



VILLAGE OF WINNETKA

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BUSINESS COMMUNITY DEVELOPMENT COMMISSION

Monday, July 27, 2015
7:00 P.M.

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, July 27, 2015** in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

Agenda

1. Adoption of April 27, 2015 Meeting Minutes
2. Discussion of Downtown Master Plan
3. Update on One Winnetka Planned Development
4. Staff Update on Economic Development Activities
5. Staff Update on Community Development Activities
6. Public Comment
7. Adjournment

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BUSINESS COMMUNITY DEVELOPMENT COMMISSION
APRIL 27, 2015 MEETING MINUTES

Members Present:

Jon Talty
Paul Dunn
Marilyn Prodomos
Tom Eilers
Katie Cory
Patrick O'Neil
Jim Sayegh

Members Absent:

Terry Dason
Tom Eilers

Village Staff:

Michael D'Onofrio, Director Community Development
LoriAnne Weaver, Admin. Asst. Community Development
Denise Dahl, Economic Development Coordinator

Call to Order

The meeting was called to order at 7:05 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

Adoption of March 23, 2015 Meeting Minutes

A motion to approve the minutes from the March 23, 2015 BCDC meeting was given by Jim Sayegh and seconded by Patrick O'Neil. The minutes were approved without change.

Discussion of Downtown Master Plan

Michael D'Onofrio commented that the Village had not selected anyone yet; staff was reviewing the proposals and would be meeting with the companies.

Chair Talty asked if staff was happy with candidates; Mr. D'Onofrio said yes; that seven proposals were received, six from local companies and one from a New York company. Mr. D'Onofrio stated that the RFP (request for Proposal) was made very specific with a lot of details. He explained that there were a number of components identified in the RFP, including market analysis specific to Winnetka, land use tasks, parking, pedestrian access to commercial districts, infrastructure and streetscape, and land use and regulation review. Also, a 12-month time frame has been established.

Chair Talty inquired if both projects, ONE WINNETKA and the Downtown Master Plan, go on at the same time in Winnetka; would it put too much strain on the staff.

Mr. D'Onofrio responded that the Village Council has not reviewed the ONE WINNETKA project

Jim Sayegh asked if the site of 911-950 Green Bay Road was one of the sites being considered in the RFP. Mr. D'Onofrio said that it wasn't, but it could be.

Mr. Sayegh asked what role the BCDC would have in the process.

Mr. D'Onofrio said it would be the Village Council's decision and they have not made a decision. He said they are looking for the most ways of communicating and engaging as many people as possible.

Chair Talty added that he had met with Gene Grable and Rob Bahan and he said to them that the BCDC needs a voice in the Downtown Master Plan.

Mr. Sayegh stated that the business community's voice needs to be very important in the Downtown Master Plan.

Update on One Winnetka Planned Development

Mr. D'Onofrio asked if everyone was familiar with the project.

Paul Dunn stated that he was present at the Plan Commission meetings. He stated that the third appearance was an interesting meeting. He said the developer was asked direct questions and he did an excellent job responding to them. Mr. Dunn said the Plan Commission chair asked the Plan Commission members how they felt about the project and most voiced support, enthusiasm, and encouragement, but that the scale was problematic. Mr. Dunn, also, state that Scott Myers did a good job of suggesting that the developer go back to the drawing board and come back with something that addresses the scale and height issues.

Chair Talty commented that everyone needs to be on the same page and that the project needs to be studied. He mentioned that the original architectural firm has closed its doors and was curious about who the new firm would be.

Mr. Sayegh asked about Conney's Pharmacy.

Mr. D'Onofrio stated that Conney's had been made numerous financial offers by the developer.

Mr. Dunn stated that Conney's cannot claim unfair treatment; they have been offered wonderful opportunities. He, also, made the suggestion that support be marshalled from the merchants.

Mr. Sayegh said, in his opinion, that 120 units is a good thing; hard to deal with the commercial space – that they need a compelling anchor.

Chair Talty stated that no shovel would be in the ground until an anchor of substance is signed; banking would not go for it.

Katie Cory added that in the Hubbard Woods district there has been no commentary on the ONE WINNETKA project.

Mr. D'Onofrio suggested that some thought be given to how support is garnered. That is should come from groups like the Chamber and the Design Group, not Village employees. He said businesses may be sheepish to support the project if their clients are opposed to it.

Chair Talty mentioned that the rent would be approximately \$4,500/month and that people are choosing to rent, they do not have to rent. He thinks the project would attract professional people.

Discussion of Highland Park Vacant Storefront Guide

Denise Dahl stated that the Hubbard Woods Design District brought up the idea of using a signage program similar to Highland Park's. She said vacant buildings are bad, but it is even worse when the property looks bad. She said the challenge is how do you impose it and enforce it. The GAP building looks nice, but it was paid for by the building owner at no charge for the Hubbard Woods Design District.

Mr. Dunn asked how serious the problem was.

Mr. Sayegh asked how much benefit would there be from such a program. He stated that the program is not being implemented consistently in Highland Park. Also, that Denise is doing a good job in filling the spaces. He suggested that hold be put on the idea.

Ms. Cory said the issue is slowly going away as there is more retail energy.

Ms. Dahl stated that the businesses are starting to self-police the problem.

Mr. Sayegh stated that it would need to be to scale; hard on landlords to start a property maintenance code in the middle of a recession. He suggested that the Village give it some time. He, also, commented on the artwork in some of the vacant spaces in Winnetka.

Chair Talty added that there are too many of the same graphics in Highland Park. He suggested it might be more effective to call the landlords directly.

Staff Update on Economic Development Activities

Denise Dahl began with a brief description of the April 30th *The Exchange* – focusing on the realities of online retail shopping vs. brick and mortar stores.

Ms. Dahl continued with an explanation of the May 28th TEDxWinnetkaWomen event at the Winnetka Community House. She said there would be numerous speakers and a break for lunch.

Ms. Dahl listed many new retailers coming to Winnetka, including Mrs. Greens (food store), Good Grapes, and the two new blowout salons.

Ms. Dahl mentioned that the “Doing Business in Winnetka” guide is available on the Village website.

BCDC Minutes
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Mr. Sayegh said he likes the website and shared it on social media. Ms. Dahl added that she is working on a database of available retail spaces for the website that will include pictures of the spaces.

Chair Talty asked if any blow back had been received concerning the new grocery store. Ms. Dahl said there was none; the papers had asked about it, nothing negative.

Mr. Sayegh commented the grocery store and the Hubbard Woods Park project are huge for Hubbard Woods, along with the zoning changes.

Chair Talty inquired about the status of the space across from the former Land Rover site.

Mr. D'Onofrio stated that the building if owned by the Village and New Trier High School is currently leasing it.

Ms. Cory asked if the merchants in Hubbard Woods could be kept up-to-date on the Mrs. Greens project so as to be able to answer questions intelligently.

Staff Update on Community Development Activities

Mr. D'Onofrio said there was nothing else to add from Community Development.

Public Comment

None

Adjournment

The meeting was adjourned at 8:20 pm.

AGENDA ITEM #2

Discussion of Downtown Master Plan

(Agenda Report prepared for June 16 Village Council Meeting)



Agenda Item Executive Summary

Title: Downtown Master Plan - Consultant Recommendation

Presenter: Michael D'Onofrio, Director of Community Development

Agenda Date: 06/16/2015

Consent: YES NO

- | | |
|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | Bid Authorization/Award |
| <input checked="" type="checkbox"/> | Policy Direction |
| <input type="checkbox"/> | Informational Only |

Item History:

September 9, 2014 Village Council meeting, pp. 172 - 231
November 11, 2014 Village Council meeting, pp. 18 - 34
December 9, 2014 Village Council meeting, pp. 2 - 18
February 3, 2015 Village Council meeting, pp. 270 - 289

Executive Summary:

Earlier this year, Council directed Staff to proceed with a Request for Proposals (RFP) for downtown master planning services. During May and June, 2015, a team including Village Staff and Trustees conducted a thorough evaluation and interview process, including two full rounds of interviews and multiple meetings. As a result, the team reached consensus on a recommended consultant team.

The Village team recommends Teska Associates, including Goodman Williams Group and Sam Schwartz Engineering, to craft Winnetka's Downtown Master Plan. Throughout the process, Teska exhibited an understanding of Winnetka, including our strengths and challenges, presented a thoughtful plan to communications and public engagement, and showed their capacity to perform the required data analysis and strategy development. The team feels Teska's approach fits best with the Village's needs and the community's desires. Teska also has a strong portfolio of relevant project experience in the North Shore, Chicago area, and greater region.

Recommendation:

- 1) Provide policy direction on whether to proceed with the RFP process by engaging Teska Associates for the development of a Downtown Master Plan.
- 2) Provide policy direction on how to proceed with the creation of a supporting structure for the Downtown Master Plan, including a Steering Committee and Working Group.

Attachments:

Agenda Report
Attachment #1: Village RFP for Downtown Master Plan
Attachment #2: Teska Proposal
Attachment #3: Teska Interview Booklet and Total Engagement Toolbox
Attachment #4: Master Plan Committee Structure

AGENDA REPORT

SUBJECT: Downtown Master Plan – Consultant Recommendation

PREPARED BY: Robert Bahan, Village Manager
Michael D'Onofrio, Director of Community Development
Megan Pierce, Assistant to the Village Manager

DATE: June 9, 2015

REF: September 9, 2014 Village Council meeting, pp. 172-231
November 11, 2014 Village Council meeting, pp. 18-34
December 9, 2014 Village Council meeting, pp. 2-18
February 3, 2015 Village Council meeting, pp. 270-289

Introduction

Dating back to July 2014, at a Village Council strategic planning session, downtown master planning was identified as a short-term goal to be further discussed. Since that time, a number of steps have been taken to initiate a downtown master planning process, including: drafting and issuance of a Request for Proposals (RFP) for planning services, review and analysis of the RFP responses, selecting and interviewing planning consultants and with this report, recommending to the Council the preferred consultant team to engage for Winnetka's Downtown Master Plan.

Request for Proposals

Based on the 2012 recommendation of the Plan Commission, who biannually reviews the Winnetka 2020 Comprehensive Plan, in 2013, the Village engaged the Urban Land Institute (ULI) to conduct a two-part Technical Assistance Panel (TAP) process. One of the many resulting recommendations of the TAP was affirmation of the Plan Commission's recommendation to further develop long-term plans with a formal Downtown Master Plan. The Council discussed this recommendation in its strategic planning sessions and concurred a Master Plan was a critical component in the Village's goal to revitalize its three commercial districts and strategize to ensure their long-term vitality and success. In fall 2014, staff prepared a RFP for downtown master planning services, which was reviewed by the Council on three separate occasions – November 11, 2014, December 9, 2014 and February 3, 2015. At the February 3 meeting, the Council approved the RFP and directed staff to issue it.

The RFP (see *Attachment #1*) was issued on February 17, 2015—casting a wide net to inform firms who had done similar types of plans aware of the Village's planning opportunity. Therefore, the RFP was advertised in two nationally based planning-related web sites – American Planning Association and International Downtown Association. Staff also sent RFPs

individually to nine planning consulting firms which had demonstrated experience in the region, and nationally, in conducting downtown master plans. Next, the RFP was posted on the Village's website, where it was downloaded by approximately 40 firms. Finally, the RFP was noticed in the February 26, 2015 edition of the Winnetka Talk.

By the March 11, 2015 deadline, seven planning consulting firms responded to the RFP, as follows:

1. Farr Associates, Chicago, IL
2. Houseal Lavigne Associates, Chicago, IL
3. Fwd / A+U, New York, NY
4. Lakota, Chicago, IL
5. Teska Associates, Evanston, IL
6. Ratio Architects, Chicago, IL
7. Design Workshop, Chicago, IL

Evaluation Process

During the RFP process, Village staff formed a team, including the Village Manager, Assistant to the Village Manager, Community Development Director, Assistant Community Development Director and Charmaine Later, an independent planning consultant retained by the Village for assistance, to evaluate all proposals received. Staff employed a matrix, directly linked to the selection criteria and scope of work from the RFP, to review and score proposals. The criteria were weighted based on the significance of the factor in a consultant's ability to perform the requested work, as described below:

- Criteria 1, Compliance (0%) – (No weight assigned, for Village Purchasing Agent to determine if response met submission requirements)
- Criteria 2, Experience in Relevant Projects (30%)
- Criteria 3, Ability to Provide Solutions (30%)
- Criteria 4, Approach (20%)
- Criteria 5, Past Record (10%)
- Criteria 6, Maintain Timeframe (5%)
- Criteria 7, Qualifications (5%)
- Criteria 8, Cost (0%) – (Determine if the pricing of proposal is in line with budget)

Overall, the combined team rankings resulted in scores ranging from 66 to 89. Following further discussion and analysis, the team decided to interview the top four firms, including:

1. Houseal Lavigne Associates
2. Lakota
3. Teska Associates
4. Design Workshop

Consultant Interviews

At this stage, selection required broader input, so the Village's team was expanded to include two Village Trustees: Bill Krucks and Scott Myers. Both Trustees Krucks and Myers have previously served on the Village's Plan Commission and Zoning Board of Appeals, and therefore, had background and insight to offer to this particular consultant selection. As part of the interview process, each firm was asked to attend with representatives from the other firms they identified as part of their proposed team, such as market analysis, engineering and parking/transportation sub consultants.

On May 14 and 15, 2015, interviews were conducted with each of the four firms. Each interview took approximately one and a half hours, with firms making presentations that covered their scope of work and vision for Winnetka's plan. At the conclusion of the first round of interviews, the panel agreed to bring back three of the consulting firms for a second interview: Houseal Lavigne, Lakota and Teska.

Although the interview panel was confident that any one of the three remaining consultants had the professional experience and capacity to perform the work the Village desired, the team felt strongly about determining the firm that would be the best fit for Winnetka. Therefore, in the second round of interviews, the team focused on the community engagement and the market analysis portions of the proposals. These interviews took place on May 28 and only included the principals of the planning firms.

Winnetka's RFP included a unique component: it requested that each responding proposal offer the Village three sub-consultants as options to perform the required market analysis. Given the strategic importance of the Village-owned Post Office property and need for clear data on our commercial and multi-family residential markets, the team wanted choice in selecting the best planning and best market analysis firms to work cooperatively. Market analysis requires keen understanding of data and trends, but also the ability to synthesize that information with qualitative data from the community and integrate it into an actionable plan. The first two rounds of interviews presented the Village team with three different market analysis sub-consultants, but the team opted to interview a fourth firm on June 4, 2015 before making a final evaluation and recommendation on a consultant team.

Consultant Selection

A thorough and inclusive interview process resulted in a consensus from the team to recommend Teska Associates, including Goodman Williams Group and Sam Schwartz Engineering, to create Winnetka's Downtown Master Plan. In both their proposal and interview, Teska's team demonstrated knowledge of the Village's current opportunities and challenges and how to translate those into actionable strengths through a planning process. In each stage of our process, they focused on strategic areas, including market and development economics, parking and land use. Teska has an extensive resume of comparable project experience and extremely positive

references, from the North Shore, Chicago area, and broader region. The Village team also developed the most comfort with Teska's emphasis on communication and plan for engagement. Critically, Teska recognizes, and has demonstrated it in other planning processes, that public engagement is more than input, and they will deploy a toolkit to make the Village's engagement process a successful one. Please see *Attachment #3* for more detail on Teska's approach from their interview materials.

Teska Associates, located in Evanston, Illinois, is a firm with over 40 years of experience in the planning consulting field. The firm specializes in planning, development economics, community engagement, landscape architecture and site design. Teska's Project Principal, who will be overseeing the project on a day-to-day basis, will be Michael Blue. Prior to coming to Teska approximately two years ago, Mr. Blue was the Community Development Director in Highland Park, Illinois for ten years. The Principal overseeing the Plan will be Lee Brown. Mr. Brown, who has more than 30 years' experience in municipal planning, currently has several planning assignments in the vicinity, including the Village of Glencoe Village Hall and downtown enhancements as well as the Laurel Western Redevelopment project in downtown Lake Forest. For additional information on Teska's relevant project work and experience, see *Attachment #2*.

In its proposal, Teska identified six principles which will serve as its guide in preparing the Downtown Master Plan:

1. Understanding the area, the area being both Winnetka and the North Shore;
2. Understanding the community and building on what has already been done;
3. Developing plans that are implementation oriented;
4. Obtaining successful community input;
5. Improving parking, transportation and circulation; and
6. Staying on budget and schedule.

Teska will be partnering with two other consulting firms as part of its proposal. First, Goodman Williams Group was selected by the Village to conduct the market analysis. Linda Goodman, Principal, will serve as project manager for this portion of the plan. She has been involved in the market analysis field for nearly three decades and has recently done market analyses in the Villages of Glenview and Wilmette and the City of Evanston; the team feels Winnetka will benefit from her knowledge of the Chicago area, but also from her national expertise. Zach Lowe, Senior Consultant, will provide project support for Goodman Williams.

Teska will also partner with Sam Schwartz Engineering, to address a number of the tasks identified in the RFP, including infrastructure, parking, transportation and implementation strategies. Sam Schwartz Engineering is a national transportation engineering and transportation

planning firm, which has a local office in Chicago. We have received positive feedback from the firm's recent work performed in the region.

Teska's proposals call for a timeline to complete the ten tasks identified in the RFP in 12 months. Teska's proposed budget is \$147,920 and includes 1,029 hours of staff time from Teska and Sam Schwartz; Goodman Williams' hours are not individually identified, but its portion of the \$147,920 of the proposal is \$29,490. The 2015 budget allocated \$150,000 for this project and \$50,000 for the analysis of the Post Office. Since the Downtown Master Plan project now combines the Plan and Post Office components, the recommended consultant budget is well-below budgeted funds available. The Village would enter into a not-to-exceed contract for work to be performed.

Next Steps

The Village team is bringing forth its recommendation for the preferred consultant to perform Winnetka's Downtown Master Plan, before entering into final negotiations with Teksa Associates. With Council's concurrence on the recommendation, staff will engage with Teska over the next several weeks to finalize the scope of work and timeline in a formal agreement. We anticipate the agreement would be ready for Council authorization at the July 7 Regular Meeting.

Another interim step is the determination of the structure that will oversee and drive the Master Plan process. In preliminary discussions with Teska, their team has recommended a two-tier structure: a Steering Committee and a Working Group. A Steering Committee would be the:

- Key forum of discussion and deliberation;
- Key facilitator of public input; and
- Primary source of input and direction to staff and consultant on policy matters.

It is suggested the Steering Committee would have no more than nine members; it would report directly to the Village Council.

The Working Group, in contrast, would:

- Help facilitate ongoing stakeholder input into the process (broader and more voices than the Steering Committee);
- Deliberate on key issues and provide input; and
- Play an active role in events.

The Working Group would be larger in size, made up of various task forces based on issues and areas of interest, such as design character, sustainability, parking, etc. Task forces would then

have individual representatives. The Working Group would report directly to the Steering Committee.

Village Staff will play a support role, working directly with Teska and the Steering Committee, but also supporting the function of the Working Group. A visual graphic of this proposed structure is shown as *Attachment #4*.

Recommendation

- 1) Provide policy direction on whether to proceed with the RFP process by engaging Teska Associates for the development of a Downtown Master Plan.

- 2) Provide policy direction on how to proceed with the creation of a supporting structure for the Downtown Master Plan, including a Steering Committee and Working Group.

Attachments

- *Attachment #1*: Village RFP for Downtown Master Plan
- *Attachment #2*: Teska Proposal
- *Attachment #3*: Teska Interview Booklet and Total Engagement Toolbox
- *Attachment #4*: Master Plan Committee Structure

AGENDA ITEM #3

Update on One Winnetka Planned Development

(Excerpts of Plan Commission Agenda Packet)

Plan Commission Agenda Report

**Subject: Revised plans - One Winnetka Planned Development application
(Case # 15-10-PD)**

Prepared by: Michael D'Onofrio, Director of Community Development
Brian Norkus, Assistant Director of Community Development

Date: June 15, 2015

The Plan Commission first opened the public hearing on this case at its March 25, 2015 meeting, and has subsequently continued the hearing into meetings on April 8th and April 22nd. The Plan Commission received public comment at each of the three previous meetings, and at the conclusion of public comment on April 22nd, Plan Commission members provided a series of comments and concerns regarding the project based on the plans presented and public comment received.

I. PLAN COMMISSION'S APRIL 22ND REVIEW COMMENTS

Draft minutes to the April 22, 2015 meeting are attached, and provide detailed comments of individual Plan Commission members. Concerns raised by the Commission members are summarized as follows:

A. Building height, scale and style

- i. Building height is excessive and inconsistent with surrounding district;
- ii. Massing of building too large and inconsistent with surrounding district;
- iii. Architectural style is not contextual with surrounding district;

B. Project economics

- i. Concern regarding the residential market analysis, including economic viability of residential rental units versus condominium units in local market;
- ii. Concern regarding the viability of the retail economics of the project, including reliance on \$9.00 / s.f. revenue projection;
- iii. Questions regarding the project financing, and background and experience of the development team, relating to the public-private partnership element of the project;

C. Parking traffic and circulation

- i. Concern regarding the impact of the proposed Lincoln avenue parking facilities' impact on Oak Street in the vicinity of Willowwood preschool, and the intersection of Oak and Lincoln;
- ii. Concern regarding safety of interaction between commuter parking and Green Bay Trail users;
- iii. Concern about the adequacy of parking and parking exceptions requested;

D. Project management, timing and coordination

- i. Concern regarding the integration of the project into the upcoming downtown master plan process;
- ii. Concern regarding the ability of the project to proceed in the event the Village elects not to participate in funding of public parking component of the project;
- iii. Expressed a need for independent project manager working on behalf of Village with regard to the proposed public component of the project and the cost of such services.

II. DESCRIPTION OF APPLICANT'S PLAN REVISIONS

The April 22nd meeting concluded with the applicant requesting a continuation of the public hearing in order to provide time to modify plans to address concerns raised by the Commission and the public. Revised plans have since been submitted by the applicant, with revised building plans having a revision date of 5.27.15. Revised documents received from the applicant include the following;

- A. *Applicant's description of plan modifications (pp. 11-13)*
- B. *Revised Building Plans and Elevations (pp. 14-36)*
- C. *Revised Schedule and Logistics Plan (pp. 37-40)*
- D. *Response to Objections of Conney's Pharmacy (pp. 41-45)*
- E. *Response to Village Engineer's questions regarding traffic & parking study (pp. 46-53)*
- F. *Traffic Study Addendum (pp. 54-55)*
- G. *One Winnetka Development Team overview (pp. 56-61)*
- H. *Revised Tax Impact Analysis (pp. 62-67)*

Revisions to the plans are summarized as follows;

1. Reduced building height from 7 stories to 5 ½ stories - *Initial* plans called for a 7-story (83') building along Lincoln Avenue, and a 6-story (68') structure at the easternmost portion of the site. Lying between these two elements was a 2-story building fronting on Elm Street.

Revised plans depict a reduction in height on both the east and west ends of the site. A major portion of the **west** building has been reduced *twenty-four* feet in height, from 7 stories (83'), to 5 stories (59'). A penthouse level centered on the Lincoln Avenue elevation rises to 6 stories (70'). A tower element at the corner of Elm St. and Lincoln Ave. also observes a height of 70'.

The **east** building has been reduced *nine* feet in height, from 6 stories (68'), to 5 stories (59'). In addition, the east building has been detailed as a series of narrower buildings facing Elm Street, allowing the east building to be stepped down from 5 stories to 4 and 3 stories at the easternmost portion of the site (illustrated on page 31).

Plans still require consideration of an exception from the zoning standard of 4 stories and 45'.

2. Modified architectural style (Elm Street elevation) - Several modifications have been made to address architectural style and building massing along Elm Street. *Initial* building elevations along Elm Street depicted the development as consisting of three primary building elements - two larger residential "towers" on the east and west end of the site, flanking a two-story central building. The second story of the central building element was previously rendered in the same Beaux Arts style as the flanking towers, and included an open colonnade at the second floor level.

Revised plans (page 31) incorporate several changes; the previously proposed **east** building's single "tower" design has been modified, rendered to appear as two distinct buildings with differing architectural styles and variation in roof form and height.

The development's **central** building has similarly been broken down into a series of individual building bays, with varying materials, multiple architectural styles, and changes in roof form and massing. In addition, the central building has been *increased* in height from two, to three

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stories – the upper floors are now proposed to be developed as residential “townhouse” units (above ground floor commercial space). The previously proposed second floor colonnade has been eliminated in favor of more traditional building elements including dormers, gables, balconies and bay/oriel windows.

3. Reduction in residential units - The previously proposed 120 units have been reduced to a total of 71 units (41 % reduction).
4. Increase in development’s residential parking ratio - Initial plans called for the then-proposed 120 residential dwelling units to be served by 159 parking spaces, (zoning requirement of 174 parking spaces), thus requiring a zoning *exception* to be considered by the Commission.

Revised plans bring residential parking requirements into conformity, with the proposed 71 dwelling units to be served by 116 residential parking spaces (exceeding the zoning requirement of 109 parking spaces).

Revised plans no longer require an exception from residential parking requirements.

5. Reduction in commercial space – The previously proposed commercial area of 46,440 square feet has been reduced to 40,250 square feet. The reduction in commercial area square footage is due to a reduction in second floor commercial space.
6. Commercial parking relocated – *Initial* plans required the development to include 92 parking spaces serving commercial tenants, based on the size of commercial areas. At the same time, initial plans called for construction of 45 private parking spaces *beneath the commercial development*, which required consideration of an *exception* from commercial parking requirements for the shortage of 47 spaces.

Revised submittals estimate that 20% of the building’s 40,250 gross square feet of commercial space will be dedicated to non-productive space such as common areas, mechanical rooms, storage and the like. The Village zoning ordinance provides for the exclusion of such areas when calculating parking requirements, with the resulting net usable commercial floor area estimated by the applicant at 32,000 square feet, **requiring provision of 64 commercial parking spaces.**

The applicant has proposed in revised plans that 11 commercial parking spaces be provided on the development site (6 below grade, 5 at grade on the motor court). In a departure from previous plans, **the applicant proposes to provide the additional 53 commercial parking spaces on the Village’s east parking lot.** The existing 63-space lot (**Figure 1** on following page) would be increased by 53 spaces by constructing an additional level below grade.

The Village zoning code allows for the construction of required parking “off-site”, provided that it is located within 300 feet of the use it is intended to serve, and subject to other protections including recorded, long term easement agreements. The applicant has explained in written materials that **costs associated with the construction of the addition of 53 public parking spaces on Village land would be borne by the developer.**

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FIGURE 1 - EAST ELM VILLAGE LOT

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IV. STAFF ZONING REVIEW & IDENTIFICATION OF EXCEPTIONS

Revised materials submitted by the Applicant have been reviewed by staff, with a summary of the project's level of compliance with underlying zoning is contained within **Table 1** below. Areas exceeding the underlying standards are highlighted, and as such require consideration by the Plan Commission as *exceptions*.

<i>(Column 1)</i>	<i>(Column 2)</i> <i>Zoning requirement</i>	<i>(Column 3)</i> <i>"One Winnetka" Planned Development application</i>
1. Maximum Building height	4 stories, 45'-0"	5 ½ stories, 70'-0" EXCEPTION REQUIRED
2. Required upper story step back	Stories at 4 th floor and higher must be stepped back 10 feet	No step back provided EXCEPTION REQUIRED
3. Maximum # of dwelling units (units per acre)	N/A	71 units proposed COMPLIES
4. Intensity of use of lot	N/A	100% impermeable COMPLIES
5. Front Yard setback	0' required	0' proposed - COMPLIES
6. Side yard setback (from south property line)	0' required	24' proposed -COMPLIES
7. Rear yard setback	10'	0' from east property line EXCEPTION REQUIRED
8. Residential parking requirement	109 spaces required <i>(1-1/4, 1-1/2, or 2 spaces per dwelling)</i>	116 residential parking spaces proposed COMPLIES
9. Commercial parking requirement	64 commercial parking spaces required <i>(2 spaces per 1,000 sq. ft. for all tenant spaces over 2,500 sq.ft.)</i>	11 spaces proposed on site, 53 spaces proposed to be added to Village's Elm Street lot COMPLIES

TABLE 1

NOTE: Previously submitted plans required exceptions for both commercial and residential parking standards; revised plans no longer require parking exceptions.

Design Revisions

The One Winnetka design revisions dated May 27, 2015 respond to the comments by the Plan Commission and public as follows:

- 1) Excessive building height – the height of the west building was reduced from 7 floors to 5 floors with 4,450sf of 6th floor penthouse area; the east building was reduced from 6 to 5 floors with a 12ft. setback on the 4th floor and a 12ft. set back on the 5th floor. The maximum height was reduced from 83ft. to 59ft. at the fifth floor roof and 70ft. at the penthouse roof.
- 2) A north townhouse elevation of 3 floors on Elm Street is now included.
- 3) Architectural style not in keeping with surrounding buildings – several additional classic styles of architecture are introduced at the Elm Street elevation to reflect the architectural styles across Elm Street and throughout the commercial districts. These classic styles represent the most predominant styles throughout the village.
- 4) Excessive number of units – the unit count was reduced from 120 to 71.
- 5) Unit size too small – the average unit size increased from 1,000sf to 1,425sf. Market studies support the larger size.
- 6) Excessive commercial/retail area – the commercial/retail area was reduced from 46,440 to 40,250sf. Market studies support the retail configuration.
- 7) Request for more information on how the train is accessed from the commuter parking lot at grade and pedestrian crossing at the bike path – the relationship of the train platform and bike path to the commuter garage is depicted on the West-East Site Section and the Aerial Perspective Looking East.
- 8) Concern about the safety of underground parking – both levels of the commuter parking garage are open to the air at the west wall; Level 1 of the east Village parking facility will allow it to be open to the air at the north and east walls. Many other security features including valet are available.
- 9) Inadequate resident parking – the revised residential parking count of 116 spaces meets the zoning ordinance for the revised plan of 71 units; the reduced number of required spaces allowed the second lower level to be deleted.
- 10) Request for perspective of the building from pedestrians and neighboring residences – Aerial Perspective Looking North from 711 Oak building is added to the drawing set.
- 11) Unrealistic depiction of height in relationship to 711 Oak building – the new Aerial Perspective Looking East rendering includes 711 Oak. It is a water color rendering.

- 12) Parking count revisions - 141 commuter parking spaces provided instead of 144, 108 more spaces than existing; 215 retail parking spaces provided instead of 185, 46 more public retail spaces than existing (53 required for One Winnetka retail); 6 retail employee parking spaces provided instead of 45, 6 more retail employee spaces than existing.

Financial Revisions

The following is to serve as an update to the proposed cost sharing that was originally presented in the memo dated February 20, 2015

We have simplified this as much as possible, and in doing so we feel it is clearer that the Developer is not asking for any subsidy from the Village of Winnetka. As we made clear in our presentation before the council, the Village contribution is for parking that is desperately needed in the community, and would be a Village asset.

The following is a quick summary of the parking on the site as it is proposed.

Garage under the building – 122 Parking Spaces

- 116 residential – meets village code requirement
- 6 retail – These will be for employees and store owners as they will be comingled with the residential

Port Cochère

- 5 retail parking spaces

East parking lot - 116 spaces

- 63 to replace at par the 63 spaces that are currently on the lot
- 53 retail spaces

Based on a commercial area of 40,250sf and an estimated unusable area of 20%, the net commercial area is approximately 32,000sf. At two parking spaces per 1,000sf, the required number of commercial parking spaces is 64. One Winnetka required parking will be met with the **new** outlined above $6+5+53=64$ total retail spaces.

Our current design suggests a 194 space commuter / retail parking lot. It is the creation of this parking lot that is desperately needed by the Village, and the Village contribution will go towards this parking lot exclusively. We project this lot will cost between \$6.5 and \$7.0 million.

We envision 4 options related to this parking lot:

OPTION 1

Do not build the 194 space commuter / retail garage – The Village will deed the land at 7,767 SF at grade to the project. This land is represented by the orange and yellow stripes and labeled as “One Winnetka Building Footprint” in Exhibit “A” below. The Village will not make a monetary contribution to the project. In exchange for the deeding the development the land

necessary for our building, the Developer will redo Lincoln with an approved streetscape and replace all the existing parking spots currently on Lincoln ave. The Village will be missing out on a once in a lifetime opportunity to provide the infrastructure necessary to improve the Village and solve for the undeniable parking shortage that is strangling the life and vibrancy from our local retailers.

OPTION 2

The Village deeds the Developer the necessary land above and below Lincoln and the Developer builds the 194 space commuter / retail garage. The Village will not make a monetary contribution to the project. The Developer owns and controls the garage and it is operated to generate a profit.

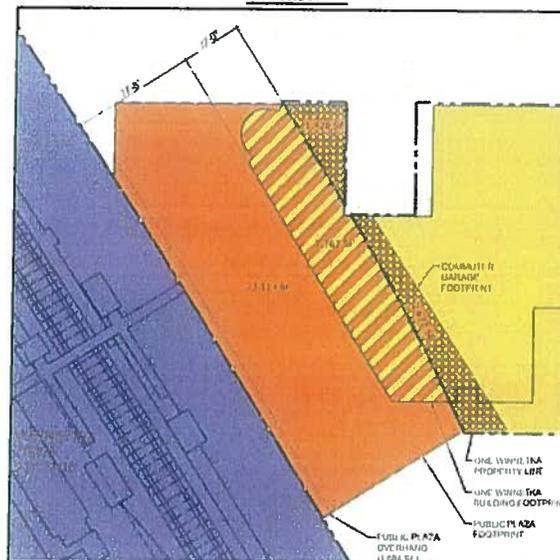
OPTION 3

Build the 194 space commuter / retail garage. The Village will bear the cost to build the garage estimated at \$6.5 million - \$7.0 million (the Developer would charge a developer fee as it is part of the cost). The Village owns, operates and manages the garage.

OPTION 4

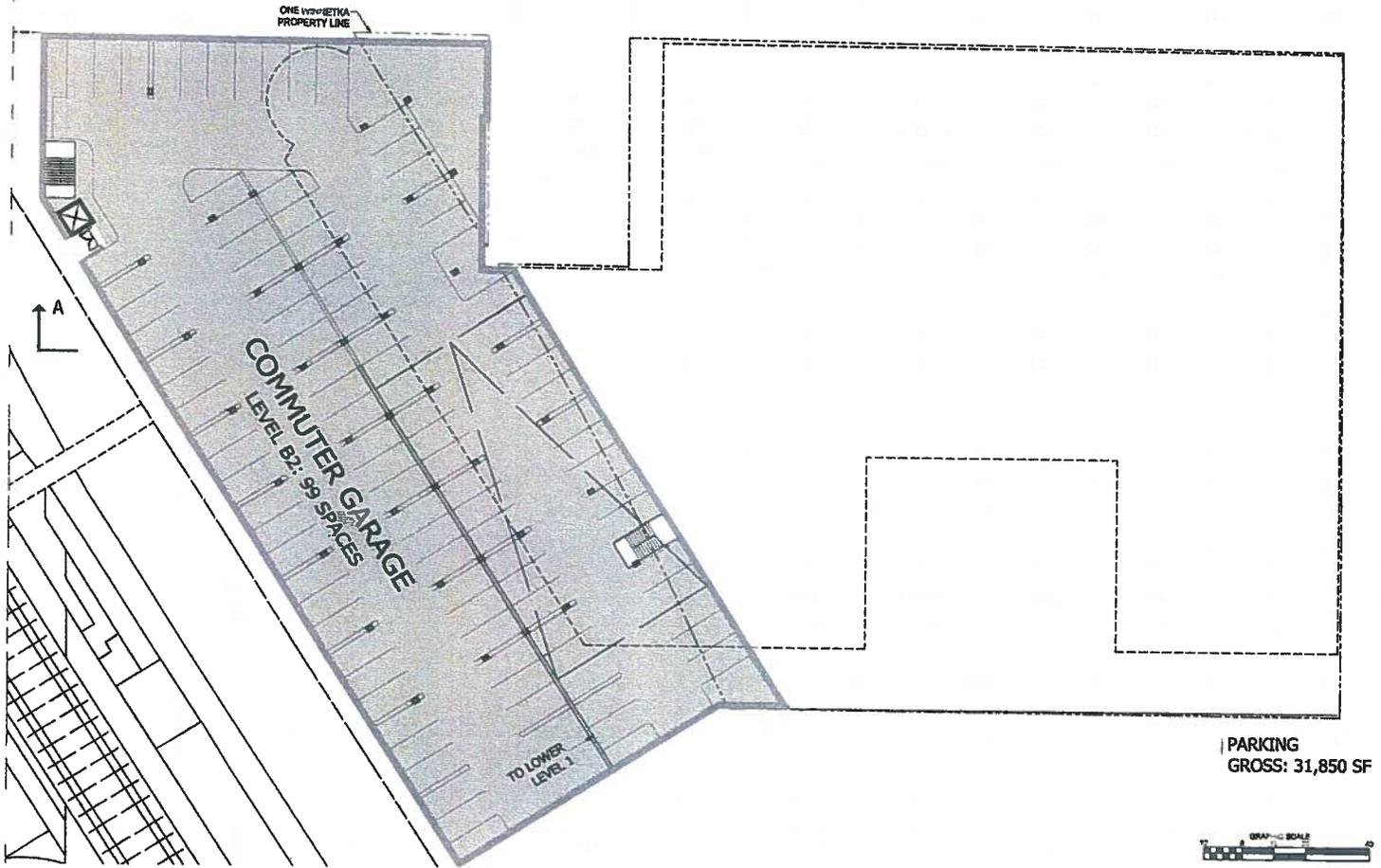
Build the 194 space commuter / retail garage. The Village will bear the cost to build the garage estimated at \$6.5 million - \$7.0 million (the Developer would charge a developer fee as it is part of the cost) same as in option 3, however the Village will pay the Developer over time. The Village will be required to pay the Developer for the garage from the incremental increase in Village revenues; this includes sales taxes, real estate taxes and permit fees. The annual payment will have a floor of \$300,000 but will be based on a to-be-agreed-to formula that can be derived from the incremental increase in overall tax revenue the Village enjoys from the project's completion.

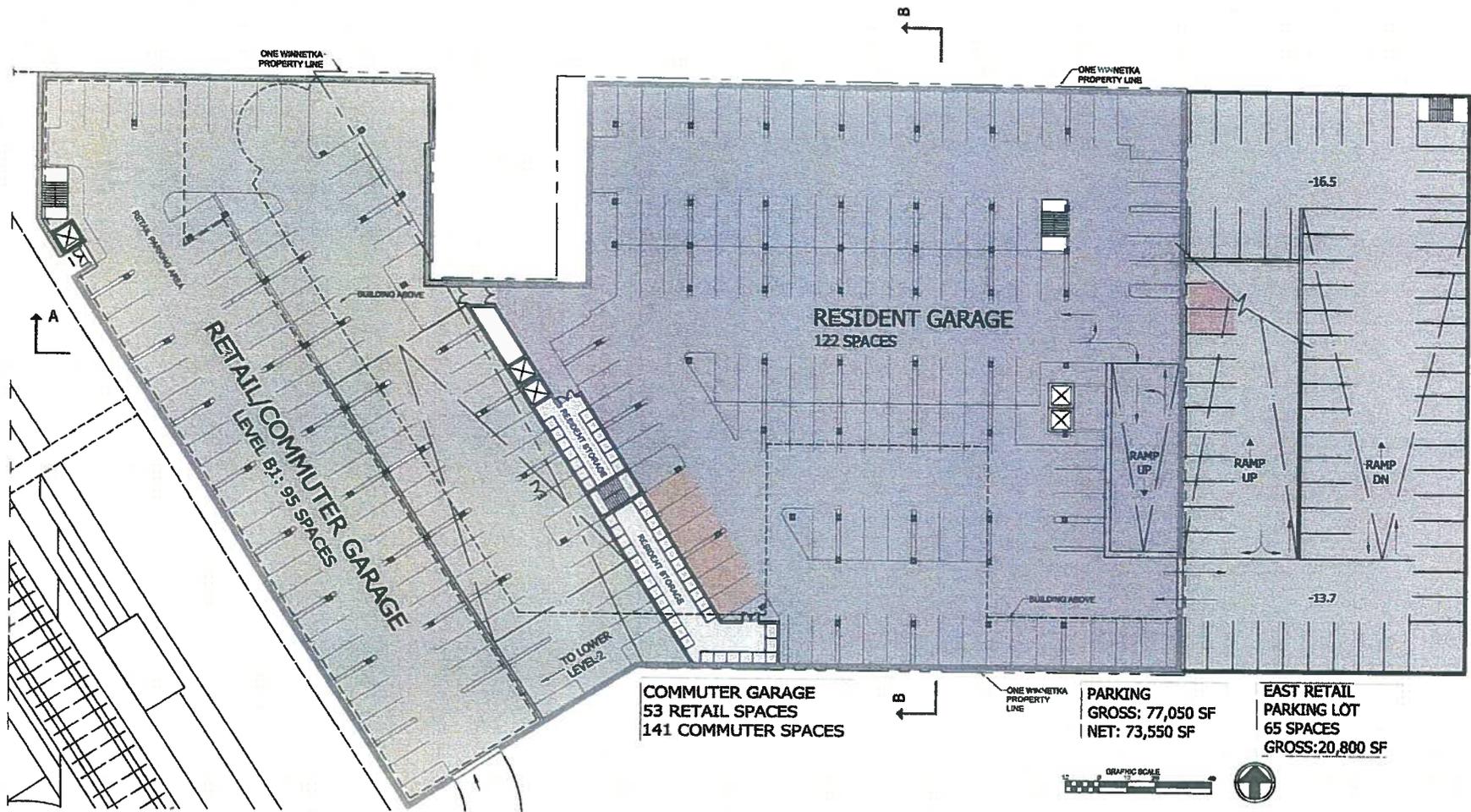
Exhibit A





Concept Presentation 05.27.2015

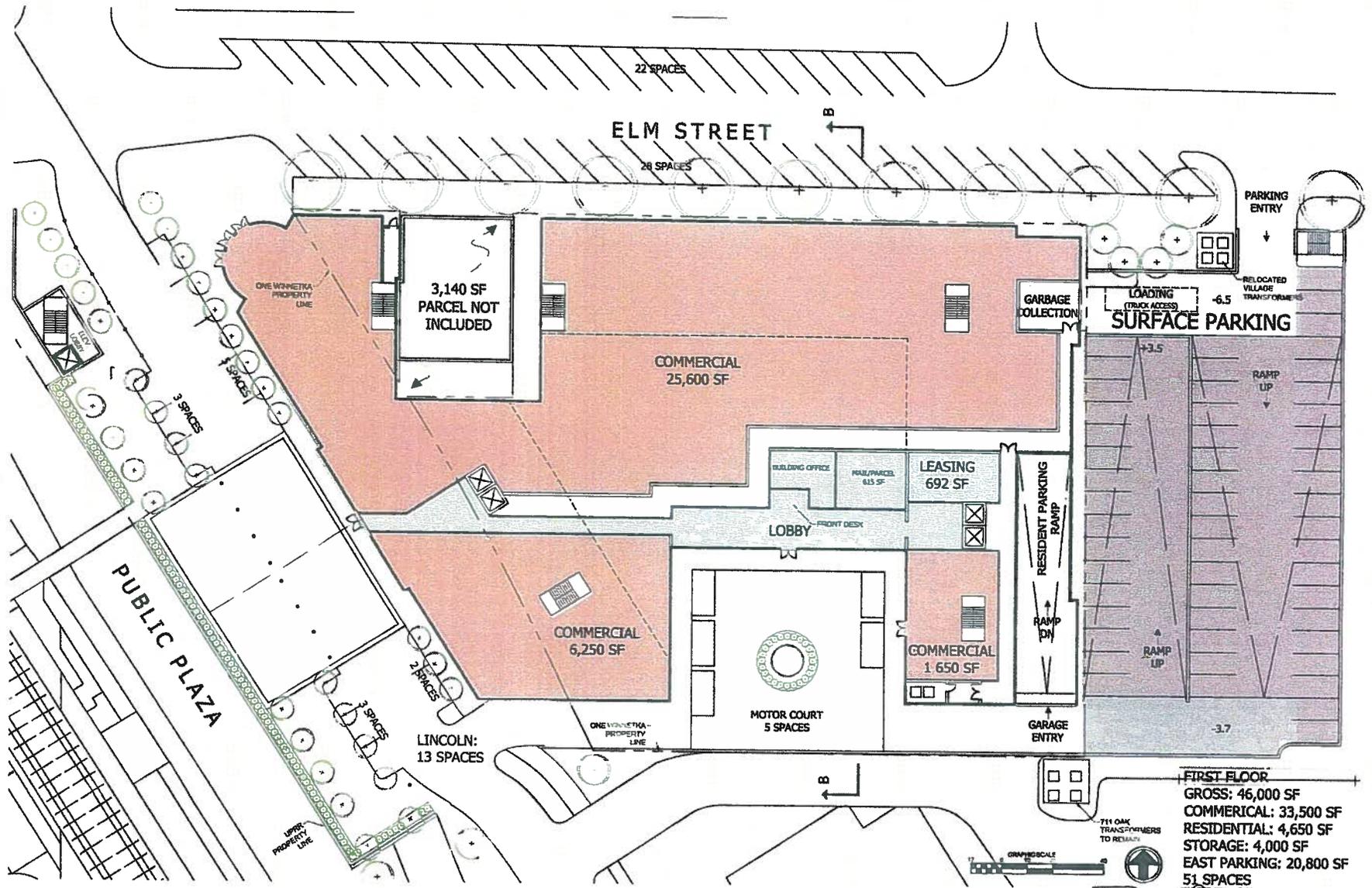




Level B1

LUCIEN LAGRANGE STUDIO



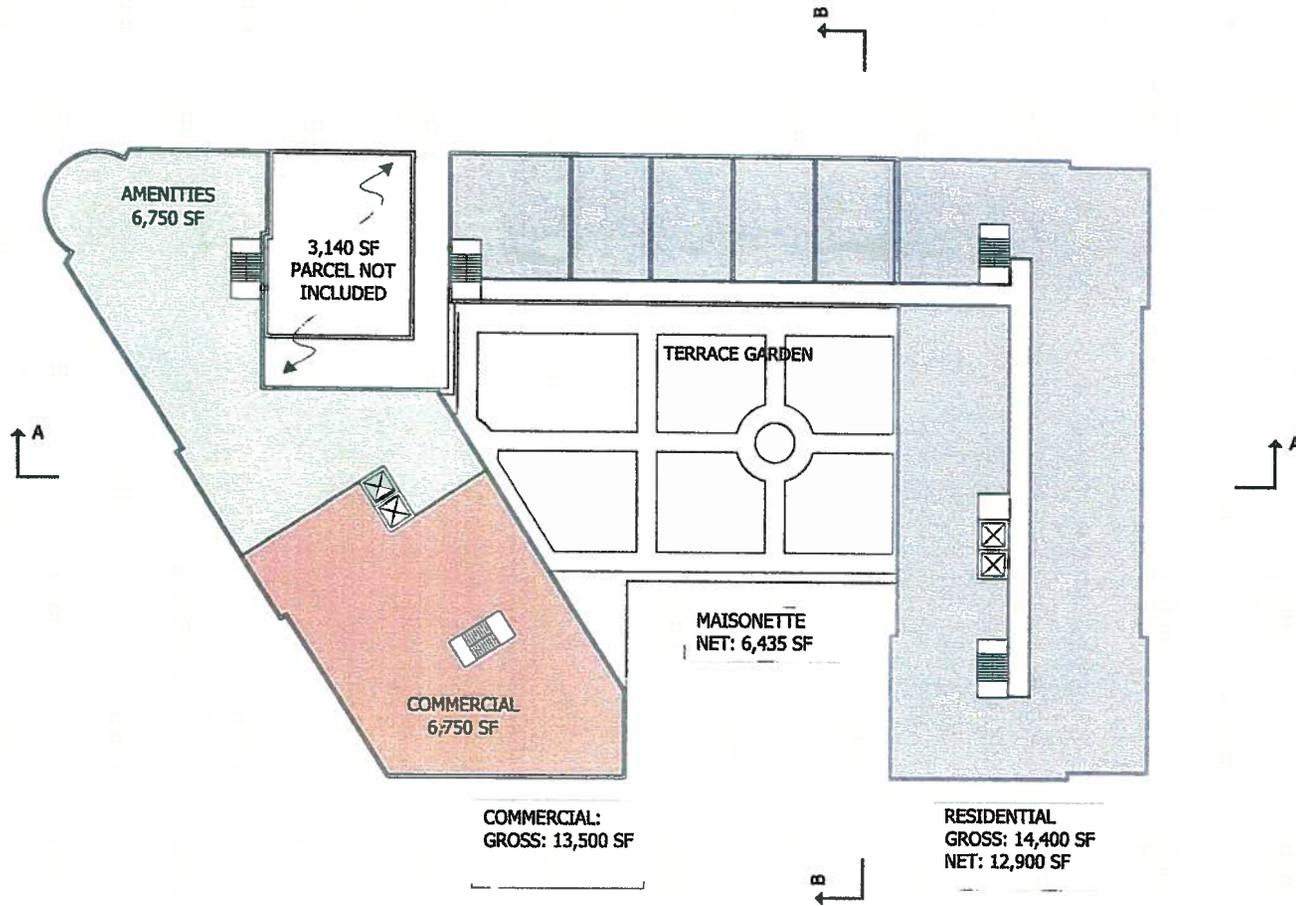


FIRST FLOOR
GROSS: 46,000 SF
COMMERCIAL: 33,500 SF
RESIDENTIAL: 4,650 SF
STORAGE: 4,000 SF
EAST PARKING: 20,800 SF
51 SPACES



Level 1

LUCIEN LAGRANGE STUDIO



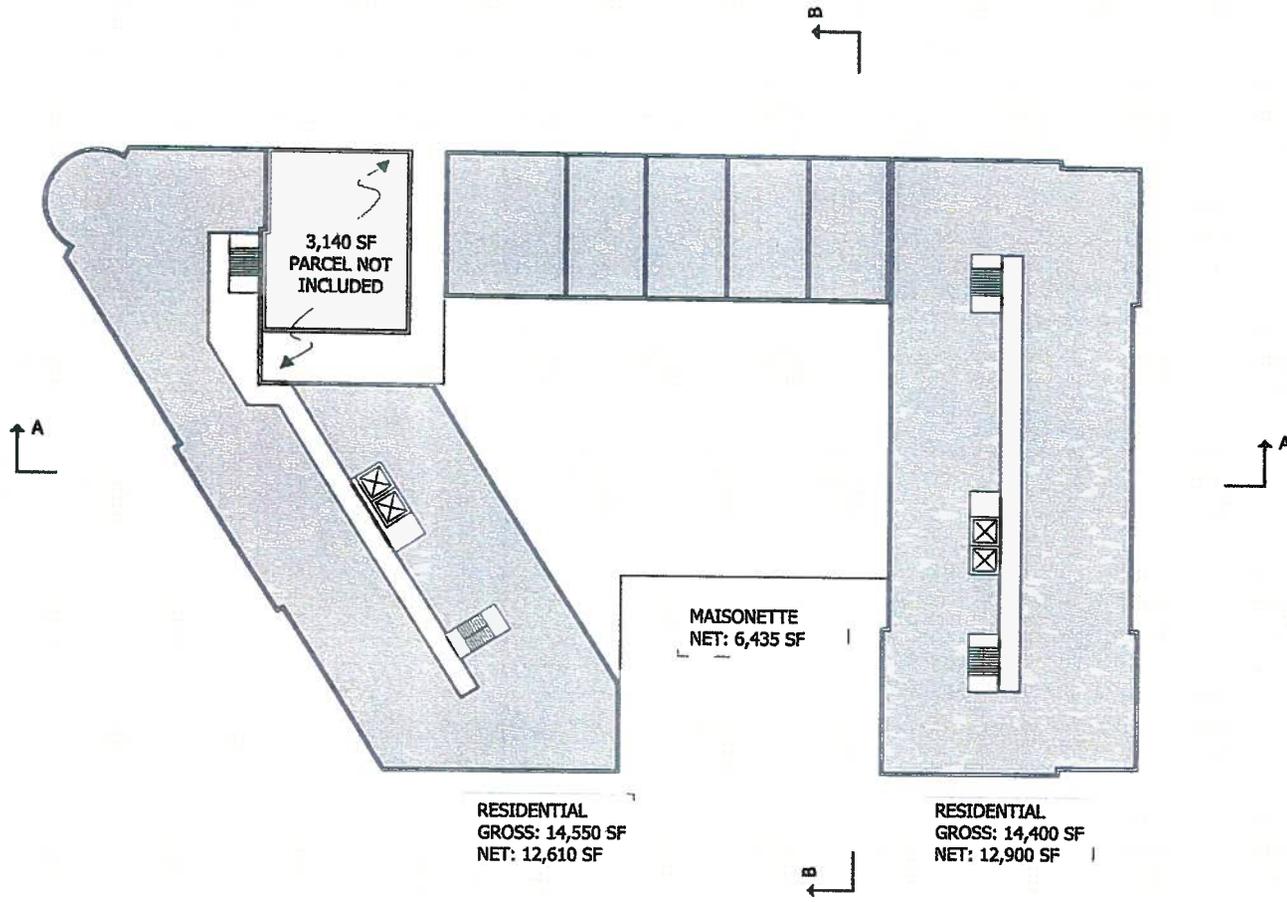
COMMERCIAL:
GROSS: 13,500 SF

RESIDENTIAL
GROSS: 14,400 SF
NET: 12,900 SF

Level 2

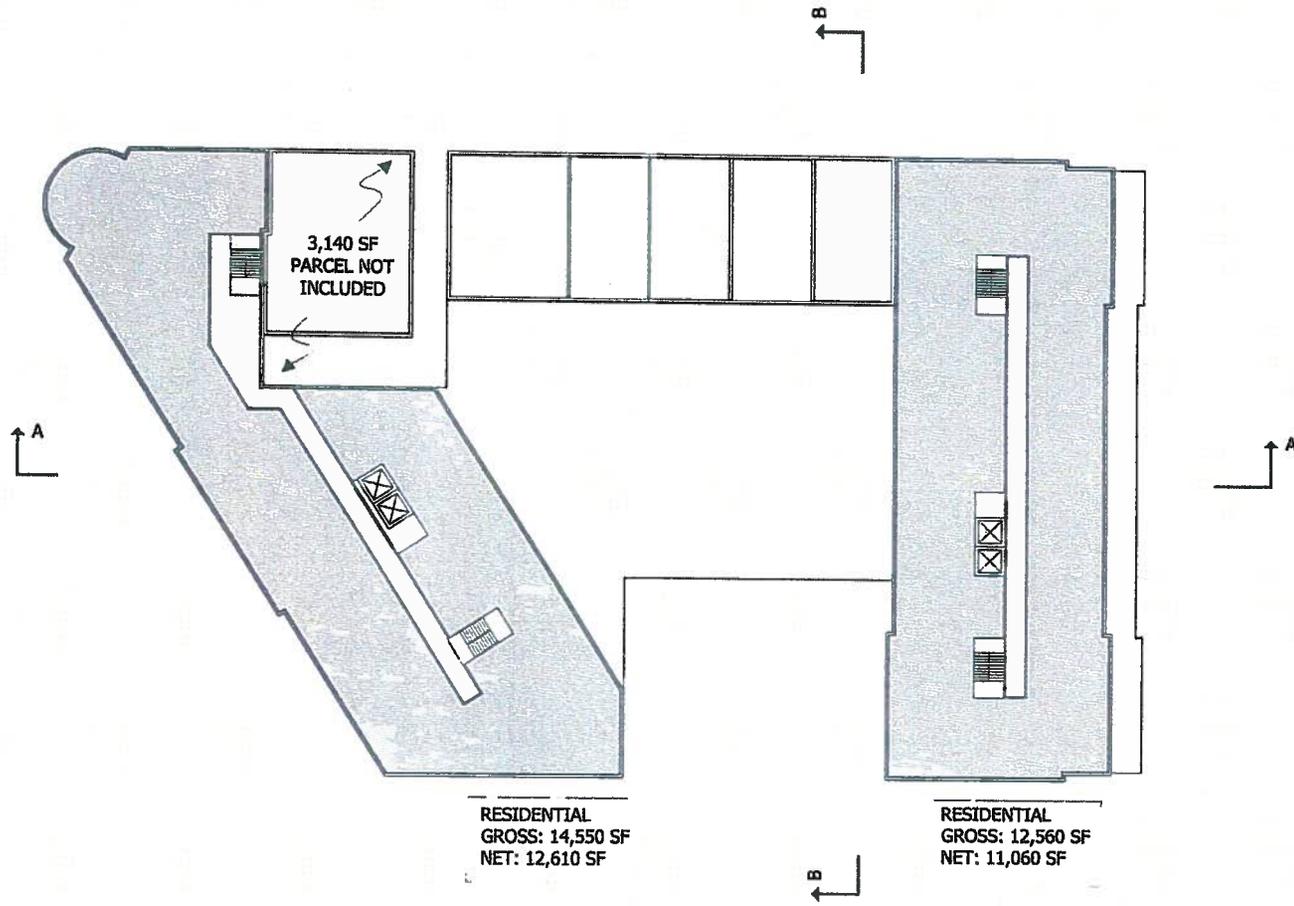
LUCIEN LAGRANGE STUDIO





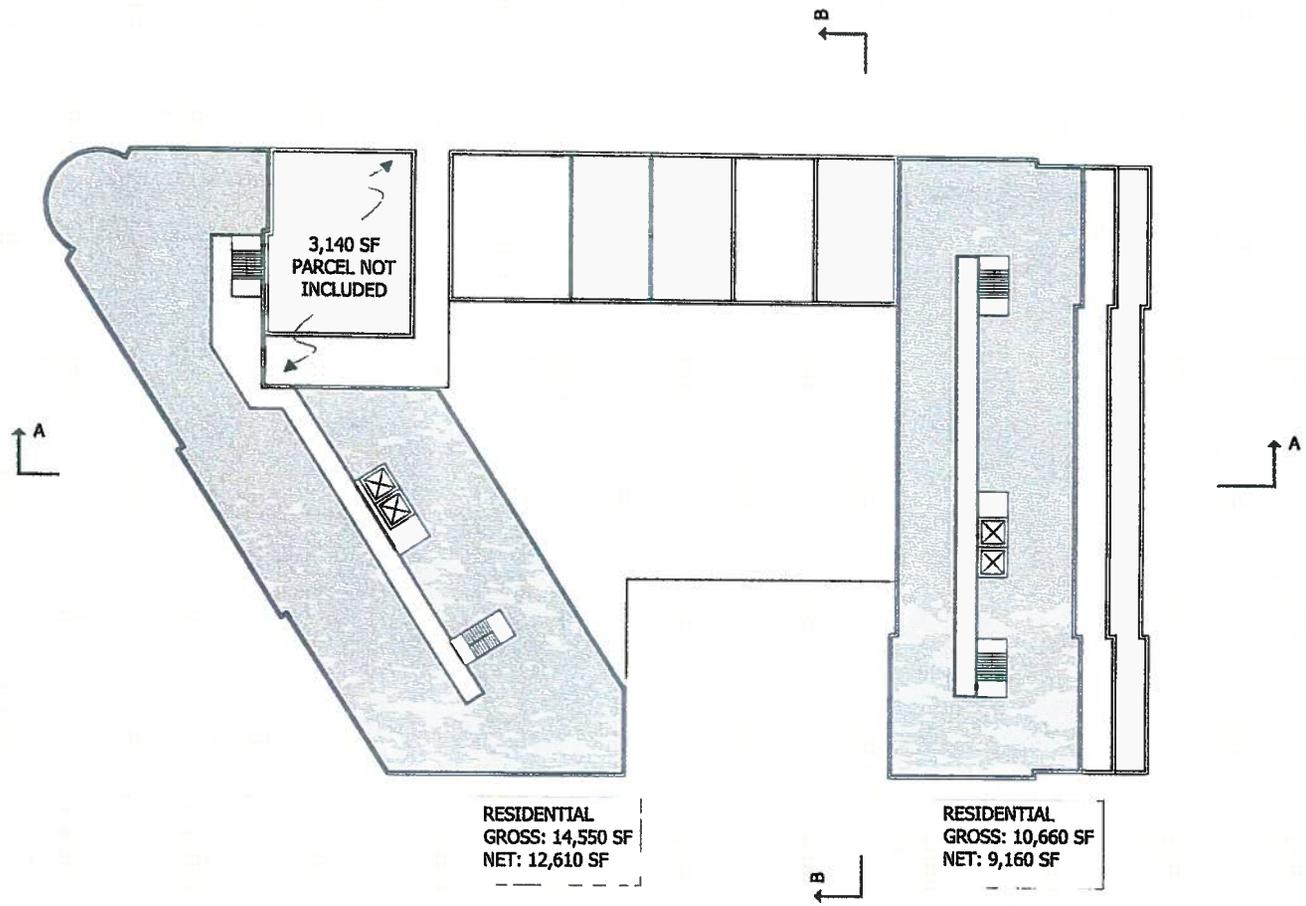
Level 3

LUCIEN LAGRANGE STUDIO



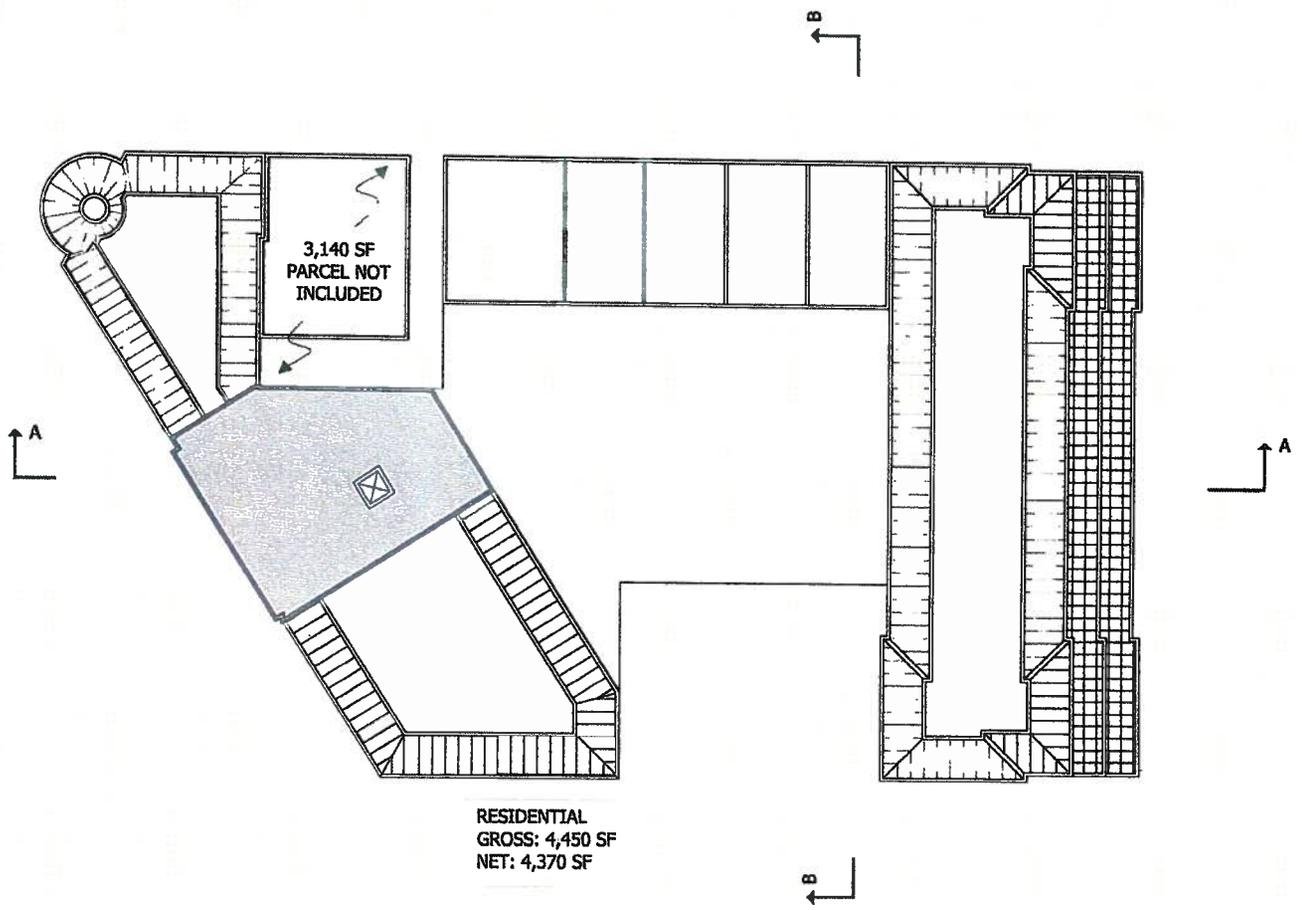
Level 4

LUCIEN LAGRANGE STUDIO



Level 5

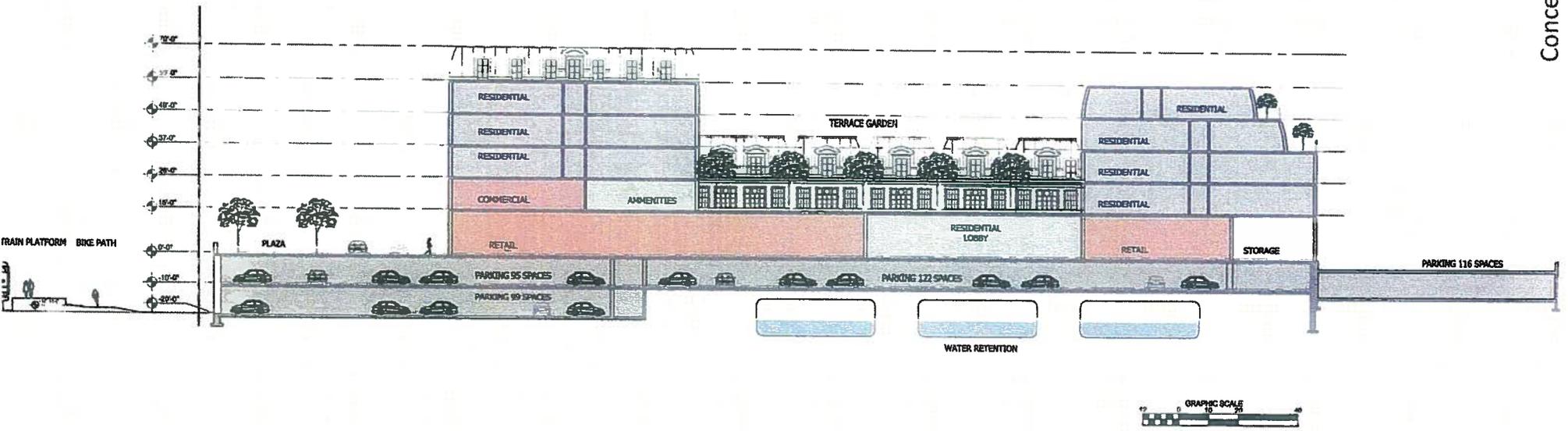
LUCIEN LAGRANGE STUDIO



Level 6

LUCIEN LAGRANGE STUDIO

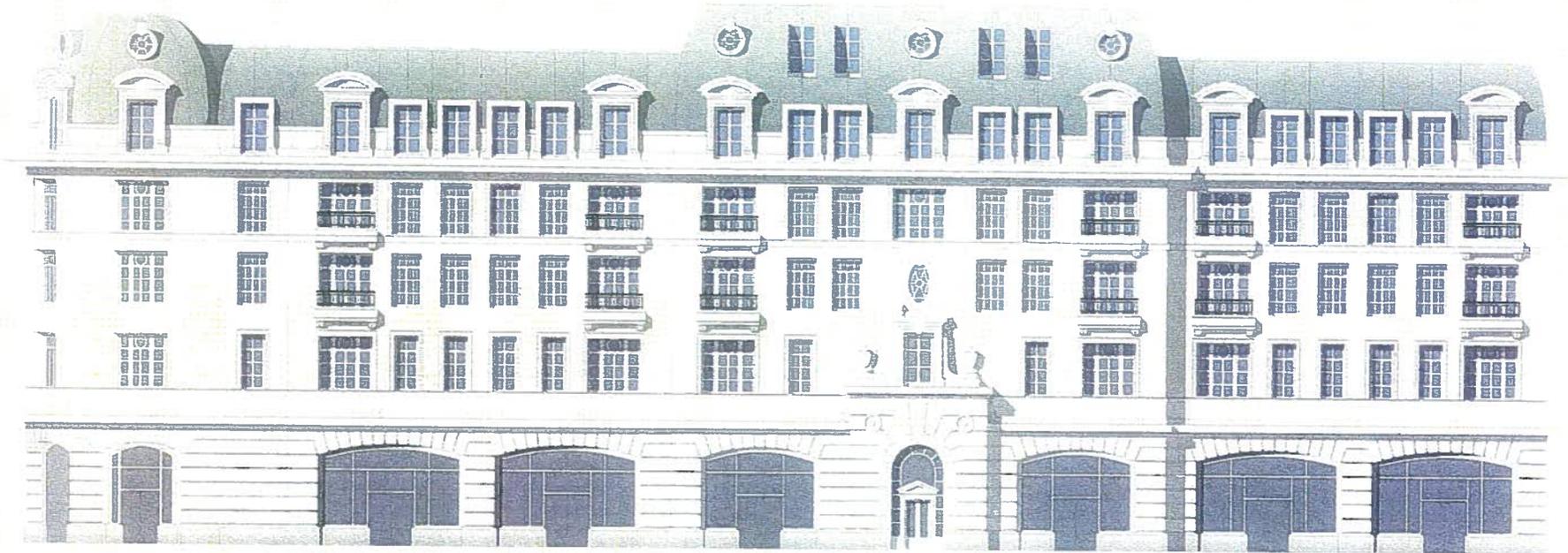




West East Site Section

LUCIEN LAGRANGE STUDIO





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ONE
VINNETKA

STONESTREET

Lincoln Street Elevation

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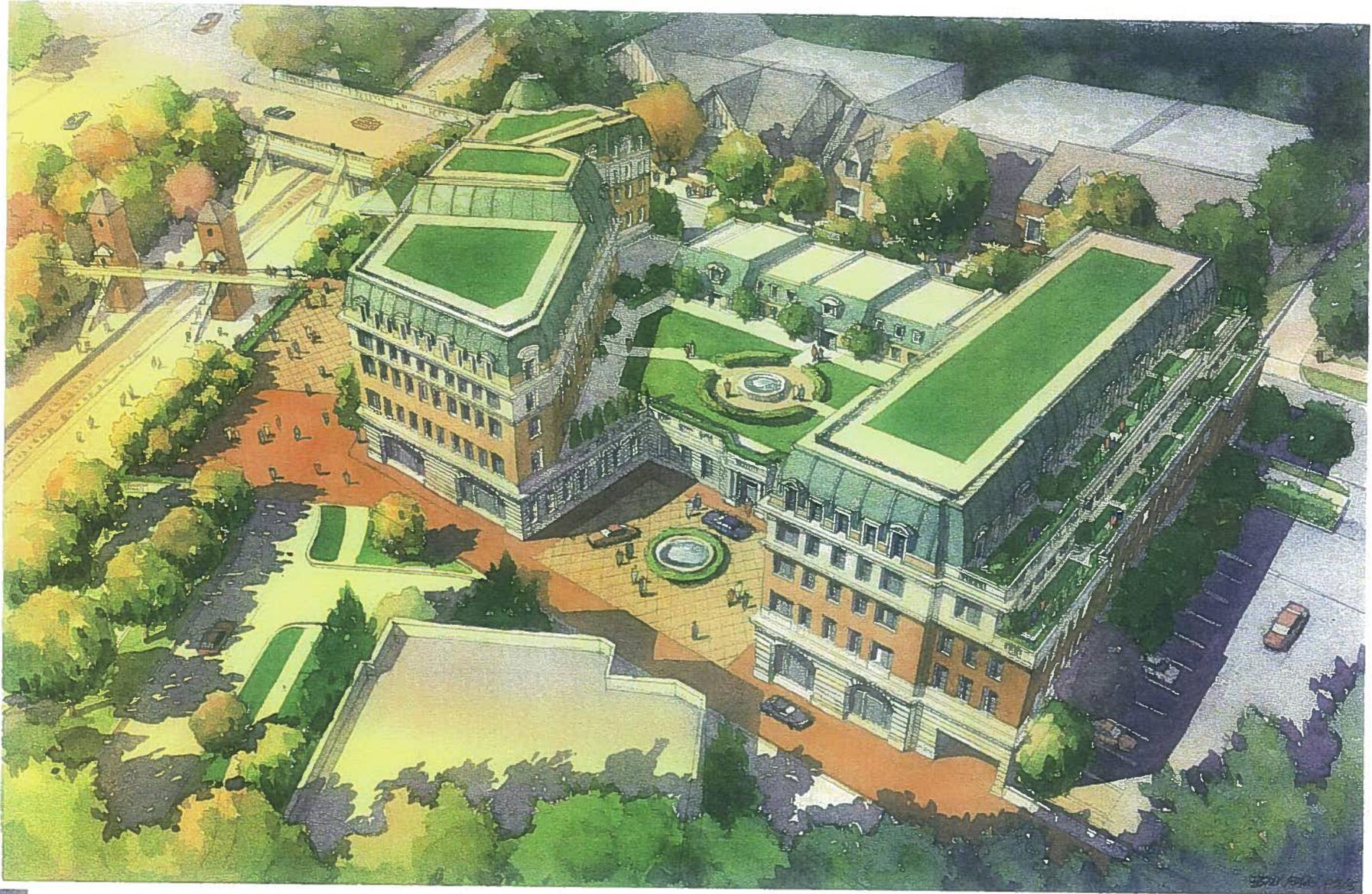
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ONE
VINNETKA

STONE STREET

Aerial Perspective Looking East

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