

**Winnetka Village Council**  
**STUDY SESSION**  
**Village Hall**  
510 Green Bay Road  
Tuesday, September 8, 2015  
7:00 PM

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**AGENDA**

- 1) Call to Order
- 2) Board and Commission Annual Update
  - a) Business Community Development Commission .....2
  - b) Design Review Board .....3
  - c) Landmark Preservation Commission.....4
  - d) Plan Commission .....5
  - e) Zoning Board of Appeals.....6
  - f) Environmental & Forestry Commission .....9
- 3) Public Comment
- 4) Executive Session
- 5) Adjournment

## 2015 Annual Board and Commission Update



**Board:** Business Community Development Commission (BCDC)

**Presenter:** Jon Talty, BCDC Chair

**Date:** 08/31/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

BCDC involvement in consideration of the One Winnetka Planned Development.

BCDC involvement with Economic Development Coordinator, to assist in increasing activity economic development activities.

The BCDC role in development and implementation of the Downtown Master Plan.

Continued communication between the BCDC, Village and the business community in the promotion of the "Winnetka Brand" on the North Shore.

### **Top 3 - 5 Projects:**

Participation in, and stewardship of, the Downtown Master Planning process. This includes both the BCDC and as members of Steering Committee. Understanding the role of both groups and making sure the planning efforts are directed and effective.

BCDC as a sounding board to the One Winnetka Planned Development process. Understanding the position of the business community and their perspective on the pro's and con's of this development opportunity, and communicating this back to the Council and other advisory boards/commissions.

On September 15, 2015, at a community business gathering at the Community House, we will invite the business community to the October BCDC meeting to listen and discuss the state of the current local marketplace.

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

Continue to promote and implement BCDC (and ULI) recommendations related to parking, building height and zoning overlay districts.

Reinforce the BCDC as a stakeholder in the Downtown Master Plan process.

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

None.

## 2015 Annual Board and Commission Update



**Board:** Design Review Board (DRB)

**Presenter:** John Swierk, DRB Chair

**Date:** 09/08/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

#### **Top 3 - 5 Projects:**

Over the previous 12 months the Design Review Board has considered 14 applications for sign permits, awning permits, and commercial and institutional building alterations.

Significant cases included:

- (1) New Trier High School's expansion (November 2014);
- (2) Winnetka Park District's rehabilitation of Hubbard Woods Park (October 2014 - May 2015).

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

The Design Review Board has requested that the Design Review process include an option for larger projects to receive non-binding Board comments at an earlier stage. In particular the Board expressed the need for early review and cooperation between the Village and other local government units including local School Districts and the Park District.

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

None.

## 2015 Annual Board and Commission Update



**Board:** Landmark Preservation Commission (LPC)

**Presenter:** Louise Holland, Chairperson

**Date:** 09/08/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

There were 24 demolition applications reviewed in 2014.

Four applications required a Historic Architectural Impact Study (HAIS).

No 60 day delays were issued to the demolitions.

### **Top 3 - 5 Projects:**

The Village Council agreed to finance a Landmark Trolley Tour in the spring of 2015.

Preparations for this event began in 2014. The Trolley Tours was very successful and fully subscribed. Two tours of 30 persons each left from the Village Hall and for 1-1/2 hours toured the historic homes, and places in the Village. Nan Greenough who served for 9 years as Chairperson of the LPC led the tour. The LPC and the Winnetka Historical Society collaborated on this event. It was great fun - educational, the response was marvelous. Requests for next year have already been received.

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

Marilyn Garcia has regrettably submitted her resignation to the LPC. We were very fortunate to have Marilyn on the LPC for the past five years. Marilyn and her husband hosted the 2015 Historical Society Gala at their home. The LPC thanks Marilyn for her excellent service to the Village.

The LPC has forwarded an application for membership from Paul Weaver. Paul resides at 660 Pine Street (a Winnetka Landmark home). We hope that he will be appointed to the near future.

We welcome Stuart McCrary as our new Council liaison.

The LPC would hope to see the delay for demolition permits of historic homes increased to 6 months from two months. Perhaps this extra time would result in saving an important part of our history.

We encourage the Council to include the list of Winnetka Landmarks and National Register of Historic Places in the fall issue of the Winnetka Report. It would showcase this historic value of these homes and the importance of these structures in the fabric of our Village.

The LPC requests a budget allowance for a second year of the Trolley Tours in the spring of 2016. The total cost of the trolley rental and printing will not exceed \$1,500.00. We will be awarding Preservation Awards in the fall of 2015. A budget of \$600.00 would be sufficient for those awards.

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

None.

## 2015 Annual Board and Commission Update



**Board:** Plan Commission (PC)

**Presenter:** Tina Dalman, PC Chair

**Date:** 09/08/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

In addition to one minor two-lot subdivision (1123 Chatfield Road), the Plan Commission's more significant cases or studies included;

- (1) Commercial zoning amendments (see below);
- (2) One Winnetka Planned Development - Ongoing (see below);
- (3) Consideration of New Trier HS Special Use Permit
- (4) Consideration of Hubbard Woods Park Special Use Permit

### **Top 3 - 5 Projects:**

- (1) Commercial district zoning amendments - The Plan Commission completed its review of commercial zoning regulations, issuing recommendations to the Council in October 2014. Zoning amendments addressing parking requirements, building height and other density standards were adopted by the Council on February 17, 2015 (Ordinance MC-2-2015)
- (2) One Winnetka Planned Development - The Commission has held six (6) meetings on this case, beginning in March 2015 and most recently on August 26th. This case is ongoing.

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

- (1) In recognition of the fact that a large portion of Plan Commission's work involves projects proposed by other governmental bodies, the Commission has expressed a desire for an increased level of cooperation and coordination and strategic planning with other local governmental bodies on major initiatives and projects.
- (2) The Commission recommends that processes for public hearings be considered for adoption that would assist all advisory boards.
- (3) The Commission recommends undertaking a review of development processes and procedures within the Village Code to clarify standards for approval in order to make them easier for citizens to understand, as well as to ensure no overlap between boards and commissions making recommendations to the Council.

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

None.

## 2015 Annual Board and Commission Update



**Board:** Zoning Board of Appeals (ZBA)

**Presenter:** Joni Johnson, ZBA Chair

**Date:** 08/14/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

The ZBA heard two unusual variation requests, both of which involved the application of setback requirements to underground structures. The first application was to significantly expand an existing non-conforming boathouse on a riparian property where a new residence was being constructed. Although the applicant demonstrated that aesthetically, the location for the expanded boathouse made the most sense, the Board unanimously recommended against approval of the request in part because the applicant could not establish that they would suffer a hardship/lack of reasonable return without a larger boathouse. The applicant chose to withdraw its application rather than present its case to the Village Council, which had final jurisdiction. ....continued on attachment

### **Top 3 - 5 Projects:**

The ZBA considers applications (standard and major variations, special uses, and planned developments); appeals from decisions of the Zoning Administrator under Chapter 17.72.010 of the Zoning Ordinance on Minor Zoning Variations; and appeals from orders, requirements, decisions and determinations of any Building Officer under Chapter 15.72 of the Village Code. Consequently, the ZBA does not have any projects per se.

During the period August 2014 through July 2015, the ZBA conducted hearings on 16 variation cases; one mixed special use/variation case; and three special use cases. It has not heard any appeals under Chapter 15.72 or 17.72.010. The ZBA had final jurisdiction on 6 of the total number of cases. A more detailed list of all 20 cases is attached. ....continued on attachment

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

Mike D'Onofrio and I have presented possible revisions to the ZBA's 1996 Rules and Regulations to Peter Friedman for his review

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

Attachment one-- continuation of answers

Attachment two -- ZBA Case Table (August 2014-July 2015)--applicant's address; description of case; ZBA action or recommendation; Council action

## **Attachment One – Continuation of Answers to 2015 Board Update**

### **Significant Policy Considerations or Major Cases:**

In the second case, the applicant wanted to add a 17- foot sport court/gymnasium in the basement and increase the depth of an existing legal nonconforming basement space, which encroached on the side yard setback. The applicant agreed to withdraw their plans for the sports court, which the Board was not inclined to approve, and agreed to a smaller increase in the height of the basement than requested.

The ZBA heard two significant special use cases: the Hubbard Woods park renovation and the New Trier building expansion. The New Trier application also included five variation requests. Both presentations were clear and comprehensive. The Board's concerns and questions were answered and the Board enthusiastically endorsed both projects.

### **Top 3 - 5 Projects:**

We do not currently have any cases that have been continued for further hearings.

The ZBA will commence consideration of the One Winnetka project when the Plan Commission concludes its review.

The number of variation requests heard by the ZBA this year increased one-third from 2014. The number of special use cases was the same as in 2014. Because the ZBA will no longer be hearing special use applications in the retail overlay district, that number is anticipated to decrease in the coming year.

## ZBA Cases: August 2014 - July 2015

Case #	Address	Description	ZBA Final Jurisdiction	ZBA Recommendation	Council Action
1	14-18-V	455 Sunset	Building line articulation	Approved	
2	14-20-V2	265, 271, 272 Poplar	Permitted uses (related to subdivision).	Approval	Approved
3	14-22-V	551 Meadow	Side yard setback	Approved	
4	14-23-V	853 Sheridan	Side yard setback	Approved	
5	14-27-SU	939 Green Bay	Hubbard Woods Park improvements	Approval	Approved
6	14-28-SU	554 Lincoln	Physical therapy practice in retail overlay district (Body Gears)	Approval	Approved
7	14-31-V2	615 Cedar	Roofed lot coverage, GFA	No	
8	14-32-SU	385 Winnetka	New Trier High School SUP and various variations	Approval	Approved
9	14-33-V2	723 Elm	Parking for apartments	Approval	Approved
10	14-34-SU	275 Fairview	SUP and front yard setbacks for Greeley playground improvements	Approval	Approved
11	14-36-V2	127 Church	Intensity of use of lot (front yard lot coverage)	Denial	Approved
12	15-01-V2	777 Burr	Rear yard setback	Approval	Approved
13	15-06-V2	1050 Spruce	Front (corner) yard setback and Garages	Approval	Approved
14	15-07-V2	609 Sheridan	Side yard setback and Conforming uses of nonconforming buildings	Denial/Withdrawn	
15	15-08-V2	266 Linden	GFA	Approval	Approved
16	15-11-V2	675 Garland	GFA	Approval	Approved
17	15-12-V2	693 Sheridan	Front yard setback	Denial	Approved
18	15-13-V	225 Linden	Front (corner) yard setback	Approved	
19	15-14-V	650 Garland	Side yard setback	Partially Approved	
20	15-17-V	480 Sheridan	Front yard setback	Approved	

**Total number of applications = 20**  
**Special Use Permits = 4**  
**ZBA Final Jurisdiction = 6**

## 2015 Annual Board and Commission Update



**Board:** Environmental and Forestry Commission (EFC)

**Presenter:** Charles Dowding, EFC Chair

**Date:** 08/13/2015

### **Significant Policy Considerations or Major Cases:** *(list individually)*

Net Metering

### **Top 3 - 5 Projects:**

Monitoring effectiveness of public space (currently only downtown) recycling receptacles

Monitoring effectiveness of ban of coal tar based sealants

Monitoring effectiveness of ordinance encouraging recycling of construction debris

### **Recommendations to Council:** *(provide estimates for any items with budgetary impact)*

Provide guidance on preference for proposed activities

### **Attachments:** *(list and provide all supporting documentation for inclusion in the packet)*

Achievements and Proposed Activities based upon Strategic Plan

Agenda Report on Renewable Energy Production Credits

## IMPLEMENTATION PLAN

### Long Range Goal from Strategic Plan

### 12-15 Achievements

### 15-16 Proposed Activities

#### Energy Conservation Goal:

##### Reduce the Village's carbon footprint by reducing energy use and increasing the use of renewable and non-fossil fuels for energy.

- Evaluate and, if warranted, recommend implementing improved electric distribution and metering technologies.
- Evaluate and, if warranted, implement energy-efficiency audits of public and private buildings.
- Work cooperatively with the Illinois Municipal Electric Agency (IMEA) to develop and offer energy efficiency programs.
- Work cooperatively with the IMEA to diversify its power supply portfolio and increase its use of renewable resources.
- 13 Village buildings audited w/ grant from Cook County Energy Efficiency Conservation Block Grant
- 14 Developed w/ staff new net metering policy to compensate for cost of power during peak demand

Schedule Study session for Council consideration of WEFC revised net metering policy

#### Forestry and Open Space Goal:

##### Maintain the Village's ambience and quality of life by preserving and enhancing forestry and open space in the Village.

- Enhance, when needed, the Village's successful forestry program to preserve and enhance the forest canopy.
- Suggest, when needed, changes in the Forestry ordinance and regulations.
- Review the Village's Comprehensive Plan, Winnetka 2020, as it pertains to preserving and enhancing green/open space.
- Develop a policy and program to implement the Winnetka 2020 recommendations concerning green spaces.
- Research possible avenues for elevating the value of open space conservation in reviews and decisions concerning proposed development.
- 13 Supported canopy tree inventory. No cost via USDA Forest Service grant program.
- 14 Reviewed and modified "Approved tree list for Winnetka"
- 12 Reviewed January, February, April, and June

Investigate opportunities to educate homeowners of benefits of varying tree species

Participate in downtown master planning process

#### Water Conservation Goal:

##### Conserve and enhance water resources in and around the Village by reducing water use and water pollution.

- Engage the community in public education on strategies and techniques to conserve water and reduce water use.
- Engage the community in public educations on strategies and techniques to reduce the amount of pollutants entering Storm water runoff.
- Evaluate and, if warranted, implement sustainable Storm water Best Management Practices (eg rain barrels, rain gardens, etc.).
- 14 Forwarded to Council plan for banning coal tar based sealants
- 13 Sponsored "Bioswale Flood and Pollution Mitigation" projects NU engineering design class.

Work with staff to monitor effectiveness coal tar sealant ban

When appropriate develop program to encourage use of BMPs to conserve, reduce runoff, and filter

#### Green Building Goal:

**Provide a sustainable Village built environment by developing environmentally friendly building standards and development practices.**

- Engage the community in public education on sustainable building principles, practices, and programs.
- Research and develop sustainable building and site development recommendations, standards, guidelines, or ordinances.
- Research and, if warranted, implement a construction/demolition debris recycling program.

- 13 Reviewed Winnetka Park District's master plan for Skokie Play Fields.
- 13 Developed October 2010 Ordinance requiring 50% recycling, increasing to 75%

Develop an approach to provide LEED certification resources

Work with staff to monitor effectiveness of ordinance promoting recycled construction debris

**Recycling Goal:**

**To maximize recycling and minimize material disposed of as refuse within the Village.**

- Explore with SWANCC provision of a "one-stop" drop-off facility at the Village Yards beyond the current curbside recycling program.
- Implement a commercial district recycling program.
- Placing of recycling containers and collection throughout the public areas of the Village, Park District, and schools.

- 13 Supported collection at Village Yards of batteries, holiday lights & sports shoes.
- 14 Developed w/ staff collection of 1) block Styrofoam, 2) #6 by Dart 3) electronics by SWANC
- 13 Supported successful and expanded collection of commercial business district recycling.
- 14- 15 W/ council placed 25 recycling/waste receptacles in commercial spaces

Work with staff to monitor public space recycling & recommend mechanisms to increase  
Study municipal programs to reduce cost of residential waste collection & increase recycling

**Awareness and Collaboration Goal:**

**Raise public awareness of environmental issues and sustainable stewardship of the Village's environmental resources.**

- Develop a recycling brochure for items not in the curbside recycling program.
- Develop a website for environmental information.
- Develop environmental tips for weekly public distribution.
- Hold community environmental events.
- Prepare presentations and articles of environmental information.
- Collaborate with other governmental and non-profit organizations to develop best practices.

- 12 Updated; 15 Updated and mailed to Village
- 15 Completed Population of WEFC website

Work with technology staff to ease search for environmentally related matters

## AGENDA REPORT

**SUBJECT:** Renewable Energy Production Credits

**PREPARED BY:** Charles Dowding, Chair Environmental and Forestry Commission

**REF:**

**DATE:** August 18, 2015

### **Executive Summary**

For some time the WEFC has been urged to investigate the feasibility or advisability of increasing compensation to Winnetkans who supply solar power to the grid. The WEFC recommends that compensation be increased in proportion to the economic benefit of the power supplied during both the base demand as well as the peak demand. This recommendation is the result of lengthy discussion with staff, a detailed calculation by staff, deliberation by the WEFC and finally a vote to bring this forward to the Village Council for consideration. The WEFC believes that such compensation is good policy irrespective of minor detailed considerations.

### **Background**

The current policy provides credits for those individuals supplying renewable energy (i.e. solar panels) to Winnetka's grid equal to the base price that Winnetka pays the Illinois Municipal Electric Agency (IMEA) for its power, the wholesale price. This wholesale price is approximately ½ the cost of supplying power to residential customers, the retail price. The additional expense is that of operating Winnetka's grid. On annual basis, the Village Council approves retail electric rates which are set by balancing the need to recover wholesale power costs, capital improvements, and operating needs while maintaining competitive electric rates.

The State of Illinois created legislation to compensate customers who supply renewable energy (40kW and smaller) to investor owned electric utilities at the retail rate. This is roughly twice what Winnetka pays providers of solar power. There are those who say retail compensation means that the other customers are providing the solar power suppliers with a free distribution system. There are others who say that this rate of compensation is worth the price to encourage production of power in a renewable and sustainable fashion.

The WEFC asked staff the following question to explore an alternative to compensation at the base wholesale rate. Is the current rate of compensation justifiable if the benefits of reduction of peak power demand are taken into account knowing that the cost of power at peak times is more expensive?

### **Basis for the Recommendation**

At the present, there are three homes in Winnetka with solar panels that have requested connection to the Village's electrical system. One of these customers utilizes a third party internet based system to track the performance of the solar panels which includes capturing time stamped data for both the power and energy generated by the solar panels. The customer

released this data to the WEFC and staff to facilitate further examination of the policy on renewable energy credits.

Using twelve consecutive months of data that covered the period of August 2012 through July 2013, staff was able to examine the solar system output at different points in the day. Staff reviewed the solar output at the coincident time of the Village’s electrical system peak demand for each month. Beyond total energy consumed during the month, the Village receives a charge for the maximum hourly demand that occurs in each month. As such, reducing the peak hour demand; reduces the wholesale electric bill. As one might expect, the solar system provided little or no benefit to reducing the peak demand during early spring, late fall or winter months. During summer months, the solar output did provide a small measurable reduction to the Village’s peak electric demand.

Using the customer’s solar output data and the Village’s readings from the bi-directional electric meter, it was determined that approximately 40% of the energy generated from the customer’s solar system is placed on the Village’s electrical system. This energy generates a credit on the customer’s electric bill at a unit rate (\$/kWh) equivalent to the wholesale electric rate.

At the request of the WEFC, staff examined the financial impact that resulted when including the benefit of reduced peak electrical demand in conjunction with varying credit amounts for the renewable energy returned to the Village’s electric system. Staff presented information on net metering and the results of their review to the WEFC in the accompanying PowerPoint presentation. The results are summarized in the table below.

Cost to Village of Winnetka for Solar Panel Implementation (Using data from Winnetka Customer)							
Assuming 40% kWh delivered back to Winnetka							
Date	Current Policy (Wholesale rate)	Using \$0.07/kWh Credit	Using \$0.08/kWh Credit	Proposed Policy (Average of Wholesale and Retail)	Using \$0.09/kWh Credit	Using \$0.10/kWh Credit	Retail Rate
12-Aug	-\$15.61	-\$13.07	-\$10.96	-\$8.71	-\$8.85	-\$6.74	-\$1.82
12-Sep	-\$8.62	-\$4.83	-\$1.66	\$1.70	\$1.50	\$4.66	\$12.03
12-Oct	\$9.09	\$12.85	\$15.98	\$16.97	\$19.11	\$22.24	\$29.54
12-Nov	\$7.41	\$10.58	\$13.23	\$14.06	\$15.87	\$18.52	\$24.68
12-Dec	\$3.37	\$4.87	\$6.12	\$6.51	\$7.37	\$8.62	\$11.53
13-Jan	\$5.05	\$8.45	\$10.67	\$11.64	\$12.90	\$15.12	\$20.30
13-Feb	\$4.20	\$7.16	\$9.10	\$9.94	\$11.03	\$12.97	\$17.48
13-Mar	\$7.15	\$12.43	\$15.89	\$17.39	\$19.34	\$22.79	\$30.84
13-Apr	\$7.85	\$13.95	\$17.93	\$18.53	\$21.92	\$25.90	\$35.19
13-May	-\$14.01	-\$8.67	-\$4.23	-\$2.83	\$0.22	\$4.66	\$15.02
13-Jun	-\$26.02	-\$20.88	-\$16.59	-\$12.03	-\$12.30	-\$8.02	\$1.97
13-Jul	-\$46.97	-\$41.68	-\$37.27	-\$32.57	-\$32.85	-\$28.44	-\$18.16
12 Month Total	-\$67.11	-\$18.83	\$18.21	\$40.61	\$55.25	\$92.30	\$178.60

Positive numbers in red boxes indicate the utility incurred additional cost. Negative numbers in green boxes indicate the utility benefited. As such, compensation for renewable energy could be

increased to a rate higher than the wholesale electric rate. The WEFC recommends that the compensation be increased to the average of the wholesale and the retail rate to index the compensation. The council can decide what it feels is in the best interest of the Village. Regardless of the choice, it seems best to lean toward a policy that recognizes the true contribution of sustainable and renewable energy. Compensation at the average between wholesale and retail indicates that each of the some 5,031 customers would compensate those supplying net solar power by less than \$ 0.01 per year per customer above their true contribution.

Early in WEFC's deliberations the cost of meter reading by a separate meter technician was added to the costs to the Village of compensation for provision of net solar power. It was then determined that additional training of lower level meter reading personnel could reduce the cost to read bi-directional meters. The table above includes no consideration of the administrative costs of net metering.

It is recognized that the analysis is based on a single customer. At this time, the data for the two other customers is not available and/or collected. Staff has been unable to find similar data from customers outside of Winnetka.

### **Recommendation**

Consider providing policy direction on increasing the renewable energy production credits to an amount that is the average between the wholesale rate and the retail rate.