



VILLAGE OF WINNETKA

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BUSINESS COMMUNITY DEVELOPMENT COMMISSION

Monday, October 28, 2013
7:00 P.M.

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, October 28, 2013** in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

Agenda

1. Review and Approval of September 23, 2013 minutes
2. Discussion of ULI TAP #1 and #2 and next steps
3. Communication and engagement plan for the business districts
4. Discussion of BCDC alignment with the Plan Commission, Park District Board, and other boards
5. Staff update on business development news
6. Public Comment
7. Adjournment

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BUSINESS COMMUNITY DEVELOPMENT COMMISSION
SEPTEMBER 23, 2013 MEETING MINUTES

Members Present:

Jason Harris
Terry Dason
Patrick O'Neil
Jim Sayegh
Paul Dunn
Tom Eilers

Members Absent

Patrick Corrigan
Mike Leonard

Village Staff:

Michael D'Onofrio, Director Community Development

Call to Order

The meeting was called to order at 7:15 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

1. **Review and Approval of August 26, 2013 Minutes**

BCDC reviewed minutes. Motion to approve made by Sayegh; seconded by O'Neil. Minutes were approved.

2. **BCDC formal response to Village Council concerning ULI TAP #1 and #2**

Chair Harris provided context for this portion of the agenda. He said his goal is to get alignment on key items that were identified in the ULI TAP's and then bring actionable items to the Village Council. He said that Village Board President Greable was waiting to hear from the BCDC on the actionable items and that it shoulder some of the load. Chair Harris said he had asked Commission member Jim Sayegh to prepare a draft document, from the BCDC to the Village Council, regarding the ULI TAP's recommendations.

Chair Harris said that in discussing the ULI TAP, the BCDC's principles need to be practical and applicable. He added that whether all members agree on all the recommendations, at the end of the evening he hoped that they would be aligned.

Chair Harris then went around the table to determine what the other BCDC members wanted to accomplish.

Paul Dunn stated that the draft put together by Mr. Sayegh was a good start.

Mike D'Onofrio said he saw his role in this process is to provide background and support to the BCDC.

Terry Dason said that she met with Mr. Sayegh and assisted in putting the draft document together.

Tom Eilers said that he met with Mr. Sayegh on this matter several times. He said from his perspective the BCDC needed to be proactive. Eilers said he would be uncomfortable going beyond what ULI recommended in its report.

Jim Sayegh said that the ULI process was a very robust; yet the report itself was not so robust. He added that it is important to identify which items from the ULI report will make a difference and that speed matters in addressing and implementing them.

Patrick O'Neil said that he is not a big fan of the ULI study, because a lot of what is in it is rather obvious.

Mr. Sayegh initiated the discussion on the draft document. He said all the BCDC will be doing tonight is identifying the things that it might want to sink its teeth into. He suggested avoiding things such as re-visiting what to do with the Post Office site. Mr. Sayegh mentioned the goal this evening would be to address the seven items he identified from the ULI report and then pass those on to the Village Council.

Mr. Sayegh then went through and described the framework of the draft document.

Mr. Dunn asked what are the restrictions that ULI mentioned in its report, that prohibit pubs from operating in the Village.

Mr. O'Neil described the Village's liquor license requirements as he sees them as a restaurateur in town who has several liquor licenses.

Mr. Eilers suggested allowing Mr. Sayegh to complete his presentation of the draft document before discussing the particulars. He cautioned the BCDC about claiming village staff is being onerous with regulations it is required to enforce.

Mr. D'Onofrio explained the role of ULI and what it was charged with doing. He said ULI was not hired to get into the nitty gritty detail, but rather to view issues from the 30,000 foot perspective.

Mr. Sayegh said that the goal this evening is to determine, from the BCDC perspective, whether what ULI is recommending is worthwhile pursuing.

Mr. D'Onofrio mentioned that it was important for the BCDC to inform the Village Council as to what from the ULI report it believes is important to address. He cautioned that BCDC comments not be so detailed as to give the appearance that it has completely addressed any particular issue and is directing the Village Council as what to do.

Mr. Dunn although opposed to delaying implementation of the ULI recommendations, asked if the BCDC should take its recommendations to the Plan Commission and ZBA before forwarding them to the Village Council.

Mr. Sayegh then went thru the last two pages of the document which he prepared, titled "Sample Voting Slate". Briefly he discussed the following seven ULI Finding/Recommendations that he believes the BCDC should have input on:

1. Liquor requirements
2. Parking requirements for residential uses – on-site parking for multi-family residential and mixed use buildings.
3. Parking requirements for non-residential buildings – on-site at and below grade parking for non-residential parking.
4. Parking duration requirements.
5. Building height requirements in the commercial districts.
6. Retail Overlay District elimination.
7. Creation of an economic development team and increase Village activities to promote economic development.

Discussion of Item #7

At the request of Chair Harris, Mr. D'Onofrio provided an overview of what activities might be undertaken as part of a Village-wide economic development program. Mr. D'Onofrio discussed business attraction, marketing, branding, building permit ombudsmen and budgeting as the type of components that might make up a potential economic development program.

Mr. Sayegh said that regardless of what is done with respect to economic development, that business recruitment takes place which addresses the wants and needs of the community, promotes community activities, draws people into the retail districts and works with neighboring communities in order to coordinate activities.

Mr. Eilers said that at this point the BCDC should be telling the Village Council what it believes is important in more general terms and not at this point to get into a lot of details.

Chair Harris said that it is important to have an individual employed by the Village who's function is to conducting economic development activities. This persons should work with Village staff, as well as recruit new businesses. He added that this should be a full time position.

Mr. Dunn agreed that there should be a dedicated staff person for economic development. He added that he wasn't sure the BCDC role should be in getting funding for such a position, and added that the role of the BCDC is that of thinkers, not doers. He suggested that with respect to Item #7 (see above) that "BCDC" be replaced with "a central organization". Mr. Dunn said he did not believe it was appropriate for the BCDC to have a budget.

Mr. Eilers said it is appropriate for the BCDC to be a contact point with the economic development person and be a sounding board for economic development activities.

Mr. Eilers suggested that under Item #7 that the language “and fund the BCDC to be” be eliminated and the phrase“(such as the BCDC and other stake holders)” be inserted after “central organization”.

(The BCDC then agreed it had consensus on Item #7)

Discussion of Item #1

After discussion of Item #1, it was the consensus of the BCDC that it supports the ULI recommendation regarding current liquor license regulations. This includes a review of hours allowing the sale of alcohol, restaurants with counter service without a hostess or table service being able to serve alcohol, and to ease restrictions on outdoor seating.

Discussion of Item #2

After discussion of Item #2, it was the consensus of the BCDC that it supports the ULI recommendations to lessen the requirements, as they relate to off street parking standards for residential and non-residential parking.

Discussion of Item #3

After discussion of Item #3, it was the consensus of the BCDC that it supports the ULI recommendation that it consider allowing by right, (not as a Special Use) accessory and below grade parking in the commercially zoned districts.

Discussion of Item #4

After discussion of Item #4, it was the consensus of the BCDC that it takes no position on the recommendation to increase on-street parking from 90 minute to 2 hours.

Discussion of Item #5

After discussion of Item #5, it was the consensus of the BCDC that it supports the ULI recommendation to review increasing the maximum building height. It also recommended eliminating the references to “50 feet in height and 4-story buildings”.

Discussion of Item #6

After discussion of Item #6, it was the consensus of the BCDC that the Zoning Overlay District regulations be re-visited or eliminated.

Mr. Dunn suggested that revising Mr. Sayegh’s document with the actions the BCDC took this evening. He suggested that the document needs a preamble explaining that BCDC examined both TAP’s and is presenting to the Village Council seven items where actions could be taken that would have an immediate positive impact on the Village business districts.

Chair Harris brought up the issue of whether other advisory boards (Plan Commission, ZBA) should be included in review and analysis of the seven items identified by the BCDC.

Mr. Dunn, as BCDC representative to the Plan Commission stated that there is a lot of interest on the part of the Plan Commission as to the ULI study. He said his personal opinion was that the BCDC recommendations should first go to the Plan Commission. Mr. Dunn raised the question of whether Messrs. Harris and Sayegh appear before other advisory boards to discuss the BCDC recommendations.

Mr. Eilers suggested that in lieu of appearing before other advisory boards, that Chair Harris reach out to the other chairs of those advisory boards and explain the BCDC's recommendations.

Mr. D'Onofrio provided the names the chairs of the ZBA, Plan Commission and Design Review Board to Chair Harris.

Chair Harris asked if the Library Board and Park District should be included.

Mr. Eilers suggest that prior to the BCDC taking a position of future development of the Post Office site, that he and Mr. Dunn meet with Trustees Corrigan and Buck to discuss redevelopment of the site.

3. **Staff update on business development news.**

Mr. D'Onofrio provided an update on Orange Leaf Yogurt and its opening in the spring of 2014.

Mrs. Dason gave an update on the leasing of the Leo Leno tenant space at Green Bay and Merrill. She also mentioned that the restaurateurs who were looking at the former Boris' restaurant are no longer interested in the property.

4. **Public Comment**

There was no public comment.

5. **Adjournment**

The meeting was adjourned at 9:15 pm.