



VILLAGE OF WINNETKA

Incorporated in 1869

BUSINESS COMMUNITY DEVELOPMENT COMMISSION

**Monday, March 24, 2014
7:00 P.M.**

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, March 24, 2014**, in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

Agenda

1. Review and approval of February 24, 2014 minutes
2. Discussion of Zoning Overlay District
3. Staff Update from Community Development
4. Public Comment
5. Adjournment

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all 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 meeting or facilities, contact the Village ADA Coordinator, at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3540; T.D.D. (847) 501-6041).

510 Green Bay Road, Winnetka, Illinois 60093

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DRAFT

BUSINESS COMMUNITY DEVELOPMENT COMMISSION
FEBRUARY 24, 2014 MEETING MINUTES

Members Present:

Jason Harris
Terry Dason
Jim Sayegh
Tom Eilers

Members Absent:

Patrick O'Neil
Arthur Braun
Paul Dunn
Mike Leonard

Village Staff:

Michael D'Onofrio, Director Community Development
Brian Norkus, Assistant Director Community Development

Call to Order

The meeting was called to order at 7:10 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

Approval of Minutes

A motion made by Dason, seconded by Sayegh to approve December 23, 2013 minutes.

Chair Harris mention that Commissioner Leonard asked that he be replaced on the BCDC. He also requested from staff a list of everyone's term expiration.

Discussion of Village Council Action - Parking and Building Height

Chair Harris gave an overview of the Village Council discussion on the parking and building height recommendation.

Mike D'Onofrio then described each of the six recommendations made and what action the Village Council took on each.

Discussion of Zoning Overlay District

Chair Harris said he discussed with Village Board President Greable that the Overlay District recommendations from the BCDC come back to the Village Council in April.

Brian Norkus initiated the discussion on the Overlay District by explaining that both the geographic boundaries of the district, as well as the uses, be examined side by side. He added that both the boundaries and the uses need to be fine-tuned.

Tom Eilers asked if the BCDC believes the Overlay District is necessary.

Chair Harris stated that the Overlay District has value to it. He said there was a previous decision by the BCDC not to eliminate it, but to fine-tune it.

Jim Sayegh said that the data shows that the Overlay District affects occupancies. (He pointed out Indian Hill is 100% occupied and it is not in the Overlay District.) Mr. Sayegh suggested it might be more appropriate to look at modifying the Overlay District, rather than eliminating it entirely.

Chair Harris stated that he didn't think the community would accept the elimination of the Overlay District. He said the systemic issue is that retail is much different in 2014 that it was when the district was originally established, as well as when it was amended in the late 2000's.

Mr. Norkus began discussing potential use modifications. He first discussed the possibility of allowing additional personal service establishments. Norkus mentioned adding permitted uses to include fitness studios, weight loss clinics, personal training, Pilates, or similar types of uses. He added that if these uses are allowed as permitted they should be limited to 3,000 s.f. in size.

(The consensus of the BCDC was to agree with the proposed changes to personal service establishments.)

Mr. Sayegh brought up the issue of medical spas and day spas and that they should be permitted uses under personal services category.

Mr. D'Onofrio brought up the issue of nail salons and whether they should be permitted by right, as is the current case, or allowed as a special use only.

Mr. Sayegh stated that he doesn't have a problem with nail salons.

(The consensus of the BCDC was to leave nail salons as a permitted use.)

Mr. Norkus next brought up educational uses. With respect to these types of uses he suggested adding educational therapy and educational counseling services to be permitted by right, so long as they are no more than 3,000 s.f. in size.

(The consensus of the BCDC was to agree with the proposed changes to educational uses.)

The third issue discussed by Mr. Norkus was to allow additional construction-related businesses. He suggested that consideration be given to allowing architects, interior design services (without retail merchandise) and home builders by right, so long as they are limited to a maximum floor area of 3,000 s.f.

(The consensus of the BCDC was to agree with the proposed changes to construction related uses, but to also add landscape architects as a use permitted by right).

The fourth issue discussed by Mr. Norkus was to add a permitted use category of Financial Services. He said this use category would include accounting and bookkeeping, credit unions,

BCDC Minutes

Feb. 24, 2014

financial counseling services, income tax services, insurance sales, loan or mortgage brokers, and stock/commodity/security brokers, again in spaces up to 3,000 s.f.

(The consensus of the BCDC was to eliminate credit unions, accounting/bookkeeping; change from financial counseling to financial planning; leave in "loan or mortgage brokers").

The fifth and final issue brought up by Mr. Norkus was to allow medical offices in the Overlay District. He said a new use category of Medical Offices, will allow by right, medical and dental offices, in spaces up to 3,000 s.f.

Mr. Sayegh stated that he believes medical and dental uses are the types of uses that will bring non-residents to the village.

Terry Dason said people generally come to the doctor and then leave: She added that patients might see something that would bring them back.

(The consensus of the BCDC is that the language is good).

Chair Harris didn't see anything for families or children, i.e. arcades or boutique bowling alley.

Discussion of Hubbard Woods Park Master Plan

Mr. D'Onofrio gave an overview of the status of the Hubbard Woods Master Plan which is being developed by the Winnetka Park District.

Staff Update from Community Development

Mr. D'Onofrio gave an update on several new businesses that are moving into the village.

Public Comment

None

Adjournment

The meeting was adjourned at 9:05pm.

AGENDA REPORT

TO: BCDC

PREPARED BY: Michael D'Onofrio, Director of Community Development
Brian Norkus, Assistant Director of Community Development

SUBJECT: Retail Overlay District Regulations

DATE: March 19, 2014

Background

With the completion of the BCDC recommendations for parking and building height completed and referred to the Village Council last month, the BCDC's next task is to review and make recommendations concerning the Retail Overlay District. This review includes examination of the district boundaries and uses.

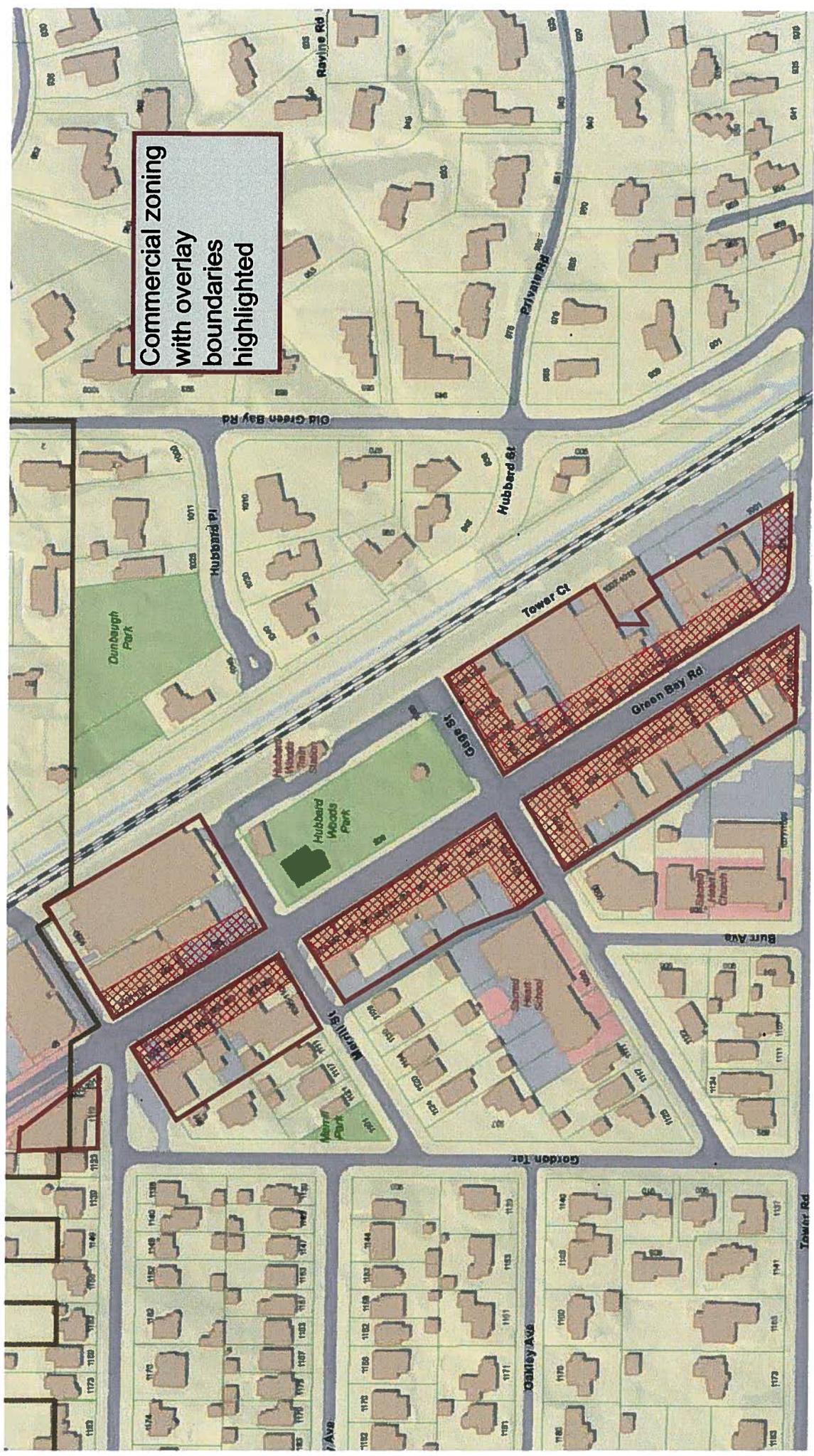
At the February 24 meeting, the BCDC reviewed the Retail Overlay District uses. As a result of discussions at that meeting, a number of recommendations pertaining to the uses were made. These recommendations are as follows:

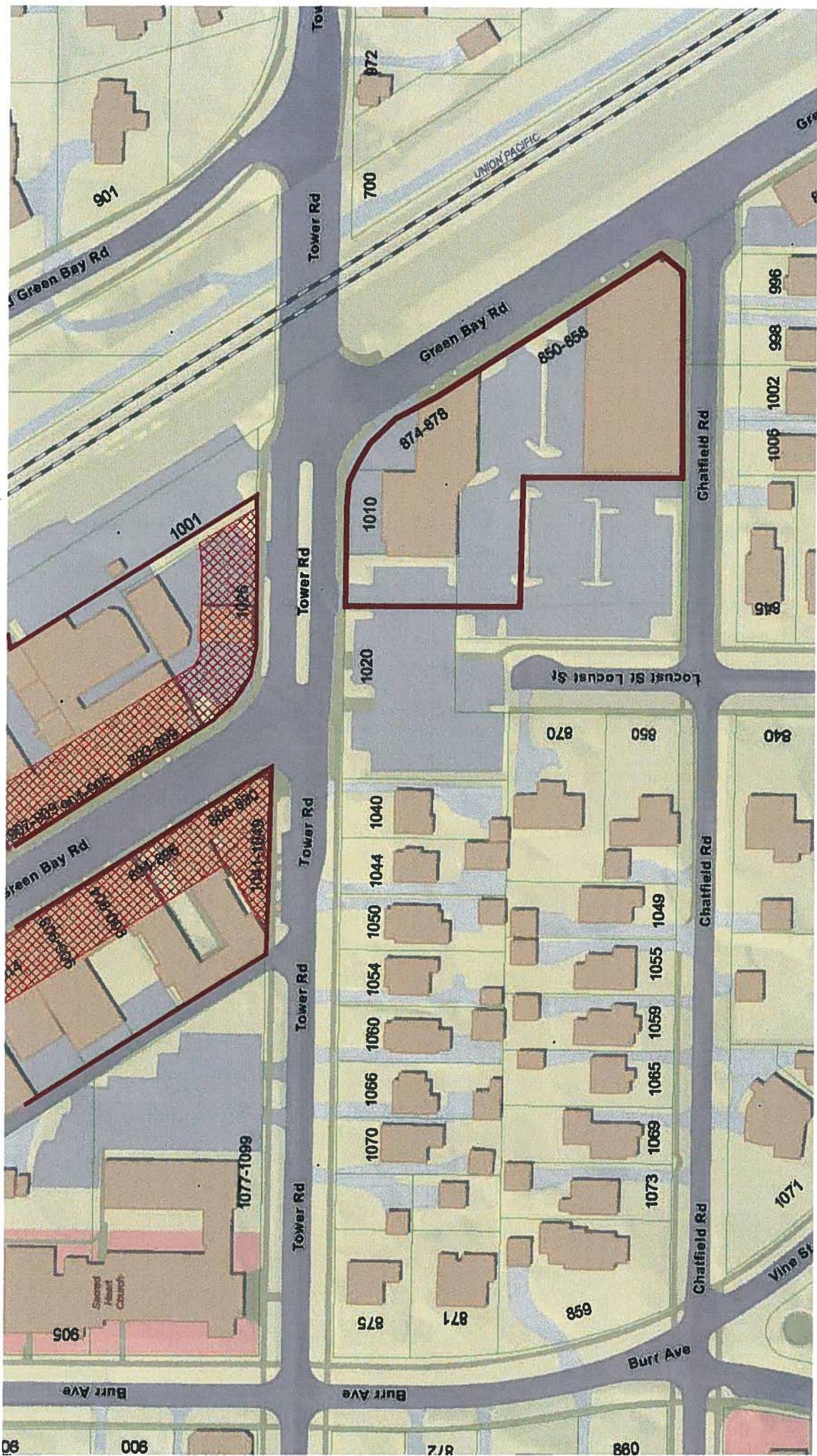
1. Allow additional personal service uses to be expanded to include fitness studios, weight loss clinics, personal training, Pilates, or similar types of uses, as permitted uses and limit size to 3,000 s.f.
2. Allow educational uses to be expanded to include educational therapy and educational counseling services, to be permitted by right and limit size to 3,000 s.f.
3. Allow additional construction-related businesses to be expanded to allow architects, interior design services (without retail merchandise), landscape architects and home builders by right and limit size to 3,000 s.f.
4. Create a Financial Services category, to permit by right, accounting and bookkeeping, financial planning, income tax services, insurance sales, loan or mortgage brokers, and stock/commodity/security brokers and limit size to 3,000 s.f.
5. Create a Medical Office category, to permit by right, medical and dental offices and limit size to 3,000 s.f.

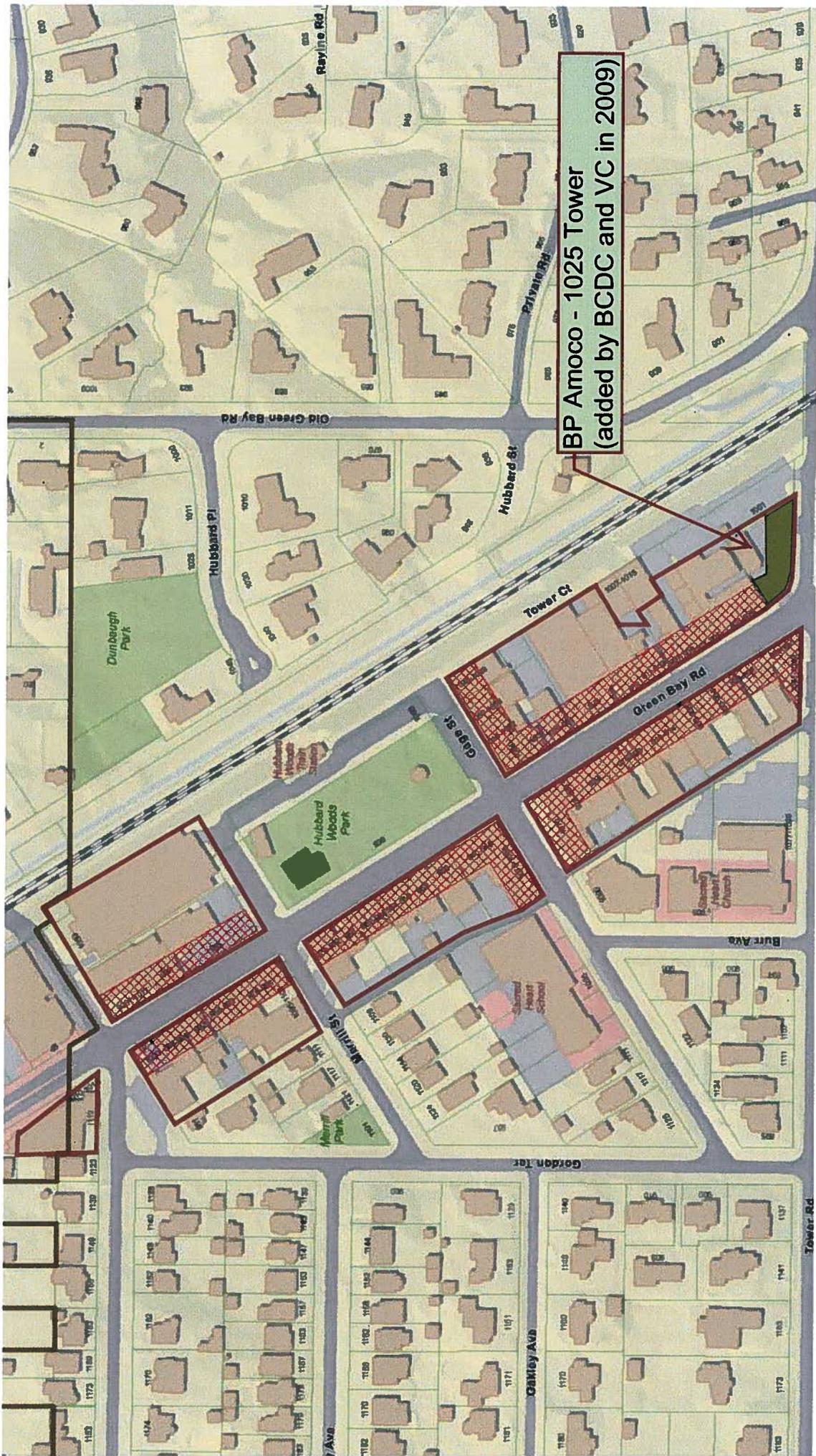
Potential Overlay District Boundary Modifications

Potential boundary modifications are identified on the pages that follow in this report.

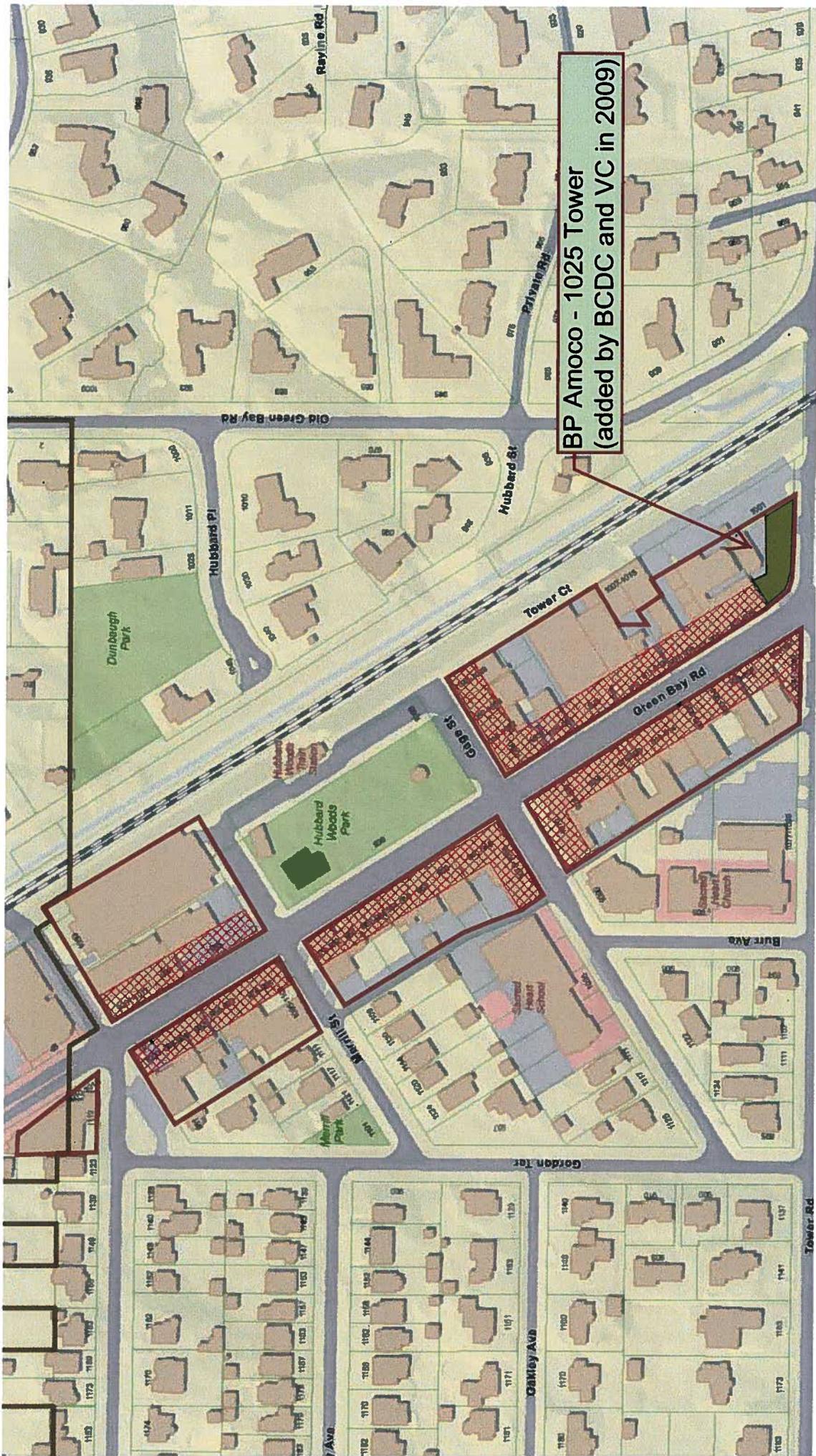
Commercial zoning
with overlay
boundaries
highlighted

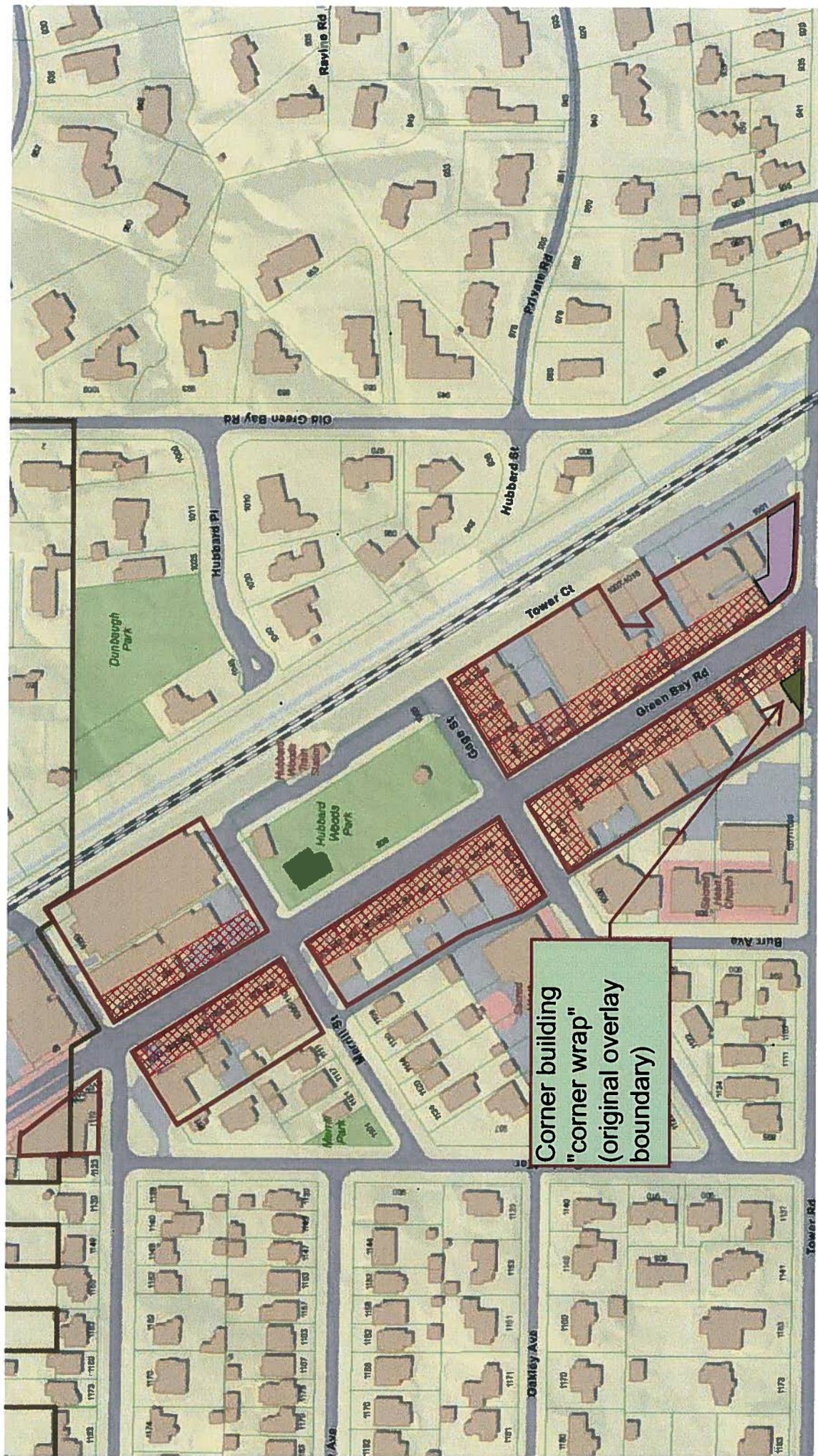






BP Amoco - 1025 Tower
(added by BCDC and VC in 2009)

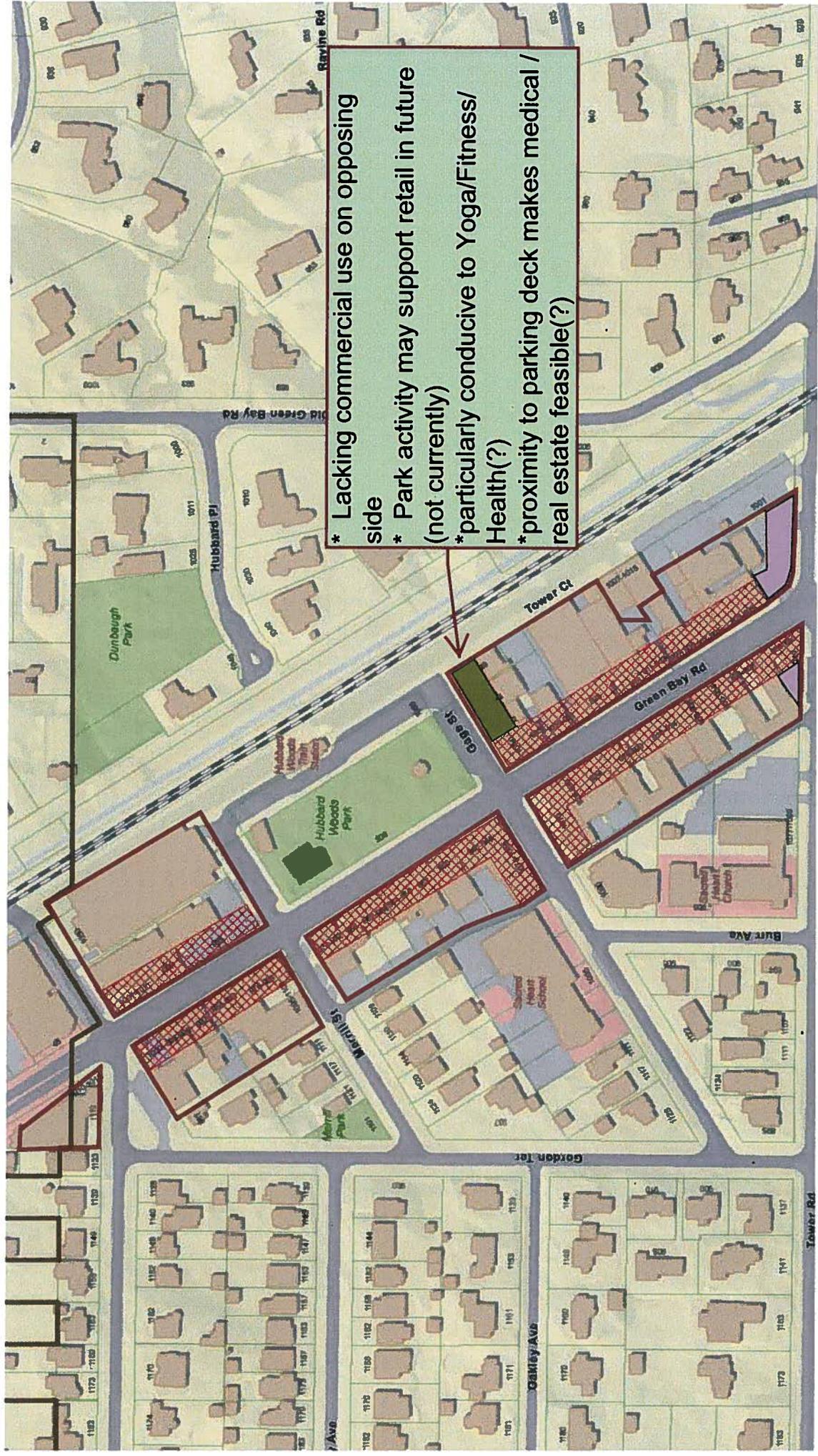




Corner building
"corner wrap"
(original overlay
boundary)



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* Lacking commercial use on opposing side

* Park activity may support retail in future (not currently)

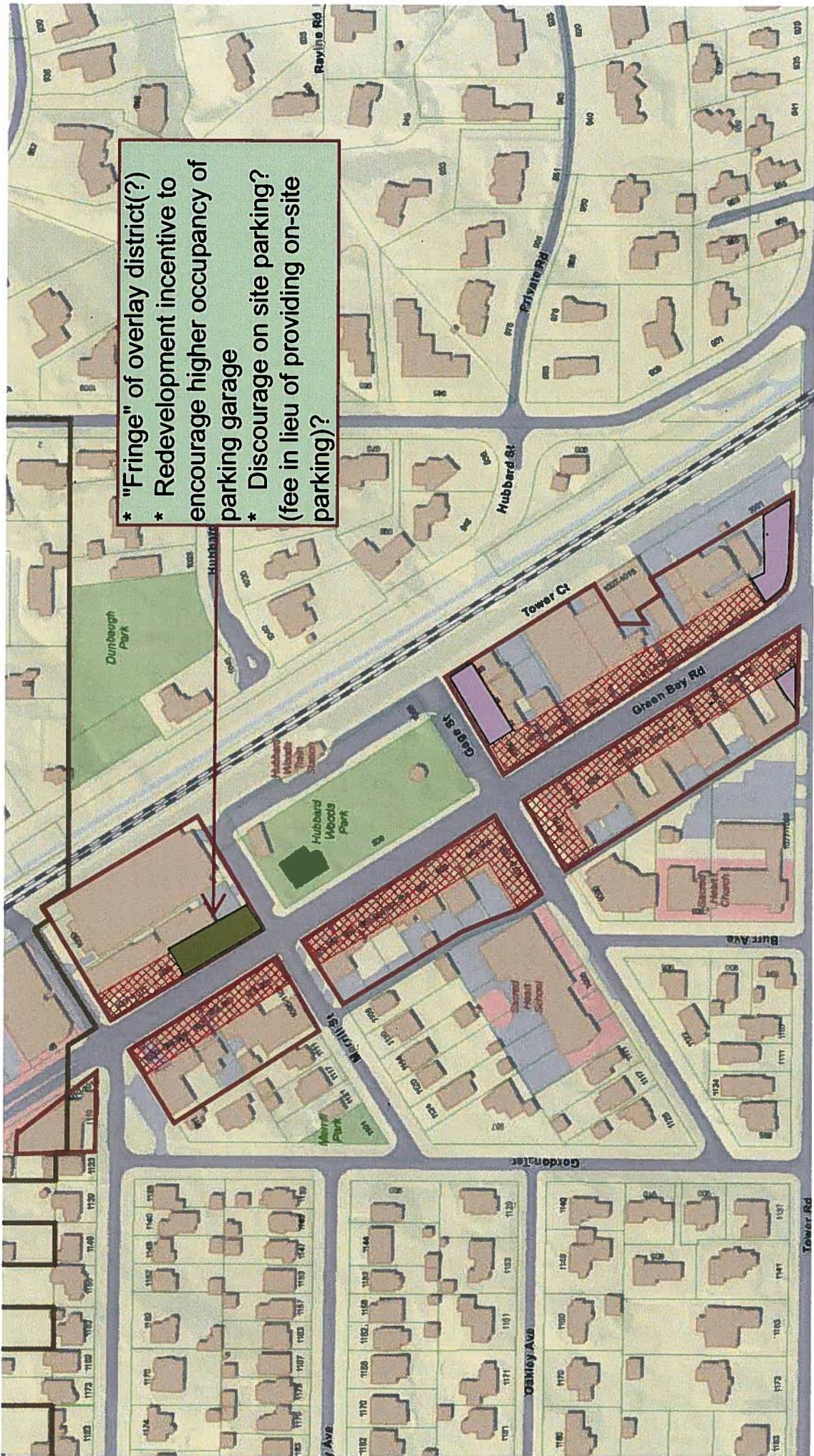
* particularly conducive to Yoga/Fitness/Health(?)

* proximity to parking deck makes medical / real estate feasible(?)

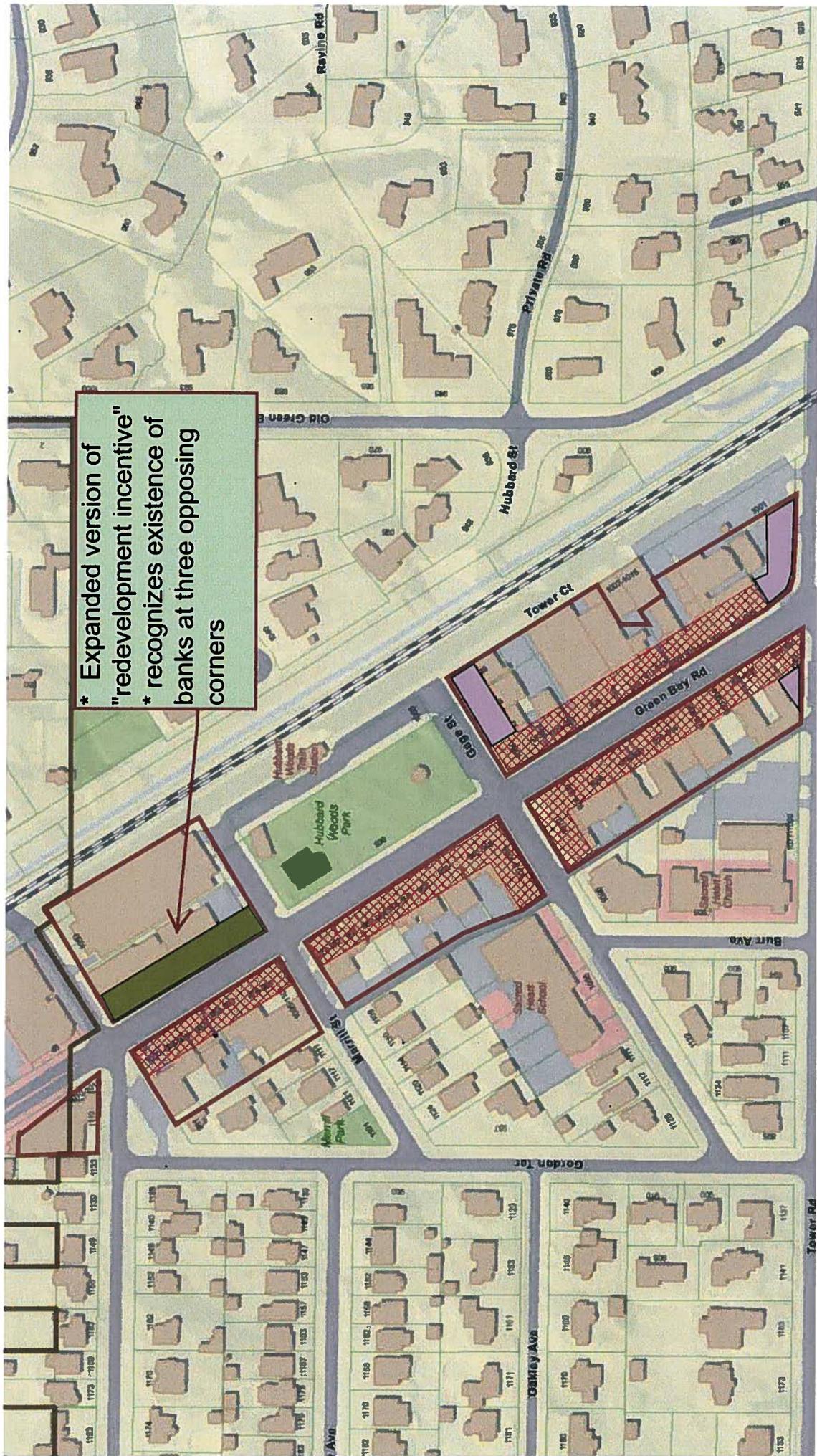


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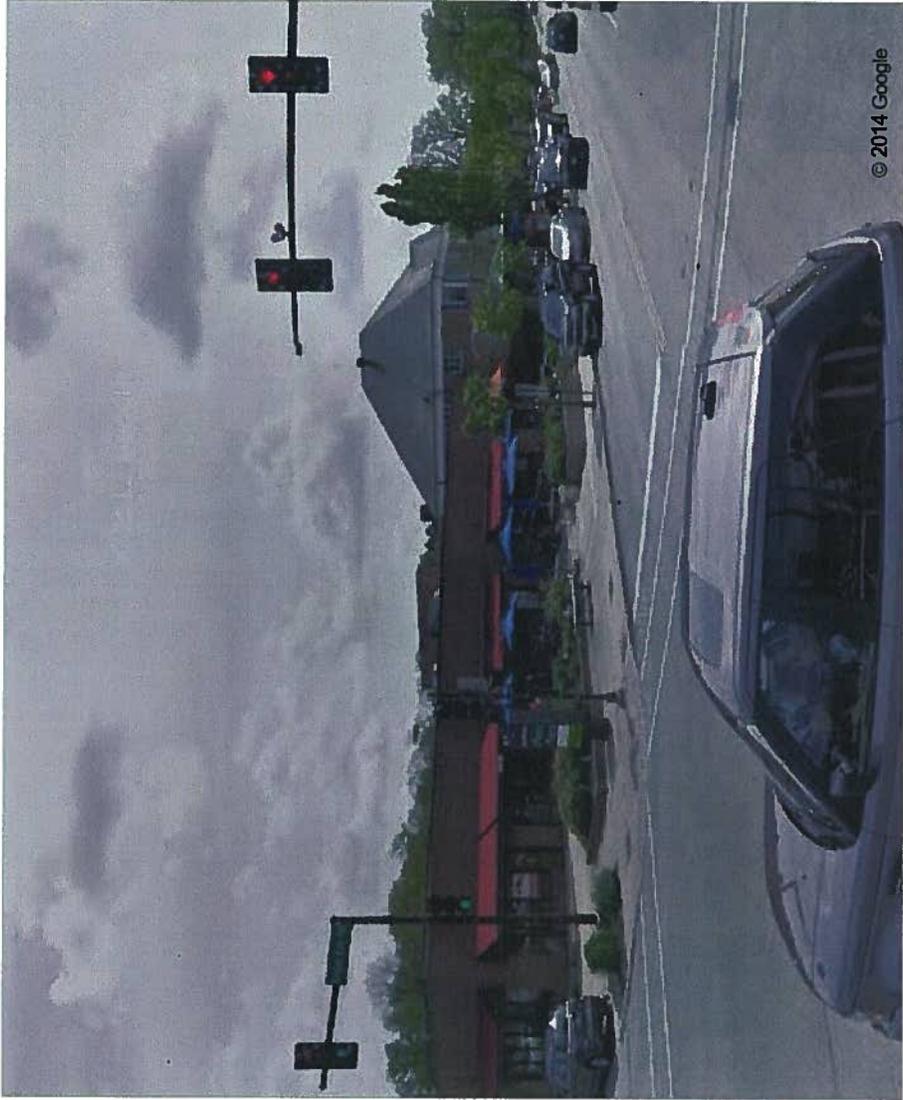
* "Fringe" of overlay district(?)
* Redevelopment incentive to encourage higher occupancy of parking garage
* Discourage on site parking? (fee in lieu of providing on-site parking)?





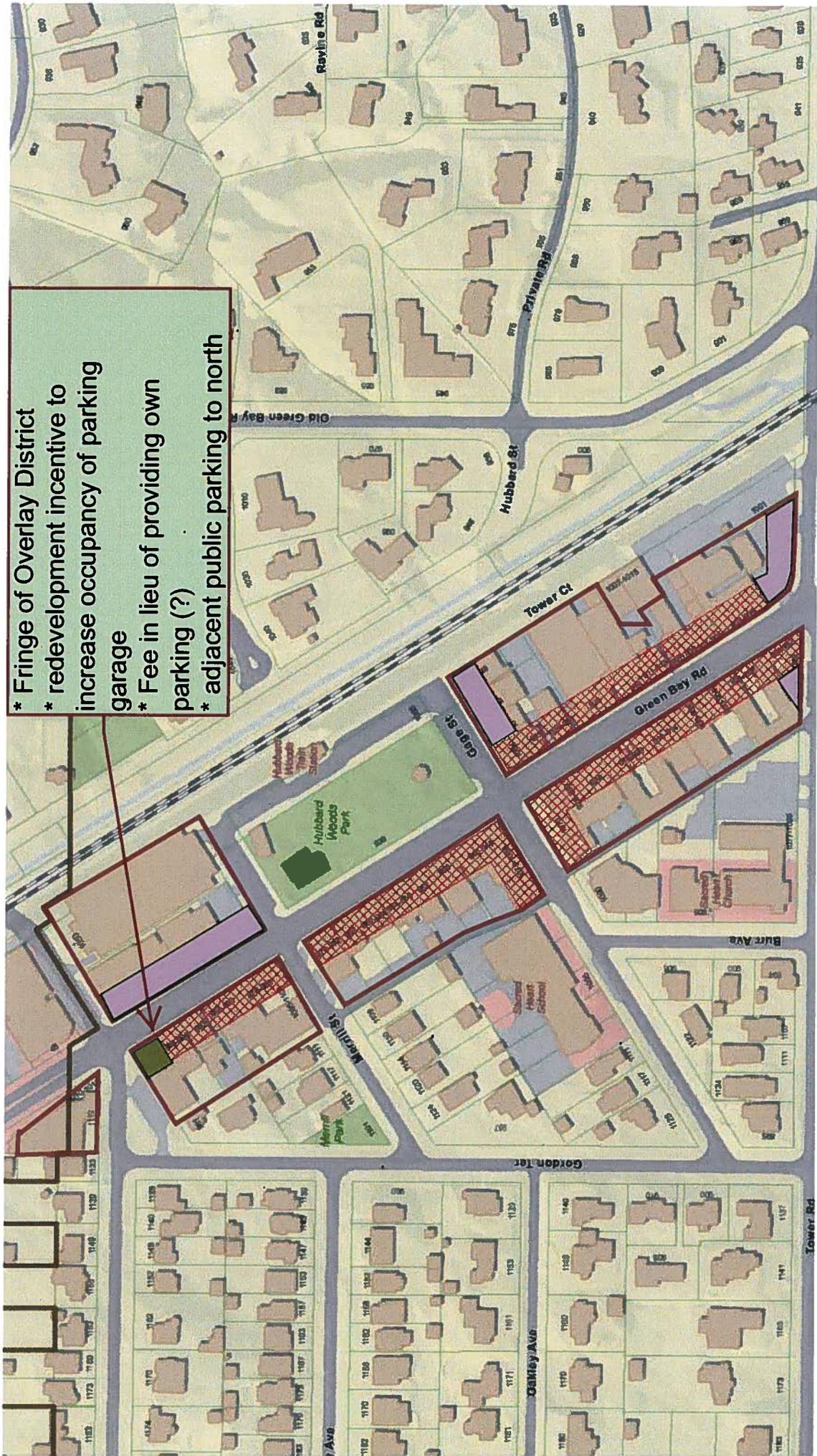


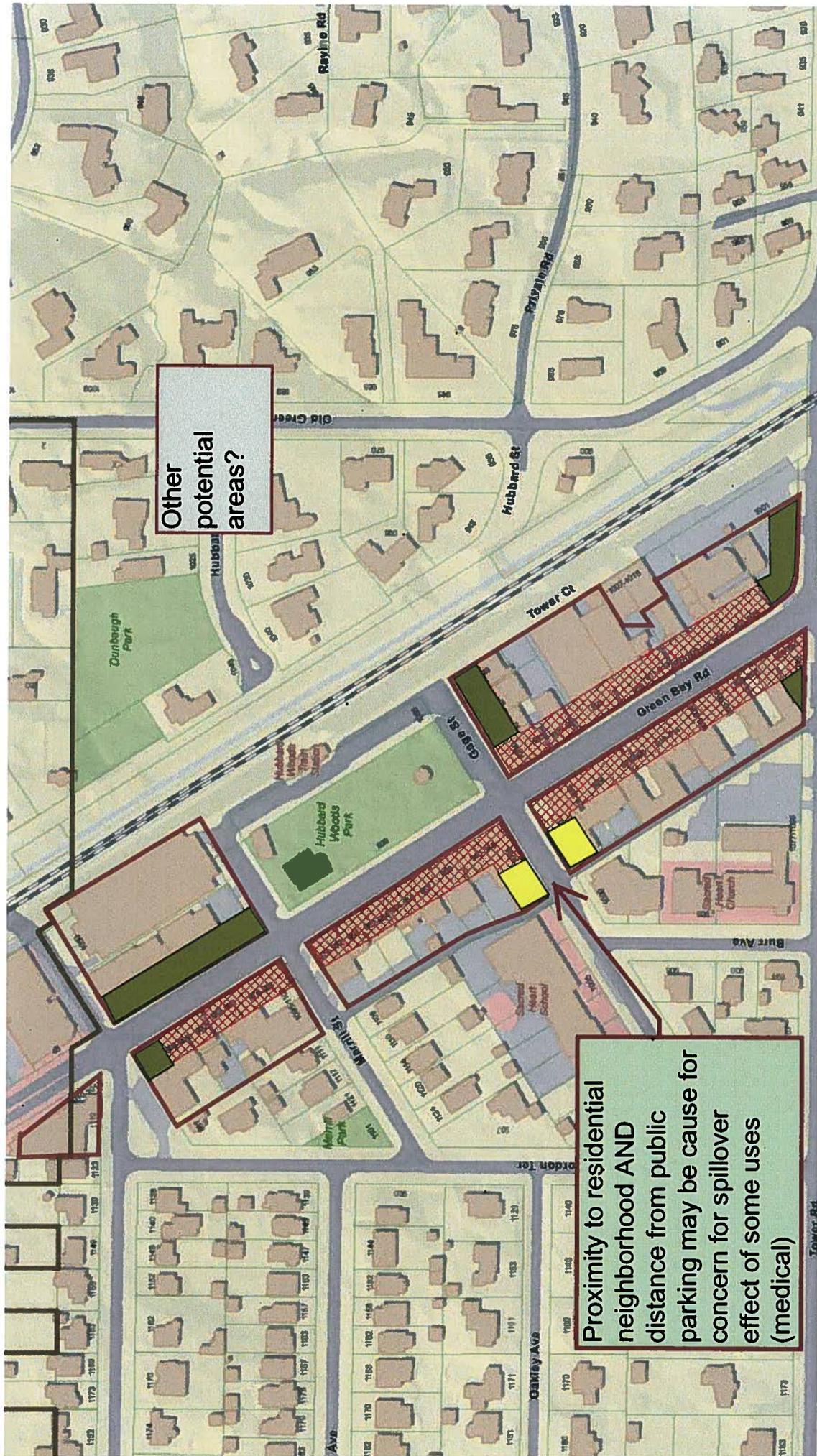
* Expanded version of "redevelopment incentive" * recognizes existence of banks at three opposing corners



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- * Fringe of Overlay District
- * redevelopment incentive to increase occupancy of parking garage
- * Fee in lieu of providing own parking (?)
- * adjacent public parking to north



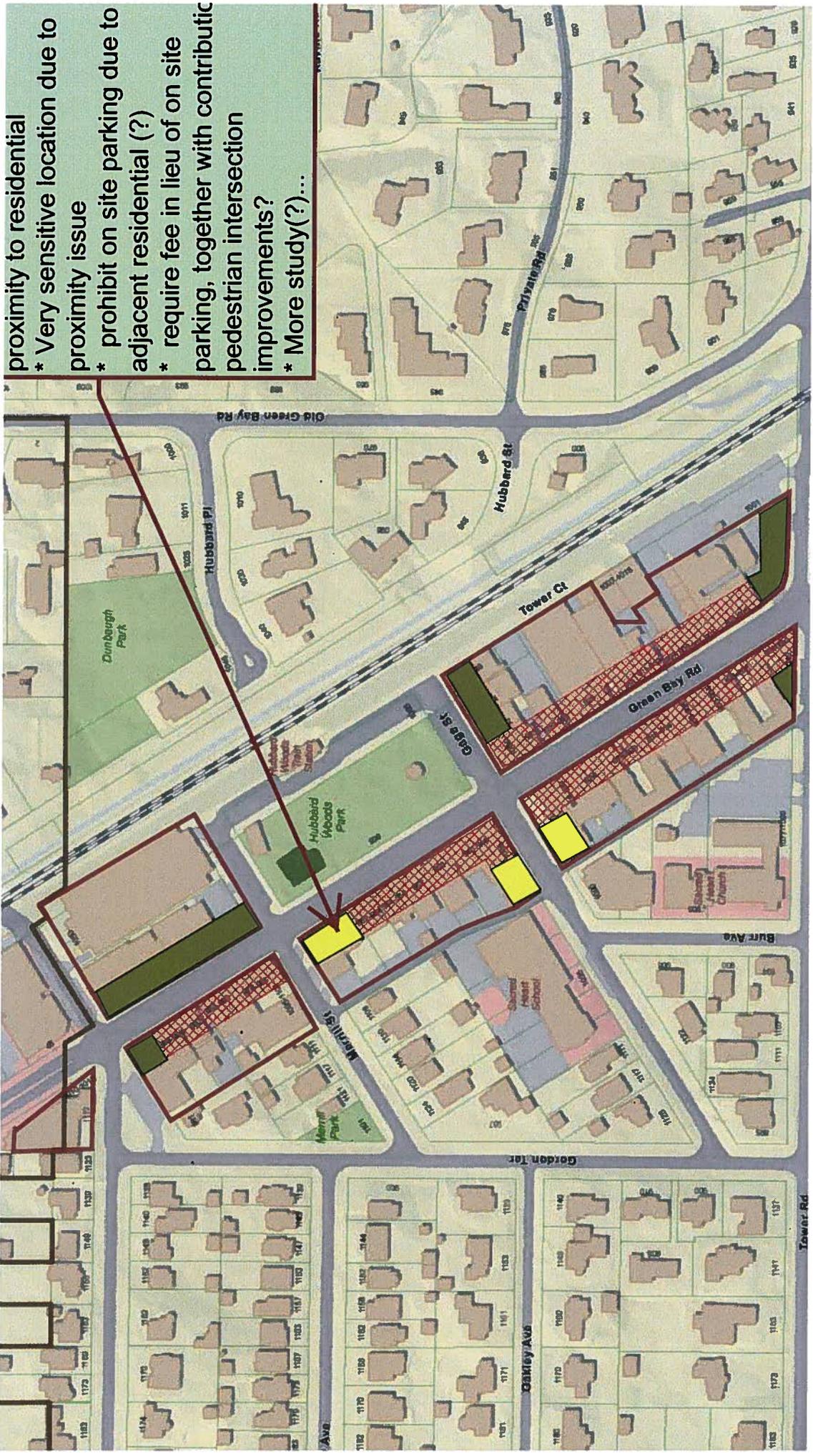


Other potential areas?

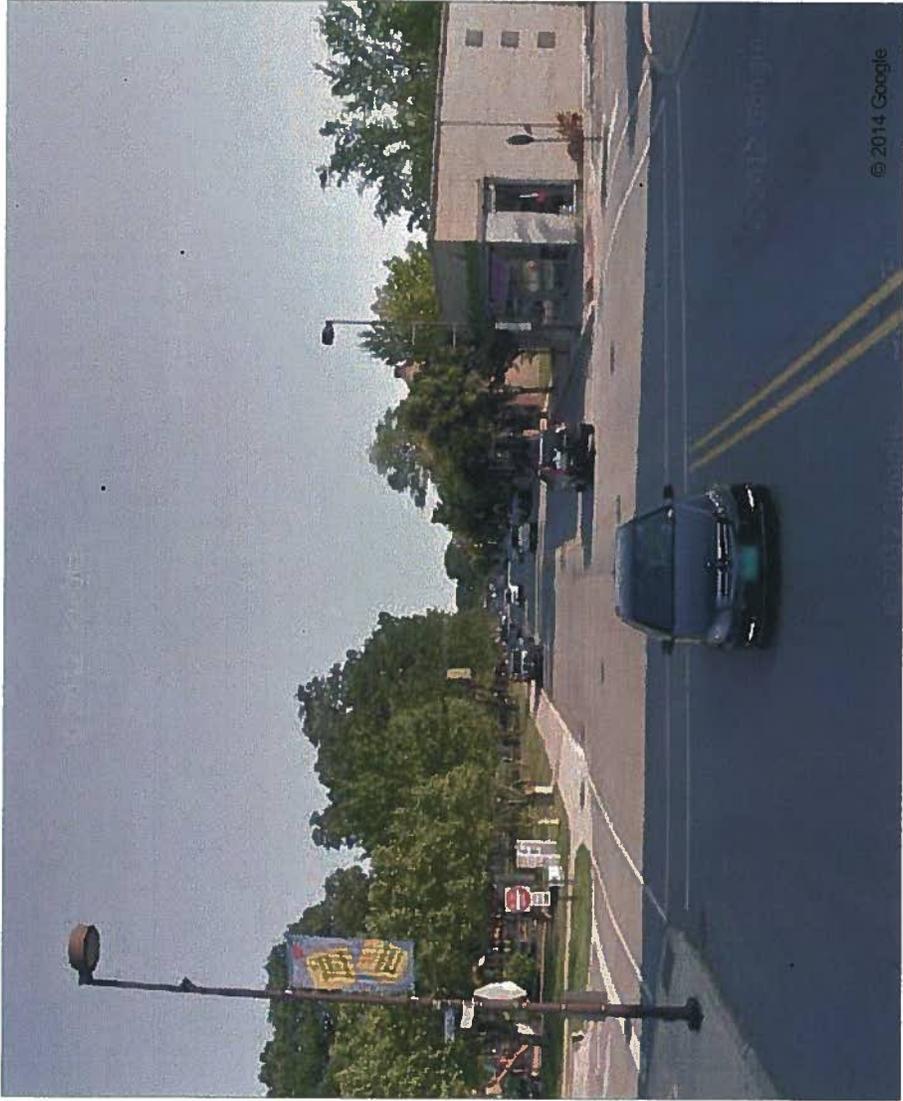
Proximity to residential neighborhood AND distance from public parking may be cause for concern for spillover effect of some uses (medical)

proximity to residential

- * Very sensitive location due to proximity issue
- * prohibit on site parking due to adjacent residential (?)
- * require fee in lieu of on site parking, together with contributic pedestrian intersecion improvements?
- * More study(?)...

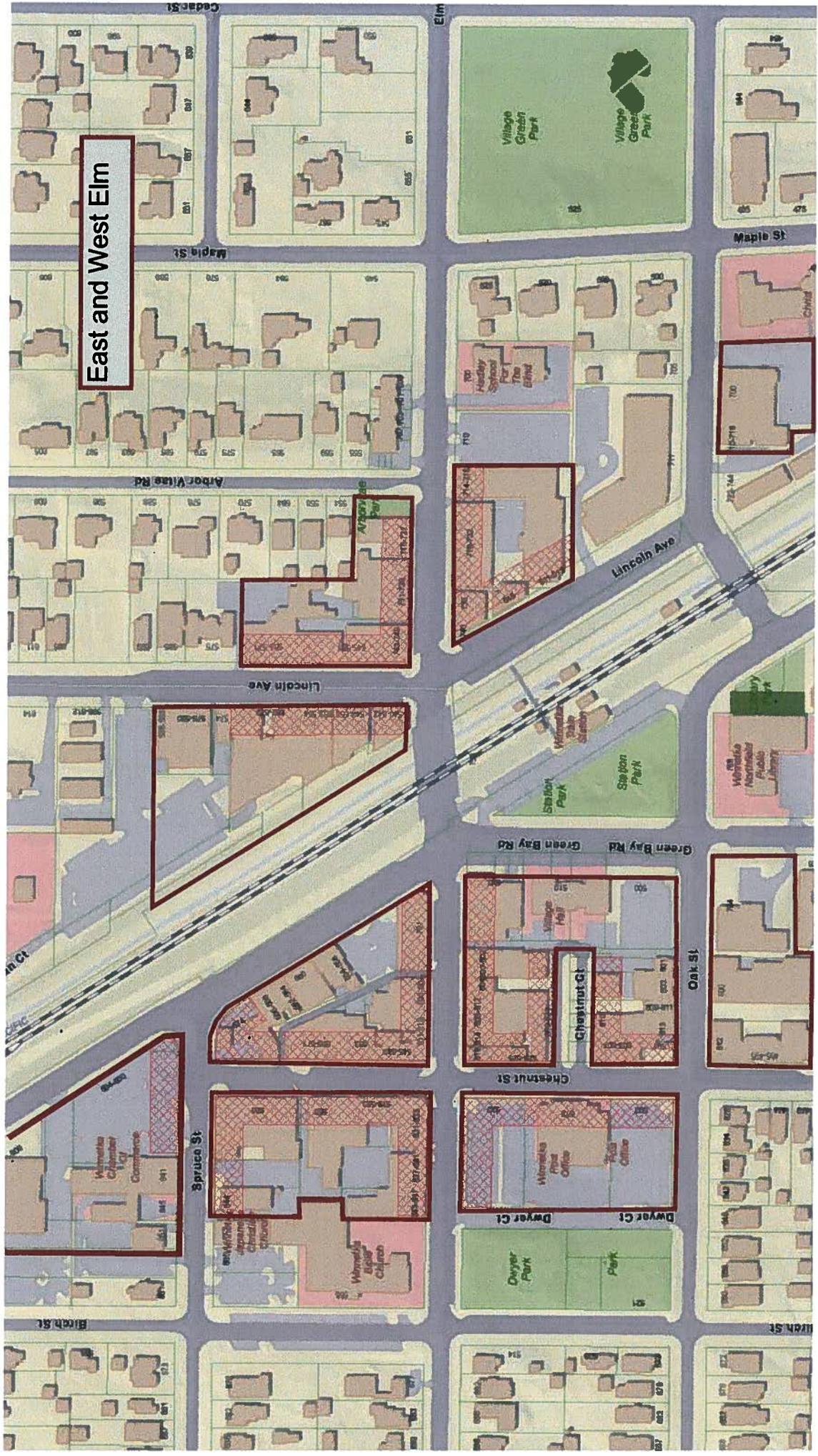






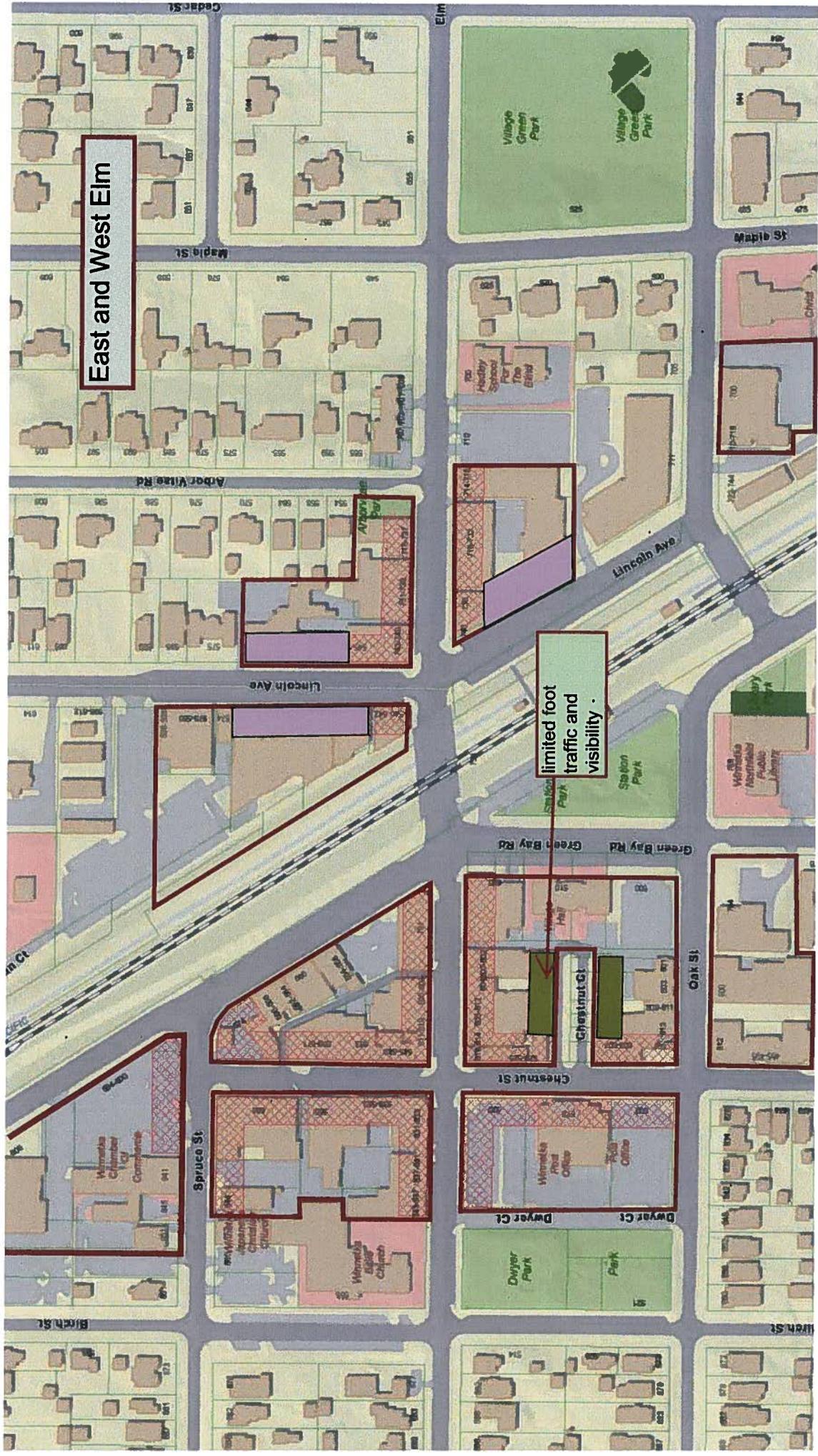
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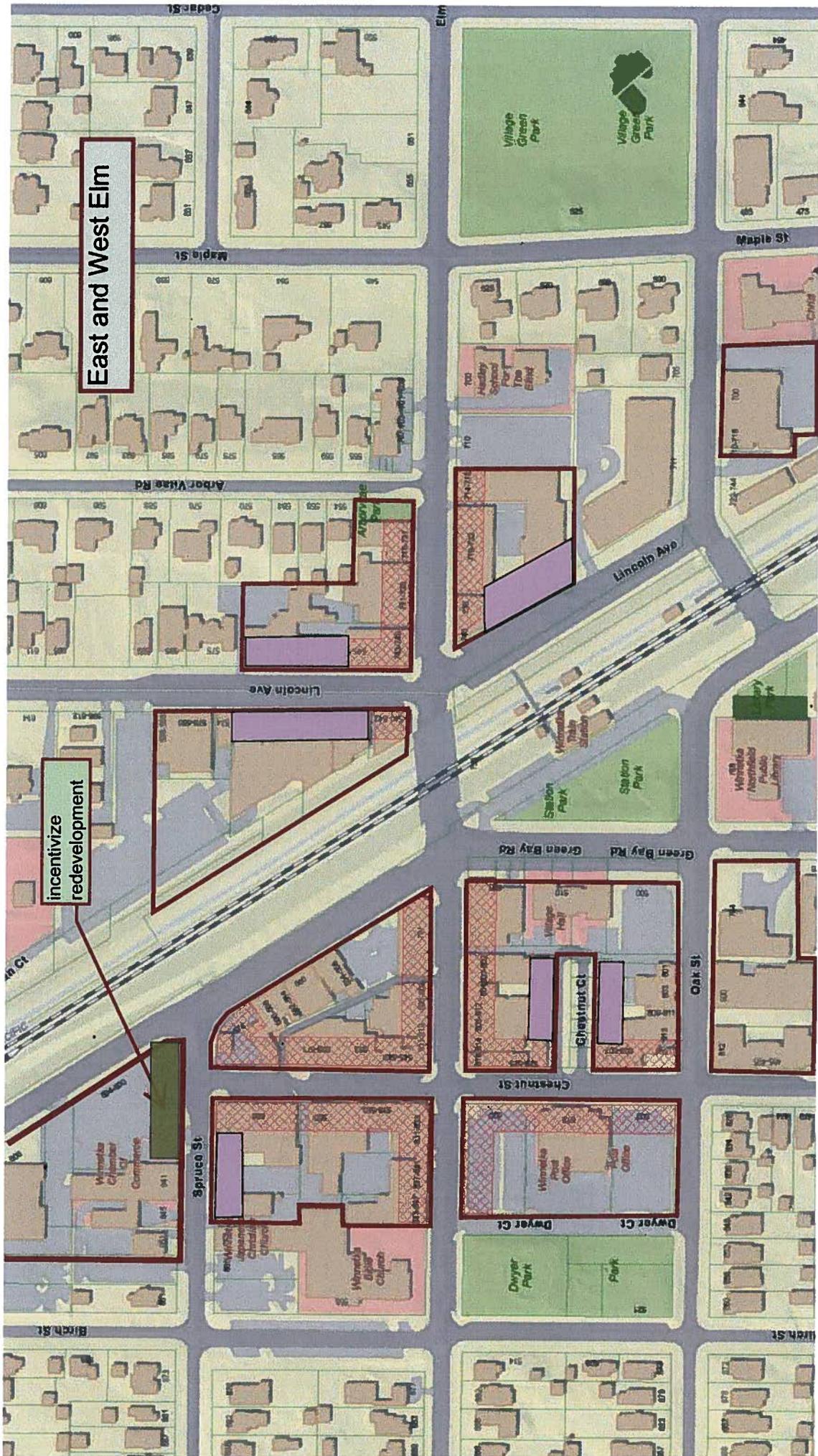
East and West Elm



East and West Elm

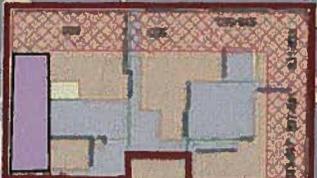
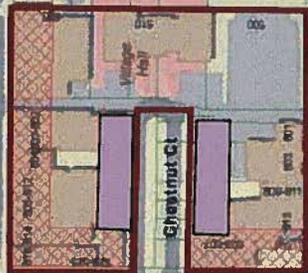
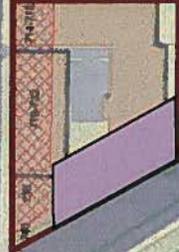
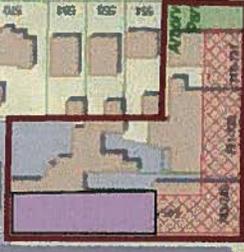
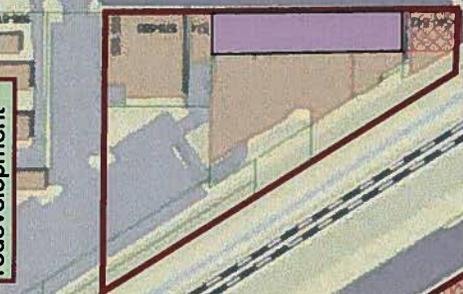
limited foot traffic and visibility





East and West Elm

incentivize redevelopment



East and West Elm

Bank sites - no retail to north, south or east

