



VILLAGE OF WINNETKA

Incorporated in 1869

BUSINESS COMMUNITY DEVELOPMENT COMMISSION

**Monday, August 24, 2015
7:00 P.M.**

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, August 24, 2015** in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

Agenda

1. Adoption of July 27, 2015 Meeting Minutes
2. Discussion of the Annual Report to Village Council
3. Discussion of Downtown Master Plan
4. Update on One Winnetka Planned Development
5. Staff Update on Economic Development Activities
6. Staff Update on Community Development Activities
7. Public Comment
8. Adjournment

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BUSINESS COMMUNITY DEVELOPMENT COMMISSION
July 27, 2015 MEETING MINUTES

Members Present:

Jon Talty
Paul Dunn

Patrick O'Neil
Jim Sayegh
Terry Dason

Members Absent:

Tom Eilers
Katie Cory
Marilyn Prodromos

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 April 27, 2015 Meeting Minutes

A motion to approve the minutes from the April 27, 2015 BCDC meeting was given by Terry Dason and seconded by Patrick O'Neil. The minutes were approved without change.

Discussion of Downtown Master Plan

Chair Talty stated that there are two fundamental issues to cover – Downtown Master Plan and One Winnetka Planned Development.

Michael D'Onofrio stated that the Village has engaged Teska Associates for the Downtown Master Plan. He explained the process of interviewing and ranking the seven planning firms that responded to the RFP. Teska was recommended to the Village Council. Mr. D'Onofrio described Teska and the primary people involved, including Robert Teska, a founding partner, started the company 40 years ago; Lee Brown, the president of Teska, who has 30-plus years of experience, will be overseeing the project; Mike Blue, previously the CD director in Highland Park, will be the day-to-day service associate;

Chair Talty added that Teska, also, worked on the Fell project. He asked what the Downtown Master Plan is going to tell the Village that we don't already know.

Mr. D'Onofrio said the one of the objectives of the study is to find out what the community can support. The study will look at 3-4 potential redevelopment sites and provide a strong take-away component for land use and zoning issues. The study will gather information from the community and have a large community involvement. He continued with an explanation of the

structure of study which includes a steering committee and working groups. The working groups will have specific tasks and report to the steering committee. The study has an aggressive timeline of 12 months.

Terry Dason expressed her frustration that nothing is done with all the information that has been gathered; nothing major that people would talk about. She wants to see action.

Mr. D'Onofrio explained that it is a planning document. The working groups use community engagement to gather information' casting a wide net, getting people involved. It will be up to the residents to get involved and be engaged.

Chair Talty added that he hopes a by-product of the Downtown Master Plan would be providing some fire to the feet of the Village; wants to see deadlines on projects. He said there would be anarchy if nothing comes of this study; it can't be another binder on a shelf. He said the post office site has to have something happen.

Paul Dunn commented that the focus should be on getting One Winnetka approved, not on the post office site.

Mr. D'Onofrio said the village and Teska have an executed contract and it is full speed ahead.

Jim Sayegh asked what happens next; does it have to go to the Plan Commission.

Mr. D'Onofrio stated that the steering committee will have village council members on it. Recommendation will be made to the village council with their action to happen within one year.

Update on One Winnetka Planned Development

Mr. D'Onofrio stated that new revised plans have been submitted for the One Winnetka project. The Plan Commission reviewed it at their July 22, 2015 meeting with 1 1/2 hours of public comment.

Mr. Dunn stated that the main revision was a reduction in the number of apartments and parking spaces and a reduction in the height. He said the project had been scaled down, but similar styles with color added. He said there was a lot of negative discussion from the 711 Oak residents; but, there were some positive comments. He mentioned that the Plan Commission discussed the revisions for about an hour. Mr. Dunn said that one Plan Commission member suggested going around the table for a preliminary vote on the project. It was 5 to 3 for it with each member having certain changes they would have to see happen to the plan. Mr. Dunn suggested limiting the public comment to ½ hour and allowing the Plan Commission to deliberate and send it on to the other committees. It was Mr. Dunn's opinion that the Plan Commission's vote doesn't count; need to get it to the Village Council and let the public speak to the Village Council. Mr. Dunn doesn't want the process to drag on and then have the economy go into recession. He hopes to see a final vote in September 2015. Mr. Dunn stated that when it does go before the Village Council, the BCDC should testify and urge the Village Council to approve it. He suggested that

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Terry Dason should marshal the business people to vocalize to the Village Council their support of the project. Mr. Dunn does not want the loud minority to set the tone. He stated One Winnetka is an opportunity Winnetka needs.

Patrick O'Neil agreed with Mr. Dunn; he supports the One Winnetka project. Mr. O'Neil stated that the entire BCDC should testify before the Village Council. He mentioned the \$6-7,000,000 bill that the developer wants the Village to swallow. Mr. O'Neil said they expanded the size of the apartments and it seems they are hoping to attract families.

Jim Sayegh asked if the plan got better and are there second floor offices.

Mr. Dunn replied that the plan is better, but others want more changes and some think it is still too big and that the architecture is not correct.

Mr. D'Onofrio said the plan calls for 33,000 square feet of ground floor space and 6,750 square feet of second floor retail space.

Mr. Dunn stated that it is the BCDC's job to get the plan approved.

Chair Talty added that the BCDC needed to push it downstream to the Village Council for them to make a decision.

Mr. O'Neil asked that the BCDC members be kept informed on the process.

Mr. D'Onofrio suggested to the BCDC members that they familiarize themselves with application and consider how it will affect other places, other parking lots.

Mr. Sayegh asked what the parking and water retention plans are.

Mr. D'Onofrio responded that there is below-grade parking and a plaza above that can be closed off to traffic for special events. He said there needs to be consideration of the public benefits that the Village would receive including sidewalks, street lights, and water mains. Also, he said this would create a sense of place.

Mr. Dunn commented that, in the previous post office site study, the cost of the parking was at \$6,000,000.

Terry Dason said that she wants people living there and walking around spending money.

Chair Talty added that the rentals will lease quickly, that there are only 71 units; people struggle with moving other places. He said retail will be harder to rent.

Mr. D'Onofrio stated originally, the plan Commission did not approve the New Trier Partners plan, but the Village Council still heard it. Currently, the Plan Commission needs to complete its review and make recommendations; then, the Zoning Board of Appeals reviews it, and then the Design Review Board looks at it.

Staff Update on Economic Development Activities

Denise Dahl began by describing a new feature to the Village's website that will be interactive with have the addresses and pictures of available retail space in the village. She said the parking maps will be updated on the website. Also, they are working on two videos, one on the quality of life and one focusing on the business districts, which are for use on both social media and regular media.

Ms. Dahl stated that the TEDx event in May was fantastic; sold out all 100 spaces. She mentioned there were 12 speakers from Winnetka, Evanston, and Wilmette. Also, 1st Bank of Highland Park sponsored a \$15.00 gift card given to the participants with the hopes that the money would be spent locally at restaurants. Several other local businesses donated items and discounts for the gift bag given to each participant.

Chair Talty asked how the wine store, Good Grapes, is doing.

Ms. Dahl responded that the business is doing okay and that always seems to be people in the shop. She said a new yoga studio, Yogi Barre, is scheduled to open in September 2015. Also, a hockey skate sharpening and retail shop is opening soon on Oak. She mentioned that Panera had closed, citing the desire for a drive-thru and a larger dining room. She mentioned that Mrs. Greens is progressing more slowly than originally thought.

Mr. D'Onofrio added that Mrs. Greens has an interior demolition permit to aid them in preparing architectural prints.

Chair Talty inquired about the triangular shaped lot in Indian Hill that was leased to Land Rover.

Mr. D'Onofrio stated that it is leased to New Trier High School. However, if another car dealership wanted more space, a deal could be struck. He said the Village originally purchased the parcel with the thought of making it a welcome to Winnetka space.

Staff Update on Community Development Activities

Mr. D'Onofrio stated that Mrs. Greens is approximately four weeks out from submitting plans for remodeling. He mentioned that the Village has contracted with a sign company for the parking and wayfinding signage. It should take 60-90 days for the prototype signs.

Mr. Dunn commented that the hanging flower baskets and the planter boxes in Hubbard Woods look great.

Ms. Dason expressed concern about a walk-thru that was done with Village officials and the owner of a potential business. She commented that the number of people present and their comments shook up the owner of the building and the potential retailer. She suggested that the Village have a booklet or guidelines.

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Ms. Dahl commented that the walk-thru with the perspective tenants is meant to get everything out that might be an issue.

Chair Talty commented that this is a great service that the Village offers.

Mr. D'Onofrio added that the Village goes where we are asked to go. The purpose of the walk-thru is to identify all issues so perspective tenants don't come back to us asking why we didn't tell them about an issue.

Ms. Dason ask that the job be done in an embracing manner. She said the walk-thru pointed out all the things wrong with the building.

Mr. D'Onofrio added that there are regulations that have to be followed.

Public Comment

None

Adjournment

The meeting was adjourned at 8:25 pm.