

**From:** [Winnetka Caucus Council](#)  
**To:** [OneWinnetka](#)  
**Subject:** Fwd: One Winnetka Redevelopment  
**Date:** Thursday, March 26, 2015 12:25:01 PM  
**Attachments:** [WCC FEB 2015 Commercial zoning.pdf](#)  
[2015 Feb Electronic Building heights.pdf](#)  
[2015 Feb Individual Village comments \(2\).pdf](#)

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----- Forwarded message -----

**From:** **Winnetka Caucus Council** < >  
**Date:** Thu, Mar 26, 2015 at 11:22 AM  
**Subject:** One Winnetka Redevelopment  
**To:** [bnorkus@winnetka.org](mailto:bnorkus@winnetka.org)

Dear Brian,

On behalf of the 2015 Winnetka Caucus Council the following Survey , results and comments are submitted to the Plan Commission for it's consideration, and to be included in the public record, regarding the One Winnetka redevelopment proposal for the Fell site in the East Elm commercial district.

The first file is the Survey that the WCC published in Feb 2015, the second is the summary results of all of the questions and the final contains individual comments for the Village Council some of which concern the proposed development.

Yours,

Matthew Derrick Secretary 2015 WCC

## Caucus Electronic Survey

In 2014 the Winnetka Caucus Council (WCC) tested and assessed the interest in short online surveys in addition to the Annual Survey. This is the first brief survey for 2015. If there are more than 2 responses per computer then the extra results may be discounted.

The village is planning to modify the existing commercial zoning requirements. This will be up for adoption on Feb 17. The details can be found in the following link, starting on page 234 [Village Council Agenda Feb 3 2015.](#)

There have been a number of articles in the local press about these zoning modifications recently.

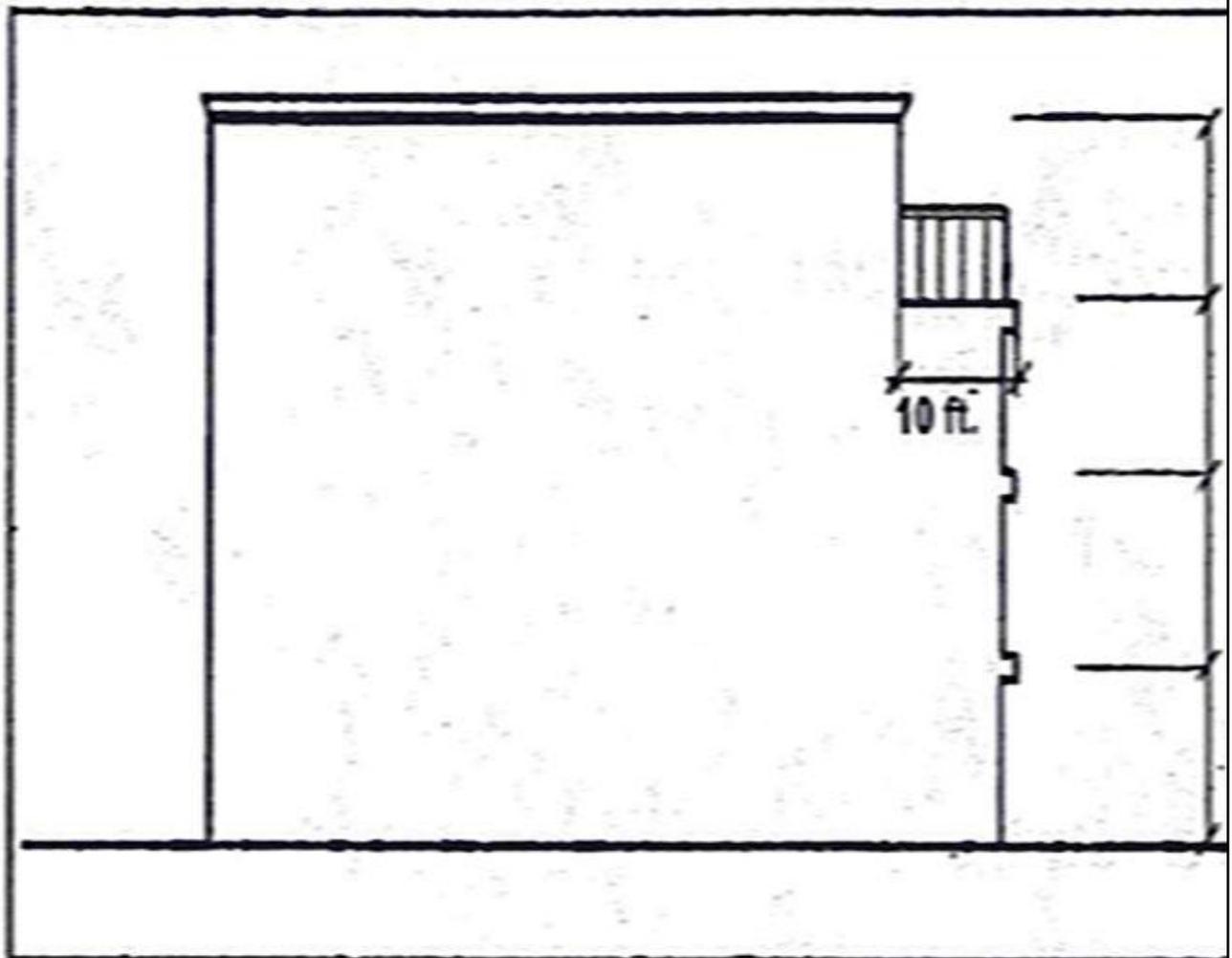
**During the village council meeting of Feb. 3, 2015 it was proposed that the commercial zoning height restrictions be modified in the following way:**

**a) "Increase Allowable Height from the current limit of 2 1/2 stories and 35', replacing the current single standard with a more customized two-tier building height limit based on the location of the property."**

**"Areas mapped as *"Transitional Height"* area will be subject to a slight increase in height from 2 1/2 stories and 35' to 3 stories and 35'. Areas mapped as *"Standard Height"* will be subject to an increased maximum allowable height of 4 stories and 45'."**

**Those areas identified as *"Transitional Height"* areas and subject to the lower height limit of 3 stories / 35' have been identified due to the parcel's proximity to single family residential uses, whereas the new *"Standard Height"* areas are more remote from single family residential areas."**

**b) Introduction of new "upper story setback" (see picture below).**



# Figure 17-1(E): Upper story setback”

1.

**What is your opinion of the proposed commercial height changes?**

- Agree
- Disagree
- No Opinion

2.

There are proposed changes to the parking requirements. For details see the link [Village Council Agenda Feb 3 2015](#).

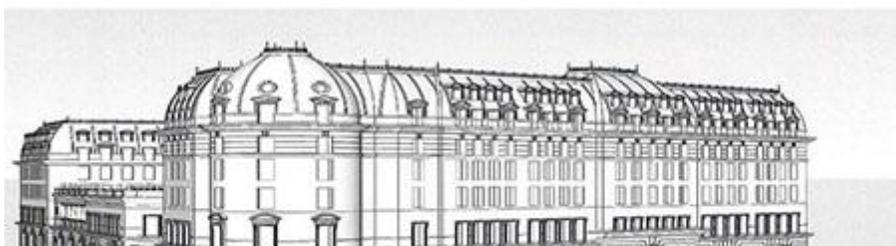
**" The current 2 1/4 space/dwelling unit requirement was found by the advisory boards to be an excessive requirement, particularly in light of the downtown zoning districts' proximity to public transportation. Because the cost of providing parking increases development costs and would likely result in underutilized parking facilities, the core recommendation of modification to parking requirements is a reduction in the residential parking standard ".**

**The proposed new standards are " One-bedroom units 1 1/4 spaces, two-bedroom 1 1/2 spaces and three bedroom units 2 spaces".**

**What is your opinion of the changes in Parking requirements?**

- Agree
- Disagree
- No opinion

**There is also a plan is to construct a 7-story building with 120 rental units which may presented to the Plan Commission as early as 25 Feb. A sketch of the plan is shown below. It has not been presented to the Village Council yet.**





**3. Do you think the Village should allow this project to proceed?**

- Agree
- Disagree
- No opinion

**4. If you agreed with the question 3 do you think it should be evaluated after the Village Master Plan is approved.**

- Agree
- Disagree
- No Opinion.

**5. If you disagreed with question 3 would you agree if the height was lower?**

- Agree if 6 Stories
- Agree if 5 Stories
- Agree if 4 Stories
- Agree if 3 Stories
- Still Disagree

**6. If you have any additional comments that you would like us to share anonymously with the Village employees and Village Council please write them here.**

**7. If you have any additional comments that you would like us to share anonymously with the D36 schools, Winnetka-Northfield Library or the Winnetka Park District employees and Boards.**

Thank you for completing our survey!

The Winnetka Caucus Council is an independent organization that relies 100% on contributions from residents. We receive no tax dollars or government funds. We rely solely on the volunteer efforts of residents and the financial contributions from members of the community. This is the 100th year of Winnetka Caucus.

Please consider donating to the Winnetka Caucus Council, if you have not already done so this y

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Website <http://www.winnetkacaucus.org/>, or on the button below, thanks.

**Donate**



Please click on the *"Done"* button below to submit your answers; you will not be  
able to change your answers once you submit them.

Thank you for completing our survey!

**Q6 If you have any additional comments that you would like us to share anonymously with the Village employees and Village Council please write them here.**

Answered: 195 Skipped: 294

#	Responses	Date
1	<b>Village responses</b> Very slippery slope with height restrictions.	2/27/2015 8:20 AM
2	<b>Village responses</b> We need a dog park, preferably in the south-east corner of the post office lot. The only available dog park is the beach which is not fully enclosed, is dangerous in winter, and the dogs always get filthy from going into the water. An all-year park centrally located in the downtown area would bring people to the businesses and make use of open space. Currently most of our park space sits unused even during pleasant weather.	2/25/2015 9:12 PM
3	<b>Village responses</b> This is a terrific site for a higher density development.	2/25/2015 8:10 PM
4	<b>Village responses</b> Any new buildings should fit in with the overall look and feel of the Village. Depending on where this building is supposed to be constructed, it might likely not fit in at all.	2/25/2015 5:40 PM
5	<b>Village responses</b> The would hate to loose the overlook of Winnetka. The proposed development is far to big and it unfairly takes possession of "OUR" sidewalks. How is that possible. Developers have no rights to public property.	2/23/2015 11:18 AM
6	<b>Village responses</b> Not sure about the proposed building. Think 7 stories is really tall for our area, but not sure what will look good--5, 4 ???	2/23/2015 10:32 AM
7	<b>Village responses</b> The current requirements should stay in place, It is what gives the village its charm and separates us from Glenview and Palatine. Could you ever imagine Kenilworth or Glencoe doing this or other recent actions taken on by our home rule empowered trustees? Never. The trustees are at of odds with the Village residents and common sense,	2/22/2015 9:25 AM
8	<b>Village responses</b> I'm very concerned about the 120 rental units coming into our neighborhood. This neighborhood is a family neighborhood with members of the community who moved here to raise their families and spend a life-time in this community. A homeowner is invested in this community in a unique way that a renter is not. Rentals by nature are short term opportunities for living. Rental properties invite transient people into this community who don't have the same long term investment in our neighborhood. These people are not paying property taxes contributing towards the benefits that this community has to offer like a winnetka homeowner is. My family didn't move from the city to be living among renters in a high-rise community type living situation. That is precisely one of the reasons we moved away from the city, and I am shocked that the Village would even consider that this type of development is one that would benefit the community.	2/21/2015 9:29 PM
9	<b>Village responses</b> Village Council members spend money like there's a bottomless pit. Has anyone thought of the consequences of the sewer project for those of us who have no flooding problems? Will the fix for the west side just shift the problem of flooding to the east side?	2/21/2015 5:26 PM
10	<b>Village responses</b> Allow the screen to be build at Duke Childs.	2/20/2015 10:31 PM
11	<b>Village responses</b> any change in parking requirements and height will be the downfall of the Village, visit any place with looser parking requirements and see the results. there will be more snow and rainwater in our future, not less. we need cars off the streets as much as possible for municipal services, crime and aesthetics. especially since you all want revitalized commercial spaces-where will everyone park? the parking is tight right now and Lincoln is dangerous w/people entering the street from between cars right into traffic. it flies in the face of other priorities to relax parking requirements. people have more cars not less. and the ZBA asks residents why they need a 2 car garage? these are contradictory, developers have a lower standard than residents? why?	2/20/2015 8:45 AM
12	<b>Village responses</b> Please provide for exemption or reduction of the storm sewer fees for churches. This fee is a hardship for churches which rely on donations. Our church's annual bill will be around \$6,000, and this is a significant amount for our congregation to absorb with other budgetary needs.	2/19/2015 11:17 PM
13	<b>Village responses</b> the seven story building you use as an example has yet to go through the Plan commission as "Planned Unit Development". It may never see the council in the form you show.	2/19/2015 10:59 PM

## Feb 2015 Caucus Electronic Survey

14	<b>Village responses</b> Enough is enough. Let's get rolling. SOMETHING is better than nothing. It is time for progress. Winnetka is a morgue in comparison to the thriving surrounding communities.	2/19/2015 2:49 PM
15	<b>Village responses</b> It is a good idea to have apartments near the train and on commercial streets. They should not block the light of current residences, however.	2/19/2015 9:58 AM
16	<b>Village responses</b> The Village Council is doing an excellent job - the best they can to prevent our downtown from turning into a "retail ghost town", as our new caucus co-chair, Jessica Tucker (former village president) vociferously warned about in one of her many blogs published in the Winnetka-Glencoe Patch. It has always been difficult to maintain a retail business, but more so today, where most of our shopping can be done from our mobile devices. I am not a member of the village council nor am I a village employee - just an informed towns-member!	2/19/2015 8:54 AM
17	<b>Village responses</b> A four story building in the central business district will retain the style and character of the central business district. Density is a key issue in the area. Overbuilding will betray what helps what makes Winnetka so commodious.	2/18/2015 11:57 PM
18	<b>Village responses</b> Please provide a comprehensive review and amply opportunity to gather input from as many residents as possible, using variety of forums (not just Tuesday night Council meetings which are inconvenient for many community members). Please utilize past research and don't look at this in isolation. The Council and President must be open to hearing feedback from residents and incorporating it. Too many times the Village President has been rude and dismissive to residents who share input at Village Council meetings. This has been true of some of the other Trustees as well. This is not what we expect in Winnetka and I assume it's part of the reason the Caucus did not reslate the current President. Civility and inclusiveness must be maintained, with compromise and respectfulness being key goals.	2/18/2015 5:02 PM
19	<b>Village responses</b> Time would be better spent trying to attract new businesses to the already empty spaces. I can not believe that a 7 story structure was even under consideration.	2/18/2015 10:13 AM
20	<b>Village responses</b> Our household is shocked at the idea that such a monstrosity could be even in the planning stages in Winnetka. We have so much underutilized retail space that the idea of more is ludicrous. Our village needs to create its own character and be true to it, not continually try to ape Wilmette or Highland Park. Both of those communities have much larger populations. Our belief is that we need to work with the current commercial building landowners to bring their properties into line.	2/17/2015 7:44 PM
21	<b>Village responses</b> I appreciate the hard work and diligence shown by the Council and staff to continuously improve the quality of life in Winnetka and enhance economic development.	2/17/2015 10:47 AM
22	<b>Village responses</b> Wait to change height requirements until after deciding in the master plan!!	2/17/2015 10:43 AM
23	<b>Village responses</b> Question 5 ?? worded badly....	2/17/2015 10:39 AM
24	<b>Village responses</b> Our Village President should be sued for fiscal incompetence and environmental jihad. And the trustees are giant boobs.	2/17/2015 10:00 AM
25	<b>Village responses</b> While a member of the Plan Commission, I was one of the authors of our current Planned Development ordinance. It was ratified only after many many months of public meetings and significant public input. A few years later, as a Village Council member, I watched the first implementation of the PD ordinance at the Fell property. It was a struggle for the developer; but he achieved additional height increases above 2.5 stories after demonstrating compliance with the ordinance via compensating amenities and give-back to the community. As we all know, the project failed - but not because of a failure of the PD ordinance. I see no justification in the proposed zoning changes for deviating from the carefully wrought language and limits of the PD ordinance. It has been tested once, and it has succeeded in producing a development solution embraced by a majority of the community and the developer. What is the motivation for this Council to abandon the present ordinance and relax the standards so significantly? Shouldn't an interest in relaxing zoning standards be referred to the plan Commission for study and public input before being considered by Council. Even if the Council's motives are pure, this smacks of impropriety. In the wake of the current Fell site proposal being floated, it looks even worse. I urge the Village Council to table the proposed zoning change and return to more representative stewardship.	2/17/2015 9:26 AM
26	<b>Village responses</b> Please please please do your fiduciary and moral responsibility AND DO NOT CHANGE THE SPECIAL CHARACTER OF WINNETKA AND TURN IT INTO EVANSTON OR WORSE. What are you thinking? And what is your motivation????	2/17/2015 6:31 AM
27	<b>Village responses</b> Don't raise the height limit first. Have the developers present their plan and discuss the height in relation to the total plan.	2/17/2015 1:44 AM

## Feb 2015 Caucus Electronic Survey

28	<b>Village responses</b> If the village code limit for commercial zoning height is 4 stories, how could this group build a 7 story building?	2/16/2015 9:59 PM
29	<b>Village responses</b> The Village Council should understand that many perceive their behavior to be shocking. They should also know that many are regretting Home Rule, as it was never clear that H.R. would be abused in the ways it has been. The Village Council has been arrogant. Its lead-up to this rule change has been disingenuous. It's time for them to listen to the residents.	2/16/2015 7:48 PM
30	<b>Village responses</b> Part of the charm of Winnetka is the abundance of parking. When shopping I do not want to use a parking garage, I want to park close to the individual store. In addition I do not want Winnetka to become Evanston where there is no free parking and even paid parking is difficult to find. In addition, I enjoy the open vistas of Winnetka and do like the idea of tall apartment buildings.	2/16/2015 6:31 PM
31	<b>Village responses</b> It is very important that the Village Council LISTEN to the will of the residents of Winnetka. There has been consistent resistance to buildings that are higher than 2 stories and a relaxation in parking requirements. We ask that these folks represent us and our needs when they make decisions.	2/16/2015 6:03 PM
32	<b>Village responses</b> Stop messing around with the current system with ambiguous language that allows loopholes that will harm our town. I am getting beyond dissapointed in the actions of the caucus and their arrogance towards what the community wants and the disconnect of these proposals.	2/16/2015 5:07 PM
33	<b>Village responses</b> Village Council and Trustees are putting last concerns first and first concerns last. Winnetka needs to curtail expenses --the individual household fees for electric, storm sewer, etc. have increased. We do not need to hire a private service to investigate bond issues. Save Winnetka!	2/16/2015 5:03 PM
34	<b>Village responses</b> It is outrageous that our Village Clowns (Council) think it is appropriate to make this major change never before contemplated in the history of Winnetka without prior community approval and before the master plan is finished. Moreover, the "loophole" permitting a 7-story building in Winnetka is horribly misguided. The village residents have weighed in on this issue many times vociferously and strongly opposing anything over 4 stories, and many residents favor 3 stories as a maximum. We DO NOT need or want any building of any kind over 4 stories, particularly with diminished parking and the tiny units proposed. The majority of Winnetka residents favor LESS population density over time - which has occurred since 1900. I agree. Shame on the Village Council - who in the hell do you think you are? No one voted you goofs as the king and his confused court. You deserve to be impeached and have your unprofessional rear ends sued off. You folks seem to have a penchant for making the wrong decision almost every time and ignoring community views each and every time. Trust me when I say the "peasants" residing in Winnetka want you all hung and your heads on a pike. That being said, I promise to sue you each personally if you try to allow a 7-story building in my home town and I will bring a formidable collection of friends with me. Cheers.	2/16/2015 3:09 PM
35	<b>Village responses</b> It's time for Winnetka to permit some progressive development before all of our retail dies.	2/16/2015 1:46 PM
36	<b>Village responses</b> IMO, large multiple tenant buildings are more attractive when they share common space such as a courtyard. A fenced dog area would be highly beneficial for exercising dogs. The dog beach is not useful or safe in the Winter, and it is not enclosed.	2/16/2015 1:41 PM
37	<b>Village responses</b> I believe this project will bring vitality and needed density to the area for local business to survive.	2/16/2015 1:41 PM
38	<b>Village responses</b> This building is grossly out of character with our downtown. Not only is the size outrageous, the formal French style is totally at odds with the village-like Tudor style that makes our downtown so attractive. They need to start from scratch. And why would we close that block of Lincoln to traffic? Especially when this project would greatly increase car traffic in the immediate area! The whole proposal is outrageous on so many levels. It should not even be taken seriously as a starting point for negotiations.	2/16/2015 11:48 AM
39	<b>Village responses</b> The building design is out of keeping with the tutor design of most buildings in the area. The village should require a more traditional design that is not so grand and ostentatious. This one looks like a French railroad station!	2/16/2015 11:19 AM
40	<b>Village responses</b> Winnetka is overdue for reductions in restrictions placed on our local businesses. The village business district desperately needs to make it easier for business owners to thrive here.	2/16/2015 10:52 AM
41	<b>Village responses</b> Look at the scale of this project - it's an abomination that would dominate the "skyline" of Winnetka. It bears no reference or resemblance to any other building in the area. It would loom over all houses in the area and the fact that it's intended as a rental property means it would have far more impact on the community than I think has been considered. In addition, I see that Lincoln Avenue would no longer be open to vehicle traffic. I can't believe the elected members of the Village Council would even consider this overblown monstrosity.	2/16/2015 10:46 AM

## Feb 2015 Caucus Electronic Survey

42	<b>Village responses</b> the Village Master Plan should be approved before consideration of new developments	2/16/2015 10:16 AM
43	<b>Village responses</b> These decisions need to be made as part of a Master Plan, not randomly.	2/16/2015 8:29 AM
44	<b>Village responses</b> The village council should continue forward for changes to redevelopment our community with commercial business and address all options that are available to them that would benefit the overall community and continue to bring added revenue and business to this great village.	2/16/2015 7:28 AM
45	<b>Village responses</b> The Village plan(s) should be available at all times on the Village website, if not already there.	2/16/2015 5:06 AM
46	<b>Village responses</b> Village Council Think more, research more, take more time to think. You like to spend money. Why do you think seniors find it difficult to be retired and live in Winnetka. As things, taxes, cost more and more, seniors are on a fixed income that does not increase as your spending rate.	2/15/2015 11:31 PM
47	<b>Village responses</b> Garbage and Recycling pick up has been fantastic even though the weather has been difficult.	2/15/2015 9:57 PM
48	<b>Village responses</b> The down town on Green Bay has a few building with old English exterior. If the entire building fronts where old English, it would have marketing attraction.	2/15/2015 7:19 PM
49	<b>Village responses</b> The Winnetka Caucus should deliberately strive to maintain the original "village" ambiance with low buildings many of which are half timbered. This is not a desire to remain "old fashioned" in the modern world. Rather, it is the way for the village to maintain its timeless charm in a modern age - and why many people have chosen to live here. Winnetka is a small, wealthy town, and the council should only encourage zoning changes and buildings which are consistent with (or improve on) the picturesque image that it already has. The council should not be swayed by its few members who are insensitive to the historic vision of Winnetka - and be tempted to cleverly turn Winnetka into a into just another small but ordinary city. It's really important for us all to have a long term vision which isn't compromised by every new scheme that comes along. Good luck on the 17th. Please don't let us down.	2/15/2015 1:00 PM
50	<b>Village responses</b> You need to provide more information about this project before a proper response can be given	2/15/2015 9:50 AM
51	<b>Village responses</b> I vehemently disagree with a 7 story building.	2/15/2015 9:47 AM
52	<b>Village responses</b> We need to evaluate and work on the street parking issues in Winnetka. Winnetka ticket quite well people parked illegal in train parking lots which is not a safety problem but if you illegally park on the village streets blocking corners and in no parking zones you will not be ticketed. Examples landscapers who illegal park every week blocking corners, facing the wrong way, etc. The village streets would be safer and the program would pay for itself. How would it work? Have a text/mobile number a resident could take a picture of the car or truck and location of send it to the village (or some one could call it in). The village evaluates it and takes action. Yes once is not an issue but every week, or the same location would be eliminated. Example the corner of Pine and Greenbay outside the Grand. Cars can not see going east on Pine or turning west off Greenbay in the mornings with the trucks.	2/15/2015 9:18 AM
53	<b>Village responses</b> Please keep the character of our village intact with 3 story, tudor style buildings!	2/15/2015 8:29 AM
54	<b>Village responses</b> I'm worried about total pollution and SAFETY!!! The elderly,children and the blind use these areas on a regular basis. It probably will disrupt every day business for the other merchants. The street will look disproportionate with one side 7 floors and the other at 2 floor. When will Winnetka stop their deviation from the proposed plan commission ? Moreover, the 711 Oak condo building will be to close to the proposed development. Where are the outlets for the garbage pick up? The building is to massive for that area, it should be scaled down.	2/15/2015 7:55 AM
55	<b>Village responses</b> I'm concerned about safety, pollution,garbage pick up, street scape. I'm most concerned with traffic issues and parking. Will the crime rate go up? Children, the Hadley school from the blind, and the elderly frequently walk down Elm and Lincoln, I believe this project will make it more dangerous for these populations to use these areas safely.	2/15/2015 7:44 AM
56	<b>Village responses</b> No huge buildings period !	2/14/2015 10:04 PM
57	<b>Village responses</b> It would vitalize the area considerably	2/14/2015 7:50 PM
58	<b>Village responses</b> Please work on a master plan BEFORE you start working with developers. Developers do not have the character of our village as their primary concern. They are only interested in the profitability of a project. The master plan needs to be approved and understood by the village first, before speaking to developers.	2/14/2015 6:49 PM

## Feb 2015 Caucus Electronic Survey

59	<b>Village responses</b> Winnetka should not default to a commercial district zoning ordinance that is overly dense with insufficient parking. The proposed plan for the Fell property looks to "take over" much of Lincoln Avenue and would be inappropriate and a negative to the Village of Winnetka.	2/14/2015 5:07 PM
60	<b>Village responses</b> The village Trustees spent some \$30,000 for a survey of residents' opinions. One result was that the residents want revitalized business district. A unified plan of major aspects of village changes is in the making now. Why is the village going one- step- at- a- time on zoning, parking, and so on, without waiting for the plan for the completed coordinated plan?	2/14/2015 2:47 PM
61	<b>Village responses</b> An upscale development, whatever the height, is preferable to the current vacancy. It would be even better if there could be a small percentage of affordable units! Please also consider bicycle-friendly development in the village, even if all that means is more bike racks.	2/14/2015 2:40 PM
62	<b>Village responses</b> Please work harder at getting our currant retail space rented,before creating more. Parking does have to be in the picture. Restaurants are desperately needed.	2/14/2015 2:08 PM
63	<b>Village responses</b> We need more diversity in housing and race in Winnetka. We also need some smaller starter homes. Can we limit the huge homes with no lawns??	2/14/2015 1:23 PM
64	<b>Village responses</b> The following comments are directed to the Caucus Council: It's misleading to the public to suggest that this plan is even plausible. No 7-story plan would be allowed under a 45' height restriction.	2/14/2015 11:51 AM
65	<b>Village responses</b> The people who want to develop the Fell property bought it knowing the existing Village setbacks, density rules, parking requirements, etc. They continue to cry they can't make a go of it with those parameters. Some flexibility? Maybe. But the density needs to stay basically as is.	2/14/2015 11:28 AM
66	<b>Village responses</b> I cannot formulate an opinion to Q3 and related Q's thereafter as there is not enough information to do so e.g. will the project solely be for multi-family or mixed use i.e. commercial use as well. I do think a 7 story structure is excessive though. Otherwise, I might agree or disagree. In all these questions particularly Q3' there should be some explanation as to the "why?" this proposal is even being considered e.g. to broaden the tax base, provide affordable housing, etc.	2/14/2015 11:08 AM
67	<b>Village responses</b> The easing of restrictions is far overdue. Our business districts are dying, and we should lean toward allowing developers leeway to do what they believe will be commercially viable.	2/14/2015 9:42 AM
68	<b>Village responses</b> Winnetka needs to be pro business and ease up on so many regulations. I've lived here for 20+ years and the downtown areas are lifeless. Need to encourage restaurants that will attract people from surrounding towns...look at what Wilmette and Highland Park have done & what Glencoe is going to do. If you want the downtown areas to thrive make it business friendly and the result will be increased revenue from people staying here and spending money locally.	2/14/2015 9:25 AM
69	<b>Village responses</b> Any good design to bring condos rental units and potential retail space to Winnetka business districts is a good thing.	2/14/2015 8:09 AM
70	<b>Village responses</b> I answered the questions above but really don't have a good insight as to exactly what the plan is proposing and the impact on the immediate area. I really need more information...and as of my latest reading, no plan has actually been submitted. Why are you asking questions without a plan even being submitted?	2/14/2015 7:46 AM
71	<b>Village responses</b> Shame on this bogus biased caucus survey!	2/14/2015 5:39 AM
72	<b>Village responses</b> Enough with "progress without change!!" What a terrible biased survey.	2/14/2015 5:35 AM
73	<b>Village responses</b> This project has great potential for the village and the downtown, if it can maintain the lower density feel that Winnetka residents seem to prefer. The new guideline of 4 stories with a set back is plenty of height for this project. The added parking garage component to provide additional Metra spaces and the re-purposing of Lincoln Ave as a park/walkway, are both excellent aspects. The Village must get involved and work to re-locate Conney's - it looks ridiculous to design a beautiful building like this and have them build around this ugly little non-descript 1960s building (if it was older like some of those across the street I would feel differently). I believe the Conney's owner has been offered many profitable options to move across the street with little or no disruption, but they will not budge. It's always tricky with private property rights, but I think sometimes a village has to take a long view with good overall planning in mind, above a single property owner's agenda. Without Conney's and only 4 stories in height, this project is a huge winner for the Village. The Village should contribute some public funds for the Lincoln Ave. park and garage, in exchange for the lower density.	2/13/2015 10:03 PM
74	<b>Village responses</b> The Village needs to be revitalized, and maybe these proposals will help.	2/13/2015 9:56 PM

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75	<b>Village responses</b> simply continue to support the successful merchants - like the Grand - a huge success story. So could you reallocate some of the public parking lot in the back to help the vendors supply the store? What do I mean by success story? I mean residents enjoy going there now. Why residents enjoy going there - there are many reasons. It would be nice to have service station like Glencoe. The station at greenbay and tower is better but almost didn't happen. The "example" streetscape right across the street. Ok, it's nice but - this is insane committee thinking when right across the street there was practically an abandoned service station. Again see what is working and support it. Really unhappy that i see the groundwork being laid with building height to turn the post office into essentially the southwest corner of greenbay and winnetka avenue. Nice a phone store with condos on top inches from the new trier traffic. nothing wrong with a phone store but the space can never be reconfigured due to the condos on top.	2/13/2015 9:45 PM
76	<b>Village responses</b> Await any such height/ setback/ major zoning changes until AFTER currently in-process Master Plan is completed, perhaps amended, and then officially adopted.	2/13/2015 9:01 PM
77	<b>Village responses</b> We would love to see this development go through, thought I'm not sure about the height. I'm sure it is an economics issue for the builder, but it might tower too high.... I'm not sure. I would agree to something higher than the current village building, but only by about 2 stories or so.	2/13/2015 8:23 PM
78	<b>Village responses</b> Complete the master plan before making major height decisions and changes.	2/13/2015 7:17 PM
79	<b>Village responses</b> Would the parking spaces be for 1/4 or 1/2 of a car?	2/13/2015 7:13 PM
80	<b>Village responses</b> The rendering for the 'Fell property' is hideously inappropriate for most suburban towns and particularly Winnetka! We have commercial design guidelines for a reason.	2/13/2015 6:06 PM
81	<b>Village responses</b> The planning process seems to be backwards. Why not wait until after the community has a established a vision for the business areas and the plan is finished to address the hows and ifs of the building heights? BTW, I don't think that a Beaux Arts style fits in with the Village character very well, nor a structure that comprises a solid square block. It would overwhelm every other structure, residential and commercial, in the area. If it is six stories, at the high point of the East Elm district, won't it even loom over the houses on Maple Street, at the bottom of the hill?	2/13/2015 6:03 PM
82	<b>Village responses</b> Think that height question in general and the 711 proposed project should be evaluated and decided after the Village Master Plan is approved	2/13/2015 6:02 PM
83	<b>Village responses</b> Let's keep Winnetka as a primarily residential community with single family homes, ample parking and viable small businesses. The number of defunct businesses in the Village and Hubbard Woods is appalling. Our shopping districts are starting to look like a third-world bazaar.	2/13/2015 5:41 PM
84	<b>Village responses</b> The Village Council needs to hold open meeting above and beyond their regularly scheduled sessions to discuss the planning and development of the downtown areas. They need to be more open with residents and stop playing games with semantics at Council meetings ie; "no plans have been officially submitted". PR campaign with widely posted descriptions of proposed plans and action being contemplated need to be held.	2/13/2015 5:32 PM
85	<b>Village responses</b> Keep the flavor of Winnetka. Don't turn it into another Skokie. Thanks.	2/13/2015 5:25 PM
86	<b>Village responses</b> I still disagree with the imposition of a storm water fee, without the benefit of a comprehensive regulatory APPROVED plan. How much are we, taxpayers, paying in the difference in interest expense between those issued bonds and what the Village is earning in its cash accounts?	2/13/2015 5:06 PM
87	<b>Village responses</b> Winnetka does not need rental units. The rental units will attract transient occupants, some of whom may be merely opportunistic in terms of participating in the Village's amenities, i.e. New Trier, Winnetka public schools. Such transients, especially those in studio apartments, will not have a "stake" in the community or its well-being. The proposal is simply a bad initiative, untimely and poorly perceived.	2/13/2015 5:03 PM
88	<b>Village responses</b> The pseudo French design is completely out of keeping with the character of Winnetka and the same can be said for the height. It is truly appalling. Hopefully the Village Board will focus on what is good for Winnetka, not what is good for the developer.	2/13/2015 4:59 PM
89	<b>Village responses</b> If you want to change the whole nature of Winnetka then this seems like a plan to do it !!!	2/13/2015 4:47 PM
90	<b>Village responses</b> Please let the developers proceed. Also, be cautious of "stacked" responses from the anti-dev group. They can "rally the vote". Thus, unless you get a truly significant sample size, you may get erroneous findings.	2/13/2015 4:46 PM
91	<b>Village responses</b> That architecture is horrible. Ugly monstrosity and not compatible with the existing tutor buildings, looks like something from the Columbian exposition. Why can't we build tasteful buildings like the other towns? we are considering that? Really?	2/13/2015 4:25 PM

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92	<b>Village responses</b> it's too high. And also style does not match Winnetka. Seem 19th century French / Haussmannian in style. Versus the brick / tudor that prevails in Winnetka's business areas	2/13/2015 3:42 PM
93	<b>Village responses</b> My wife and I are Winnetka residents and also living in New Canaan, CT for jobs (coming back full-time some day). New Canaan and Winnetka have many parallels. One "ah ha" moment for me is the diversity of housing stock in New Canaan, specifically the close-in CBD multi-family housing. Clearly, has enabled resident housing choice and added vitality to the CBD where there are restaurants, a movie house, local retailers, and like Winnetka, a very good independent bookstore and 2 grocery stores. In short, my thinking has evolved about Winnetka, that we need to have an openness to thoughtful multi-family. New Canaan even has two-story townhome Section 8 housing, close to the CBD, the sun still rises, nice addition of diversity. This Winnetka CBD site and building concept (mixed use), in my mind, is broadly aligned with the outcome I would expect for the updated Winnetka Land Plan. Further, it is time to put this dirt back to work. That said, updating the Land Plan is important work, setting parameters and priorities; the building concept, if in alignment with anticipated outcome, we as a Village should strongly consider endorsing. I have faith in the process and input of voices that we will succeed with an enhanced CBD and land plan guiding future development.	2/13/2015 3:29 PM
94	<b>Village responses</b> There is not enough context in some of these questions (such as the reason for the proposed height changes, the content of the 7-story project, purpose of the rental units, etc.), and it is unreasonable to expect someone to leaf through 289 pages of Village Council Agenda minutes to find the answer, so I cannot give a reasoned opinion to some of them. Is it possible to create 1-2 paragraph summaries for questions/items that are not "straight-forward"?	2/13/2015 3:17 PM
95	<b>Village responses</b> I feel strongly that we should not progress to change height restrictions before having a Village Master Plan in place that considers the various options. Village residents have, in the past, strongly supported low building profiles, and I would not like any changes unless a strong argument is presented for it in the new plan and the residents come to be supportive.	2/13/2015 2:59 PM
96	<b>Village responses</b> We should be extremely cautious about building developments as they change the nature of Winnetka. They always look cheap and diminish the feel and value of our community.	2/13/2015 2:28 PM
97	<b>Village responses</b> What will happen to the "temporarily" displaced businesses during construction of this proposed gargantuan development? Will this kind of "look" be encouraged to extend to the rest of the village? Parking does impact the village & shoppers. Think carefully about the effect in all shopping areas.	2/13/2015 2:23 PM
98	<b>Village responses</b> We need to encourage more retail and to keep the retail establishment vibrant and varied, we need to increase population density. Having an apartment building is an excellent way to do this. It also provides more housing for people not interested in owning homes - i.e, grandparents who may want to maintain a residence in Winnetka without all of the responsibility of home ownership. I think would be an excellent addition to our town! We need more retail that is not solely service based! We need to be able to buy children's clothing -- like jeans, etc in our town -- art supplies for school projects.... We need something like a J Crew and a Blick in town!	2/13/2015 2:03 PM
99	<b>Village responses</b> An additional problem with our village is the patched-up condition of our main roads. Downtown looks bad, and Sheridan Road (I realize it is a State-regulated or other non-Village road) is an accident waiting to happen with bikers swerving to avoid deep potholes while on the road with motorists. Somehow this needs to be addressed for both aesthetics and safety. Why doesn't Winnetka have a bike lane like Wilmette does? Bikers will continue to use Sheridan Road, so it should be linked up with the path to keep them safe. Glencoe is a prime example of what Winnetka's downtown area SHOULD look like!	2/13/2015 1:45 PM
100	<b>Village responses</b> The description of setback requirements would indicate a lower building...Then the proposal is for seven stories....is that confusing to those who participate in the questionnaire?	2/13/2015 1:35 PM
101	<b>Village responses</b> We don't need a seven story building in Winnetka!	2/13/2015 1:33 PM
102	<b>Village responses</b> The proposed development should be considered in the context of the review of the Master Plan	2/13/2015 1:26 PM
103	<b>Village responses</b> Reduce parking requirements further in areas near train stations. Four stories is probably right height, but have flexibility for floor-to-floor heights. Demand is for higher ceilings. Make sure all wires are underground in future projects - eliminate ugly telephone poles and strung wiring! This is not Dehli.	2/13/2015 1:15 PM
104	<b>Village responses</b> It is very hard for me to understand why the Village council is voting on changing to zoning such as building heights and parking when they are just in the beginning stages of doing a Comprehensive plan. Why not wait until after the plan is completed to decide what would be best for the community. It is also disturbing that before Zoning changes have been voted on there is a proposal to build a very big building. It makes you think that the zoning changes are being approved to fit the building. The village Council members need to be more transparent with the community.	2/13/2015 1:09 PM

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105	<b>Village responses</b> Why is the Council moving on zoning changes ahead of upcoming Master planning work? Inappropriate to act ahead of this.	2/13/2015 1:00 PM
106	<b>Village responses</b> All of these changes should be considered within the context of the proposed Master Plan review.	2/13/2015 12:59 PM
107	<b>Village responses</b> It's time for the Village leaders to get beyond the 'progress without change' attitude. Better rental options will benefit life-long residents and attract new ones.	2/13/2015 12:38 PM
108	<b>Village responses</b> I had to go into the Winnetka PO around 1 PM on 2/10/15 and was unable to find a parking spot - even after 4 trips around the block! Ended up parking next to Village Hall West entrance. On my walk to PO I found that the problem was the new Taste Restaurant - all table filled - and saw some patrons leaving for parking in the parking spots by the PO front door. Thus, I suggest that the Village put up signs by the six closest spots to the PO front door - saying: "This spot reserved for PO Patrons Only - 1/2 hr maximum parking duration." I am happy to see any new Winnetka business succeed, but I feel PO Patrons deserve some priority in picking mail, dropping off packages, etc.	2/13/2015 12:38 PM
109	<b>Village responses</b> The 7-story building plan is nearly impossible to read on the survey. More importantly, it isn't clear why it is needed and why it has to be dramatically out of keeping with our Village setting. Within the the New Trier School District, is there any other downtown district with a 7-story building? Why us? Is this progress? I say no. absolutely no. The parking situation on Birch (west of the Park) is silly. It is not 24 hours as labelled. If your car is there between 8am-10am, it's a violation. If you have a meeting downtown in the morning, you can't park there. The parking spaces 80% empty before 10am and remain over 50% empty the rest of the day. It used to be 24 hour parking unrestricted-why was it changed? One final comment, the parking uptown is not tourist friendly. If you want people to eat in a sit down restaurant and shop a bit, it can't be done in 90 minutes. It is not unusual for a lunch to take 2 hours. A few times, I have had to excuse myself from lunch and move my car. Again, how silly! Don't we want to make it EASY for people to eat in the Village AND stroll our sidewalks to support local commerce? .	2/13/2015 12:28 PM
110	<b>Village responses</b> was there any study done by the plan commission or anybody else on raising the allowable bldg height? was there any discussion or request for public input on this? Although i believe the allowable height should be higher than the current 2.5 stories, there should be a process to discuss and base the decision on more than a 'gut'.	2/13/2015 11:59 AM
111	<b>Village responses</b> Gorgeous building proposed...it should be a condo building not rental. I am for it if it is a condo building, against it if it's a rental.	2/13/2015 11:56 AM
112	<b>Village responses</b> Absent is the information of for and against as well as arguements for and against for us to make a valid and informed decision.	2/13/2015 11:39 AM
113	<b>Village responses</b> Having lived at 720 Elm St in the 1960's before the Ade Fell project, We were required to Park in the village lot, but several times it was full when I returned from work. I parked on the street and got tickets three times because I forgot to move my car to the Village lot before going to bed. for a big building - I would require off-street parking which may work underground- Else make the Village lot two levels with reserved over night parking area for local Apartment residents.	2/13/2015 11:17 AM
114	<b>Village responses</b> The only ones to benefit this proposal is the developer. This town does not need anymore empty buildings - retail as well as residential - and the council needs to find ways to develop a more diverse community that would support our schools and parks before any large scale development is built.	2/13/2015 11:16 AM
115	<b>Village responses</b> I'm tired of looking at empty buildings. Do whatever it takes to fill them!!!	2/13/2015 11:10 AM
116	<b>Village responses</b> the design is really disappointing. it is incongrous with our village...we are not in france. the ominous presence on the corner is most disturbing. the density and height is not problematic...indeed if the density is removed from the corner, let them go higher....ALSO a minimum of 12-14' clear height should be considered for retail on the ground floors of all projects....that is where the life of the street is generated and squished and heavy design of the retail is very problematic.	2/13/2015 11:05 AM
117	<b>Village responses</b> I believe that virtually anything to enhance the downtown area would be good for the village. People living downtown will likely increase foot traffic and shopping in this area. We have enough vacant store fronts as it is and think we should support ideas that will bring more people to this area to live.	2/13/2015 10:47 AM
118	<b>Village responses</b> Look at how many vacant areas there already are. You would never be able to fill that many rental spaces. This should be a huge wake up call to the issues going on in Winnetka. Please stop this building from happening. Winnetka is negatively changing at a rapid pace and people need to wake up and face this reality by preventing this building from being built (regardless of height).	2/13/2015 10:45 AM

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119	<b>Village responses</b> very much in favor of Winnetka being open and receptive to evolving residential and commercial needs	2/13/2015 10:43 AM
120	<b>Village responses</b> what is the location of the proposed bldg? it is difficult to evaluate without it.	2/13/2015 10:42 AM
121	<b>Village responses</b> Please do not turn us into Highland Park!!!! Winnetka is becoming overdeveloped. Please don't ruin our charm and small town feel.	2/13/2015 10:34 AM
122	<b>Village responses</b> Since there is so much underutilized space currently in the business districts, I see no need to expand height to seven stories. Perhaps converting edges of the business districts to residential might be more advantageous plus encouraging service business as opposed to retail might yield positive results.	2/13/2015 10:17 AM
123	<b>Village responses</b> it is preliminary to ask question 3 until more information is known. It is a fact that the village has dragged its feet too long in moving development forward. The Fell property and the post office should have been developed by now.	2/13/2015 10:11 AM
124	<b>Village responses</b> Not enough information to agree with #3 and #5. Also, regardless of the answer in #3, all plans should be reviewed AFTER the VMP is approved.	2/13/2015 10:09 AM
125	<b>Village responses</b> this plan to build rental units smacks as a prelude to the "affordable housing" bill that has been presented to and rejected by Winnetka voters on previous occasions. this appears to be nothing more than a "clever" toe in the door ploy by advocates of that misguided proposal.	2/13/2015 10:08 AM
126	<b>Village responses</b> Too many Real Estate offices take up first floor retail space, and don't pay sales taxes!	2/13/2015 9:57 AM
127	<b>Village responses</b> For a project of this scale it's really important that it blends with the buildings on the north side of Elm and on Lincoln north of Elm. The predominant style is Tudor revival in the East and West Elm districts and I'm concerned that this building will stick out. I'd like to see a design that is more sympathetic to what is already there. I'm okay with it being the tallest building in the village but I don't think it will blend if it is nearly twice as tall as any other building.	2/13/2015 9:55 AM
128	<b>Village responses</b> Times are changing and the type of homeowner moving to the burbs has evolved. In many families both parents are working at least part time. Kids activities in the evening are more pervasive. So families need more from then Winnetka is delivering like more food and retail options, and more interesting social opportunities. That wont happen without increased pop density and updated codes. You can't change the times but you can set up the village for success in them.	2/13/2015 9:42 AM
129	<b>Village responses</b> The addition of a seven story building does not fit in with our community. It will also degrade property values and bring more renters into the neighborhood. Winnetka is valued for its exclusivity; this plan is contradictory to that basis.	2/13/2015 9:36 AM
130	<b>Village responses</b> the proposed parking requirements fall far short of what the reality of auto ownership is. A minimum of 2 parking places per unit should be where you would start. Winnetka's business owners are trying to turn the village into Highland Park. They moan about streetscapes, parking,an anchor store,etc when the problem is high rents. Before the village issues any new outdoor seating permits they should take a closer look at how the permittees have encroached the available sidewalk areas. In some instances it is almost impossible to pass on the sidewalk what with the chairs,tables,umbrellas,doublewide strollers,bicycles and stand up a frame signage that the establishment thinks placing directly in the middle of the sidewalk is necessary. These are people who have obviously been to Highland park but failed to recognize that their sidewalks are wider than Winnetka's	2/13/2015 9:28 AM
131	<b>Village responses</b> The commercial area of Winnetka on the east side of the railroad tracks looks like a ghost town, given the number of vacant store fronts. Even if they were filled finding a place to park would be even worse than it is now. Add a high density residential development on the Fell site and parking for Little Rickey's and other restaurants will be non-existent. Wilmette is a good example of a mismatch between need for and availability of parking. Lot's of nice restaurants but no convenient place to park.	2/13/2015 9:25 AM
132	<b>Village responses</b> The monstrous, lot-covering houses that the village continues to allow, despite the obvious ecological, economic, and aesthetic problems they have caused, should not now become mega apartment buildings and retail centers. Winnetka is not Highland Park; let's keep the village a village. Stop the grandiose plans of the village president and his rubber-stamp board before there is nothing left of the charm and value of Winnetka.	2/13/2015 9:22 AM
133	<b>Village responses</b> Thank them for all the hard work that they do to make our Village such a wonderful place to live.	2/13/2015 9:10 AM
134	<b>Village responses</b> Any changes in the height and density zoning regulations applicable to the Village's Commercial Districts should await completion of the Master Planning Process.	2/13/2015 9:05 AM

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135	<b>Village responses</b> A building of 120 rental units will drastically change the character of Winnetka. We are not a transient community the height and design are ridiculous and do not fit in. Besides half the people that live in the apts are gone all winter so they do not increase the vibrancy of downtown. I would be hard pressed to find any 20 year old who would like to rent a one bedroom in Winnetka. Get real	2/13/2015 9:03 AM
136	<b>Village responses</b> There should be some discussion of density and congestion. People move to Winnetka because of its 'small town feel.' The proposed changes above are less about the village and more about maximization of value for developers. They would allow for an increased overall tax base for the village but what are we giving up in long term value if it gets too congested or loses its current feel.	2/13/2015 8:54 AM
137	<b>Village responses</b> Winnetka has become a point in life community; people move in with children and then largely leave when their children graduate. As a result there has been a profound consolidation of housing stock around one price point - big, family, (new). Winnetka is frankly becoming just another suburb. It used to be unique and frankly after living here forever, I no longer see anything really special about the community. Most of the people who move in want good schools and a nice return on their real estate investment; thinking about the long-term viability of the community hardly warrants any consideration. Our downtown is a desert of nail salons and random shops. We no longer have a thriving downtown, we no longer have a true community with various age cohorts and we no longer have active, concerned citizens who can think beyond themselves. Winnetka with all of the demographic changes and building changes will soon be a Hinsdale or any other suburb with no identity. Yikes, I am ready to leave!	2/13/2015 8:52 AM
138	<b>Village responses</b> The proposed location in question 3 needs redevelopment but should not dwarf the surrounding properties.	2/13/2015 8:51 AM
139	<b>Village responses</b> Approving these changes is a slippery slope before having a master plan in place. It's sad for Winnetka to conclude that the answer to revitalizing its business districts means allowing towering, high density buildings.	2/13/2015 8:45 AM
140	<b>Village responses</b> The Post Office site should be a priority for development. The site is an eye sore for the area. A plan should be put together to simulate what Market Square in Lake Forest has with row homes on the Southern boarder, commercial on the inner parcel and condo/appt on the Northern boarder with commercial on the first floor. A 200 space public parking garage below all.	2/13/2015 8:43 AM
141	<b>Village responses</b> Section 10 "Repealer" eliminates "lot area and density" "intensity of use of lot" "dwelling unit area per occupant" and "setbacks" all contrary to the spirit of the "2020 Plan." Winnetka needs a new Master Plan before zoning is changed.	2/13/2015 8:39 AM
142	<b>Village responses</b> Ridiculous changes to zoning.	2/13/2015 8:28 AM
143	<b>Village responses</b> If the village makes it impossible for developers to make money with their projects, developers will skip Winnetka and leave us with old - empty buildings.	2/13/2015 8:24 AM
144	<b>Village responses</b> Unless this becomes a walking community, limiting parking is counterproductive. Cost arguments to lowering parking requirements, given the prices of property, seem designed to increase short-term profit margins, not make the community more attractive in the long term.	2/13/2015 8:19 AM
145	<b>Village responses</b> More info should be provided in this survey since location context has a lot to do with decisions.	2/13/2015 8:17 AM
146	<b>Village responses</b> This is a comment to the developers of this survey. I have a large scale display, but the scale of the drawing is too small to be helpful. I believe it is a replacement of the bank building. This is inadequate information for me to respond.	2/13/2015 8:17 AM
147	<b>Village responses</b> It is difficult to see in the diagram, but it appears that the proposed new building on Lincoln at the Fell space would eliminate many commuter parking spaces which I think is a problem.	2/13/2015 8:01 AM
148	<b>Village responses</b> The zoning changes proposed are very transparent. They are proposed to allow the Fell property to be filled with a building that in both size and density is not appropriate for this site. This is a proposal that belongs in Arlington Heights, Evanston, Highland Park and even River North in Chicago, NOT IN WINNETKA. To further confuse residents, proposed changes are to be adopted before the Council engages in a RFP for a Commercial Plan for the village. A perfect example of the cart before the horse. I believe that the Council has engaged in a duplicitous game of cat and mouse. This plan MUST have been seen by members of the council and certainly staff. It is the wrong way to go about a study of commercial districts - these zoning changes will create chaos in parking and density of our small streets. .	2/13/2015 7:56 AM
149	<b>Village responses</b> Do not have enough information on question 3.	2/13/2015 7:53 AM

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150	<b>Village responses</b> i'm not sure from where the strong desire to build more rental units arose, but this will certainly erode the value of surrounding homes. this isn't Evanston...let's try to remember that.	2/13/2015 7:53 AM
151	<b>Village responses</b> The space in question has been unused for years. It would be great to see the village have additional housing (and commercial) options.	2/13/2015 7:42 AM
152	<b>Village responses</b> There is NO 7-story building planned for the corner of Lincoln and Elm that is before the Village Council. Your wording in the question is VERY MISLEADING.	2/13/2015 7:39 AM
153	<b>Village responses</b> Village needs to focus on livening up the retail areas of town. I agree with the principal of brining more "life" into the Village to increase activity and know that this will help do that. However, this proposed 7 story building seems to be out of scale with the rest of the town. Perhaps retail spaces in the bottom of this? For restaurants! We are spending all of our dining out dollars outside of Winnetka. Need more/better options here.	2/13/2015 7:26 AM
154	<b>Village responses</b> My guess is that we are seeing the work of the developer Mr. Corrigan, who was on the Council long enough to become an insider. We should question if we want another 120 rental units anywhere, before we question wanting another 120 rental units in one huge stack.	2/13/2015 7:20 AM
155	<b>Village responses</b> The survey does not say, nor can I tell from the small image, where the project in Question 3 would be located, therefore I can't give useful answers to this question.	2/13/2015 7:15 AM
156	<b>Village responses</b> Question 3 needs to be evaluated in terms of location, which you don't provide.	2/13/2015 7:05 AM
157	<b>Village responses</b> Think 7 stories is excessively high considering the surrounding buildings. Ambivalent about 4 story buildings.	2/13/2015 6:58 AM
158	<b>Village responses</b> The village council members, particularly Gene Greable and Carol Fessler,continue to demonstrate a galling lack of respect for residents and taxpayers in our beloved community. They need to develop a master plan, fully incorporating the public's input, before making any drastic changes such as this.	2/13/2015 6:55 AM
159	<b>Village responses</b> I have no objection to a four story condominium. I support including units set aside for "lower income" residents. Let's be honest, what qualifies for lower income in this community excludes most people who truly are. I strenuously object to rental units because unlike owners, renters have no inherent interest in maintaining the property. As the owner of two units in an adjacent condominium, it would drastically reduce my property values. I suggest the type of development proposed here, including the increased height, is better suited for the post office property. Melissa Herron 711 Oak St.	2/13/2015 6:41 AM
160	<b>Village responses</b> Please tell Mike D'Onofrio and Brian Norkus that by acting as mouthpieces for the Village Trustees rather than giving Village residents their candid professional advice on zoning and business district changes proposed by the Village Council and ULI, they have not done their jobs properly and should be fired. This has gone on for too long -- way back to the Post Office study of 10+ years ago, and the New Trier Partners proposals -- to be able to be corrected. D'Onofrio and Norkus should resign now before they are fired. Same for Village Manager Bahan -- have him resign now before he is fired.	2/13/2015 6:15 AM
161	<b>Village responses</b> The height and density appear to not be in keeping with village character. It is too massive a plan and would create a dark, dense "city" area. The similar areas in other villages are dead and stark- highland park for example. The massive developments are dead zones for people. Set backs and less density should be the trade off for height such that light is still allowed to filter through, keeping with the character of Winnetka. The over hang and shadows would impinge on public space and parks making them less open. Any changes such as this need to be coordinated with the master plan and contemplated after such a document is vetted and fully approved. The village should vote no to such projects until such time.	2/13/2015 6:00 AM
162	<b>Village responses</b> PLEASE do something about rental, or lower-priced condos and townhouses so older folks and downsizing folks can continue in Winnetka. It is outrageous that all you have to rent are up a flight of stairs above a shop. FURTHERMORE, though the Village is pretending it's not happening, most of east Winnetka is uninhabited. Residents have left the big houses, and all that shlock built up there is a pitiful Eastern European eyesor.	2/13/2015 5:51 AM
163	<b>Village responses</b> A large number of renters in Winnetka is not consistent with the family oriented culture that persists in our town. We left the city several years ago in search of a town where our kids could safely ride their bikes to town to see friends, without undue risk to their safety and security. A large rental community seems like a terrible idea in our small town. More restaurants would be good, but not a large rental complex...	2/13/2015 3:57 AM
164	<b>Village responses</b> The actions by the current Village Council are inconsistent with previous studies and resident feedback. The proposed changes will have a huge impact on the quality of life in Winnetka, safety issues and the vitality of the business districts. No changes should be made without public participation in the decision process and completion of the Village Master Plan.	2/13/2015 12:51 AM

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165	<b>Village responses</b> I have no desire for increased density even along a transit corridor. I moved from Evanston because they were ruining the character of the town due to the focus on high density, transit corridor buildings. The street grids are simply not designed for them - parts of Chicago Ave in Evanston feel like a tunnel now. Lower parking requirements also backfires in the long term - you will get much higher levels of street parking which is already a problem in our community. Westmoor Ave has been semi-permanently blocked for the 15 years I've lived in Winnetka due to constant construction and/or street parking. Don't change the nature of our community to promote a growth agenda.	2/13/2015 12:10 AM
166	<b>Village responses</b> The Village Master Plan should be approved BEFORE any further action is taken on the proposed building project. That's just common sense. What could possibly be the rationale for sequencing things in any other way?	2/12/2015 11:28 PM
167	<b>Village responses</b> I support developing a new Village master plan, as the old plan does not consider the need for higher density apartments downtown to provide shoppers for the empty store fronts and riders for the trains, so that they continue to stop at all three stations in a 12,000 person town, and 100 other issues. The population of the US will grow by 50% in the next 75 years. Winnetka should be in a position to take advantage of this pressure. The nature of this questionnaire demonstrates the need for a master plan However, I am saddened and embarrassed for the caucus by the approach employed in this questionnaire. Why are these questions designed to create anxiety? Answers to questions without the important contexts can be misleading. Let's begin with question 1. Locations of the restricted areas were not described. They should have been, as most people will assume that it will be next door. Now for question 2. Where are the comparisons with parking requirements for other North Shore communities. Where are surveys of automobile ownership of current apartment residents in downtown Winnetka? Now for the Fell proposal. How high is the building? It appears from the drawing that it is not 7 full height stories. Where are the views from 710 Oak, the folks who are most affected? Where are the views walking down Elm?	2/12/2015 11:21 PM
168	<b>Village responses</b> After almost getting clipped by an out of town driver leaving the Grand parking lot, I contacted the Village (and The Grand). Three 3 times I politely requested that the stop sign at the southern end of the Grand parking lot (facing Starbucks) be re-installed. My last conversation was with Steve Saunders...4 months ago. He assured me (along with a Grand manager) that they would look into it. Someone is going to get T-boned or a pedestrian is going to get hurt by a motorist who erroneously thinks they have the right of way. My taxes are substantial in this town. Please put a GD stop sign up at the end of that parking lot (exit onto Spruce St.) before something happens. Now you have it in writing.	2/12/2015 11:08 PM
169	<b>Village responses</b> I don't actually have a strong opinion about the zoning changes, but have seen what taller buildings have done to Lincoln Park ... less sunlight, more congestion. I don't like it. To support these projects, I hope the Village would consider the impact of unintentionally creating canyons in downtown Winnetka.	2/12/2015 10:42 PM
170	<b>Village responses</b> The village should focus more on a holistic approach to measuring the attractiveness of Winnetka, not just focus on the retail component. The village can not manage what it doesn't measure. Clearly, with the projected decrease in elementary and middle school enrollment, the population of Winnetka is aging. Is this a normal cycle? Have we seen this in the past? I would expect that updating, maintaining and analyzing Winnetka demographic data and cost of living in Winnetka information would help the council make decisions better and focus its' resources more effectively. Finally, while it may have been stated somewhere, I can not find when the stormwater utility fee will end. Could someone in the village post on the stormwater web site what year the fee ends and if there is no planned end date then post that as well in an effort of transparency. Thank you	2/12/2015 10:37 PM
171	<b>Village responses</b> It would be nice to have more residential development in the village. It would also boost commercial space hopefully creating a critical mass for some more boutiques and an anchor or two.	2/12/2015 10:35 PM
172	<b>Village responses</b> Please give residents another opportunity to weigh in on curbside garbage collection. Allowing curbside collection could be very unsightly and negatively impact property values. As it is, some people allow their recycling bins to overflow, which is very unattractive. The same will happen with garbage containers. And what if they fall over and the garbage is spilled onto the public streets, sidewalks, parkways, etc? I don't recall any neighboring communities using curbside garbage collection. At the very least, please inform residents what the cost savings would be if there were curbside refuse collection so they can weigh the costs vs. benefits. And, if you go ahead with it, perhaps you should require residents to purchase from the Village the refuse container so there is some uniformity (as there is with the recycling containers).	2/12/2015 10:30 PM
173	<b>Village responses</b> You are trying to change the nature of the community. Stop.	2/12/2015 10:23 PM
174	<b>Village responses</b> We are not Evanston. Build those there. If we wanted that we would live there.	2/12/2015 9:58 PM
175	<b>Village responses</b> Combine and or outsource police fire and most muni services with other neighboring towns. Expenses are double what they should be. Egregious property taxes ( and ill advised development that eliminated the majority of starter homes) have choked winnwtka property values.	2/12/2015 9:46 PM

## Feb 2015 Caucus Electronic Survey

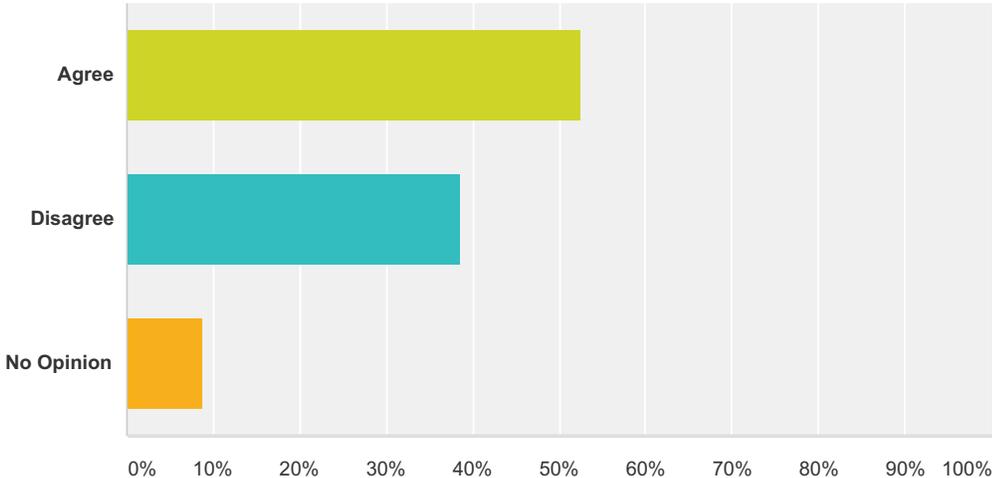
176	<b>Village responses</b> need plans to make this city vibrant with business!!! don't recreate the wheel - copy other cities who have done it well!!	2/12/2015 9:34 PM
177	<b>Village responses</b> I think the village should work on getting more retail and restaurants in our villages to help bring more tax dollars into the community	2/12/2015 9:32 PM
178	<b>Village responses</b> Why would you be seriously entertaining thoughts of approving a project that so drastically changes the nature and character of this village? Is this what you believe is your mission, after we voted for you, and entrusted you to look out for our interest and that of the village? Do you really think this would be the last 7 storey building? Of course you could not! So you are plotting a revamp of this village that will transform it into another Wilmette. Why not be honest and upfront? Why not resign, and move to Wilmette, if that is what you wish for?	2/12/2015 9:30 PM
179	<b>Village responses</b> Regarding the proposed 7 story development: Not only is the height completely unacceptable, the architectural style of the structure is not in keeping with the style(s) found in the downtown area. Perhaps if this was Paris and we were looking for "faux Haussmann" architecture the building would be acceptable! What is this developer thinking? Our current council is pro-development and I fear they will make all sorts of exceptions in order to let this, and other development proceed- regardless of whether it is detrimental to our community. The village president and most council members are tone deaf- they have little to no regard for what residents have to say. In fact, they tend to be downright disrespectful when residents voice any opposition.	2/12/2015 9:28 PM
180	<b>Village responses</b> As a village we squander economic development opportunity by burying the entrepreneurs in bureaucracy and unrealistic economically damaging restrictions without material justification. The parking requirement is still ridiculously high. Should be no more than 1 space per unit if even that. We financially kill nearly every opportunity to let entrepreneurial spirit thrive by limited what can be done. We will never have enough decent shops and restaurants unless the cost of occupancy is lowered and the volume of potential patrons are increased.	2/12/2015 9:26 PM
181	<b>Village responses</b> Rental units should be luxury units with high end finishes density should be limited to no more than 60 units	2/12/2015 9:20 PM
182	<b>Village responses</b> Tall buildings of more than 3 stories are an eyesore on a small community like ours. It takes away from the quaintness that is so critical to the essence of our community.	2/12/2015 9:17 PM
183	<b>Village responses</b> An update/modernization of zoning and building codes seems appropriate	2/12/2015 9:15 PM
184	<b>Village responses</b> Village Council - enough with all of the talk of bring more retail, making the village more attractive, etc etc. I have lived here for 15+ years and hear the same story over and over without any real progress. Our neighbors to the north (Glencoe) and south (Wilmette) have much more vibrant retail, restaurants, theaters - make real progress and planning to plan (can we say post office?).	2/12/2015 9:14 PM
185	<b>Village responses</b> As a village we are way to conservative in allowing development that would make the village a more desirable place to live, add some energy to the town, raise property values, and benefit all residents!!!	2/12/2015 9:13 PM
186	<b>Village responses</b> question #3 is worded incorrectly. a developer can apply for consideration under the planned development ordinance and should not be denied due process under the laws of the village. The question could be "should the council approve the project under a planned development after going through the prescribed process.	2/12/2015 9:13 PM
187	<b>Village responses</b> To proceed with these zoning changes before a new plan is unnecessary and potentially counterproductive. The semi mansard roof, semi traditional building is but ugly and not in tune with this communities architecture. By keeping the status quo rules, we have tremendous power to influence style and appropriateness. The proposed ordinance gives away the what the prior owner scrapped for , agreeing to many benefits to Winnetka. The council is rushing to give away things that I believe most residents don't want and are getting nothing for it. Is not our fault that to much money was paid for buildings that cannot be developed sucessfully without zoning changes. Not that I would be against a tall building in all cases, but at least get great cutting edge architecture . We can bend the rules but not without at a minimum demanding first rate architecture.	2/12/2015 9:12 PM
188	<b>Village responses</b> As a business property owner, there is currently no incentives to redevelop commercial properties as there is no return on investment given the current zoning restrictions. It is the DUTY of the current council to address this issue before commercial property goes down the drain.	2/12/2015 9:09 PM
189	<b>Village responses</b> Most of the Village has no idea this is taking place. This should not be rushed through.	2/12/2015 9:07 PM

## Feb 2015 Caucus Electronic Survey

190	<p><b>Village responses</b> A 7 story building in Winnetka would dwarf everything in proximity and destroy the character of our village. I'd like to see the village adopt a reasonable master plan that reflects the essence of the community. We need stronger landmark preservation laws and comprehensive building design guidelines so new construction is in keeping with the character of surrounding structures. Winnetka is becoming a target of developers in a very destructive way.</p>	2/12/2015 9:06 PM
191	<p><b>Village responses</b> We should have a Dairy Queen. I would agree with the new building if it had a large gym, good restaurant and Dairy Queen</p>	2/12/2015 9:03 PM
192	<p><b>Village responses</b> We need to build up downtown a little more. These measures help.</p>	2/12/2015 9:01 PM
193	<p><b>Village responses</b> Village Council should be prohibited from ignoring referendum results!</p>	2/12/2015 9:00 PM
194	<p><b>Village responses</b> Good job with this survey! This is very well done, timely and useful. Please keep it up. - Andrew Cripe (2015 village trustee candidate)</p>	2/12/2015 8:58 PM
195	<p><b>Village responses</b> PLEEEEEEEEEZ do not increase the current height restrictions - at all.</p>	2/12/2015 8:57 PM

### Q1 What is your opinion of the proposed commercial height changes?

Answered: 481 Skipped: 8



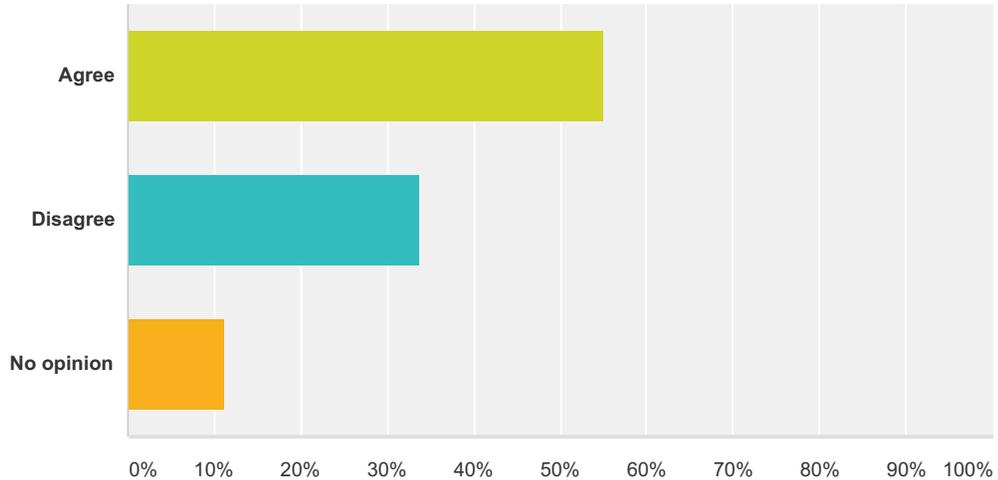
Answer Choices	Responses
Agree	52.60% 253
Disagree	38.67% 186
No Opinion	8.73% 42
<b>Total</b>	<b>481</b>

**Q2 There are proposed changes to the parking requirements. For details see the link Village Council Agenda Feb 3 2015. "**

**The current 2 1/4 space/dwelling unit requirement was found by the advisory boards to be an excessive requirement, particularly in light of the downtown zoning districts' proximity to public transportation.**

**Because the cost of providing parking increases development costs and would likely result in underutilized parking facilities, the core recommendation of modification to parking requirements is a reduction in the residential parking standard ". The proposed new standards are " One-bedroom units 1 1/4 spaces, two-bedroom 1 1/2 spaces and three bedroom units 2 spaces". What is your opinion of the changes in Parking requirements?**

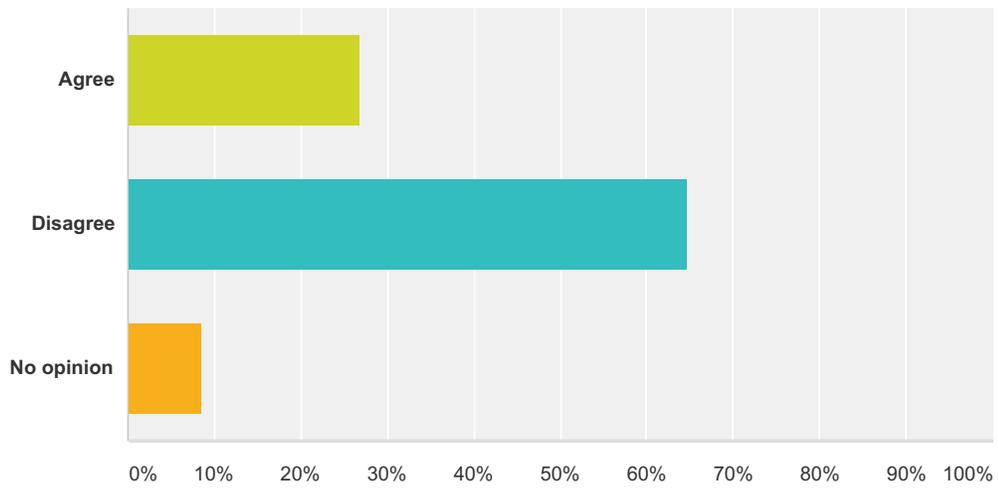
Answered: 483 Skipped: 6



Answer Choices	Responses
Agree	55.07% 266
Disagree	33.75% 163
No opinion	11.18% 54
<b>Total</b>	<b>483</b>

### Q3 Do you think the Village should allow this project to proceed?

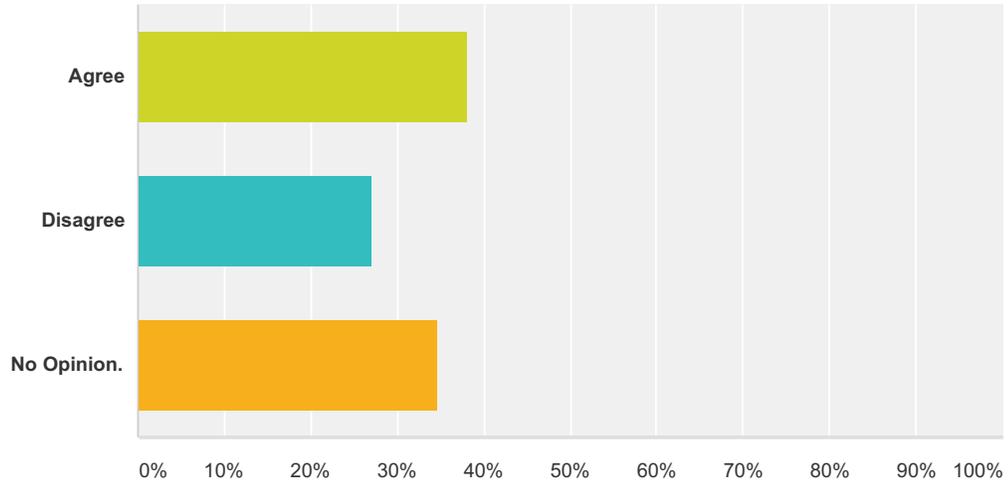
Answered: 484 Skipped: 5



Answer Choices	Responses
Agree	26.86% 130
Disagree	64.67% 313
No opinion	8.47% 41
<b>Total</b>	<b>484</b>

**Q4 If you agreed with the question 3 do you think it should be evaluated after the Village Master Plan is approved.**

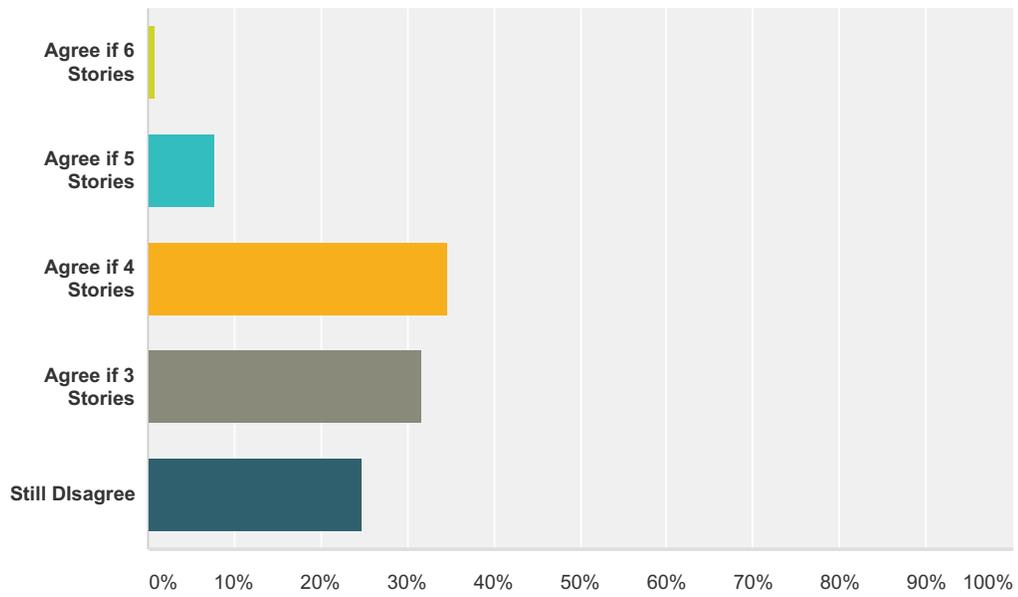
Answered: 251 Skipped: 238



Answer Choices	Responses	
Agree	38.25%	96
Disagree	27.09%	68
No Opinion.	34.66%	87
<b>Total</b>		<b>251</b>

### Q5 If you disagreed with question 3 would you agree if the height was lower?

Answered: 349 Skipped: 140



Answer Choices	Responses
Agree if 6 Stories	0.86% 3
Agree if 5 Stories	7.74% 27
Agree if 4 Stories	34.67% 121
Agree if 3 Stories	31.81% 111
Still Disagree	24.93% 87
<b>Total</b>	<b>349</b>

**Q6 If you have any additional comments that you would like us to share anonymously with the Village employees and Village Council please write them here.**

Answered: 195 Skipped: 294

**Q7 If you have any additional comments  
that you would like us to share  
anonymously with the D36 schools,  
Winnetka-Northfield Library or the Winnetka  
Park District employees and Boards.**

Answered: 70 Skipped: 419

March 28, 2015

To the Members of the Plan Commission,

I attended the Plan Commission meeting on March 25, 2015, in the Village Hall. From this, it became abundantly clear that the proposal for One Winnetka is a bold reimagining of our town — not just the southeast side of the Elm Street business district.

My concerns about this development will follow shortly; first, however, I need to express my extreme disappointment in the Trustees and the Plan Commission on two fronts. Number one, given the enormity of the impact of this plan, the proposal (two+ years in the making, I gather) should not have been presented in the second floor chambers. As the entire Village has a vested interest in what comes out of these hearings, it should have been obvious that the hearings should be held in a facility (such as a school auditorium) better equipped at accommodating the large number of residents and business owners who would wish to attend. On that front, the decision to not videotape and, ergo, not podcast the hearing of 3/25/15 further impedes resident and business owner participation in this process. Number two, choosing to present this major proposal on the eve, for all intents and purposes, of spring break and with no real effort made to inform the community of the extent of the proposal or overtly publicize the hearing is a huge disservice to the community. A small signpost outside the old Fell shop is not remotely sufficient. I have yet to speak with a resident who is aware of the enormity of the proposed development.

As for the East Elm proposal itself, I have no attachment to the buildings along Elm and Lincoln that would be razed as part of the One Winnetka development, nor are they aesthetically pleasing or cohesive in design. However, I do have a deep attachment to Winnetka. It is the town in which my father was raised and the town in which my husband and I are now raising our children. On my mother's side, my great-grandparents lived in Winnetka as well. My roots are deep here in Winnetka, and while I have not always lived in this town, essentially my entire life has been spent on the north shore. I even attended college here (both undergraduate and graduate school at Northwestern). So I care deeply about the village of Winnetka.

The style and scale of the proposed One Winnetka development is entirely out of keeping with this community. It is clear that both architect and developer desire to make

Winnetka into the Paris of the Midwest. I will allow that style is largely subjective. The beaux arts style might very well appeal to many residents here. I will even allow that Paris is a gorgeous city, and the beaux arts buildings Mr. Lagrange has designed in Chicago are beautiful. But I do not feel that is an aesthetic that best represents Winnetka. The proposed building is, I feel, coldly formal; Winnetka is charming and warm. Mr. Trandel and his team assert that the Beaux Arts style of One Winnetka is “generally consistent with the classical revival style of Village Hall.” While this assertion is not altogether false, it plays down the importance of the essence of the Village Hall style, which by definition is less grandiose and ostentatious. The classic revival style lends weight and import to Winnetka’s seat of government without the lavish ornamentation characteristic of the beaux arts style.

The bigger issue at hand, however, is the scale of the One Winnetka development. Repeated references were made at the 3/25/15 meeting to Paris. Paris is a major metropolis of approximately 2 ¼ *million* people. Quite on the other hand, Winnetka is a village of around 12.5 *thousand* people. Mr. Trandel also repeatedly asserted a need in Winnetka for high-density housing and for more opportunities for empty-nesters and young professionals to have options in Winnetka that, according to Mr. Trandel, don’t currently exist — as starter homes here cost about \$1 million (again, according to Mr. Trandel’s statement). I fail to see how “luxury condominiums” will solve that problem. The newest condo building in Winnetka, Winngate, was built in 2007. Those units seem to sell for around \$700,000. A brand new luxury unit in One Winnetka would, I have to believe, list for pretty close to that \$1 million mark which Mr. Trandel himself indicated in his remarks on 3/25/15 that was too high for aging residents and new families.

The proposal claims that “One Winnetka represents a significant private investment in Winnetka’s downtown.” While residents can appreciate not having to face a bond issue or fee when there are already two major capital projects underway (New Trier East and stormwater management), the investment by a single entity into the business districts seems to place all the cards, so to speak, into the developer’s hands. This bold plan for Winnetka might be privately funded, but it impacts every single current and future resident. I believe it is the right of the community to have some say in what our business district should be like.

I also caution the One Winnetka team, and the Winnetka Plan Commission, to look more closely at the three examples provided in the proposal of towns with transit-oriented development (TOD): Highland Park, Wilmette, and Highwood. Renaissance Place in Highland Park lost their anchor retailer, Saks Fifth Ave., at the end of 2012 and it has remained empty. Approximately one-third of the remaining spaces are empty as well. (See the Shop Directory online at <http://www.renaissanceplaceonline.com/directory.html>). I am unsure of Wilmette's percentage of currently available commercial property space, housing needs, and development plan, but I do know that Wilmette has more than double the population of Winnetka and also has a larger geographic footprint. Highwood is another terrific north shore town, but it is tiny compared even to Winnetka in terms of both population and acreage and with a much different history.

I do question the assertion in the proposal that the impact on police and fire services as well as infrastructure such as sewage and water will be modest. Those seem to be areas in need of further study as I did not see any evidence or research behind those claims beyond a reference to a Tax Impact Study. Also, what, if anything, is being done to "green" this development? If Winnetka is to be "transformed," shouldn't the design incorporate ecologically-friendly elements in, say, the HVAC system, waste management, the hardscaping, electricity...? If we want to truly think toward the future, shouldn't sustainable design principles be incorporated?

My hopes for a reinvigorated downtown are not so far off from what the One Winnetka team is putting forward; the key difference is that I believe there is a need for community input to be heard, considered, and weighed alongside the proposal in a manner which respects Winnetka's citizens, its "pastoral character," its history, and its future.

Respectfully submitted,

Isabel Fiore

**From:** [Richard Katz](#)  
**To:** [OneWinnetka](#)  
**Subject:** Downtown Development  
**Date:** Thursday, March 26, 2015 4:27:46 PM

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I am not a resident of Winnetka  
(I live in Evanston)

However, I share your citizen's alarm  
at the thought of treating downtown  
Winnetka as a anything other than a  
picturesque village.

Developing something like what is being  
proposed will absolutely (in my humble opinion)  
transform Winnetka from its idyllic, tranquil, and very human  
sized and accessible atmosphere into a wierd  
approximation of an urban atmosphere, increasing human density,  
noise, and feelings of closed-in congestion.

My gut level response is "Are you nuts?"

*Choose to Feel Better!*

Warm regards,

Richard Katz, Psy.D.  
Licensed Clinical Psychologist

  
Skokie IL, 60076

[www.katzpsych.com](http://www.katzpsych.com)

**NOTICE:**

1. This email is confidential and intended only for the named recipient.
2. If you received this in error, please click "reply" and tell me of the error.

**FOR CLIENTS:**

1. Speak with me in person or by telephone to discuss personal issues.
2. HIPAA (law) requires that emails related to your health issues be retained in your medical records.

**From:** [Sharon Berlin](#)  
**To:** [OneWinnetka](#)  
**Subject:** No 7 story building g  
**Date:** Saturday, March 28, 2015 1:56:41 PM

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I just read the article about the proposed 7 story building in Winnetka & am opposed to it. As a resident of Winnetka I would INOT support it!!

Sharon Berlin

Sent from my iPhone

**From:** [Angie Dahl](#)  
**To:** [OneWinnetka](#)  
**Subject:** Planned Development Case Number: 15-10-PD  
**Date:** Tuesday, March 31, 2015 8:52:41 AM

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**TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

**Re: Planned Development Case Number: 15-10-PD**

**We are the owners/residents of [REDACTED] Forest Glen Drive North in Winnetka, Illinois.**

**We oppose the development proposed in Case Number 15-10-PD for the following reasons:**

- 1. The height (83 feet) and mass of the project is disproportionate to other buildings in the near vicinity and in the entire Village.**
- 2. The traffic congestion resulting from the sudden influx of 120 to 80 housing units on the subject property will create safety issues for pedestrian traffic and affect our ability to access the area on foot and by vehicle.**
- 3. The disruption to traffic on Lincoln Avenue will interfere with our access to north Lincoln Avenue and the East Elm Businesses.**

**A building of the size and proposed design is not respectful of the architecture and scale of buildings in the Village.**

**James E. Dahl  
Mariangela R. Dahl  
3.30.15**

**From:** [REDACTED]  
**To:** [OneWinnetka](#)  
**Subject:** Lincoln & Elm St. Proposal  
**Date:** Monday, March 30, 2015 7:02:38 PM

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I'd like to offer my opinion on the proposed plan for the corner of Lincoln and Elm Streets in Winnetka.

I believe the proposed project is too tall, too dense and very much out of character with Winnetka. I would hope that the project could be redesigned to comply with current zoning.

Thanks,

Judy Luken-Johnson  
[REDACTED] Forest Glen South  
Winnetka

**From:** [Mary Adams](#)  
**To:** [OneWinnetka](#)  
**Subject:** Building at elm/Lincoln  
**Date:** Tuesday, March 31, 2015 3:05:25 PM

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We desperately need a development at this location - but the large building proposed is simply NOT suitable - ludicrously too tall and architecturally does not blend appropriately ( and no, it doesn't need to be Tudor) - surely there is something that could work better than this? Can they give it another shot?

Mary Adams  
566 Lincoln, # [REDACTED]  
Winnetka

Sent from my iPhone

**TO: Winnetka Village Council  
Winnetka Plan Commission  
Winnetka Design Review Board  
Winnetka Zoning Board of Appeals**

**Re: Planned Development Case Number: 15-10-PD**

**I am the owner/resident of 711 Oak Street in Winnetka, Illinois**

**I oppose the development proposed in Case Number 15-10-PD for the following reasons:**

**The height (83 feet) and mass of the project is disproportionate to other buildings in the near vicinity and in the entire Village.**

**The traffic congestion resulting from the sudden influx of 120 to 80 housing units on the subject property will create safety issues for pedestrian traffic and affect our ability to access the area on foot and by vehicle.**

**The disruption to traffic on Lincoln Avenue will interfere with our access to north Lincoln Avenue and the east Elm businesses.**

**A building of the size and design proposed is not respectful of the architecture of the Village.**

*Virginia Y Baxley* 3-31-15  
**Signature and Date**

*Virginia Y. Baxley*  
**Printed Name**

**From:** [Ryan Preston Dahl](#)  
**To:** [OneWinnetka](#)  
**Subject:** One Winnetka Plan  
**Date:** Monday, March 30, 2015 8:51:12 PM

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To Whom It May Concern:

My name is Ryan Preston Dahl. I grew up in Winnetka since I was two years old (NTHS '97) and recently moved back to Winnetka with my wife and two young sons after living in Chicago for almost 10 years.

We moved to Winnetka for many reasons--a significant one included the "small town" feel versus the alternatives we considered.

I can say categorically that the so-called "One Winnetka" plan flies in the face of almost everything we looked at in this respect. My wife and I simply would not have moved to Winnetka if the downtown was going to be transformed by a project of this magnitude.

Simply put, this project is transformative, and, I can only suspect, is the first step towards transforming Winnetka's downtown into a Naperville/Hinsdale/Evanston clone. Even if that were not the case, a project of this magnitude is simply out of touch with everything that brought me and my family back to Winnetka.

I urge you to re-consider this program, and I would welcome the opportunity to address the board directly on this matter.

Regards,  
Ryan

██████████ Locust  
Winnetka, IL  
tel. ██████████

**From:** [Jessica Tucker](#)  
**To:** [OneWinnetka](#); [Brian Norkus](#)  
**Subject:** One Winnetka Proposal.  
**Date:** Tuesday, March 31, 2015 1:10:06 PM

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Dear Plan Commissioners:

The former Fell property proposal is, at this time, the single most important redevelopment project in Winnetka. Its location, magnitude and prominence in the East Elm commercial district impacts the entire area as well as sets an example for future redevelopment of larger parcels of commercial property. Your review and recommendations will be crucial in shaping our downtown area for years to come.

I support redevelopment of underutilized commercial properties and supported the final approval of the New Trier Partners project, a 31-unit, 4-story, 49.5' (at its highest point) mixed-use redevelopment with a 4th-floor setback, underground parking and English Tudor flair (the prevalent architectural style) with appropriate scale, massing, articulation and transitional zones adjacent to residential areas. Redevelopment that is complementary and consistent with the character of the business district within which it is located will, I hope, energize existing merchants and property owners, increase sales and property tax revenue to the Village, support the needs of residents and visitors, and encourage renovation of other underutilized properties. However, even in the more intensely developed commercial West Elm, when discussing redevelopment of the post office site, the direction is: less is more, modest-sized, blend with adjacent architecture and scale. (Village Council Resolution, R-22-2008, A Resolution Expressing Planning and Development Principles for the Post Office Site.)

As we had hoped, the ULI TAP process jump-started the commercial district conversation. However we were not looking to urbanize our historic, pedestrian-scaled shopping districts but to customize recommendations that would preserve and enhance Winnetka's special charm and character while providing a revitalized environment.

I do not support this 7-story proposal and my voice is certainly not the only one. There is a chorus in the community speaking up - Winnetkans who care deeply and passionately about the community as do I. Last month, the Winnetka Caucus surveyed the community. A remarkable 65% were against a 7-story structure. The over 300 residents who opposed 7-stories were then asked about lesser stories. The clear majority supported 3 or 4 stories (defined as 45') and the third largest group said no to this massive structure altogether. All of the Caucus survey results and community comments (anonymous, but no less valid than the results and anonymous comments of the Council's survey) are published on the Caucus website at: [winnetkacaucus.org](http://winnetkacaucus.org) and circulated to the Council and to the Plan Commission as part of the public record.

At the February 17, 2015 Village Council meeting, the Council discussed the ULI-recommended commercial zoning changes of increased height (up to 4 stories and 45'), increased density and decreased parking requirements. Prior to adopting the changes, the community was adamantly assured that: 1) the 45' height limitation would not be a starting point for negotiating upwards on any redevelopment project, Planned Development or otherwise, 2) preserving historic character was the number one priority (straight from the Village Council's survey), and 3) the increased density and relaxed parking requirements do not apply to Planned Developments. The President went so far as to admonish the audience for belaboring those concerns and stated that he could cut off further public comment as these points had been thoroughly vetted (at the February 3rd Council meeting and previous study session.)

Now imagine the disbelief and distrust when the developer, in presenting its 7-story, 120-unit proposal states that height just went up to 45' (implying that this is a point of negotiation) and that due to the Council's February 17th adoption of increased density and decreased parking, this proposal is totally appropriate and there will be no negotiation. In addition, any added parking spaces will be subsidized by Village taxpayers. Parking is a concern due to the large deficit in East Elm. D's Haute Dogs stated that it closed due to lack of parking for its customers. Shoppers want on-street parking near the stores they patronize. The underground parking contemplated here should be to move commuters out of parking spaces for shoppers and to support the needs of this massive building. Grants for commuter spaces should be explored.

The Village Council's survey as well as past studies highlighted the lack of housing options for seniors who wish to downsize and stay in Winnetka, as well as for young families and professionals who may want to locate here. The Planned Development ordinance contemplates that any exception granted for density address these issues. Will there be an affordability component? Will there be different price points and deed restrictions? What about the financing component? No one wants a project started and left unfinished. The developer should be transparent to our community regarding affordability and financing.

A few more points learned from the New Trier Partners planned development process. A pre-application open house provided an opportunity for the community to comment before the developer filed its formal application. The developer then submitted a plan much more in keeping with Winnetka's heritage, charm and character, and scaled to the East Elm neighborhood shopping district. After thorough vetting and negotiation the project received final approval. During public comment, all speakers identified themselves and their affiliations, whether as employees for the developer, realtors and others connected to the project, or with local groups such as the Winnetka Caucus. It is important to note who is

connected to the project in some way, and who are residents interested in redevelopment in our community. At last week's PC meeting, it appeared that a number of non-resident supporters (employees/friends/family, etc.) of the developer were in the audience who frequently applauded the presentation. Lastly, New Trier Partners provided a 3D model to scale as well as 3D computer-generated drawing with elevations of adjacent buildings in order to properly observe massing, bulk, proportions, tunnel effects, parking, traffic patterns, setbacks, loading/unloading areas, landscaping, open spaces and other issues relative to the neighborhood as a whole.

For Winnetka, such a massive redevelopment raises numerous issues and concerns. Thank you in advance for your due diligence and earnest effort to fulfill your obligations and responsibilities in keeping with our Comprehensive Plan and in service to our community. At the end of the day, I hope that we will have a redevelopment that we can all be proud of and is in keeping with our heritage as a "beautiful land."

Thank you for your consideration,

Jessica Tucker

■■■■ Locust Street (Hubbard Woods)

Winnetka