cars / Unit
2 Bdrm Unit = 1.5 Cars / Unit
3 + Bdrm Unit = 2 Cars / Unit
 - Commercial:
2 Cars / 1,000 SF
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 13,500 SF

Land Use Conditions:
Vacant 1-Story Restaurant and
Adjacent Lot

CONCEPT A

12 Residential Units 6,700 SF of Retail 11 Parking Spaces (Residential Only)

- Mixed-use Commercial at 3 Stories at 42' Height
- 1st Floor Retail / Restaurant / Lobby
6,700 SF
- 2nd / 3rd Floor Residential
Apartments = 12 Units
- 1st Floor Covered Parking = 11 Cars
- Residential Parking Provided = 11 Cars
(0.92 Cars / Unit)
- Commercial Parking = 0 Cars

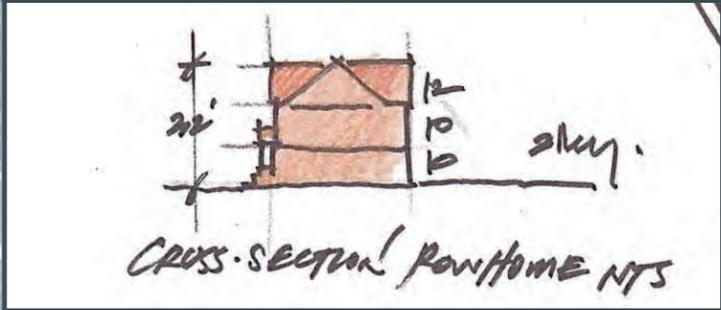
DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Building Height Variance to 42'**
- **Parking Relief (Residential & Commercial)**

CONCEPT A



CROSS SECTION



LEGEND

- A RESIDENTIAL ROWHOMES**
 - 2.5 Stories at 32' Height
 - TOTAL 12 Units
 - 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 ZONING REQUIREMENTS

- **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)

Area: 89,000 SF



CONCEPT B

CROSS SECTION

LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - TOTAL 42 - 44 Units
 - 4 Stories at 50' Height
 - 2200 - 2400 SF
 - First Floor Parking TOTAL 45 Cars
 - Parking 2 Cars / Unit
- B RESIDENTIAL PARKING**
 - 45 Cars
- C EXISTING METRA PARKING**
 - 24 Cars
- D EXISTING TRAIN STATION**
- E NEW METRA PARKING**
 - TOTAL 230 Cars
 - 2 Stories

SITE ZONING REQUIREMENTS

- **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)

Area: 89,000 SF

CONCEPT C



LEGEND

- A COMMERCIAL / OFFICE**
 - 2 Stories
 - 7,000 SF per floor
 - Total = 14,000 SF
 - Loss of parking = 30
- B DEDICATED PARKING**
 - 28 Cars
- C EXISTING METRA PARKING**
- D VILLAGE PARCEL NORTH**
- E EXISTING TRAIL STATION**

SITE ZONING REQUIREMENTS

- **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)

Area: 89,000 SF

SITE ZONING REQUIREMENTS

- **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)

Area: 89,000 SF

Land Use Conditions:

- **Parking:** 235 Spaces
 - NTHS = 157 Cars
 - Commuter = 62 Cars
 - Taxi / Short = 11 Cars

CONCEPT A
<p>12 Residential Units</p> <p>48 Parking Spaces (Residential Only)</p>

- New 2.5 Story Rowhomes at 32' height to Peak of Roof.
- 12 Units
- 24 Garage Parking / 24 Driveway Parking (4 Cars / Unit)
- Existing Surface Parking = 180 - 195 (+-30 Cars)

DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Plat of Subdivision**

CONCEPT B
<p>42 - 44 Residential Units</p> <p>90 Parking Spaces (Residential Only)</p> <p>24 Parking Spaces (Existing Metra)</p> <p>230 Parking Spaces (New Metra Parking)</p> <p>Net loss (100 - 150 Cars)</p>

- New 4 Story Multi-Family Development at 50' height to Peak of Roof
- 1st Floor Covered Parking
- 42 - 44 Units
- Residential Parking = 90 Cars (2 Cars / Unit)
- Existing Metra Parking = 24 Cars
- New Metra Parking = 230 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Building Height Variance to 50'**
- **Plat of Subdivision**
- **Shared Land Relationship (100 - 150 Cars) with UP Railroad / Metra**

CONCEPT C
<p>14,000 SF of Retail / Office</p> <p>28 Parking Spaces (Commercial Only)</p> <p>Net loss = ~58</p>

- New 2 Story Commercial / Office.
- 14,000 SF Total (7,000 SF / Floor)
- Parking = 28 Cars
- Net Loss in Parking = ~58 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- **Planned Development**
- **Setback Variations**
- **Rezone portion for office building to the C1 District.**
- **Plat of Subdivision**

RESOLUTION NO. R-8-2022

**A RESOLUTION ENDORSING THE
2021 CLIMATE ACTION PLAN FOR THE CHICAGO REGION**

WHEREAS, the Village of Winnetka (“*Village*”) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of the Metropolitan Mayors Caucus (“*MMC*”), a forum for the chief elected officials in the Chicago region to develop consensus and act on common public policy issues and multi-jurisdictional challenges; and

WHEREAS, on July 13, 2021, the MMC launched the 2021 Climate Action Plan for the Chicago Region (“*CAP*”) in partnership with the National Oceanic and Atmospheric Administration and the Global Covenant of Mayors for Climate and Energy, and with support from the European Union, the Chicago Metropolitan Agency for Planning, and the Metropolitan Planning Council; and

WHEREAS, on August 9, 2021, the Intergovernmental Panel on Climate Change issued the Sixth Assessment Report, authored by 234 scientists from 66 countries, containing dire warnings about the state of the planet and showing that human actions have the potential to determine the future of climate change; and

WHEREAS, more than 250 individuals from 175 stakeholder organizations, including 53 municipalities throughout Northeastern Illinois, invested two years of work through in-person and virtual collaboration to develop CAP as a comprehensive, municipally-focused and regionally impactful climate action plan that is anchored in equity with the well-being of people at its core; and

WHEREAS, the CAP invites collaboration from all regional, state, and federal agencies and the private sector; and

WHEREAS, the CAP, as adapted by the Village Environmental & Forestry Commission (“*EFC*”), identifies the following goals and objectives for municipalities like the Village to take to reduce greenhouse gas emissions and develop resiliency to climate-related hazards that threaten the community, human and economic health, and the natural environment (collectively, the “*CAP Goals*”):

CLIMATE MITIGATION GOAL: Net zero greenhouse gas emissions

MITIGATION TARGETS:

By 2030 Reduce GHG emissions 50% from 2005 levels

By 2040 Reduce GHG emissions 65% from 2005 levels

By 2050 Reduce GHG emissions at least 80% from 2005 levels

MITIGATION OBJECTIVES:

1. Demonstrate Leadership to Reduce Emissions.
2. Decarbonize Energy Sources.

3. Optimize Building Energy.
4. Implement Clean Energy Policies.
5. Decarbonize Transportation.
6. Reduce Vehicle Miles Traveled.
7. Manage Water and Waste Sustainably.
8. Sustain Ecosystems to Sequester Carbon.

CLIMATE ADAPTATION GOAL: Persistent, equitable climate adaptation

ADAPTATION TARGETS

By 2030 Climate-resilient governance

By 2040 Resilience across jurisdictions

By 2050 Cohesive, resilient communities

ADAPTATION OBJECTIVES

1. Engage and educate the community about climate resilience and adaptation.
2. Incorporate equity and inclusion into climate adaptation efforts.
3. Collaborate and build capacity for a more resilient community.
4. Enact plans and policies focused on adaptation and resilience.
5. Adapt operations and investments for future climate conditions; and

WHEREAS, the EFC recommends that the Village Council endorse the CAP; and

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: ENDORSEMENT OF THE CAP. The Village Council hereby endorses the CAP proposed by the MMC, expresses its support for the CAP Goals as outlined in this Resolution, and agrees to work to achieve the CAP Goals both in the Village and in collaboration throughout the region.

[SIGNATURE PAGE FOLLOWS]

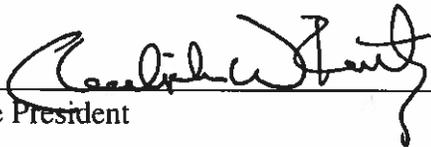
ADOPTED this February 15, 2022, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Cripe, Dalman, Dearborn, Mancini, and Swierk

NAYS: _____

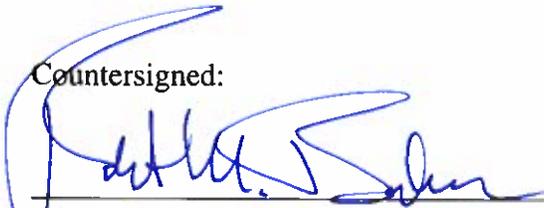
ABSENT: _____

Signed



Village President

Countersigned:



Village Clerk

Attachment E

David Schoon

From: Anna Derkin Wisniewski <[REDACTED]>
Sent: Wednesday, May 18, 2022 1:02 PM
To: David Schoon
Subject: Re: Please stop allowing greedy builders to tear down historic homes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for responding, David. However, it seems very arbitrary surrounding the Commission determining whether a house is historic or architecturally significant. What are the parameters for that? In my opinion, Any home that has been standing for a century is historic and has architectural significance and it should be very difficult to tear it down willy nilly, as is currently happening in my neighborhood. Also, a 270 delay means you'll still allow a house that HAS been deemed historical or architecturally significant to be torn down? I'm shook by that.

I am perplexed as to why it's easier to tear down a hundred year old home in Winnetka than it is to get a TREE removed.

I would absolutely love for you to share my emails with the Plan Commission. It's out of control what's happening and I don't want Winnetka turning into a subdivision with zero character.

Thank you for reading! I'll try to attend the meeting, too.

- Anna

On Wed, May 18, 2022 at 11:50 AM David Schoon <DSchoon@winnetka.org> wrote:

Anna –

Thank you for sharing your thoughts regarding the tear down activity in the community.

The Village does have a demolition permit process that requires anyone that wishes to tear down a home to go before the Landmark Preservation Commission to determine if the Commission finds the home to be historic or architecturally significant. If the Commission does not find the home to be either, the home may be demolished without delay. If the Commission finds the home to be historic or architecturally significant, the Commission may issue a 270-day delay to provide time to try to save and encourage preservation of the home. However, after the 270-day delay expired, the home may be demolished. Until last year, that official delay period had been only 60-days. In March 2021, the Village Council [adopted amendments](#) extending the delay period to 270-days as well as providing a 20% maximum building size bonus to any single-family home the Commission finds to be historic or architecturally significant.

The Plan Commission is currently working on the development of a [new comprehensive plan](#) to guide the future of the community over the next 15-20 years. The Commission will share its recommendations to the Village Council, which will ultimately adopt the final version of the plan. If you would like, I would be happy to share your email with the Plan Commission. Please let me know.

Also, next Monday evening starting at 6:00 p.m. in the Village Hall Council Chambers, the Plan Commission will be discussing the topic of Quality Livable Neighborhoods as part of the comprehensive plan. The meeting is open to the public, and you are welcome to attend and share your thoughts in person.

David Schoon, Director

Village of Winnetka Community Development

847-716-3526

From: Anna Derkin Wisniewski [REDACTED] >
Sent: Tuesday, May 17, 2022 8:59 PM
To: David Schoon <DSchoon@winnetka.org>
Subject: Please stop allowing greedy builders to tear down historic homes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello -

With the housing market on fire, I am both appalled and saddened that the village is allowing greedy builders to come in and tear down homes that are over 100 years old just to be replaced with a brand new monstrosity that will depreciate in value in just five years. With all the rules that the Village enforces upon its community, I am continually baffled that there are not more rules around this!

I am a resident of Hubbard Woods and I am watching so many small plots of lands and old homes get sold as tear downs and it breaks my heart. The charm of these historic old homes is what makes Winnetka, Winnetka! Why are we not promoting restoration as a community? Not only is it wasteful to tear down these homes, but it minimizes our village history, little by little. These beautiful old homes are irreplaceable and they're being torn down at a rapid rate. What are we to do as a community?

Sincerely,

A 30-something who loves the diversity and charm of old Winnetka homes

--

Anna Derkin Wisniewski



--

Anna Derkin Wisniewski

