

Plan Commission Meeting Minutes and Resolution

1. March 25, 2015 Meeting
2. April 8, 2015 Special Meeting
3. April 22, 2015 Meeting
4. June 24, 2015 Meeting
5. July 22, 2015 Meeting
6. August 26, 2015 Meeting
7. September 30, 2015 Meeting
8. September 30, 2015 Plan Commission Resolution

**WINNETKA PLAN COMMISSION
MEETING MINUTES**

MARCH 25, 2015

Members Present:

Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Jack Coladarci
John Golan
Louise Holland
Matt Hulsizer
Scott Myers
Jeanne Morette
John Thomas
Richard Kates

Members Absent:

Paul Dunn
Keta McCarthy

Village Staff:

Peter Friedman, Village Attorney
Michael D'Onofrio, Director of Community
Development
Brian Norkus, Assistant Director of Community
Development

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:35 p.m. Chairperson Dalman took a roll call vote of the Commission members present.

Chairperson Dalman then stated that the Commission would review the minutes from the December 17, 2014 meeting. She asked if there were any corrections or concerns.

Ms. Adelman noted that Mr. Dowding was not absent from the meeting, but that she replaced him on the Commission.

Ms. Bawden pointed out that a correction was necessary regarding the motion made on page 1.

Mr. Norkus informed the Commission that he would check the audio.

A motion was made by Mr. Thomas to approve the Plan Commission December 17, 2014 meeting minutes as amended to confirm the elimination of Chuck Dowding as a Commission member. Mr. Hulsizer seconded the motion. The meeting minutes were unanimously approved.

Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman stated that before the Commission commenced this portion of the meeting including public comment, given the number of people in attendance at the meeting, she stated that it would be a good idea to set expectations for the meeting and the conduction of the hearing and public hearing portion of the planned development. She informed the audience that if they submitted public comment to the Village on the proposal and if it was received by 5:00 p.m. today, the Commission has a copy of it and would review it. Chairperson Dalman also stated that they will receive copies of the comments made tonight which would be reviewed and entered into the record. She then stated that she would go over the schedule for the meeting.

Chairperson Dalman stated that this meeting would be the first of a number of meetings before the Commission and that later, staff would provide an outline of the process for an application submitted for consideration of planned development so that everyone understood the procedure when an application is made for planned development. She stated that they would be opening the public hearing and continue that portion at the next meeting scheduled for April 22, 2015 and that if it is needed to be continued, it would be continued to the Commission's following meeting on May 27, 2015. Chairperson Dalman indicated that it would depend on whether the applicant completed their presentation and expert testimony.

Chairperson Dalman informed the audience that they would adhere to the strict schedule and for the Commission's questions and Village staff comment to be held until after the applicant's presentation. She noted that it is important to allow the applicant to present their entire proposal and that everyone would have a chance to ask questions. Chairperson Dalman also stated that the plan is to allow no questioning until after the applicant has finished their presentation. She stated that she wanted to ensure that there is a fair public hearing and that the interested parties are given the opportunity to present their positions. She noted that the Village staff would provide an overview of the planned development process and referred to the opportunity for the Commission's questions and the standards that the Commission is tasked with looking at. Chairperson Dalman reiterated that the applicant will make their presentation and that after that, there would be a brief Village staff review. She indicated that it is important that the applicant have sufficient time to explain the proposal and its specifics.

Chairperson Dalman then stated that the applicant must end their presentation by 9:00 p.m. and that if they did not complete their presentation, they would be given an opportunity at the next meeting to pick up on that presentation. She stated that they expected a lot of people to show up at the meeting and that they want to make sure that the Commission can ask questions as well as the public who came to the meeting. Chairperson Dalman then stated that at 9:00 or 9:30 p.m., the Commission would ask questions and noted that it would not be their only opportunity. She stated that they are doing that so that at 9:30, the mike would be open for public comment. Chairperson Dalman noted that it would be for general public comment and not for cross-examination. Chairperson Dalman informed the audience that there would be a separate time for the interested parties to cross examine the witnesses or consultants. She also stated that

the Commission would be adopting those procedures at the April meeting.

Chairperson Dalman informed the audience that at 10:00 p.m., she stated that they intend to end the public comment portion of the meeting and adjourn at 10:15. She noted that for everyone who is concerned with not getting an opportunity to speak at this meeting and did not get a chance to talk or ask questions during the public comment portion of the meeting, she encouraged the comments to be submitted and that the written concerns and comments would be entered into the public record. Chairperson Dalman informed the audience that there would be significant additional time for subsequent meetings for public hearings and comment. She added that the Zoning Board of Appeals (ZBA) would also hold a public comment portion at their meeting. Chairperson Dalman stated that they want to ensure that for any interested parties, if they want to present witnesses, to hold off until the April meeting and the May meeting, if necessary.

Chairperson Dalman then read the rules for the proceedings. She stated that in order to ensure that there is a full and fair hearing, for both the applicant as well as members of the community, it is important that the public hearing proceeding be orderly and conducted in a fair manner. Chairperson Dalman stated that they would not be taking questions from the floor outside of the timeframes which have been outlined. She stated that questions and comments from the Commission and members of the public be made only during the abided allocated times. Chairperson Dalman asked the audience to please consider that if someone has spoken during the public comment period and has addressed a concern or question that you intend to raise, consider not speaking tonight so that they can get as great a variety of comments as possible. She reiterated that there would be ample time for public comment and participation.

Chairperson Dalman went on to state that they would limit comments during the public comment portion of the meeting to five minutes. She noted that anyone who spoke tonight and ran out of time would have the opportunity to supplement their comments in writing, at another meeting or if there is additional time at the end of tonight's proceedings, they can go back to the people who felt that they did not get an adequate amount of time to speak. Chairperson Dalman then stated that Mr. D'Onofrio would provide a quick review of the planned development process.

A woman in the audience commented that it is outrageous that there would not be enough time to speak.

Chairperson Dalman stated that her comment would be duly noted. She stated that they are acknowledging that they cannot possibly get to everyone who wanted to comment in this room at this time. Chairperson Dalman referred to the adoption of the rules and regulations which is within the Commission's rules and stated that it is a fair way to proceed. She reiterated that there would be adequate opportunity for public comment at this hearing and subsequent hearings and that the public comment portion would remain open until it is officially closed. Chairperson Dalman then asked everyone to silence their phones.

Mr. D'Onofrio stated that he would provide a brief overview of the planned development process. He noted that he would not go into the detail of the One Winnetka project, but the process that the applicant is required to go through. Mr. D'Onofrio began by stating that the overall intent behind the regulations which were adopted in December 2005 was to provide a greater degree of

flexibility for development of sites which measure over 10,000 square feet. He then read a portion of the Section 17.58.020 of the zoning ordinance in that it described the purpose of the planned development regulations as follows. Mr. D'Onofrio stated that it further describes the purpose of the planned development which is to "make available a special use procedure that departs from the strict application of the specific zoning ordinance requirements of the district where the development is located. In an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land development than is possible under the zoning regulations that apply in those districts."

Mr. D'Onofrio stated that further in that section, there are five intent statements, the first of which is permit the creative approach to development, the second of which is to achieve a more desirable, physical environment by allowing flexibility, building design and site planning flexibility than is possible through the strict application of the underlying zoning district regulations. He stated that the third statement related to the allowance of a more efficient use of land or the facilitated development pattern that is in harmony with the objectives of the Comprehensive Plan and the district purpose statement. Mr. D'Onofrio stated that the final statement is to allow for the relaxation of certain requirements based upon procedural protections and to provide for the more detailed review of individual proposals or more significant multi-family and commercial developments.

Mr. D'Onofrio then stated that he would describe the actual process that an applicant for planned development would go through. He informed the audience that there would be two rounds of review. Mr. D'Onofrio stated that in 2008 or 2009, there was a planned development request for the multi-use redevelopment on the same site being presented this evening. He noted that the first round of reviews is known as the preliminary review phase and that this phase included the review and comment by the Commission, the ZBA and the Design Board of Appeals (DRB). Mr. D'Onofrio informed the audience that each body conducted its own meetings and hearings with the Commission and ZBA holding formal public hearings which are noticed by mail, newspaper and signage on the property. He noted that with regard to the ZBA, this same type of notification takes place for those located within 250 feet of the subject property and that they are notified via mail, newspaper and with signage on the property. Mr. D'Onofrio then stated that the DRB sends copies of the agenda to those located within 250 feet of the subject property. He stated that the plan at this time required the Commission to have a complete review of the planned development before it is referred and considered by the ZBA and the DRB. Mr. D'Onofrio added that those meeting dates have not been established yet.

Mr. D'Onofrio went on to state that each of the bodies has their own set of standards to review. He stated that the Commission generally reviewed the plan and that detailed in Section 17.58.110 of the regulations, it stated that the Commission is looking at the planned development for consistency with the goals and objectives of the 2020 Comprehensive Plan. Mr. D'Onofrio stated that the ZBA considered the same standards for any special use permit application as to whether the planned development would be detrimental to the public health, safety and welfare of the Village, whether it would be injurious to the use and enjoyment of other property owners, whether it would impede the normal and orderly development of other property, whether ingress and egress would be affected, whether it conflicted with pedestrians and vehicles, whether there would be

adequate facilities and drainage as well as whether it conformed to all of the other applicable regulations. He then stated that the DRB review entailed whether the building design and landscaping conform to the design guidelines.

Mr. D'Onofrio then stated that after the completion of all of those reviews, each body comes up with findings which are forwarded to the Village Council for consideration. He noted that the Village Council takes all of the data into account and considers the application. Mr. D'Onofrio stated that if the application is approved, the next step is the final approval phase. Mr. D'Onofrio stated that phase has to be commenced with 18 months of preliminary approval. He added that the final approval required review by the Commission, the ZBA and the DRB.

Mr. D'Onofrio indicated that this would be the first of a number of meetings of the Commission. He informed the audience that there were numerous meetings with the first planned development for a total of 16 meetings between the three advisory bodies before final approval was granted. Mr. D'Onofrio stated that for future meetings of the Commission, they would notify the people who signed in on the sign in sheet. He stated that concluded his presentation.

Chairperson Dalman stated that before the applicant made their presentation, she would like those who intend to speak during the public comment portion of the meeting, to provide their name and address, as well as to be sworn. Chairperson Dalman then swore in those that would be speaking on this case.

Mr. Kates asked Mr. Friedman if because of the large crowd, can the Commission vote to hold additional meetings to make sure that there is full public participation.

Mr. Friedman confirmed that is correct.

Glenn Udell introduced himself to the Commission as an attorney with Brown Udell Pomerantz & Delrahim, Ltd. representing the developer, Stone Street Partners, Winnetka Stations, LLC and the principal, David Trandel who is a resident of Winnetka. He stated that would introduce Mr. Trandel who would speak with regard to the project overview and generally, the concept behind the project. Mr. Udell stated that George Kisiel of Okrent Associates would speak with regard to the regulatory history trends and planning issues. Mr. Udell stated that Daniel Weinbach is the landscape architect and that the project architect, Lucien Lagrange, would speak generally with regard to the project design and architecture. He also introduced Javier Milan as the traffic and parking engineer and Pat Dimmer who would speak to site engineering and infrastructure. Mr. Udell stated that they would then turn back to Mr. Kisiel who would speak with regard to the zoning regulatory issue overview and that they would finish with Mr. Trandel with regard to what he and the developer believe to be the project benefits to the community and the financial overview of the project. He stated that since there is a limited amount of time, that concluded his introduction.

David Trandel stated that he represented the development team for One Winnetka and thanked the Commission for making time for the presentation and the citizens. He stated that he would also like to thank the officials and that as a resident of the Village, it is great to see the revitalization of the central business district. Mr. Trandel then stated that as a developer and resident, he would

like to thank the Commission, Mr. D'Onofrio and Mr. Norkus with regard to their efforts on behalf of the citizens of Winnetka and the development team.

Mr. Trandel began by stating that the project represented a bold vision and an exciting plan by accomplished professionals in their respective trades. He described it as a joint endeavor which would result in an architecturally significant landmark which would serve Winnetka today and be a model for future development around the country. Mr. Trandel informed the Commission that the plan took over two years to design and that it is merely a continuation of the brilliant plan from 94 years ago by Edward Bennett. He stated that on a personal note, he is asking for support to take the necessary action required to improve the daily quality of life for the Village's residents, no matter what their age. Mr. Trandel then stated that the turnout at tonight's meeting reflected a deep desire and presented a special moment in time and that the Village can do something extraordinary and worthy of building in Winnetka.

Mr. Trandel stated that Winnetka is personal to everyone. He informed the Commission that he raised his children here and that it is truly a personal endeavor. Mr. Trandel indicated that it took local knowledge and drive to get something done which would be truly extraordinary. He then referred to Winnetka's nationally recognized and accredited schools, beaches and the Skokie lagoons which he commented made Winnetka idyllic. Mr. Trandel stated that until you try to park downtown in the business district as it is currently configured, the feeling changes. He stated that downtown and the central business district should be representative of its residents, their lifestyles and their tastes and supports the highest level of surface amenities which are commensurate with Winnetka. He indicated that there are a handful of quality restaurant and shops, all of which he patronized which he stated lack the draw and sense of a place to make it unique. Mr. Trandel then referred to the survey which reflected the overwhelming desire to create some form of vibrancy.

Mr. Trandel stated that the project was aimed to be the cornerstone of revitalization of downtown Winnetka because they are proposing a long term fix to the underpinning shortcomings which are the root cause of the current blight. He stated that there are difficult choices to make with the intention to create a true focal point with the design, as well as with light and air and have a social gathering destination. Mr. Trandel informed the Commission that it is a plan with a European inspired plaza which would give life to festivals and markets which do not exist in that form today. He stated that the plan would be forever stymied until they take responsibility and respond to the challenges facing the community. Mr. Trandel also stated that they have to find the fortitude to solve the current shortage of retail and commuter parking. He then stated that if it is done right, it would make Winnetka more attractive for future generations, future retailers and future restaurants, all of which are important in terms of quality of life.

Mr. Trandel went on to state that they have taken a painstaking approach which has lasted for over two years and that he personally tried to reach out and meet everyone who would be the most affected by the project. He commented that change is difficult. Mr. Trandel then stated that they designed the project to accomplish three goals while retaining the inherent charm and elegance of their hometown. He stated that their first objective is to foster renaissance and the revitalization of the downtown area in a manner which is consistent with their core values. Mr. Trandel stated that second, they wanted to use this moment in time to create something truly special and offer the

people of the North Shore a truly unique experience. He stated that the third goal is to satisfy the two very underserved and critical constituencies in their housing supply for those people who have nowhere to go.

Mr. Trandel then referred to Daniel Burnham as a famous architect from the late 1800's and early 1900's as well as Edward Bennett. He informed the Commission that Mr. Bennett was longtime partner and author of the 1909 Chicago Plan. Mr. Trandel stated that when they started the process, they knew they had to do something which is important which is not just their idea, but which would be embraced for far longer than they live.

Mr. Trandel then stated that when they discovered the 1921 Winnetka plan, they were amazed. He stated that like Chicago, it contained Parisian and European influences which were obvious. Mr. Trandel stated that the Village Hall was meant to be a confluence of government buildings of private enterprise to create a sense of space, park and outdoor living. He then referred the Commission to an illustration of Paris today and the height restriction to 7 stories which he commented was done well. Mr. Trandel stated that when they discovered this, they wanted to carry that vision forward and that he convinced his friend, Lucien Lagrange, to take the team to task. He added that Mr. Lagrange has done projects locally and worldwide and referred the Commission to the illustration of those buildings.

Mr. Trandel then referred the Commission to an illustration of the project and that they would later get into the specifics. He informed the Commission that they are proposing 120 luxury rental units which would be geared toward empty nesters with no choices for alternative housing and young professionals. Mr. Trandel noted that there would be 45,000 square feet of retail space on the first floor and that there would be high interest from high quality users. He stated that their goal is not to cannibalize the existing businesses with a national brand and that they are committed to local and family owned businesses.

Mr. Trandel stated that the biggest point related to the 800 pound gorilla in the room which is to solve for the Village's parking ills. He noted that the project would consist of 538 parking spaces which would result in a net increase to the Village of 383 parking spaces to be used for retail users and commuters. Mr. Trandel indicated that they all know how parking is currently stifled and stated that the proposal would clear the streets of parking and have it located underground and out of sight. He then stated that the unintended consequence of the plan called for sunken railroads. Mr. Trandel stated that the project represented a unique opportunity to create a public plaza which could provide for civic events and have commuter parking to the train track platform. He stated that represented a broad overview of the project and that it is important to hone in on the key points. Mr. Trandel stated that as a resident, it is hard not to feel that they are not keeping pace with their neighbors with regard to the revitalization trend of a transit-oriented downtown and that they look forward to working with the Commission for a terrific solution. He then stated he would then turn the presentation over to George Kisiel.

George Kisiel of Okrent Associates introduced himself to the Commission as the president of the company. He informed the Commission that they are based in Chicago and that he has been a licensed architect and planner with 30 years of experience on planning and zoning issues. Mr. Kisiel also stated that he has been an expert witness and has appeared before numerous boards in

Chicago and the metropolitan area. Mr. Kisiel stated that they are here for two purposes. He stated that he would provide a brief background and history of Winnetka and its planning heritage. Mr. Kisiel also stated that he would speak with regard to recent developments in demographics and planning trends and how the project would fit into that set of circumstances. He then stated that after the presentation with regard to the architecture of the project, he would speak with regard to the zoning relief being requested and the standards that are reviewed for approving those types of deviations from zoning standards, as well as the criteria that the Plan Commission will review for planned developments.

Mr. Kisiel then stated that with regard to the background and history, he would talk a little bit about the Village origins and planning heritage; he would talk about the the current development context and events that have occurred, over history and more recently. He stated the he would discuss some of the more recent planning efforts that have occurred here in Winnetka, particularly the recent Urban Land Institute study, and a recent change to your zoning ordinance that has really sort of cleared the way to allow a type of development that we are proposing on the site, that has to do with the elimination of density standards really, and some setback relief also. Mr. Kisiel stated that with regard to the Village origins, Winnetka was platted in 1850. He noted that there was a low period of growth in the 1920's and that Winnetka developed a majority of its housing stock which was built before the Depression. Mr. Kisiel then stated that there was a period of rapid growth from the 1890's to the 1920's which spawned the town planning movement. He stated that the Plan Commission was formed and Edward Bennett was hired to prepare the first Comprehensive Plan.

Mr. Kisiel stated that with regard to the Bennett plan, it sought to preserve the pastoral character of the community. He stated that the key aspects of that plan provided a lot of the character of the current community, the preservation of the Skokie marshes, the separation of the railroad from grade level and that which was the most relevant to the development is the configuration of central civic space. Mr. Kisiel informed the Commission that Bennett envisioned the central space of the corridor of the Village which consisted of the Village Hall, the cultural center on the site of the post office and commercial block which is the subject of the project.

Mr. Kisiel then stated that the block was known as the Prouty Block and referred the Commission to the Sanborn map from 1914 and identified the subject property which is outlined in yellow. He informed the Commission that the Bennett plan had some specific recommendations for the site which included the setback and frontage, to create a business street appropriate for adjacency to the railroad and also to recognize that the prominence of this frontage is desirable for a permanent building to be uniform and attractive in terms of its architecture.

Mr. Kisiel stated that they realized very early on at this point in time that the large expanse of open space and frontages measured approximately 6.25 acres when considered with the open area of the train tracks and the adjacent parks and roadways.

Mr. Kisiel stated that with regard to the context of development, it is important to consider history and the changes which have taken place. He then stated that the boom of the 1920's brought Winnetka to near full build-out and that there is no room for Winnetka to grow. Mr. Kisiel identified some of the key changes which have occurred since the 1920's as the change in

technology, particularly auto ownership. He stated that what this did is that it had a profound effect on the downtown retail district and railroad suburb centered downtowns. Mr. Kisiel stated that these locations were erased with the advent of automobiles, shopping malls, parking lots, larger scaled developments, etc. He then stated that more recently, putting pressure on railroad centered downtowns is the advent of e-retailing and internet sales. Mr. Kisiel stated that they know that this has had an effect on the downtown business district and Winnetka and referred to the high vacancy rates in the East Elm business district and added that the subject property accounted for a significant amount of that space. He referred to the configuration of these buildings and attempting to get retail tenants in them has caused some of this difficulty.

Mr. Kisiel stated that another trend which seemed to drive the demand in terms of housing is the transition from the movement of the baby boomer generation as they age. He indicated that there is an entire market which has reached empty nester status who have a desire to stay in the community and that the opportunities for them, specifically in terms of railroad suburbs, are very few.

Mr. Kisiel went on to state that with regard to current planning, consistent with Winnetka's heritage of planning, the current document is the Winnetka 2020 Plan which was drafted in 1999 and is similar to the Bennett plan, focused really on conservation. He then referred to its purpose statement which talked about maintaining traditional residential density patterns and lowering densities in multi-family districts. Mr. Kisiel referred to the amount of teardowns which took place and the fact that nearly 10% of the Village's housing stock was lost. He also stated that it was the first time that any redevelopment was seen in the East West Elm business district with the addition of 812 Oak Street and the Winnetka Galleria. Mr. Kisiel noted that the document focused on limiting and controlling new development and avoiding any potential impacts on the infrastructure.

Mr. Kisiel described the Winnetka 2020 Plan as becoming a bit long in the tooth in that they had not anticipated many of the trends relating to the current development context. He stated that it did recognize the demographic trend and illuminated the need to find housing alternatives for those who wished to age in the community. Mr. Kisiel stated that it also recognized the need for commuter and retail parking in the East Elm business district. He stated that it also recognized issues with regard to existing development on the site.

Mr. Kisiel went on to refer to new trends in urban planning thought and the rise of new urbanism. He stated that what Winnetka created through its Comprehensive Plan is the model for a railroad suburb. He indicated that one of the key components behind the idea of new urbanism is transit-oriented development which moved toward creating greater densities, more walkable downtowns and vibrant central business district communities. Mr. Kisiel noted that there has been significant investment in transit-oriented communities and referred to Glenview, Wilmette and Glencoe. He stated that the trends toward higher density in mixed use are the way to counter the negative impacts on central business districts and downtown retail.

Mr. Kisiel stated that Winnetka has realized that this is the situation and commissioned the Urban Land Institute (ULI) to perform a study of the business districts and stated that one of the key findings from the study which was the impetus of the document was the idea of place making and

creating spaces for people to gather and to provide a focal point or something that drives and attracts people to a particular location. He indicated that the key element of that is civic space and the creation of spaces where place making can occur. Mr. Kisiel referred to examples as the use of farmers markets, etc. to draw people to a place and give people a sense of ownership of a public place. Mr. Kisiel added that the key driver to all of this is density.

Mr. Kisiel went to state that the ULI study contained a resident survey, the results of which indicated a demand for more restaurants and dining options, particularly for the East and West Elm districts. He stated that it also expressed a lesser degree of satisfaction in terms of streetscape and the physical configuration of the downtown area. Mr. Kisiel then referred to the more recent 2015 survey which garnered 45% of the respondents responding and that one of the key findings is that over 77% found the revitalization of the central business district to be a high priority.

Mr. Kisiel stated that the idea of One Winnetka is to complete the Bennett vision for central civic retail and cultural space and that it responded to the community's preferences for the revitalization of downtown. He also stated that it is consistent with the current planning thought with regard to transit-oriented development and revitalizing downtowns and that it responds to the elements of the current Comprehensive Plan. Mr. Kisiel added that it also reaffirmed the traditional role of Winnetka's downtown. He then introduced Daniel Weinbach who would speak to some of the larger scale planning issues including the plaza space and landscape architecture.

Daniel Weinbach of Daniel Weinbach and Partners, Ltd. introduced himself to the Commission as the landscape architectural firm which is based in Chicago. He stated that he has been practicing for 42 years and has worked with Lucien Lagrange on a number of projects. Mr. Weinbach then stated that he would go through the major landscape components of the project and also the vision in connection with the Bennett plan. He stated that a lot is not directly related to the One Winnetka project, but that it is relevant.

Mr. Weinbach then referred the Commission to the overall development plan. He stated that with regard to the right side of the proposed project, he referred to the railroad tracks and stated that it would cross over to the current park and Village Hall and the continue the west and terminate at the block of the current post office site.

Mr. Weinbach then stated that the project has three landscape components, the first of which he described as the most important and is the creation of a plaza on Lincoln Avenue and which would have parking angled on both sides. He stated that it would become a public plaza developed with European flavor which related to the architecture of the building. Mr. Weinbach noted that there would be a large central open space and that its character would be heavily patterned along with paving. He then stated that traffic would be allowed in two directions flanking the plaza and that there would be two shade trees from the surface providing shade comfort and allowing for events such as markets and festivals to take place below the canopy of trees. Mr. Weinbach added that the idea is for a very richly designed plaza to allow total flexibility for use.

Mr. Weinbach stated that the second element related to the south side of the building and referred the Commission to the courtyard space which is vehicle drop-off space with a surface of pavers and that it would contain a water feature. He stated that lastly, there would be a small pocket park

on the north side next to the parking lot on Elm Street which would be infilled as necessary.

Mr. Weinbach then referred the Commission to the large open space between the Village Hall and the proposed development. He stated that they are suggesting that the park remain but that more importance be given in connecting the elements of One Winnetka to the Village Hall and beyond. Mr. Weinbach stated that it is a simple diagram which would create central space with trees and the addition of the proposed cultural center on the north side to complete it with regard to the Elm Street character and would serve to define the edge of the central space. He referred to the park being developed in the Bennett plan and that it being a strong feature is the intent here.

Mr. Weinbach stated that the next illustration showed some connections on either side of the Village Hall which would continue west to Chestnut Court and stated that it would provide a nice pedestrian garden space in the center. He stated that they are suggesting making that an entirely pedestrian street and to expand the use of it for a variety of festivals.

Mr. Weinbach stated that to the west, he referred the Commission to an illustration of the cross at Chestnut which would terminate at the post office site. He indicated that there is a strong movement to move the post office site and leave the block available for retail or housing development which is the terminus of the proposal. Mr. Weinbach noted that everything they see in the illustration is an idea to give the concept of what it might look at in terms of expanding the green pedestrian aspect of the downtown area. He then introduced Lucien Lagrange.

Lucien Lagrange introduced himself to the Commission and stated that he has been living in Chicago since 1978 and has been practicing architecture for 37 years. He then stated that he has been practicing architecture for 43 years (?) and that he lives in Chicago because of its architecture. Mr. Lagrange described it as a great city and that he also been fortunate in meeting Mr. Trandel. Mr. Lagrange informed the Commission that he has done three major buildings in Chicago and referred to the team and two plazas which were done.

Mr. Lagrange stated that in having established a program, he referred to residential retail and how to integrate the design on the site. He described it as an incredible site which faced six acres on the site and is located on the outskirts of the Village Hall. Mr. Lagrange then stated that on the east side, they planned to create open space between the two buildings on Elm Street and stated that the south side has 70 feet. He stated that the mass above on the second floor would create 56% of the open space and that the underground open space led to 15%. Mr. Lagrange then stated that on Elm Street, they planned to create two levels on the street to make a link to Lincoln Avenue. He noted that there would be no curb cut anywhere with the exception of the entry to the parking on the south side of the site. Mr. Lagrange also stated that retail would continue on the street with no interruption. He then referred the Commission to an illustration of the south side which contained the entrance to the project and provided access which led to the motor court. Mr. Lagrange described it as an important aspect of the project to have a private entry for the residents.

Mr. Lagrange then stated that with regard to parking, all of it would be located underground. He noted that there would be an increase in commuter parking by 110 spaces and that the Village parking on the east side would increase by 35 spaces, all of which would be underground. Mr. Lagrange referred to parking for retail, the residents and commuters and reiterated that it would be

the only new access curb cut to underground parking.

Mr. Lagrange described the most important aspect of the project as the plaza which he also described as very special. He informed the Commission that it looks to the west and across the big open space and referred to the view of the Village Hall. Mr. Lagrange stated that it was designed for farmers markets, book fairs, etc. and that it would be close to Lincoln Avenue.

Mr. Lagrange stated that with regard to the architecture of the building, he described it as very classic architecture. He stated that with regard to the reason why, he referred to the Chicago architecture of the 1800's and 1900's and that the architect was trained in Paris. Mr. Lagrange also referred to the Blackstone Hotel which was done by Benjamin Marshall of Paris. He stated that they brought the quality of the architecture.

Mr. Lagrange went on to state that the design of the building base is strong and that there would be a more detailed second floor. He stated that the third and fourth stories would be simple and that the fifth and top story would have a mansard roof and mantel. Mr. Lagrange noted that there would not be a big slab and that the building would have very strong horizontal lines. He informed the Commission that the building would have a stone base with bays at the windows open to retail. Mr. Lagrange then stated that on the second floor on the west side, the building would be sitting beyond the ground floor and would contain retail space and a fitness center. He then referred to the east side amenities and the pool. Mr. Lagrange noted that they planned to use light stone which would be a buffer and would be a warm and inviting. He added that there would be a change in material for the fifth floor and then to the mansard roof.

Mr. Lagrange stated that with regard to the corner, they planned to soften the corner and make it round because of the angle of the site which is acute at 90 degrees. He stated that they would visually soften the edge and for pedestrians, to provide an inviting way to turn the corner to retail from Elm Street to Lincoln Avenue. Mr. Lagrange also stated that it would create a landmark which would be visible from the west. He added that it would establish the east side of Winnetka and bring the east and west sides of Winnetka together.

Mr. Lagrange then referred the Commission to an illustration of 65 East Goethe in Chicago. He described Lincoln Avenue as the most important elevation which can be seen from everywhere. Mr. Lagrange stated that the façade would have three components and referred to the center which would project the building a few feet to create the main entry for the residents. He stated that it would create a strong image. Mr. Lagrange then referred to the north corner of the building and that it contained a very Chicago-like round corner which is very common to see there. He noted that at the end of the plaza, there would be two levels of parking and that they would be creating architecture to work with the building so that you do not see the vehicles.

Mr. Lagrange stated that they planned to use a different style of architecture and that Winnetka is very eclectic in terms of its architecture. He indicated that they do not want to compete with the materials of the Village and that they want a high quality of material. Mr. Lagrange concluded by stating that this building would be of great quality and would be the best work he has done.

Chairperson Dalman reminded the audience to withhold their support in order to maintain a fair

hearing.

Mr. Kisiel stated that he would now speak to the zoning analysis. He stated that with regard to the zoning issues and the Commission's criteria to review, they are requesting five zoning exceptions which related to building height, setbacks and the amount of parking provided. Mr. Kisiel then referred to the standards for the exceptions and that a site which measured more than 10,000 square feet had a mandatory planned development review. He stated that with regard to building height, the maximum which is allowed under the ordinance is four stories and 45 feet. Mr. Kisiel referred to the fact that the ordinance was amended recently to increase the height up from 2½ stories. He noted that they are proposing a height of seven stories at a maximum and 83 feet. Mr. Kisiel also stated that they requesting relief from the rear yard setback on the east end of the property where 10 feet is required and they are right on the property line. He noted that on the fourth story, an upper level setback of 10 feet is required which they would not be providing. Mr. Kisiel informed the Commission that the project would contain the upper two floors with a mansard roof as a similar effect to try to mitigate the height perception. He stated that they are also asking for residential parking relief in that 174 parking spaces are required for 120 units and that they would be providing 159 parking spaces. Mr. Kisiel added that there is also a need for relief from the commercial parking requirements in that 92 parking spaces are required with 45 parking spaces being provided.

Mr. Kisiel stated that with regard to the building height and why it would be as high as it is, it related to a combination of the density of the development being proposed, 120 units and the program for retail, and the way that the building volume is configured. He stated that with regard to the density of the development, there would be 120 units on 1.4 acres which did not include the land for the east parking lot; if we include the land for the east parking lot the dwelling units per acre go down to about 65 dwelling units per acre, but it's 85 units per acre if that's not part of the calculation. Mr. Kisiel then referred the Commission to a chart in the illustration as a reference with regard to what 85 dwelling units/acre would be in terms of general development. He stated that the chart illustrated that up to eight dwelling units/acre is really single family detached housing; 16 dwelling units/acre related to two flat development as seen in Chicago; 40 dwelling units/acre related to more dense, more compact row house development; 80 and more dwelling units/acre related to low rise multi-family housing, 160 dwelling units/acre midrise, etc. He indicated that the proposed density they are talking about for the site related more to low rise multi-family residential housing, in terms of the spectrum.

Mr. Kisiel then stated that for typical transit-oriented developments in railroad suburbs, the recommended densities are between 30 and 60 dwelling units/acre which is for the area within either a ¼ or ½ mile of the transit node. He stated that with regard to the effect that density would be on downtown Winnetka, he referred the Commission to a map which illustrated what the residential densities are on each of the blocks which closely approximates a ¼ mile radius. Mr. Kisiel identified the areas in blue as the equivalent of single family residential densities and that the green and yellow areas are representative of two flat and townhome type densities. He stated that the block that the subject site sat on is 8.4 dwelling units/acre and that the overall density within a ¼ mile is 5.9 dwelling units/acre, and if you compare that to the recommendations for transit oriented developments and downtowns of 30 dwelling units per acre, there is a significant amount of room for additional density in downtown Winnetka without any thought of adverse

impact. Mr. Kisiel then stated that for the subject block, the density goes from 8.6 units per acre, with the proposed additional 120 units, to 31.8 dwelling units/acre which brings it to a threshold where transit-oriented development is viable and revitalization starts to occur. He stated that overall, the dwelling unit density reaches 8.7 dwelling units/acre which is well below the minimum standards. He added that the height is derived at how the building is programmed and the density configured.

Mr. Kisiel went on to state that it is important to note the overall context for the development site. He then referred the Commission to an aerial view of the site and stated that immediately west, there is large open space with Station Park, commercial development on Elm Street and commercial development on the south side. Mr. Kisiel also stated that there are single family homes to the northeast and east of the subject property. He indicated that they have been sensitive with regard to those areas when we are creating larger buildings, bigger volumes, density, etc. Mr. Kisiel then stated that with regard to the configuration of the building's volume, Lucien has explained his rationale behind it, and I think it's a very good one - the establishment of a larger portion of the building volume adjacent to the open space does a lot to mitigate the effect of any additional height. Mr. Kisiel also stated that the location of the secondary mass of the building in the north-south direction also does a lot to present the smaller façade to the adjacent residential development that is closest by, to the northeast, whereas to the immediately to the east, there would be the buffer of not only the parking lot, the Hadley School which is a non-residential use; there are a few houses that front on Maple also, but there is another expanse of open space to the east. Mr. Kisiel noted that the configuration of the open space and the configuration of the building volumes really does respect, in trying to minimize the impact of additional height that we are asking for.

Mr. Kisiel informed the Commission that he would like to reiterate, as Lucien stated, that the larger, taller portions of the volume of the development would comprise only 44% of the site area. He stated that a full 56% of the site is two stories or less including about 15% open space.

Mr. Kisiel stated that another mitigation of height is the separation that the site naturally provides. He stated that the site is surrounded by the large open space, the street to the north and, to the east, there is the municipal parking lot, which provides about 175 feet. Mr. Kisiel also referred to the natural buffer around the building based on the existing site conditions. He noted that another thing the north-south orientation does, and Lucien did point this out, it does as best a job possible of providing more open space around the immediate neighbor to the south at the 711 Oak Street building.

Mr. Kisiel then referred to the perceived negatives of tall building, stating that it is something people get a little bit agitated about.

Chairperson Dalman noted the time and asked the Commission members if the applicant should proceed with the full presentation. The Commission members agreed that would be fine.

Mr. Kisiel informed the Commission that decreased light and air are perceived as significant negative impacts and stated that they have talked about the ways in which it would be mitigated. He stated that the separation of north-south orientation does a lot as well as the site's natural

buffers. Mr. Kisiel stated that another perceived negative is the shadow and wind effect and that a study was prepared. He then stated that the study was done for the date range of March 20 through December and covered the gamut of the impact at 2:00 p.m. which he identified on an illustration for the Commission. Mr. Kisiel stated that on June 22nd, the shadow illustration showed the effect at 6:00 p.m. He noted that the winter time shadows are the longest but that it represented the shortest amount of sunlight. Mr. Kisiel then referred the Commission to an illustration of the shadow effect on December 21st at 2:00 p.m. and noted that a lot of the shadows are then caused by the existing buildings. He noted that there would be no effect on wind at a height of 83 feet. Mr. Kisiel added that the tree cover provided friction and takes care of the additional velocity of the building height which is the same as mature trees.

Mr. Kisiel then referred to the deviation from established building heights and stated that with regard to the surrounding buildings, the project would be adjacent to one of the taller buildings in Winnetka at 711 Oak Street and referred to that building's large footprint. He stated that the proposed footprint would not be out of context with the adjacent development. Mr. Kisiel described it as a departure from tradition and that taller buildings in the 1920's were not considered for the downtown areas. Mr. Kisiel then stated that with regard to the loss of human scale, they have done a good job of breaking up the dimensions of the façade to three to four pieces slicing it horizontally and creating a base, middle and top portion along with a mansard roof. He added that the rich detail of the base of the building along with generous landscaping would bring the elevations in the public space down to human scale. Mr. Kisiel informed the Commission that he would not get into the zoning exceptions now.

Chairperson Dalman stated that she appreciated the speed at which the applicant made their presentation. She encouraged the applicant with regard to the elements which were cut off to invite them to continue their presentation at the next regular Commission meeting. Chairperson Dalman noted that there was a lot of important information made during the presentation and that the Commission needed the opportunity to ask questions.

Mr. Myers thanked Mr. Trandel in terms of taking leadership of the project which is different and the innovative, high quality team which was put together and stated that as a resident, that took energy. He then stated that there are elements of the proposal that he found appealing such as the plaza and the linking of the plaza to the west side of the railroad tracks and parking underground. Mr. Myers stated that there are a lot of detailed questions he would like to raise later with regard to parking and economics and that his questions now are broad questions. He stated that the Commission is asked to evaluate the relevance of the development in terms of history and architecture in the Village.

Mr. Myers noted that there is an architectural feel to the Village. He then stated that his question related to the fact that it would be a Beaux-Art building and that it would be very unusual in the Village. Mr. Myers stated that therefore, while it would be distinctive, there is a negative side to distinctive and that this building would be very unusual in the Village. He asked how did the Commission evaluate the differences between it being unique and what is unusual in this context.

Mr. Myers stated that his second comment related to scale and that he understood the economics behind scale in that 120 units made sense. He then stated that other than economics, why would

they want a building this big in this location.

Mr. Trandel stated that there are a lot of ways to discuss preferences, taste and architectural style. He indicated that there is an abundance of Tudor in the Village which he described as a holdover and which was the last wave of measurable development in the Village. Mr. Trandel stated that it would be more relevant to hold 1940's Tudor and historic context and what kinds of architecture raises the bar and brings value to the Village. He indicated that it is all a tradeoff and that if they cannot arrive at a certain value, then everything would be diminished. Mr. Trandel described the Village Hall as extremely eclectic in the commercial district and that it is not easily definable. He also stated that it is not Tudor. Mr. Trandel stated that a nice job was done to complement and not overstep its relevance. He stated that personally, it is what people want. Mr. Trandel referred to the confluence of addressing tastes and stated that they can provide quantity of data that the highest value of properties are in a mixed use setting in Chicago and Manhattan which comes to the Beaux-Art style. He added that it also worked in Paris. Mr. Trandel stated that there is not an absolute answer and that a combination of factors would get the highest value to minimize impact.

Mr. Trandel then stated that with regard to economics and scale, they are not trying to rattle cages in the Village and that they understand the sensitivity to height and stated that it is a product of the situation unfortunately. He stated that they can get by with three stories or 45 feet which would be fine if they did not have the 800 gorilla in the room which is the lack of parking or lack of interesting retail options. Mr. Trandel referred to the conundrum of not pushing it from a height perspective and stated that height is a very misunderstood context. He indicated that they tried to minimize the impact of height and that it is necessary to address commuter and retail parking which meant that they need to get to a certain density. Mr. Trandel also stated that there would be two buildings and not one big mass. He noted that there are buildings in Winnetka which are taller than 45 feet. Mr. Trandel stated that they appreciated the context to keep the scale with the neighbors and stated that the design is staggered and that the setbacks pay respect to 711 Oak Street and the three story building on Elm Street and that it would fit in well.

Ms. Holland stated that she is a representative of the Landmarks Preservation Commission in the Village and has been on the Commission. She stated that she appreciated the amount of time spent including this project with the Bennett plan. Ms. Holland then stated that across the street from the project are Tudor buildings at 545 Lincoln Avenue and a corner building on Elm Street which Bennett said in 1915 should be the architectural theme of Winnetka. She also stated that it was said that contribution to the commercial district should be a pastoral one. Ms. Holland asked that aside from vacating the Village street, where is the pastoral contribution of the project to the Village.

Mr. Trandel stated that they are not asking to vacate a public street, but to enhance the street and transform the plaza to take on numerous personalities throughout the day. He reiterated that there would be no vacation of a street. Mr. Trandel stated that it related to the Bennett discussion of Tudor and that they can sit for a long time discussing opinions on their favorite architectural style. He referred to the data which pointed to why and described this as a tradeoff. Mr. Trandel also stated that they want rents and that the value is not as high for a fabricated Tudor building built in 2015 as in 1915. He added that is not where people's tastes are and that it required freshening up. Mr. Trandel then stated that he appreciated the discussion with regard to Tudor and informed the

Commission that they took a sample pool of the last 100 homes built which showed that Tudor was not the predominate style.

Ms. Holland noted that the plan included linking the East West district to Elm Street, the Village Hall and the post office site. She stated that her feeling is that Winnetka is not a community under economic siege. Ms. Holland stated that it is a well-established Village and that they can add buildings with a view to continue careful planning, restrained nature and architecture which encouraged their brand and well known Tudor facades. She stated that is her opinion from the LPC. Ms. Holland noted that they have not landmarked any public buildings except for the Village Hall and the New Trier Township building.

Mr. Trandel stated that he appreciated her position. He informed the Commission that the project is conceived to cost \$90 million and that realistically, they love what is idyllic and what is practical. Mr. Trandel noted that they spent two years and \$14 million to get to this point and that there would be no Tudor.

Mr. Thomas stated that he would like to echo the concerns made with regard to Tudor vs. Beaux-Art. He commented that while it is a beautiful building, he is not sure it fits. Mr. Thomas referred to the DRB and indicated that it would be interesting to see their comments. He stated that if the building was seen at 10 feet lower, that would be okay. Mr. Thomas commented that it looked to be too massive of a scale compared with the rest of the Village and Elm Street. He stated that an argument for the other hand is that they need a few taller buildings and that if they have to have them, this is the best way they could be. Mr. Thomas referred to its location near 711 Oak Street and stated that it would be interesting to hear the Village commentary.

Mr. Trandel referred to the tradeoff with regard to parking and stated that if they had sufficient parking, the two levels of underground parking here would provide parking for commuters to get vehicles off of the street so that retail can breathe. He also stated that if they were not worried about parking, the building would not be configured the way it is. Mr. Trandel stated that a parking option is the structured parking garage behind the Community House and commented that any structure for parking is a nightmare and that for any above grade parking to solve the ills of the Village would not include Tudor or be architecturally significant and would stick out like a sore thumb. He then commented that the plaza landscape would be beautiful and would be solving parking by having it located underground and added that it would be expensive to do that.

Mr. Trandel stated that the parking study said that they need 30 additional vehicles which would create a one-time solution and that as future development takes place, it would not be perpetually solving the parking problem. He noted that the retail owners say that parking is a nightmare and that the only reason the building would be this tall is because of parking which he commented is a fact of the matter. Mr. Trandel stated that referred to the decision made as a town to have vibrant retail or the status quo as acceptable and sleepy versus having a lack of choices. He stated that with regard to the vast majority, the Village has spent a lot of money doing surveys about what the residents want as taxpayers. Mr. Trandel stated that they felt it would be a gorgeous building and that it would be expensive. He questioned whether this addressed every one item which is important and referred to the concern of those who live here. Mr. Trandel stated that they commissioned a team and interested citizens to solve the problem and reiterated that they spent

two years on the project. He indicated that they can work with the Village and that if it is said that they do not need parking, he did not know what the solution would be. Mr. Trandel reiterated that they spent a lot of money trying to take direction from the course that the officials want taken as to what they want.

Mr. Kates asked if the applicant is asking for \$6.75 million from the Village as a contribution.

Mr. Trandel responded that they are not asking for tax incentives, TIF grants or special tax treatment. He stated that if the Village wanted them to solve the parking problem, they are asking the Village to pay toward those costs.

Mr. Kates asked that if the Village Council did not provide \$6.75 million, then what.

Mr. Trandel stated that is the Village's decision if they need retail and commuter parking. He stated that they took a broad stroke approach here to address things that are important and that how they get there is important. Mr. Trandel indicated that if it is not important to the Village, they would not have to build that. He referred to the unintended consequences smothering the dynamic retail environment and described it as a tradeoff.

Mr. Coladarci stated that he is bothered by the applicant's "lump it" attitude toward the Village. He stated that the project would be eight stories on the heels of New Trier Partners who had difficulty with a 4 to 5 story project. Mr. Coladarci described a Beaux-Art style building at 8 stories as tall. He stated that the applicant is thumbing their noses at the Village, the boards and the residents and referred to Mr. Trandel's comment that if they did not get what they wanted, they would take parking out of the project. Mr. Coladarci described it as insulting to tell the Village that its preference of Tudor architecture is old fashioned and not what people want as irrelevant and outdated. He also referred to the comments that people want this architecture in Chicago, Manhattan and Paris. Mr. Coladarci stated that it would be a beautiful building anywhere other than here. He described the applicant's attitude as hard to take and that there are lot of other questions. Mr. Coladarci stated that the applicant is saying that the Commission members are idiots for not agreeing with their choice.

Ms. Adelman stated that she has lived in the Village for over 40 years and is enthusiastic about change and that she hoped there would be economic development and something happening in the Village. She also stated that she has spent time in Chicago, Manhattan and Paris. Ms. Adelman indicated that she would like to see comparisons architecturally and projects where people live in the community. Ms. Adelman then stated that with regard to the pieces and how the applicant is presenting them, the plan fits into the Village Hall and open space and referred to the Village Hall and train tracks and then the leap to something else. She stated that she wanted to hear the public comment with regard to those who live on the other side of the tracks in Hubbard Woods or near the marshes who also care about what is going on here.

Ms. Morette stated that she had a different take on the project and thanked the applicant for their presentation. she described the quality of the presentation and the materials as outstanding. Ms. Morette then stated that they are always talking about the site and the desperate need for revitalization and development. She indicated that she heard the concern with regard to density

and its size and that she is hoping that there is a way to get both sides to come together and make this work for the Village.

Mr. Golan stated that he reflected Ms. Morette's comments with regard to the project. He stated that they are becoming a Village of "no" and stated that they should move on with it.

Mr. Hulsizer referred to the Commission members sitting for hours frequently with regard to what to do. He referred to the reconfiguration of the Hubbard Woods Park and other projects and stated that most of the time, they do not want to do anything. Mr. Hulsizer also referred to the Park District meeting where most of the time, they do not want to do anything. He then commented that personally, he did not love the building and referred to the alternative of the absence of anything else and commented that he is thrilled that someone wanted to do something. Mr. Hulsizer stated that otherwise, the stores would be vacant. He then stated that if everyone likes the style, that would be great and thanked the applicant for coming forward with something.

Chairperson Dalman referred to the part of the presentation and the assessment of having too much retail space and their thoughts. She stated that if the project is approved, there would be new buildings with higher rents and that it would be harder to lease the first floor space. Chairperson Dalman stated that she wanted to hear the Commission's thoughts. She then stated that while she is not an architectural expert, she appreciated good design and that she did not know what the right design, scale and mass would be. Chairperson Dalman stated that she is glad to see proposals come in. She also stated that they have heard the long, strong message from the survey. She informed the Commission that she lives in Hubbard Woods and the conversation with regard to having pick-up and drop-off locations at more restaurants, etc. in the Village. Chairperson Dalman reiterated that she very much appreciated the team and the presentation and the fact that there was a lot of good conversation. She also reiterated that there would be additional open public comment and referred to the 5 minute time limitation on comments.

Gwen Trindl, 800 Oak Street, informed the Commission that she has lived in Winnetka since 1971 and is very fond of the Village. She commented that she is feeling sad about the Winnetka they have known and are proud of. Ms. Trindl stated that the applicant has come along with a magic wand and wants to turn the Village into Evanston or River North without asking them if they want that kind of look. She agreed that obviously height is a serious problem. Ms. Trindl stated that it is her feeling that they would be able to develop a fine project without the proposed height. She stated that having the building loom over the rest of the Village is a real concern.

Ms. Trindl stated that while she looked forward to a congenial, well designed development on the property for a long time, it needed to be a reasonable height and size and that they should work hard to improve businesses. She also stated that whatever comes to this property will fit in a special way into the community that they love and should not be something which would blot it out. Ms. Trindl stated that nor do they expect the developer take some of the Village owned property for some of the building and stated that although the road would be interfered with, the applicant is not expecting to ask them to pay for a number of the improvements such as the east parking lot which the Village would have to pay for. She concluded by urging the Commission to take its rightful role in true planning for the town of Winnetka.

Chairperson Dalman reminded the audience that there would be no public displays of support.

Jessica Tucker introduced herself to the Commission as the chair of the Winnetka caucus. She stated that the ULI process jump started the conversation on revitalization and that there was definitely a cautionary note not to change the urban scale and recommendations to maintain, preserve and enhance the history and character of what made Winnetka special. Ms. Tucker commented that she was disappointed to see the New Trier Partners plan. She then stated that there was an open house and that they invited the various Village bodies, the Village Council and the public. Ms. Tucker stated that with regard to the public, it is important that they are here and referred to the need to support the project. She indicated that the open house provided the opportunity for dialog and that when the applicant filed their formal application, they garnered support and made revisions to the plan making it more in line with Winnetka. She noted that New Trier Partners received final approval for a 31 unit architectural Tudor style building with underground parking and which would be 4 stories with the upper floor setback at 49 feet.

Ms. Tucker stated that from what they are seeing here, she referred to the caucus and informed the Commission that they did an electronic survey and that 500 residents took it. She stated that it asked about the height on the proposal and that she recalled it being very clear that 65% of the respondents did not want 7 stories. Ms. Tucker noted that those who opposed wanted lower heights which were acceptable at 3 stories and that a handful of respondents supported 5 stories.

Ms. Tucker then stated that the third largest group said no to something of this size, scale and massing and that the results were shared with the Village Council. She stated that there were 195 comments regarding the 7 story proposal. Ms. Tucker stated that they should listen to the community and that it is important to take the time to visit the website in that all of the results are there. She indicated that she can provide copies for everyone's review.

Ms. Tucker went on to state that the results were presented to the Village Council at the February 17, 2015 meeting. She stated that they were assured that a 45 foot height maximum would not be the starting point for negotiation upward for any proposed development. Ms. Tucker also stated that they were assured that the density relaxation, parking or increase in density would not apply to any planned development. She then stated that they were told that the historic preservation of the commercial district would be the number one priority from the Village survey. Ms. Tucker stated that she would like to tell the developers that they did a great job and that she is all for development in the appropriate context, and suggested that they come back with a three or four floor, transit-oriented development. She also stated that there is no reason for a taxpayer subsidy on this development. Ms. Tucker then stated that with regard to density, she is curious if the applicant was to come back with three or four stories, the density to make the project work raised the question of whether there is going to be affordable housing or deed restriction. She then referred to the planned development ordinance.

Chairperson Dalman noted the five minute limitation on comments. She stated that they want to make sure that everyone has a chance to submit and suggested that Ms. Tucker submit her comments in writing.

Frank Petrek, 711 Oak Street, Unit 409, introduced himself to the Commission and stated that he

filed an opposition to the development and that his reasons are of record. He then stated that he took an oath to tell the truth like the others. Mr. Petrek stated that they were told by the developer on December 11, 2014 that they would need 80 residential units to make a profit and that now, the number has increased to 120 units. He also stated that he appreciated that there are lot of lawyers here and that they know about negotiations. Mr. Petrek stated that when you negotiate, if you come up with a crazy number, he referred to a case which was settled a week ago for \$750,000 and that the starting figure was \$25,000. He then stated that what they want from the developer is a real number. Mr. Petrek informed the Commission that there are 38 units in the 711 Oak Street building which is the largest multi-unit taxpayer in Winnetka and also which has the most filed objections. He described them as a close-knit community and that if the applicant built this building, it would destroy the neighborhood as well as the Village Green.

Mr. Petrek also stated that when turning left on Lincoln Avenue, for those who are catching the train, in his 35 years of living here, two people have died. He stated that there is a safety hazard with that much density and that the ULI study refers to taking a survey of the community. Mr. Petrek informed the Commission that no one asked 711 Oak Street about the proposed density which they still oppose.

Dania Leemputte, 135 Old Green Bay, informed the Commission that she has lived in the Village since 1985 although her husband wanted to live downtown. She commented that the applicant's buildings are her favorite. Ms. Leemputte stated that even though she loved them and Paris, they are not in Paris or downtown Chicago. She stated that while she is concerned with this architecture, the building is beautiful, but would not be in keeping with the pastoral feel of Winnetka. Ms. Leemputte also stated that she is not recommending that they go to Tudor. She indicated that she believed that there are other complementary architectural styles which would be more in keeping with the Village.

Ms. Leemputte also stated that she was concerned when she first looked at the project, she did not know the architecture and that she said it looked like a Lucien Lagrange building brought down to seven stories. She then stated that it would be appear to be a white albatross and that it reminded her of the Highland Park Renaissance project which she commented was done well. Ms. Leemputte also stated that there are empty stores there. She concluded by stating that while she is concerned, she would like to commend the applicant in that it is great what they want to do, but that she did not know if this is the right architecture and depth and that its scale would be too much for the Village.

Penny Lanphier, 250 Birch, stated that she has been on the Village Council in the 1990's and was involved with the Comprehensive Plan. She stated that her concerns related to massing, scale, the building relative to the site and the contours of the entire district. Ms. Lanphier also stated that she would like more information and that everything about the site plan is viewed from the east. She stated that it was not taken in context with the residential and commercial districts. Ms. Lanphier stated that the purpose of having setbacks is to scale away from the edges of the site relative to how it affected neighboring properties.

Ms. Lanphier also stated that with regard to the need to go to 6 or 7 stories, there has to be something significant and compelling. She stated that there is also a question with regard to

transit and the TOD. Ms. Lanphier then stated that she would like to completely applaud and encourage the use of transportation networks. She stated that given that there is one rail line with a limited schedule, she questioned whether this would be an effective option for this site. Ms. Lanphier reiterated that they need more information and conversation and that she would submit additional comments in writing.

Sue Wellington, 508 Maple, informed the Commission that her and her husband sent a letter. She informed the Commission that at the back of this development, there are five homes on Lincoln Avenue, Elm Street, Maple and Oak Street which would be affected in a very serious way. Ms. Wellington stated that she liked to see progress and change and that she would like to see the site improved. She then stated that she opposed this particular project because it is just too large. Ms. Wellington noted that the homes are the background to the July 4th memorial and that all you would see is an 83 foot structure. She stated that is not how they bought their home and that one wanted to see a 73 foot structure on top of a hill and that it would likely look like more than that from the backyard. Ms. Wellington commented that she liked what was done, but that it should be on a different scale.

Ms. Wellington stated that with regard to the residents, the issues keep repeating themselves in that the project is gargantuan in scale compared to others in Winnetka. She also referred to the fact that the project would need multiple zoning exceptions and that it would require taxpayer incentives in some way. Ms. Wellington added that they would also give away public land. She commented that she loved architecture and that the problem with the project is that it should be simply scaled and that it would immediately affect her home and others. Ms. Wellington concluded by suggesting that they bring in a junior version or restart the project.

Debbie Ross, 921 Tower Road, informed the Commission that she has lived in the Village for 40 years and that she is blown away by the arrogance of this project. She referred to the fact that Mr. Trandel has lived in the Village for a few years. Ms. Ross stated that no developer in Lake Forest would ask for these kind of zoning changes. She then stated that you buy property based on zoning laws, that it is not their job to make sure that the applicant made money. Ms. Ross stated that they chose to spend money on the project and that it should be made to work within the laws.

Ms. Ross also stated that her concerns relate to the fact that there would be rental units and that there are lot of transients. She also stated that the apartments would be small one bedroom apartments which would not be attractive to young people. Ms. Ross stated that she felt that Winnetka should not give the applicant one piece of property and that if they need a plaza, they have got an acre to the west at the post office site which Winnetka owned. She concluded by stating that it is too big, there would be too much impermeable surface and that the rents would not be cheaper than they are now. Ms. Ross added that the problem is that the downtown rents are too high.

Michael Levitan, 507 Cedar, thanked the applicant as a neighbor and commented that they gave a wonderful presentation. He then provided a photograph to the Commission for their review. Mr. Levitan described the project as impressive. He then stated that when it rained, the street next to them fills with water to the gutter and over the curb. Mr. Levitan stated that if they were to put this huge, dense project with a deep garage in the area, his property would flood and stated that he

is very concerned about any project of this scale.

Mr. Levitan stated that secondly, it is his guess that they are not going to have a 1920's something and that people who are older move in or those with children for the Winnetka schools. He stated that if they build a number of buildings like this, there would be too many people and that they would have to spend an amount of money to rebuild the schools.

Mr. Levitan stated that with regard to his final point, the photograph he distributed to the Commission is of the American flag in front of the Village Green. He stated that the proposed height is not really 83 feet since it would be located at the top of the hill and that he is guessing that it would be another 15 to 20 feet up. Mr. Levitan referred to the height of what used to be the tallest building at Tower Road. He referred to the comments that everyone hated density like this. Mr. Levitan then stated that you would no longer be able to see the American flag from the Village Green. He concluded by stating that the applicant talked about shadows but that they did not talk about light.

Chairperson Dalman reiterated that they would not be closing the public hearing portion of the meeting and that comments continue to be submitted. She also stated that they can come to the next meeting on April 22, 2015. Chairperson Dalman informed the audience that the Village established a special email account just for this project for public comment and identified the email address as *onewinnetka@winnetka.org*.

Chairperson Dalman then stated that in terms of how they would continue, they are not legally required to re-notice the public hearing since it is not closed and because they are concerned with people receiving adequate public notice, they would be sending notices and re-mailing to all of the residents within 250 feet of the property of the continuation of the hearing. She also stated that there would be notices on signage on the property indicating that the hearing would be continued as well as notice on the Village's website.

Mr. Kates stated that the Commission has the discretion to have an earlier hearing. He stated that he wanted the audience to understand the time limit in order to get more opinions and input and that he wanted to make sure everyone provided input. Mr. Kates stated that they do not want people to think they are cutting them off. He suggested that the Commission might want to consider having an earlier meeting in order to have more input sooner.

Chairperson Dalman stated that it would be at their discretion to set up a special meeting or move the meeting time up.

Mr. Kates then suggested that the Commission hold a special meeting and that the Commission can set an earlier start time. He indicated that there is a lot of momentum and that people are anxious to participate.

Chairperson Dalman asked the audience for a show of hands of who did not get a chance to speak. She then stated that for any public comments submitted, they would not be posted but would be available as part of the public record. Chairperson Dalman stated that it is open for Commission discussion and noted that the applicant was not able to do a full presentation. She then stated that

at the next meeting, there would be a continuation of the applicant's presentation then the opportunity for the Commission to ask questions and then it is the intent for the Village staff to present their review of the project in terms of the Village staff memorandum. Chairperson Dalman stated that would provide the Commission the opportunity to ask questions of the Village staff and receive their analysis. She also stated that there would be an opportunity for interested parties to present witnesses and evidence with regard to the application and for the Commission to have an opportunity to ask questions of the interested parties. Chairperson Dalman stated that then, there would be public comment again. She noted that eventually, the applicant would have the opportunity to cross-examine the witnesses presented by the interested parties and that then, there would be a full discussion of the Commission. Chairperson Dalman reiterated that at each meeting, there would be an opportunity for public comment, Commission discussion and questioning. She stated that is the intended schedule.

Mr. Kates stated that he would like to see a session devoted to the continuation of public comment and then to follow the schedule.

Chairperson Dalman stated that the Commission can consider having an open meeting for the next meeting with public comment. She then stated that for the public, they would not have benefitted from hearing the entire presentation from the applicant and that it is important for the public to have the full presentation. Chairperson Dalman stated that they are waiting for the zoning analysis to be presented by the applicant.

Ms. Adelman agreed that they should have all of the facts as well as the audience. She stated that it is her hope to have the opportunity to get all of the information first, then to hear comments. Ms. Adelman stated that the May 27th meeting should be only public comment and that for the April 22nd meeting to have all of the information.

Chairperson Dalman referred to the momentum.

Ms. Adelman stated that the audience can give written comments.

Mr. Kates stated that people want to be heard.

Mr. Golan suggested a second meeting in two weeks for the applicant to finish their presentation and then have public comment and resume the May meeting schedule.

Chairperson Dalman stated that they would need to check with the Village staff with regard to the meeting schedule. She asked the applicant how much time they would need to finish their presentation.

The applicant responded one hour.

Mr. Thomas suggested that the meeting in a couple of weeks should start at 7:00 p.m., give the applicant an hour to finish their presentation and then have the public hearing begin at 8:00 p.m.

The Commission members agreed that would be fine.

Chairperson Dalman noted that the applicant would not be going before the ZBA before the Commission finished their meetings. She then asked Mr. Norkus if they could convene a special meeting.

Mr. Norkus stated that if they sent out notice on Friday, that would give more than 10 days' notice for the April 8, 2015 meeting. He then stated that he cannot say with 100% certainty if the room would be available. Mr. Norkus stated that given the importance of the event, they should be able to sway the relocation of another group having a meeting here and that he would get back to the Commission in the morning.

A gentleman in the audience asked if they could arrange to have the meetings audio recorded and a visual recording put on the Village website for people to see.

Chairperson Dalman stated that the request would be noted, but that it is not required.

The gentleman stated that it is done for every Village Council meeting.

Chairperson Dalman stated that they cannot decide definitely if the space would be available and suggested that the Commission take a vote to decide whether to convene a special meeting on April 8, 2015 which would commence at 7:00 p.m. She then asked for a motion.

Mr. Myers moved to convene a special meeting of the Commission on April 8, 2015 at 7:00 p.m. Mr. Thomas seconded the motion. A vote was taken and the motion was unanimously passed.

AYES:	Adelman, Bawden, Coladarci, Dalman, Golan, Holland, Hulsizer, Myers, Morette, Thomas
NAYES:	None
NON-VOTING:	Kates

Chairperson Dalman confirmed that there would be a special Commission meeting on April 8th at 7:00 p.m. She then confirmed that this public hearing would be continued to the April 8th meeting at 7:00 p.m. if it is determined that they can have a hearing on that date. Chairperson Dalman noted that it would be posted on the Village's website. She then asked the Commission members how they felt with regard to the structure of the meeting, setting a special meeting or making rules.

Mr. Myers commented that a good job was done.

Ms. Adelman suggested that they rotate hearing public comment from both rows on both sides of the room.

Ms. Holland stated that there is a way of having comments without cutting people off. She noted that those who spoke have been respectful of the time.

Mr. Thomas stated that Chairperson Dalman should cut people off after speaking for five minutes

and that there has to be a limit.

Chairperson Dalman stated that they would work with the Village staff in order to find a balance. She asked if there were any other comments.

Mr. Thomas stated that he admired the fact that a 10:15 p.m. hold was put on the meeting.

Chairperson Dalman stated that if they needed to go later, she would not be opposed to that.

Public Comment

No additional public comments were made at this time.

The meeting was adjourned at 10:22 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
APRIL 8, 2015**

Members Present:

Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Jack Coladarci
John Golan
Louise Holland
Matt Hulsizer
Keta McCarthy
Scott Myers
Jeanne Morette
John Thomas

Non-voting Members Present:

Richard Kates

Members Absent:

Paul Dunn

Village Attorney:

Peter Friedman

Village Staff:

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

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:05 p.m.

Chairperson Dalman introduced herself to the Commission and stated that they would open the meeting with the continuation of the public hearing which was continued from the March 25, 2015 meeting.

A roll call of the Commission members present was taken for the record.

Chairperson Dalman stated that the first agenda item is the adoption of the March 25, 2015 meeting minutes. She stated that they were just handed a letter from Frank Petrek of his objections to the drafted minutes. Chairperson Dalman then suggested that the Commission continue the adoption of the minutes to the next meeting in order to review the objections and asked the Commission members for their comments.

Mr. Norkus circulated the objection letter to the Commission for their review.

Chairperson Dalman noted that they would still be within 30 days to adopt the minutes if it is done later. She asked if there was any objection to the continuation of the adoption of the March 25, 2015 meeting minutes. No objection by the Commission was raised at this time.

Continuation of Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue; (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-Of-Way

Chairperson Dalman stated that she would go over the setting of expectations for the meeting. She noted that they are going to continue and begin with the applicant's presentation which was not completed the last time to the Commission. Chairperson Dalman stated that they would wrap that up that presentation within a reasonable amount of time. She stated that then, there would be an opportunity for the Commission to ask additional questions or to question the applicant. Chairperson Dalman stated that after that, they would take public comment starting with those people who did not speak at the March 25th meeting first and then if there are others who previously submitted written comments or spoke previously, they would be welcome to use the public comment period to provide additional comments. She asked that those speaking limit their comments to anything new and that they would continue with the guidelines of five minutes for public comment and asked for those speaking to respect that. Chairperson Dalman stated that the spirit is to make sure that they focused comments and have ample opportunity to hear everyone who came tonight to speak. She added that they appreciated the participation.

Chairperson Dalman went on to state that after the general public comment, the meeting would be open to interested parties who have formal presentations or questions to ask the applicant and the consultants. She indicated that it would depend on how many speak during the public comment portion of the meeting. Chairperson Dalman asked if there are interested parties with more structured questions or comments to let them know now by a show of hands who planned to speak either tonight or at a later meeting. She stated that the presentation would be for those who asked questions on the applicant's team or have materials to present in order to have a sense of time and that she did not want to cut them off. Chairperson Dalman stated that represented an opportunity for very specific questions or concerns. Chairperson Dalman stated that after that, a portion of the meeting would be designated for the applicant to respond and ask questions to those interested parties. She noted that it would not be a trial or cross-examination, but would be to give the applicant the opportunity to ask questions. Chairperson Dalman stated that then, the intent is to have the Village staff go through what the standards of review are or what the Commission is to consider followed by the Commission's deliberation and asking questions of the applicant. Chairperson Dalman stated that represented a roadmap of tonight's meeting.

Chairperson Dalman then asked everyone to withhold their displays of approval or disapproval and that it took time out of the meeting. She stated that with respect to the Commission, they have heard based on the last meeting that the audience had a hard time hearing the Commission members and asked the Commission members to speak into the microphone. Chairperson Dalman noted that submissions and public comments would be posted on the Village's website and that comments which were received today by 5:30 p.m. are being posted. She described it as a wonderful way to see everyone's comments.

Mr. Kates stated that he would like to address an issue and for the other concerns to be heard first.

Mr. Coladarci asked if the Commission would have time to ask questions not at this meeting, but that it would depend on what is set out here for the meeting.

Chairperson Dalman responded that the expectation is for the applicant to get through their presentation and that the time for the Commission to ask immediate questions and concerns would be done after that. She reiterated that the Commission's deliberation would be held at a future time. Chairperson Dalman then asked the applicant to bring their consultants back if the Commission members had additional questions at a later meeting. She asked if there were any other comments. Chairperson Dalman noted that in connection with how late the meeting would go, the agenda indicated 9:30 p.m. and that it is reasonable to shoot for 10:00 or 10:30 p.m. She asked the Commission members if they had any objections. No objections were raised by the Commission at this time.

Mr. Kates stated that he would like to address the point where people are saying that the project is a product of the Village Council which it is absolutely not. He then stated that any proposal of this type would be taken before various boards and the Village Council and that once the facts have been garnered, decisions are made. Mr. Kates reiterated that there is no preapproval and that he spoke for the Village Council and that they welcome public comment.

Chairperson Dalman stated that she agreed with Mr. Kates and that they appreciated the comments which they are reviewing. She also stated that all public comments are taken seriously and reiterated that if there is not enough time for general public comment, for comments and concerns to be submitted in writing. Chairperson Dalman noted that they do read all of them and stated that they are important. She stated that she wanted everyone to know that their voices are being heard. Chairperson Dalman then asked if there were any other matters for the Commission to address. No additional comments were made at this time.

Glenn Udell introduced himself to the Commission as an attorney with Brown Udell Pomerantz & Delrahim, Ltd. representing the applicant. He stated that he would finish and conclude their presentation with minor preparatory comments, followed by George Kisiel of Okrent Associates and David Trandel.

Mr. Udell stated that he would like to clarify two points with respect to the comments made at the prior meeting. He stated that the first point related to the public way strip of land on Lincoln Avenue which is part of the proposed planned development included in the property to be developed. He stated that it is important to point out that it is clear that the developer is not asking the Village to gift land to the developer and that rather, they are proposing that the land be vacated and dedicated to the project and that they would pair fair market value for the land. Mr. Udell reiterated that they never wanted land given to the developer. He then stated that based on the comments, it occurred to them that there may be a misconception.

Mr. Udell stated that with respect to the second point, he referred to the comment that a portion of the plan involved the use of public money in the amount of \$6.5 million to be facilitated by the

Village for the building of a parking garage. He stated that he would like to point out that the developer is not asking the Village to take \$6.5 million to be used for private development for the project and that rather, the money would be used to build the needed public parking facility which would be owned by the Village and from which the Village can earn profit and get money back. Mr. Udell stated that it is desperately needed and stated that most of the parking downtown is occupied by commuters which prevented people from coming into the downtown area to patronize the businesses there. He reiterated that it is not money that the developer is asking the Village to put into the project.

Mr. Udell also stated that with regard to the construction of the garage, the developer offered to be involved in having the garage built and to charge fees, with a portion of the garage measuring 12,000 square feet to be built on land owned by the developer which they are proposing to be gifted to the Village. He noted that the Village would not be paying for it and that they are offering it on the public right-of-way on Lincoln Avenue.

David Trandel stated that he appreciated the time taken to vet and understand the proposal. He stated that he would provide a quick summary and then turn the presentation over to George Kisiel. Mr. Trandel stated that with regard to One Winnetka, a lot of thought was put into the name. He stated that they are trying to bring light to the more pointed issues of the retailers, shop owners and loyal people who have dedicated their lives to businesses in Winnetka. Mr. Trandel then stated that the proposal is geared to help them and enhance the quality of life for its residents. He stated that a lot of lives are touched by the current deficiencies downtown. Mr. Trandel stated that while they all love the Village, there is a third generation of Winnetkans and others who want the best for their families and lifestyles and that they need to think 50 to 100 years ahead. He then stated that the team has been blessed in that they have found a team of professionals who have done work worldwide and who have solved far more complicated issues than this. Mr. Trandel stated that the whole plan is about addressing very specific needs and that they all seek certain amenities and expectations in connection with money spent on homes and in businesses. He also stated that the issues have to be solved and addressed and that they would create a complexity and mass which allowed for the burden to not fall on the Village.

Mr. Trandel then stated that when you look at the housing stock, it served as a disservice to the longtime residents who do not have many choices if want to simplify their lives. He stated that they either go to neighboring communities or to the city. Mr. Trandel stated that they want to create some venue which allowed people to maintain their quality of life and keep close to their families. He also stated that it related to a sense of identity, pride and place. Mr. Trandel then referred to safety and stated that the wonderful part of the Bennett plan related to the sunken railroad which he described as the unintended consequences of a divided downtown. He also stated that they lack a sense of place and gathering for art and book fairs and that it would bring a civic pride to the community. Mr. Trandel then stated that with regard to retail, everyone wanted to get into Winnetka and that they have been cautious. He stated that they need to be excited by the fact that there are restaurants and health care provider opportunities which touched on a lot of the notions all in the complexity of addressing all facets of the population.

Mr. Trandel stated that finally, they are proposing to have 225 additive parking spaces. He stated that from a safety perspective and practical standpoint, they would end up with 225 parking spaces

which would enhance the vibrancy of downtown. He indicated that where it started is the core of the issue and the whole discussion. Mr. Trandel also stated that with regard to money, the municipality is strained on all sides and that they need to find a way to hit it head on and not be dependent on third parties who do not care what Winnetka looked like. He stated that the point of the plan is to provide over \$1 million of additive income to the Village. Mr. Trandel informed the Commission that have set up a website and asked everyone to visit it and provide comment. He identified the website address as www.onewinetka.com and then stated that they would like to invite everyone next week to an informal one-on-one meeting to meet the team and ask specific questions. Mr. Trandel added that it is not a take it or leave it approach and that they want to find a way which is not mean to be divisive.

George Kisiel introduced himself to the Commission as the president of Okrent Associates and stated that at the last meeting, they were halfway through their presentation and that the zoning issues and Commission criteria are the items which were left to be presented. He referred the Commission to the PowerPoint presentation and began by stating that they are talking about the development of 120 rental units and that the project would contain 45,000 square feet of retail space along with 533 parking spaces and a public plaza. Mr. Kisiel described it as a transit-oriented development which would be mixed use and have moderate density.

Mr. Kisiel indicated that there are different kinds of transit centers and that they all have different kinds of criteria as to how well they would function. He then referred to how regional centers, urban centers, suburban centers and town centers which is what they are talking about here in Winnetka. Mr. Kisiel stated that they want to make sure that they are working in the context of using the right idea of scale and the right idea of what density is. He stated that downtown Winnetka really fit the town center model which is served by commuter rail and regional transit and that it looked for moderate density, mixed retail use.

Mr. Kisiel then stated that for this particular type of transit center, the recommended density within a half mile radius is 3,000 to 7,000 dwelling units which he commented is the critical number to provide vibrancy and the amount of synergy that is needed to have a vibrant downtown community. Mr. Kisiel then stated that the downtown Winnetka density within a half mile radius of the train station is approximately 1,350 dwelling units, which is short of the minimum critical number. He noted that the proposed density for the development is 120 dwelling units per acre which amounted to approximately 85 dwelling units per acre.

Mr. Kisiel then stated that what that meant is 80 dwelling units per acre would be the equivalent to a low rise multi-family development. He stated that with regard to the impact on downtown within that ¼ mile radius represented an increase of approximately 5.7 dwelling units per acre to 8.7 dwelling units per acre and added that although it would be shy of what the goals are, it represented a move in the right direction.

Mr. Kisiel stated that he would like to refresh the Commission with regard to the development proposal itself. He noted that it would have a 7 story volume along Lincoln Avenue, a 6 story volume to the east adjacent to the Elm Street parking lot and that the rest of the site would be either two stories or open space. Mr. Kisiel then stated that 44% of the site represented the taller volumes and that with regard to the inside volumes, the 7th floor on the east side is residential and

that it would step down to the fourth floor which is all residential and that there would be a mix of second story commercial space with the rest being residential and amenity space.

Mr. Kisiel referred to the misconception that there would be two levels of retail which is not the case here. He noted that on the ground floor, the majority of the space would be commercial with the rest being circulation and functional space for the residents. Mr. Kisiel stated that it is important to note that they are proposing 120 dwelling units at this time. He added that with respect to GFA, it is needed to hit their financial milestones. Mr. Kisiel noted that the residential portion of the tower measured 122,000 square feet and referred to 120 dwelling units. He informed the Commission that they want the maximum amount of flexibility and that the units would be larger and that having fewer units would change the density a little. Mr. Kisiel also stated that with the parking ratios, it would be more in line with the requirements.

Mr. Kisiel referred the Commission to the ground level and site circulation. He stated that in connection with Lincoln Avenue, there is not going to be a loss and that they planned to connect Oak and Elm Street and continue to the north. Mr. Kisiel informed the Commission that there would be three general categories of users on the site which he identified as residents, commuters and retail patrons and employees. Mr. Kisiel noted that the residents would enter off of Lincoln Avenue and would continue into the garage and go down. He then stated that the commuters would descend from the ramp off of Lincoln Avenue and that there would be some retail traffic. Mr. Kisiel also stated that in connection with the retail patrons and employees, it would be off of Lincoln Avenue and that they would drive through to the east and into East Elm parking or enter off of Elm Street. He noted that the site circulation is clear and added that there would be two curb cuts on the site which would not interfere with pedestrian activity.

Mr. Kisiel went on to state that with respect to the traffic analysis and circulation, he informed the Commission that KLOA did a traffic study. He informed the Commission that it looked at the capacity of the surrounding street grade using a function of the intersections. Mr. Kisiel noted that there were six intersections studied adjacent to the property and that they were rated from A-F. He then identified the prior condition of all of the intersections and access points for the Commission as a Function A or B level of service which he described as well-functioning. Mr. Kisiel then stated that with the addition of the project, all of the intersections would still function at an A or B level with minimal traffic impact. He also stated that there would be very little to no impact perceived on the surrounding traffic and intersections. Mr. Kisiel informed the Commission that Javier Milan can answer any questions the Commission had in that regard.

Mr. Kisiel informed the Commission that KLOA also studied parking. He described parking as a big part of the development and that it represented a big opportunity for Winnetka in that the development would allow that to happen. Mr. Kisiel then stated that with regard to the parking inventory, there are 33 commuter parking spaces on Lincoln Avenue, 30 retail parking spaces on Lincoln Avenue and 24 parking spaces on Elm Street. He also stated that with regard to the existing amount of parking spaces, there are currently 149 parking spaces with 116 parking spaces for retail and 32 parking spaces for commuter parking. Mr. Kisiel noted that the two levels below grade would be dedicated to parking and vertical circulation. He then stated that with regard to the west, there would be a parking garage with a two story deck below the plaza. Mr. Kisiel noted that the 33 commuter parking spaces would be relocated here along with 23 retail parking spaces.

He stated that the project would add 111 commuter parking spaces and 30 retail parking spaces.

Mr. Kisiel then stated that in connection with the east reconfiguration of the lot, there would be the relocation of 62 retail parking spaces and the addition of 35 retail spaces. He stated that it would also add 35 retail parking spaces and four parking spaces on the street. Mr. Kisiel noted that with respect to the structure below One Winnetka, there would be the addition of 45 retail parking spaces and that the rest of the 159 parking spaces would be for the residences. He then stated that in connection with the impact of the addition of three parking areas, there is a total of 149 existing parking spaces and that there would be a total of 374 parking spaces after the development resulting in a net gain of 225 parking spaces which he described as a significant change with regard to the difficulties with parking in the vicinity.

Mr. Kisiel went on to state that with respect to context, he referred the Commission to an aerial view of the property facing west. He noted that the area of development is outlined in yellow. Mr. Kisiel suggested that the Commission notice first the size and scale of the downtown area surrounding it and the adjacent land uses south, west and north, all of which represent commercial development. Mr. Kisiel also stated that any residences are located to the east and northeast and referred to the degree of separation of the site from other structures. He also stated that there is nothing within 40 feet of the property. Mr. Kisiel then stated that there is 80 feet of separation with Elm and the East Elm parking deck and 175 feet of separation by them and the school. He then referred to the tree cover and indicated that there is a mature tree area canopy at 40 feet and 60 feet. Mr. Kisiel also stated that the proposed building sits at the height of the existing canopy and would provide a visual buffer to the residences to the east and northeast.

Mr. Kisiel stated that with respect to the texture and character downtown, he identified a collection of smaller buildings for the Commission. He referred to the streetscape along Lincoln Avenue and Elm Street and identified the sense of containment along the streets by the smaller scale buildings with two and three story buildings. Mr. Kisiel stated that to understand the context and the site, it would be markedly different from the rest of the texture. He stated that they are talking about a site which would have a very large residential structure on it and that it would be one of the taller buildings in downtown Winnetka. Mr. Kisiel also stated that the site is a large site and that the development needed to respond to the differences in scale and context within which it sits.

Mr. Kisiel stated that with respect to downtown, the construction period of time ranged from the 1890 to the 1920's period and that the style of architecture contained a mix of styles and different building vocabulary vernacular. He indicated that it is reflected in the styles represented downtown. Mr. Kisiel then referred to the survey that they did which identified significant representations of different styles which they concentrated in downtown Winnetka. He noted that Tudor Revival is concentrated in a few places downtown which he identified for the Commission. Mr. Kisiel also stated that there are Georgian and Federal Revival styles and the mostly larger public buildings, as well as eclectic styles. He noted that the buildings he identified in red in the illustration represent the majority of the buildings which did not adhere to a particular architectural style and indicated that they are utilitarian in nature. Mr. Kisiel then stated that the Tudor portion amounted to 27% to 28% of the building frontage downtown. He referred to the thought of the appropriateness for Tudor and indicated that the perception is different than the reality of the amount downtown.

Mr. Kisiel stated that in connection with context, he referred to the presence of the large expanse of open space between the Village Hall and the open space. He then stated that the Bennett plan conceived the central square and the need to create something as a commercial block of lasting importance. Mr. Kisiel referred to the large expanse which is part of what separated the area into the two halves of downtown. He described the project as an opportunity to have a unifying effect.

Mr. Kisiel then stated that with regard to the zoning exceptions and Commission criteria for review, they are asking for a building height where the maximum is four stories and 45 feet with the proposed development being 7 stories and 83 feet. He stated that with regard to the rear yard setback, the requirement is for 10 feet to the east and that they are asking for 0. Mr. Kisiel stated that with regard to the setback story on the upper level, the setback would be none although they would provide a mansard roof which would accomplish the same idea as an upper level setback.

Mr. Kisiel went on to state that with respect to the residential parking standard, 174 parking spaces are required and that they would be providing 159 parking spaces based on 120 dwelling units maximum flexibility proposal. He indicated that there would likely be fewer units and that they would then come closer to satisfying that particular standard. Mr. Kisiel added that with regard to commercial parking, 92 parking spaces are required and that 45 parking spaces would be provided.

Mr. Kisiel stated that in connection with building height, they are proposing 7 stories and 83 feet. He then referred to the fact that the criteria for building height is repeated for most of the other exception criteria here and that once they get through the building height criteria which he commented is the most critical, the rest would go fairly quickly. Mr. Kisiel then stated that the criteria stated that the height limit may be modified by taking into consideration several things such as other buildings in the vicinity, the proposal's consistency with the goals of the Comprehensive Plan, the accommodation of parking and open space requirements and compatibility with adjoining properties.

Mr. Kisiel stated that in connection with buildings in the vicinity, immediately to the south are some of the larger buildings in downtown Winnetka in terms of footprint and height. He stated that with regard to the configuration of building volumes on the site, they very carefully considered and organized the development to minimize the impact on adjacent structures. Mr. Kisiel reiterated that 44% of the development would exceed two stories. He stated that the configuration also respected the existing 711 Oak building by maintaining an open courtyard adjacent to it and the corner to corner relationship. Mr. Kisiel then stated that the two story commercial component on Elm would respect the scale of the street-related retail on the north side of the street. He stated that although there is a differentiation and change in height between the three and four story buildings and the seven story building, it is not uncommon throughout downtown Winnetka.

Mr. Kisiel stated that the next point related to the Comprehensive Plan objectives and stated that the most relevant portion of the Comprehensive Plan which related to building height would be the Village character and appearance section. He informed the Commission that section stated that "to ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood." Mr. Kisiel

stated that they addressed several of these aspects at both this and in the prior presentation and testimony. He stated that the density would be appropriate for this site and location for the reasons they stated earlier in that it is a transit accessed site and the need for increased density in the central business district is evident. Mr. Kisiel also stated that the size of the structure, while larger than adjacent buildings, is not incompatible in terms of scale and height.

Mr. Kisiel went on to state that with respect to the style, the eclectic style would be appropriate given the nature of the downtown area itself and of the period in which it grew. He stated that the Beaux-Art style is something which harkened to that period of time and that it is a form of eclecticism and is a different style of Tudor, Georgian, etc. and that it followed the same type of style being applied to modern development. Mr. Kisiel then stated that the building would be well separated and well screened and referred to the distance from adjacent structures. He stated that they also talked about the care in the arrangement of the building volumes which would mitigate impact. Mr. Kisiel stated that they talked about shadow, wind, etc. and the fact that there would be no negative impact and that the development would be compatible with the character of the surrounding development.

Mr. Kisiel went on to state that in connection with parking and open space, that represented another consideration with regard to allowing the additional height. He indicated that they have talked about parking being provided on the site and the addition of public open space immediately west on Lincoln Avenue. Mr. Kisiel referred to the evidence of a high degree of texture and air in the design of all of the spaces. He added that the provision of additional parking goes to that criteria for approving additional height.

Mr. Kisiel then referred to the compatibility of the development with adjoining properties. He identified the view in an illustration when you walk around the building at street level which he indicated was missing from the prior presentation. Mr. Kisiel also identified the view from the bridge on Elm to the east. He indicated that while you see the structure as larger, when you look at how the mass is broken down and similar configurations of the base, middle and top of the development, the difference in height would be less striking and illustrated that from the street view that the building would not overwhelm or overshadow. He stated that the illustration also showed what the scale comparison is from the ground level.

Mr. Kisiel then identified the corner of Elm and Arbor Vitae and referred to the compatibility of the scale of the two story portion of the structure and that it would be similar with the three and four story commercial development on the north side of Elm. He also identified the Maple Street view and the impact of the size of the building and points east. Mr. Kisiel noted that there is a 20 foot drop in the grade from the site to the park immediately to the east and that it gives a different perspective when looking uphill. He indicated that every object in the foreground tended to obscure more and that a modeling of the tree cover showed that there is very little visual impact to the residential neighborhood to the east.

Mr. Kisiel then referred the Commission to a view of the flag from the Village Green and that you see the same type of issue. He identified the cornice line of the top of the eastern portion of the proposed development which appeared to be at approximately the same height of the roofs on Maple. Mr. Kisiel then stated that in terms of compatibility with adjoining properties, they cannot

argue that the development is larger and stated however, they do not believe that it is incompatible given the changes in stepping that there are throughout the downtown area and other scale of buildings in the vicinity.

Mr. Kisiel stated that with respect to the fourth story upper level setback, there is a 10 foot requirement. He noted that the same criteria applied and that the evidence presented stated that with regard to the upper level setback and the use of the mansard roof, the impacts are minimal and that the compatibility in terms of scale due to the care and the detailing of the elevation took care of this issue.

Mr. Kisiel stated that in connection with the rear yard setback, 10 feet is required on the east and that nothing would be provided and that it related to the same criteria. He stated that the crux of the matter and that it has been shown that there is a technical need for relief and that the fact of the matter is that the structured parking for the East Elm lot would provide 175 feet of separation from the nearest non-residential structure. Mr. Kisiel stated that the crux of the setback requirements are to provide light and air and in the situation with the 175 feet of separation justified relief from this standard.

Mr. Kisiel stated that in connection with residential parking, 174 parking spaces are required and that 159 parking spaces would be provided, which they previously talked about in terms of the number of dwelling units and the fact that the number of dwelling units may be reduced. He indicated that Javier Milan can discuss the details with regard to the residential parking component. Mr. Kisiel noted that they surveyed the area with respect to renters and found that within a ¼ mile of the site, he referred to the typical ownership of vehicle ratio which he identified as 1.05 parking spaces per dwelling units. He stated that they would be providing 1.33 parking spaces per dwelling units and that while it is short of the requirement, it would be adequate in connection with the market dictated. Mr. Kisiel also stated that they have shown that there would be a surplus of parking spaces for other uses accommodated on the site. He stated that the provision of these attributes would help in connection with the downtown traffic concerns and also with regard to the deficit in parking existing for commercial uses.

Mr. Kisiel stated that with respect to commercial parking relief, 92 parking spaces are required and that 45 parking spaces would be provided on the One Winnetka property. He referred the Commission to the prior illustration and reiterated that there would a net gain of 225 public spaces which justified relief from the standard.

Mr. Kisiel went on to state that with respect to the Commission's criteria, there are nine standards of criteria that the Commission is to consider when evaluating projects. He stated that the first standard is to ensure that the development would be appropriate to the character of and minimize adverse impact on its surrounding neighborhood. Mr. Kisiel stated that prior testimony has shown that there would be no negative impact on the surrounding neighborhood particularly with regard to the residential neighborhood from which it is separated and buffered well from and that it would be compatible with commercial development which is adjacent to it and that it is appropriate in terms of its character and style.

Mr. Kisiel stated that the second criteria is to limit development within the Village to minimize the

potentially adverse impacts on residential neighborhoods and to prevent the need for significant increases in such infrastructure such as streets, parking, utilities, sewers and other community resources such as schools, parks and recreational facilities. He stated that they have already talked about the fact that the proposed development is well separated and well screened from any adjacent residential development. Mr. Kisiel stated that with respect to increases in the need for infrastructure such as streets and parking, they have shown that the parking program would provide additional parking beyond what is required for the development on site. He then stated that in connection with streets, they have shown that there is little or no impact on the street grid surrounding the subject property due to its development.

Mr. Kisiel stated that with respect to utilities and sewers, Pat Dimmer of the engineering firm is here to answer any questions and stated that he would touch on a couple of points. He referred to the existing sanitary sewer adjacent to the property which handled the current and prior development load and that it is sized such that it can handle the proposed development on the site. Mr. Kisiel informed the Commission that there would be the reconstruction of the water main and that currently, there is a 6 inch water main which connected two larger mains on Maple and Lincoln Avenue. He then stated that because of the configuration of the garage below Lincoln Avenue, one of those water mains would need to be relocated as a 16 inch main which would provide and maintain the connection while increasing the capacity along Lincoln Avenue and which he also described as an improvement.

Mr. Kisiel stated that with respect to other community resources such as schools, parks and recreational facilities, the Tracey Cross Market Report as well as the financial memorandum prepared by Ted Mandigo & Associates looked at what the likely occupants of the proposed development are and found that there would be little to no impact on existing schools, parks and recreational facilities. He informed the Commission that what they are conceiving here is for empty nesters to move into the downtown area and into the building in order to continue their life in Winnetka.

Mr. Kisiel then stated that the third criteria is to ensure that the development minimized the impact on residential neighborhoods including the impact on pedestrian character, onsite parking, traffic patterns, congestion, open space, storm water management and Village infrastructure. He indicated that most of these points have been touched on before. Mr. Kisiel noted that they would be providing additional open space in the form of a civic plaza and that there would be no real issue with traffic patterns.

Mr. Kisiel stated that the storm water management issue is one that is very near and dear to the residents of Winnetka. He then stated that with regard to the current situation, the site is not managed at all and that all of the storm runoff went directly into the sewers and that there is no detention capability. Mr. Kisiel stated that the site would be engineered to retain water on the site and to release it at a rate that is acceptable to water management best practices as well as with regard to any ordinances that exist in connection with storm water management. He stated that there is over an acre foot worth of water of detention planned for the site which would contain 325,000 gallons of water and that its release would be at a rate which would not burden the existing storm water system.

Mr. Kisiel stated that the fourth criteria is to provide for a wide range of office, service, retail and commercial land uses in the development with existing business districts in the corridor which is exactly what this proposal would do.

Mr. Kisiel then stated that the fifth criteria is to promote a strong community identity and opportunities to interact on building a healthy commercial tax base. Mr. Kisiel then stated that part of the whole concept of One Winnetka is to provide a structure and a plaza which would unify the two sides of the community. He commented that it is very strong in its desire to do that and that they felt that it accomplished that criteria very well. Mr. Kisiel then stated that in connection with providing opportunities to interact, the creation of a civic plaza did exactly that. He also stated that with regard to a healthy commercial tax base, Mr. Trandel noted earlier that there would be a net gain to the Village in terms of taxes, fees and revenue which would be discussed in more detail after his presentation is completed.

Mr. Kisiel stated that the sixth criteria is to provide a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents would come to the Village for specialty goods and services. He identified this as one of the key components of the development which is the retail component which would satisfy this criteria and stated that it would provide additional opportunities for retailing in a more modern and marketable configuration over what currently existed in downtown Winnetka.

Mr. Kisiel stated that the seventh criteria is to maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development which is consistent with the character of the Village and the individual business districts. He stated that they believe that the development fits all of the criteria and that it certainly encouraged economic development with the addition of new residences downtown and that it would help create a more vibrant and active downtown, provide opportunities for the Village to attract other residents from other communities as well as bolstering the business district.

Mr. Kisiel stated that the eighth criteria is to encourage the provision of onsite parking at the rear of buildings with alley access via alleyways, private driveways to reduce the demand for on-street parking. He stated that they have already shown the addition of 225 parking spaces for commercial users which satisfied this criteria and reiterated that all of the parking spaces are located either below grade or in structured parking.

Mr. Kisiel stated that the final criteria is to ensure that the new development did not decrease the public parking supply, particularly on-street parking which supported retail use. He stated that what they have shown earlier supported this criteria.

Mr. Kisiel stated that in conclusion, granting relief would allow numerous benefits. He also stated that the project is consistent with the criteria for zoning exceptions and that it is consistent with regard to Comprehensive Plan and the current initiatives and therefore, is consistent with the Commission's criteria.

Chairperson Dalman asked if that completed the applicant's presentation. She indicated that she wanted to make sure that there is an opportunity for the applicant to have made its complete

presentation so that the public comment would reflect everything which was presented.

Mr. Trandel stated that he would like to recap points with respect to the public parking improvements, the creation of the Lincoln Avenue plaza and gathering space, the Elm Street streetscape enhancements, the water main replacement and the storm water detention enhancements. He then referred to the financial impact. Mr. Trandel informed the Commission that there would be a public/private partnership between their \$90 million in private money and that they are suggesting that Winnetka pay its fair share in order to own the assets in perpetuity. He then stated that with regard to the plaza, he noted that the Lincoln Avenue right-of-way and the east parking lot would remain under Village ownership. Mr. Trandel referred to the portion of the building which would be owned by the developer on Village property and the portion of the commuter garage which would be owned by the Village on One Winnetka property.

Mr. Trandel identified the striped lines in the illustration for the Commission as the 7,700 square feet they are proposing to acquire at the surface level from the Village and that underneath, they would deed two stories back to the Village.

Mr. Trandel noted that the Village would pay for the plaza finishes, landscaping and streetscape work on Lincoln Avenue and Elm Street as well as the new water main on Elm Street. He also stated that the developer would take responsibility for the design and construction of all improvements. Mr. Trandel noted that there would be a net gain in revenue for the Village.

Mr. Trandel then stated that in connection with sales tax revenue, the Village portion would be \$155,063 per year. He identified the real estate tax revenue which would go to Winnetka as \$618,315 per year. Mr. Trandel informed the Commission that the utility and communication tax would be \$47,518 per year. He then identified the user fee, license fee and permit fee revenue for the Commission. Mr. Trandel stated that with regard to the financial impact, the budget as a Village would be \$58 million per year. He informed the Commission that they dug deep into the budget in order to improve the aging infrastructure.

Mr. Trandel stated that the total net gain in revenue for the Village would be \$1 million annually. He stated that the project would bring renewed vigor and new vibrancy to downtown Winnetka, as well as fill the current housing void which has existed for a long time for Winnetka residents. Mr. Trandel also stated that the project would provide a sense of place and would enhance the community identity. He then stated that it would provide economic benefits to the Village and its residents. He concluded by stating that they appreciated the time and vigorous different opinions which have been expressed and that they look forward to working with the Village.

Chairperson Dalman asked Mr. Trandel if there were additional slides which were not part of their original application which were presented today.

Mr. Trandel confirmed that is correct.

Chairperson Dalman stated that they wanted to make sure that they get copies for the Commission and for it to be uploaded on the Village's website.

Mr. Coladarci stated that they would also like the PowerPoint presentation and summaries.

Mr. Trandel agreed that would be fine.

Chairperson Dalman then stated that they would make sure that it is available to the public. She then stated that she would open the meeting to the Commission's discussion and questions.

Ms. McCarthy stated that she would like to comment that with regard to the presentation, she saw the benefit for Winnetka in terms of revitalization. She then stated that obviously, with this many people in attendance at the meeting, there is a real concern in connection with the exceptions being requested. Ms. McCarthy stated that the main ones related to height and density although they have been addressed, as well as the setbacks. She stated that she would like to make the point that the Village Engineer wrote with regard to Lincoln Avenue that the modification on Lincoln Avenue although it would remain a two way street, to say that there are concerns with that. Ms. McCarthy then stated that it appeared that the street seemed narrowed and that there could be a safety concern with regard to traffic impact.

Ms. Holland stated that they talked about transit-oriented development. She then referred to a Chicago Tribune article in connection with transit apartments finding footing. Ms. Holland stated that it was listed in Chicago with larger streets and intersections and that of nine transit-gear apartment projects, only one was built. She stated that they are talking about Chicago with one building which has 29 units, etc. in Chicago which has no transit-gear apartment projects and that this project has 120 units. Ms. Holland indicated that it can be accommodated in Chicago but that the Village is smaller.

Chairperson Dalman asked that the audience withhold any demonstration of approval or disapproval.

Ms. Bawden thanked the applicant in doing a problem solution exercise. She then stated that she did not find problems with the articulation and solutions which she was curious about. Ms. Bawden stated that for instance, she referred to the demand for rental units in town and asked what the demand is and if there was a study indicating that there is a huge waiting list. She stated that second, she referred to the underground parking demand. Ms. Bawden stated that she got the sense back when the post office site was to be developed, people were adverse to underground parking. She stated that third, with regard to the civic plaza, no one brought up that they understand that they is a need for that place and that she did not understand if they needed another gathering place since on the other side of the development is the Village Green which is used as gathering space. Ms. Bawden commented that the civic plaza would suck the oxygen out of that. She then stated that she would provide more comments later.

Mr. Thomas thanked the applicant for clarifying their comments. He stated that there was talk about the need for places for older people to move into and informed the Commission that six of his peers sold their homes and had no trouble finding places to buy. Mr. Thomas stated that they found apartments easily in town and that there are enough available. He then stated that with regard to occupancy, he referred to the extraordinarily lengthy meetings of the Commission years ago with regard to residential occupancy downtown and that the focus of the discussion was in

connection with affordable housing. Mr. Thomas stated that while there did not seem to be a dearth of available rental places, there is no lack of them either.

Mr. Thomas then stated that he was puzzled about Lincoln Avenue staying a street and stated that it would be a mess if there is a snow storm. He also stated that if they were to build a 7 story building, would the fire department and police be equipped to handle emergencies at the top of the building. Mr. Thomas stated that density was also mentioned which he commented helped him a lot. He stated that 120 units would be radically disturbing or would take the density out of whack and added good luck to the applicant in renting them. Mr. Thomas concluded by stating that they are seeing a substantial number vacancies and that with regard to adding retail, the applicant should sign up tenants with long term leases.

Ms. Adelman thanked the applicant for their presentation and clarifications. She stated that they talked about the tree canopy and height of the canopy which would be the same as that in the 7 story rendering. Ms. Adelman then stated that she is not sure that they can count on the canopy to stay based on what they have been experiencing and that more clarification is needed on that.

Mr. Coladarci stated that he is pleased that they are proposing development for land that needed it. He then stated that with respect to what he is concerned with, there was a letter posted today on proposed business developments on the website which stated that two major businesses could sell this development to, the first one being a drug store and the second being a specialty grocery store as well as that part of the plan is for a health club. Mr. Coladarci stated that would have a significant impact on businesses in the Village now. He added that he is most concerned with the health club's effect on the Community House whose budget is on the back of the fitness center and that it could lead to all sorts of problems for them with this development including a health club.

Mr. Coladarci stated that his other questions are also concerns with the economics of a convenience/drug store in the area surrounding Conney's. He indicated that something is missing here in terms of the planning process which is why do they want to say a drug store surrounded by Conney's and if the applicant talked to anyone with regard to the effect of the development on the Community House with a health club there. Mr. Coladarci stated that the Community House is supported by donations and is an important part of the Village, along with Tudor. He reiterated that while he liked the idea of developing the area, there is a lot of indication in the program of a lack of sensitivity to a lot of different factors in the Village. Mr. Coladarci then stated that while he understood the idea and would advocate for a program, the impact on the Village would be huge in this case. He concluded by stating that while is not against development, there is a lack of sensitivity in a lot of different places and oversight on the effects in many different places.

Ms. Morette commented that she thought that the presentation was excellent.

Mr. Golan referred to the discussion of politics in connection with Conney's and One Winnetka and the smaller footprint of Conney's.

Mr. Kates stated that he is concerned with regard to the idea of the Village putting \$6.57 million toward parking and referred to the net gain of 225 parking spaces. He stated that it seemed to indicate that a stream of income to take care of the Village investment in the presentation stated

that it estimated income streams by the development to defray the Village's contribution in approximately 23 years which he indicated differed significantly from the presentation. Mr. Kates noted that the Village has large expenditures such as storm water and that if the contribution is not coming from the Village, would that diminish the amount of parking on the site and the effect it would have on the applicant's plans. He added that he did not know if the applicant could count on that contribution.

Mr. Hulsizer stated that he had no comments at this time.

Mr. Myers stated that he has questions and referred to Mr. Udell's comment which he interpreted as building parking for the Village is not critical to the development. He asked if they were to say no to underground parking, how would that affect the development.

Mr. Trandel informed the Commission that there would be a 24 year payback on parking revenue from the commuter users, not from tax impact. He stated that the tax impact studies are clear. Mr. Trandel then stated that if there is no parking, the development would be what it needed to be. He referred to the fact that they live in a vacuum which he commented is a concern. Mr. Trandel stated that the shop owners and workers have a hard time parking which is the real issue. He also stated that it stemmed out of the opportunity since they would be in the ground to [in terms of constructing the development] to create something in the design which would allow people to park and take the train as well as to get permit parking off of the surface lots.

Mr. Myers stated what if they were to separate out the evaluation of parking and that they can decide as a Village if they want underground parking. He then stated that if they were to say no to underground parking, did that change the economics of the development.

Mr. Trandel responded that it would change the economics of retail and that they would not be able to attract class retail if customers cannot park. He described it as a tradeoff. Mr. Trandel also referred to whether it needed to be two levels and reiterated that since they would be in the ground, they can solve the problem. He suggested that they work together toward finding the right number. Mr. Trandel stated that with regard to the Lincoln Avenue idea, he commented that it is not a beautiful road. He then referred to the temporary fix for the North Shore from 1961. Mr. Trandel also stated that in connection with the plaza, there would be the net loss of 10 feet in terms of width and that Lincoln Avenue safety and tightness is not the issue. He reiterated that during the day, it would be a two lane road and that it represented the ability to transform the personality of the area to host events.

Mr. Kates stated that the problem is that their own book says that there would be a 23 year payback and that it is not just commuter parking revenues.

Mr. Trandel stated that the impact study commissioned stated numbers which can be refuted. He then stated that if \$1 million in net revenue is added, it is not 24 years.

Mr. Myers stated that with regard to the style of the building, the point was made that there is a lot of eclectic architecture in the area. He then stated that putting in a Beaux-Art building of this size would dominate and overwhelm. Mr. Myers referred to the applicant's argument that it would

not make that much of an impact. He asked the applicant why are they tied to Beaux-Art architecture and that they would be bringing in a new building which would have very different architecture.

Lucien Lagrange commented that it is not that different. He then stated that on a smaller scale, it represented Revival Classical architecture. Mr. Lagrange referred to 2550 Lake Shore Drive which contained 200 units and that he had a dinner there with a doctor who said he loved living there. He commented that meant good taste. Mr. Lagrange stated that there was also a woman who lived in the building who stated that it changed her life and made it better. He stated that he is convinced that this would be a building that people would want to live in and that it would have style. Mr. Lagrange also stated that it fits in Chicago on the same scale.

Mr. Lagrange then stated that with regard to style, while there are beautiful buildings here, this project would have incredible quality and design and would have an impact on the architecture of Winnetka. He reiterated that he is convinced that they are doing what is right and are responding to the lifestyle and quality of life to have a building that people want to live in. Mr. Lagrange added that it goes beyond architectural lifestyle and related to where people want to be.

Mr. Coladarci stated that Mr. Lagrange's comments refer to where people want to live. He asked Mr. Lagrange how would he answer for the people in the Village who do not want to look at an 8 story building and stated that Mr. Lagrange's comments relate to those who want to buy or live there and asked what would he say to those people.

Mr. Lagrange commented that is a good question. He referred to all of the famous architecture in Chicago and asked where do they live. Mr. Lagrange responded that they all live in classical homes and that it reflected where people live. He reiterated that he is convinced and that he has done it many times. Mr. Lagrange informed the Commission that the feedback from the people who live there is that they love it.

Mr. Coladarci stated that the question related to those who do not live there and have to look at it. He stated that the fuss related to the size and how it looked.

Mr. Lagrange stated that represented two different issues. He referred to the architectural style and that the building would be a nice landmark. Mr. Lagrange added that it would also bring value to the unit.

Mr. Myers asked Mr. Kisiel who talked about typical transit-oriented density of 3,000 to 4,500 dwelling units per acre.

Mr. Kisiel responded that related to the amount of housing units within a half mile of the train station.

Mr. Myers asked the applicant for examples of where density existed on the North Shore or in other areas. He stated that they wanted to know what it looked and felt like.

Mr. Kisiel responded that he had no site specific examples. He informed the Commission that the

prototype of the development is a mixture of two and three stories and a fourth, fifth and sixth story. Mr. Kisiel then stated that if you looked hard, you can find specific examples.

Chairperson Dalman stated that she appreciated the applicant providing additional information with regard to the impact on height. She stated that they still have questions on it and the architecture. Chairperson Dalman then stated that for the audience and those who were not here at the last meeting, the application would also be presented to the ZBA and the DRB and that there is ample time to talk about the architecture of the building. She stated that they would take into consideration the consistency of the project in the community and in connection with the surrounding properties. Chairperson Dalman indicated that it would be helpful to understand the alternative analysis for the site in terms of what if Conney's came in and that they understand that they are the holdout. She stated that they would consider items such as reducing the impact of six stories on the Elm Street parking lot, etc. and that they have the ultimate issue overall which related to height and that it would help them understand some of the considerations.

Chairperson Dalman stated that she believed that the applicant put a lot of thought into this and suggested that they also address the thought of limiting access for the Lincoln Avenue residents only and employees and retail access on Elm from Elm. She stated that would reduce the impact of a shared access point. Chairperson Dalman then commented that the fire department question was a good question and noted that new buildings are required to be fully sprinklered. She also stated that the condominium vs. apartment question is a hot topic. Chairperson Dalman stated that they would consider anything which looked at the concern of the long term vibrancy of the project, especially with Sacks in Highland Park struggling. She commented that any construction downtown represented a leap of faith and suggested that the applicant address the condominium vs. apartment issue at some point. Chairperson Dalman stated that lastly, she wondered with regard to the propensity of people to use underground parking for retail. She stated that there would be more information and asked the Commission if they had any other comments.

Mr. Kates stated that according to the presentation, the Village would be asked to pay for landscaping, streetscape and the new water main.

Mr. Thomas referred to the fitness center affecting the Community House and also stated that the North Shore Senior Center would also be affected and is used heavily in Winnetka. He indicated that he was surprised to see a fitness center as part of the proposal and described it as insensitive.

Chairperson Dalman asked if there were any other comments from the Commission. No additional comments were made by the Commission at this time. She then stated that they would take general public comment. Chairperson Dalman stated that they are asking only for those who did not speak at the March 25th meeting to speak first and that then, they would continue with general public comment. She also stated that for those interested parties who have a more formal presentation in a structured format, there would be ample time for them to do that. Chairperson Dalman then swore in those that would be speaking on the case.

Richard Sobel informed the Commission that his father designed the Fell store. He referred to the statement which was passed out last time. Mr. Sobel described the Fell store as one of many stores that was done for Fell and that it has long been a profitable approach. He stated that many

people think of it as the Fell site and that the Fell store is part of the community. Mr. Sobel then stated that with regard to advertising for the Fell store and other uses, he suggested that they look for alternative uses for the building which was called the iconic Fell building. He stated that it is important to note that it is an award winning building and described it as a class piece of architecture.

Mr. Sobel stated that second, he described it as a solid building and that it is a building which was to be built on. He then referred to New Trier Partners and the development asking for what his father envisioned years ago.

Mr. Sobel stated that third, the preservation, adaption, reuse and creative incorporation of this building can save millions in demolition costs. He indicated that the best way to build things is to use existing buildings when they can. Mr. Sobel also informed the Commission that his uncle was an engineer who built bridges and described the building as solid. He then stated that in terms of economics, ecological architecture and greenery, this building embodied it. Mr. Sobel also described it as a model for the future. He informed the Commission that he would be happy to work with the developers for this sort of development.

Mr. Sobel also referred to whether the economics of the building fit within the existing neighborhood, criteria and concerns of those in Winnetka. He then encouraged the Village boards and the Commission to develop and encourage the review of planning for this site considering the economic, environmental, architectural and preservation benefits of reusing the Fell building. Mr. Sobel also asked the Commission not to permit any consideration of the demolition of parts of the building until a full plan has been considered for the preservation and reuse and that there be a full historic preservation report on the building. He informed the Commission that his father is quite a distinct architect and that building preservation is very important. Mr. Sobel concluded by stating that he hoped to incorporate those concepts into the thinking and record and also to look at the letters submitted by Landmarks Illinois, etc. with regard to the importance of the building which he stated added to the community. He also referred to an article in *The Pioneer Press*.

Chairperson Dalman asked Mr. Sobel to submit the information on the historic nature of the building to Mr. Norkus.

Jim Marron stated that he and his wife, Barbara, live at 711 Oak, Unit 402, and are in close proximity to the project. He stated that they are not against development and that they think that the feel of the building and surrounding buildings deserved to be addressed. Mr. Maron then stated that his concerns relate to overdevelopment and commented that One Winnetka is an exercise in overdevelopment. He referred to the commonality which runs through the feeling expressed tonight and at the last meeting.

Mr. Marron then urged that there be significant modification to the project. He stated that he believed that the proposal would have an enduring, negative impact on those neighborhoods near Elm Street and the business district. Mr. Marron also stated that the height, mass and scale of the project is in disproportion to nearby structures. He also stated that while the Beaux-Art style has a stand-alone elegance, the lack complementary would not enhance existing structures. Mr.

Marron then stated that he is concerned with the increased population, density, traffic patterns and that there are problems and issues that no one can predict.

Mr. Marron then referred to the April 2nd issue with the current headline being “One Big Decision Imposed over the Architectural Structure of the Building.” He stated that the real challenge is not one big decision, but that it is all of the little challenges and decisions that go into the making of a big decision and that the devil is in the details. Mr. Marron commented that the presentation has been helpful and informative and that it has raised a lot more questions than answers.

Mr. Marron stated that his concerns also related to why there would be rentals. He stated that values are reflected in home ownership. Mr. Marron also referred to the impact on public safety, police, fire protection and the demand on those services, as well as service deliveries on Elm. Mr. Marron indicated that the applicant talked about the public plaza. He noted that the Village Green is located a block away and that it represented the central identity of the Village. Mr. Marron questioned how it would be maintained and managed and that if it is on private property, how is it public.

Mr. Marron then stated that change is never easy and that the outcomes are seldom predictable. He concluded by stating that the project would be a massive change and that it would likely bring destruction to the fabric of the community whose commitment to progress is more incremental than titanic.

Midge Powell informed the Commission that she has lived in the Village all of her life and that she has been a realtor in the Village for 30 years. She then stated that she has worked for hundreds of families and that people who are looking do not want come to the Village for fancy restaurants or fancy retail, but that they come to the Village for the wonderful schools and charm. Ms. Powell stated that the Village is unique and desirable and that they should not change it.

Janice Eager, 956 Greenwood, stated that she is concerned with regard to underground parking and the drainage effect on surrounding properties. She informed the Commission that she has lived in the Village for 46 years and that when a new home was built next door to her with a deeper basement, they experienced a lot more water problems. Ms. Eager referred to the big size of the project and stated that they need to consider that.

Darren Kaleta, 611 Lincoln Avenue, asked the Commission to look at the independent study on traffic. He stated that they would have a hard time with that many vehicles being added. Mr. Kaleta stated that when he moved to the Village, it was small. He then stated that with regard to the comments heard, it struck him that it is a desirable Village. Mr. Kaleta also stated that property value are back up and that it was said that retailers want to come to the Village. He suggested the terms be set so that there would be no need to step up and no need for 7 stories. Mr. Kaleta added that the waited two months to be denied an 18 inch variation for a dormer and commented that the result turned out better when the design was redone. He stated that the time taken forced them to reconsider.

Mead Montgomery, 945 Old Green Bay Road, stated that he was keen on the space getting developed. He indicated that there is a very rundown central business area with a large number of

vacancies. Mr. Montgomery also stated that retailers are not beating to get in. He then stated that good redevelopment would be terrific and that he is concerned with the scale. Mr. Montgomery referred to the financial and economic aspects of the project and that if everything worked, that would be fine, but what if it did not work. He then referred to the major real estate recession and stated that part of the process is to get a sensitivity analysis in terms of what if 50% of the space is rented and whether it would work for the Village economically. Mr. Montgomery stated that there should be good downside protection.

Jen McQuet, 528 Maple, informed the Commission that she would be at ground zero in terms of the shade of the building passed onto the properties and the Village Green. She then stated that she did not buy her home to have six stories and people peering into her backyard. Ms. McQuet informed the Commission that the School for the Blind is her neighbor and that they have been a respectful neighbor. She then stated that this building which would also be on a hill would be on the biggest hill in Winnetka.

Ms. McQuet then stated that in connection with traffic, no one mentioned the numbers of children who come down the street. She stated that people do not stop at the corner and commented that traffic is bad there. Ms. McQuet stated that she loved her home and the location and that this is not something she bought into. She informed the Commission that she would support the project if it was smaller or if there was some affordable housing, but that they have no clue about what the rental units would be charging. Ms. McQuet also stated that with regard to the parking situation, people park in front of her driveway when they are late for the train and that in cutting parking for that many more units, it would be worse. She concluded by stating that she hoped something lovely happened.

Barbara Aquilino, 546 Elm, stated that she has lived in the Village for 35 years and that she was a former Village Trustee and the first chairperson of the BCDC and Chamber of Commerce. She indicated that she is familiar with retailers and the issues as well as parking issues. Ms. Aquilino also stated that she is familiar with the building Mr. Lagrange spoke about and commented that it is a beautiful building. She described it as comparing apples to oranges and that the units were \$1 million. Ms. Aquilino then stated that for 120 units, while she did not know the cost, it would not be the same. She concluded by stating that she would love to see the site redeveloped, but that it should be smaller and that 7 stories is way too high.

Peter Milbratz introduced himself to the Commission as an acquaintance of Walter Sobel. He also stated that he was involved in reviewing construction and design projects of this type. Mr. Milbratz stated that he would like to underscore Mr. Sobel's points and commented that the Fell building has been a wonderful and nicely designed part of the landscape for a long time. He also stated that it is a substantial building and that it was made on which to add vertically in anticipation of further development in that area. Mr. Milbratz informed the Commission that it would be a substantial building to remove and that by not removing it, there would also be less impact on environmental problems. He concluded by stating that [to save the building] would be cheaper and quicker and that it deserved consideration.

Don Faloon, 799 Foxdale, informed the Commission that he has lived in the Village for 30 years. He stated that when you look at the diverse architecture of Winnetka, there are many buildings

which he commented were well done. Mr. Faloon stated that the proposed development would be assured to be of extremely high quality and that the elegant work of the architect is always case. He referred to the vacancy for more than a decade or 20 years and commented that a development of this type was thoughtfully composed. Mr. Faloon suggested that there be dialog had among the interested parties to enhance the value of downtown and create greater economic activity downtown. He also stated that when they have major projects in the community, it enhances them. Mr. Faloon concluded by stating that it would be a great thing for Winnetka and that it would be composed of high quality.

Nan Greenough, 500 Maple, informed the Commission that she spent 7 years on the Commission and wrote the Comprehensive Plan, as well as serving 4 years on the Village Council voting on special use applications and that now, they are hearing a planned development application. She stated that she felt that the Commission has the charge to think globally as well as specifically with regard to the project. Ms. Greenough then stated that with regard to the nine criteria for the Commission to consider, she cannot imagine that they could approve an application like this level with the number of exceptions or density being requested. She also stated that they should address what happens to Conney's if Walmart were to move in next door and that it is something that they have to think about.

Ms. Greenough then stated that with regard to the Community House, she thanked Mr. Coladarci for his comments in connection with the fitness center. She informed the Commission that 40% of the operating revenues are from the fitness center and that there are no tax benefits or revenues in that it is a private organization. Ms. Greenough then stated that although it is based on the services it provided, they also get donations. She stated that if there is a 20,000 square foot fitness center in the proposed development, what would happen to the Community House. Ms. Greenough indicated that she cannot see necessarily the features of the project being additive to the community if it is likely to drive away what is already there which is local and good. She concluded by stating that she is against the proposed development.

Rhonda Miller, 460 Green Bay Road, stated that change is not necessarily progress and that they should keep that in mind. Ms. Miller stated that she is interested in the business aspect and that she would like to know who they are doing business with. She indicated that it is important to have the individual names of the partners involved in the project. Ms. Miller also stated that they are seeing some examples of past projects and architectural past projects which represented a good indication of what they can expect.

Ms. Miller then stated that they should consider the type of people who would be renting or owning the residences. She stated that the applicant is speculating that it could be rented to older people and that there should be no worry about the schools. Ms. Miller stated that realistically, there may be families living there which would affect the schools. She then stated that in connection with underground parking, in the past, there have been other places where the experience of underground parking represented a red flag or omen and that there are situations where assaults happen there. Ms. Miller concluding by stating that she would like for the Commission to consider the shop owners and that they would be interested and eager and that it is important to know that the residents are the customers.

Bob Spencer, 355 Myrtle, informed the Commission that he has lived in the Village for 21 years. He referred to the developer's assertion to provide a solution for one of the three main objectives in the proposal which is to providing housing alternatives for older people. Mr. Spencer questioned if there is a legitimate market research that they do have a solution here. He indicated that he did not think they all have enough options and that he cannot find it here. Mr. Spencer then stated that the project would meet that need although the scope, size and configuration could change the appearance of the Village and he encouraged the Commission to explore that with the developer whether that could change. He also stated that he is curious with regard to the traffic and the additional parking spaces. Mr. Spencer stated that they should ask whether there were standards on naming the project. He also stated that in connection with proposals and studies, he is seriously concerned as to how to integrate the three distinct business districts and commented that the project name represented an antithesis to that. Mr. Spencer concluded by stating that he is concerned about the architecture of the community as that in the community.

Bob Fragen, 1230 Lindenwood, stated that he had concerns with regard to the proposed parking structure. He indicated that they were not told about whether the places would be free or if there would be a paid time limit that the Village would permit. Mr. Fragen also stated that he had the same concerns with regard to the safety of an underground parking facility open to the public.

Mark Jacobs, 736 Elm, and his partner Ashad Gazi, introduced themselves to the Commission. He stated that they have been in business since 1937 and that they have many issues in connection with the height, density and design as well as the fact that there is no adequate parking with the project. Mr. Jacobs also stated that there would be safety issues and referred to the danger of traffic flow. He then stated that the issues involving narrowing Lincoln Avenue would be devastating to them.

Mr. Gazi stated that with regard to the benefits to Winnetka, it was said that they looked at the amount of rental space available now and that the project would be adding to the amount of commercial rentals and that the revenues that the developers projected for restaurants, stores, etc. are inflated. Mr. Gazi stated that the project would impact a business like a convenience store and that with regard to the West Elm stores, he referred to the convenience store impact with regard to the traffic. He informed the Commission that on Lincoln Avenue, parking is good for Conney's along with that on Elm.

Mr. Gazi then stated that with regard to public events, he referred to the Village Green car show in the summer on Lincoln Avenue and Elm. He also referred to the parade, sidewalk sale, arts festivals, concerts and the wine event which use that space and the Village Green. Mr. Gazi concluded by stating that they have been there long enough to see traffic patterns and flow and that the project would have a huge impact in terms of increased traffic in the neighborhood and that it is difficult to walk around.

Mr. Jacobs added that the applicant should share the survey they created with the Village.

Sue Galler, 650 Sheridan Road, stated that she has lived in the Village for 20 years and that her father was set against density and size. She then stated that while it would great for development, it went way beyond what would be useful and helpful to the residents. Ms. Galler also stated that

as a woman, she took the train late at night and that she would not go underground at night alone. She added that she did not like underground parking in other communities and that she liked to park on the street which she commented is the beauty of Winnetka in that it is safe and that you can see. Ms. Galler also referred to the objection of the homeowners on Maple and that people have lived there and that from their backyards, they would be looking at a huge building. She indicated that she would be furious if she lived there. She concluded by stating that with regard to the apartments, it is her thinking that if someone is downsizing, they would not go to a one bedroom apartment and that would not appeal to most of the people who live in Winnetka.

George Walper, 870 Prospect, stated that he and his wife have lived in Winnetka for 27 years and that his wife grew up in Winnetka along with their daughter. He referred to the opportunity to lead projects which made significant changes and that change started and respected the culture of 100 years to begin with. Mr. Walper commented that what he found here was an enormous amount of rhetoric. He then referred to the answer to Mr. Myers' questions were all about money. Mr. Walper then stated that in connection with the series of properties which were bought, it sounded like in order to make it work financially, it would have to be developed at significant levels and with significant variations against zoning. He stated that they should look at all of the requirements. Mr. Walper commented that the project did not respect the culture of the community and that it is all about a return on investment.

Mr. Walper then stated that with regard to Conney's, there are two gentleman who are proudly fighting this. He again referred to respecting the community and that there is marketing rhetoric. Mr. Walper also stated that with regard to underground parking, there would be no street level parking on Lincoln Avenue and asked how would people how park in front of Conney's or Little Ricky's. He commented that the project felt like a lot of spin and return on investment. He concluded by stating that it is the responsibility of the Commission to show no zoning variations and that the multiple parcels should be developed within the zoning requirements and that the applicant should be respectful of the Village.

Sally Sprowl, 1185 Elm, informed the Commission that she grew up here along with her family. She stated that she has seen a lot of changes over the years in the community. Ms. Sprowl also stated that she served on the Commission and is aware that the corridor with Green Bay Road and train tracks is a multi-family area. She then stated that she had no problem with some apartments in the community and commented that it would be would be good to have a mix although she did not know if there should be 120 units or their configuration or the costs of the apartments.

Ms. Sprowl referred to the applicant's statement that older people would be living there. She commented that good points were made philosophically and that they have heard that 33 parking spaces on Lincoln Avenue would be eradicated. Ms. Sprowl informed the Commission that she has background with downtown areas in comparable communities and was the Director of the Chamber of Commercial in Glencoe. She indicated that there is no substitute for on-street parking. Ms. Sprowl then stated that while in the aggregate, there would be more parking spaces, they would not be doing business or a new business in development which did not favor on-street parking. She also stated that they have heard "pie in the sky" terms of the money which would accrue to the Village and the 1% sales tax and stated that it would take \$15 million in revenue to come up with \$155,000 and whether they thought that was realistic. Ms. Sprowl stated that they

do not know if there would be stores which filled the space or would be successful. She commented that she loved that the Village can get that kind of revenue but that they cannot count on it. Ms. Sprowl commented that she appreciated the fact that Chicago is known for its architecture as they look at the building, height, bulk and density and that the project would be a very urban building and that this is a suburb.

Jack Coladarci informed the Commission that he worked at Conney's and that there was no mention of the construction taking place with the building and the effect on local businesses. He noted that Conney's would be right in the middle and would have construction all around it which he commented would not be good for business. Jack stated that would make it harder for people to get their medicine. He also stated that while they could make more deliveries, their delivery drivers park on Lincoln Avenue. Jack informed the Commission that during the construction near Café Roma across the street, there is a jackhammer sound. He concluded by stating that they like quiet in the Village and that the construction would be detrimental to businesses downtown and that there would be damage while construction is going on.

Chairperson Dalman again asked for only those to speak who did not attend the previous meeting.

Vicki Hofstetter informed the Commission that she has a business 550 Lincoln Avenue and that she lived in Northfield and would live in this building. She then stated that based on the comments made, she is definitely in the minority. Ms. Hofstetter stated that she also voiced the same concerns with regard to Conney's. She also stated that she is concerned with regard to the Community House and that she respected the Fell legacy.

Ms. Hofstetter informed the Commission that she is a struggling retailer in Winnetka and that she could have opened her store in Lake Forest or Hinsdale where there is a great customer base established but that she chose Winnetka. She noted that she has been in the community for 47 years and that she loved the community and dreamed of living here. Ms. Hofstetter stated that she was turned by testimony and understood the comments made, but stated that they should also respect her feelings. She then referred to an article and stated that while she did not know about One Winnetka, she saw the article and could not believe that people were opposed to the development. Ms. Hofstetter described it as beautiful and sorely needed. She referred to the dying retailers in East Elm and that they needed the shot in the arm the development would give the entire Village.

Ms. Hofstetter then stated that construction would hurt businesses for a while. She also stated that when a new retailer opened, it would hurt her even more. Ms. Hofstetter stated that while she is willing to sacrifice sales and may lose sales, to have something is more important to her and to have more vibrancy and amenities which would come from the development. She added that any new retail would enhance and not compete with her business.

Ms. Hofstetter also stated that with regard to traffic and parking, it would be a win-win for retailers. She informed the Commission that for her store, people would circle 12 times to get a parking space and that parking is difficult on Mondays. Ms. Hofstetter then stated that she and her husband left their home which they had for 30 years since they cannot do stairs and that they need an apartment which would be handicap accessible. She stated that as an alternative, the

divorce rate is high and that there are many men say in the Village who want to be close to their children and would need the apartments, as well as others.

Ms. Hofstetter then stated that with regard to her age group, it would be a benefit financially to have an apartment. She informed the Commission that they looked everywhere and that there is little available in Winnetka. Ms. Hofstetter also stated that people in her age group want to downsize and stay in town and not have to move to Chicago and that she would have jumped at the chance to live on Lincoln Avenue or Elm. She described the project as elegant and tasteful and that it is what Winnetka needed and what she needed. Ms. Hofstetter added that anyone who knew her knows that she is a traditionalist and hated teardowns. She concluded by stating that on Sheridan Road, there is every style of architecture imaginable and questioned why would it be so different to have variety on Elm.

Nancy Fox, 1036 Elm, informed the Commission that she has lived in Winnetka since 1969 and stated that when she saw the photograph, she could not believe that Winnetka would come to this. She noted that the renderings show the building when you stand on Maple and that when you look up, you cannot see it. Ms. Fox stated that to her and Ms. Sprowl, they live down on Elm and would be looking up. She concluded by stating that proportion-wise with regard to the sun and sky line, it would feel like second empire French and would make it feel like it would be in her head forever.

Patti Skirving, 605 Lincoln Avenue, introduced herself to the Commission as a realtor with Coldwell Banker and stated that she walked the streets every day to work. She indicated that she is one of the few people here who came without bias and that she wanted to be persuaded to be in favor of the project. Ms. Skirving stated that she has clients on a waiting list who do not want to go out west and want to stay in Winnetka. She informed the Commission that she raised her family here and stated that the list of clients want her to call if the project is approved.

Ms. Skirving then stated that she is not convinced and that she is heartbroken. She then stated that she is in full support of the fact that they need something to revitalize downtown and that they see stores closed every day. Ms. Skirving stated that they need vitality. She then stated that you see growth in Wilmette which she described as interesting and noted that her clients come from the city and want Wilmette because their downtown is vibrant.

Ms. Skirving also stated that she is absolutely in support of Conney's and the Community House. She then stated that in connection with competition with realtors, it is not necessarily negative. Ms. Skirving added that she cannot support the proposed height, density and zoning. She stated that it is all about negotiation and compromising. She commented that she loved the statement made with regard to taking some of the height off at the ends and adding more in the middle. Ms. Skirving concluded by stating that compromise can be reached in connection with condominiums and apartments and that the project should not have the proposed height or density.

Jeff Schmidt informed the Commission that he and wife have lived in the Village for 31 years at 550 Cedar. He then stated that given the proximity of the development to the Village Green which he indicated is a critical legacy and resource to the Village, he referred to the higher degree of care needed in providing exceptions. Mr. Schmidt stated that those are requirements and not

tweaks. He also stated that a 100% variation on height would set a precedent. He referred to the effects to other retailers and the others where drawbacks were mentioned.

Mr. Schmidt then stated that years ago, a developer wanted to tear down a home on the Village Green with three homes in the footprint and that they fought that with the Commission's vision and fortitude and turned the proposal down. He then stated that the home on the site was renovated and a new home built. Mr. Schmidt described it as being an unmitigated disaster if they were to give exceptions to the developer which would change the visual appearance of the Village Green. He concluded by stating that there also risk associated with the exceptions required and that a high degree care should be taken before the exceptions are allowed.

Sherry Felty informed the Commission that she lived in Winnetka and worked downtown. She questioned who they were trying to attract as well as what businesses. Ms. Felty stated that what you see in Winnetka architecture is a commitment to quality. She then commented that while it is a beautiful building, she did not see a relationship to Winnetka in the building. Ms. Felty also stated that you do not see the materials in other buildings here.

Ms. Felty then stated that in Paris, it was built with a 30 foot streetscape. She stated that it is not a Paris building because it did not have streetscape and questioned where did it belong. Ms. Felty stated that they could drop it on any corner in any other town with the same predictions of success they are hearing. She indicated that it did not belong in Winnetka and that it did not relate to the history of what they have and what they have built.

Ms. Felty also stated that she is concerned with the streetscape and that you would see a flat front which she described as not welcoming. She also stated that you would not see outward seating restaurants and commented that the over-reliance on the plaza is an unsound idea as well as the over-reliance on underground parking which she commented would not be successful.

Ms. Felty then stated that you did not see a place where people would be riding and parking bicycles and walking families. She referred to the birds-eye view which she commented is intriguing and that on the street front, there would be no egress for the interior courtyard and that she did not know it was there. Ms. Felty commented that she would love to see the property adjacent to Conney's to offer seating and communion. She also stated that you see the space for the 711 Oak residents to sit, walk and be part of the sidewalk of the community. Ms. Felty concluded by commenting that while she loved the variety of massings above the street and would not alter that, the materials do not seem to belong in Winnetka.

Elise Covey, 1503 Edgewood Lane, informed the Commission that she has lived in the Village for 50 years. She suggested that they definitely check things with the fire department and other Village services and how the project would impact in terms of additional costs for the Village. Ms. Covey informed the Commission that she was involved in the worst fire in Winnetka and that they should be careful with regard to new construction and the number of fires in town. She also noted that the North Shore Railroad ran up the bike trail and not Lincoln Avenue. Ms. Covey then stated that the density was way out of proportion and that she was concerned about Conney's which she commented has been a wonderful pharmacy for more than 50 years. She concluded by stating that while they do need something in the area, it should be scaled down and be more

Winnetka-type rather than Paris.

Ashley Vollmer, 377 Walnut, thanked the applicant for the presentation and described it as helpful. She then stated that they need a lot more discussion with regard to the larger scale plan for the business districts they have in Winnetka. Ms. Vollmer described the project as a slippery slope and stated that once one side of the street is approved, what would happen when the other side wanted to do the same thing.

Ms. Vollmer informed the Commission that she worked for a long time in retail and described retail as a challenged arena with online shopping. She then stated that with respect to the types of retail that the developer would bring in like the fitness center, she referred to Evanston and stated that a large portion of retail was turned over to the service industry and that it is struggling. Ms. Vollmer referred to a big mass retailer and whether it could withstand a small location and she also referred to \$15 million generated for that area and commented that it was incredibly wasted with regard to population patterns in the area.

Ms. Vollmer also stated that there would be a huge impact on preschools and that with regard to the level of traffic, they use the Village Green and streets frequently which she stated were not taken into account. She also referred to the idea of the tree canopy and stated she moved to the Village from Chicago. Ms. Vollmer stated that the tallest things you see are the trees. She then referred to intangible property and real property value and described the trees and schools as hallmarks of Winnetka.

Ms. Vollmer then stated that she agreed that the area needed revitalization, but that it should not be remade from the ground up. She indicated that it required larger, wholesale participation and is about the three business districts and what type of viable retail operations can come in to support it and not require residential density to support it. Ms. Vollmer commented that the Community House is an amazing attribute to the community and that she also shopped at Conney's. She referred to the reasons why people move to the Village and stated that you do not see a large scale, 7 story building which would support restaurants going into Wilmette or Glencoe. Ms. Vollmer noted that Winnetka has the second highest property values on the North Shore which is a reason it is encapsulated. She concluded by stating that overdevelopment is not the right answer.

Craig Smith, 552 Hawthorne, informed the Commission that he is against the scale and density of the development. He also stated that he did not believe the developer's explanations on the tree canopy and that the building would be twice the height of the tree canopy. Mr. Smith described the building as urban in terms of its scale and density and that there is no need to urbanize the town. He suggested that they remember why they are here.

Thomas Rajkovich, 306 Forest, introduced himself to the Commission as an architect by profession and architectural educator at the University of Notre Dame. He also stated that he served as a professor at the University of Illinois, the School of the Art Institute, etc. and that he has an office in Evanston where he lived for a long time before moving to Winnetka. He stated that he liked density and described it as word which is often mistreated because it often had negative connotations. Mr. Rajkovich stated that a good town would have differing density characteristics which are worth contemplating.

Mr. Rajkovich stated that one of the reasons they moved to Winnetka is because Evanston went through a number of transit-oriented developments which proved when done the wrong way can harm an urban setting rather than be good for it. He noted that he also submitted written comments. Mr. Rajkovich then stated that in connection with Bennett, Daniel Burnham was Bennett's partner on the plan for Chicago and that they trained in Paris and built a home for himself in Lake Forest. He stated that Bennett made highly differentiated plans for Winnetka in terms of scale and aspects of density which vary between the city and Village setting. Mr. Rajkovich described the Bennett plan in Chicago as a durable plan which thought far enough in the future to accommodate development and that Bennett thought likewise here.

Mr. Rajkovich then stated that of the things which is characteristic of all of Bennett's planning work is that for public buildings and buildings that have shared collective importance to a community such as a house of worship or Village Hall, etc., those towering elements which create the skyline of the Village and beneficially serve the community if they are institutions of shared importance. He stated that they collectively benefit from their presence and they enjoy them.

Mr. Rajkovich stated that a number of comments made this evening related to a variety of issues which have been addressed sufficiently and the issue which came up over and over again related to scale. He stated that there is a reason why these perspectives, if you look at them, he referred to the points on the top of the window lines where it seemed to run horizontally on the illustration would be above the heads of the second floor windows which he described as the eye-line or horizon line perspective. Mr. Rajkovich stated that these drawings were done at the height of the second story floor window and since the presence of the buildings on the other side of the street were omitted from the illustration, you cannot see how big those buildings would have been in order to make the comparison to the height of the proposed building. He stated that this was done in order to make the building appear smaller than it actually is. Mr. Rajkovich also stated that the vehicles appear to look like carpenter ants which was done so that the building would be made to appear smaller than it would actually feel in reality.

Mr. Rajkovich then stated that he did not have the concern that others raised with regard to the architectural style or character of the building if it is executed properly. He stated that he found the height of the building to be problematic and offered the following analogy to make his point. Mr. Rajkovich suggested that they imagine a culture or civilization where everyone in the Village ranged in height from 4 foot 10 inches to 6 feet 1 or 2 inches. He then stated that since the proposed building would be three times that height, to imagine someone in that Village being 15 feet tall. Mr. Rajkovich stated that no one in that Village would assume that person was part of the family and that person would stand out in a freakish version in terms of scale. He also stated that it would not matter what kind of clothing or costume that person wore in that Village, that person would never really fit in.

Mr. Rajkovich stated that while they live in a Village where they value diversity and that they shun the unusual, there are reasons why Venice or Paris had height limitations and that the only elements which exceeded those height limits were monuments of shared importance. He stated that in connection with the fundamentals of this notion of filling out the site out of residential blocks, he would submit that a third residential block would not be a bad thing if the height collectively

could come down and that although that would result in additional density, there would not be the skyline problem of the shadowing issues and other issues that people are describing.

Rob White, 434 Berkeley, commented that the development would be out of place. He noted that what Bennett also had which is important in his plan is the lagoon and yacht harbor. Mr. White stated that this would be more institutional or like a hospital. He then stated that if the architects got the design memo for Winnetka, it would be English Tudor and asked the applicant if they could do that.

Mr. Lagrange responded that they could not.

Chairperson Dalman confirmed that the Commission would register his comment as to why the development could not be English Tudor.

Wes Bauman, 455 Sunset, informed the Commission that he has lived in the Village for 34 years. He then stated that with regard to history, another Winnetka institution, New Trier, proposed a really big and obnoxious plan and that the voters voted it down. Mr. Bauman stated that the developer came back later and that the neighbors applauded the revised plan which brought down the façade to fit in more with the neighbors. He indicated that it is his hope that the development would do something similar.

Crispin Hales, 1000 Sheridan road, stated that in 34 years, he has seen a lot a changes. He then commented that he was sad about the few who are in favor of small business and good service. Mr. Hales then referred to the hardware store which was lost. He indicated that he is not a fan of big stores in the Village. Mr. Hales then stated that when he moved to the Village, he referred to if he could have bought a Chicago home between Northwestern and the lake. He then stated that he found a home in the Village that he loved because of the Village-type environment. Mr. Hales concluded by stating that the project would be totally out of proportion and would set a precedent by making the Village have a different kind of theme.

Juanita Nicholson, 554 Arbor Vitae, informed the Commission that her home is the closet to the building. She stated that there are a lot of reasons for people to object to the project which she agreed with. Ms. Nicholson then stated that it would not look like Winnetka. She commented that she felt bad that the developer spent two years and \$14 million and did not get a sense of the Village. Ms. Nicholson then stated that the last meeting, she walked home and encouraged those to walk toward Arbor Vitae and imagine seeing a building towering on the right. She added that the drawings giving the perspective did not show the impact standing on the street.

Chairperson Dalman stated that this would wrap up the public comment portion of this meeting and noted that they would continue the public hearing to April 22, 2014 which is the Commission's regular meeting date at 7:30 p.m. She indicated that she appreciated that the applicant said that they would hold an open house.

Mr. Trandel informed the Commission that the open house would be on April 15, 2015 at 7:30 p.m. at Mariani's Restaurant on Elm Street. He then encouraged members of the public to attend and stated that it would provide the opportunity to have good feedback to the applicant.

Chairperson Dalman thanked the applicant for making themselves available to meet with the residents and stated that the information would also be put on the website. She described it as quite unusual of the applicant.

Chairperson Dalman then stated that completed the public comment portion of the hearing and reiterated that the hearing would be continuing. She stated that next, they would hear from interested parties who intend on making a more formal presentation and for questioning. Chairperson Dalman then asked for a show of hands of anyone in the room who is an interested party. She indicated that the Commission would start that with that portion at the next meeting with their opportunity and that then the applicant could respond if they chose. Chairperson Dalman added that if there is enough time, the Village staff would make their presentation and refocus as to what the criteria would be for the Commission to consider.

Mr. Myers asked if Steve Saunders could attend that meeting.

Chairperson Dalman stated that they could see if that is possible. She then stated that next, there would be the Commission's questions and their deliberation and that the matter may be continued to the May regularly scheduled meeting. Chairperson Dalman asked if there were any other comments. No additional comments were made by the Commission at this time.

Public Comment

No additional public comments were made at this time.

The meeting was adjourned at 10:31 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
MEETING MINUTES
APRIL 22, 2015**

Members Present: Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Jack Coladarci
Paul Dunn
John Golan
Louise Holland
Keta McCarthy
Scott Myers
John Thomas

Non-voting Members Present: Richard Kates

Members Absent: Matt Hulsizer
Jeanne Morette

Village Attorney: Peter Friedman

Village Staff: Michael D'Onofrio, Director of Community
Development
Brian Norkus, Assistant Director of Community
Development

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:30 p.m.

Chairperson Dalman took a roll call of the Commission members present.

Chairperson Dalman stated that the first agenda item is the consideration and adoption of the March 25, 2015 meeting minutes. She indicated that the edited version of the minutes was made available and thanked Mr. Norkus for listening to the recording of the meeting who created a redlined version showing the proposed additions, deletions and corrections to the minutes.

A motion was made and seconded to approve the Plan Commission meeting minutes from March 25, 2015, as amended. The meeting minutes were unanimously approved.

Continuation - Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman informed the audience that they are continuing the public hearing and for those audience members who are considering making public testimony to stand and be sworn in. She then swore in those that planned to speak to this matter.

Chairperson Dalman then stated that to refresh the memory of those who may not have been here before, she stated that the applicant completed their presentation of the proposed development. She stated that they had a small amount of time for the Commission to review and ask questions of the applicant and that they would begin this portion of the meeting with a presentation by the Village staff to orient them for the Commission's benefit as to what the scope of review is as well as the standards for reviewing the application. Chairperson Dalman then stated that those registered, interested parties that want to cross-examine the applicant and the consultants will have the opportunity to do that. She stated that before the meeting began, she indicated that it would be helpful to know how many interested parties are interested in making a formal presentation and/or to question the applicant and how much time they would need. Chairperson Dalman stated that they want to reserve time for those people who planned to make formal presentations and/or wanted to have the ability to question the applicant and the consultants on the project, this was intended to be for more intensive discussion and not just general public comment. She also stated that for those who have had the opportunity to make public comment before previously at the other two meetings, this is not the time to do that. Chairperson Dalman stated that if there is time tonight, they would make sure that there is an opportunity for those people to speak.

Mr. Thomas asked if it is appropriate or not appropriate for those people who want 45 minutes to make a presentation what the general tenure is going to be.

Chairperson Dalman responded that it did not matter in terms of their allocation time and that she is trying to figure out timing so that the Commission can decide how much they can get to. She stated that it sounded like after the interested parties made their presentations, the Commission will have an opportunity to further deliberate, question and discuss. Chairperson Dalman stated that hopefully, they will reserve some time at the very end of the meeting for those members of the public who would like to say something that they have not said previously.

A woman in the audience asked what if they want to ask questions of the developer outside of the presentation.

Chairperson Dalman stated that perhaps that could be done later.

Mr. Norkus stated that Mr. D'Onofrio made a thorough presentation at the initial presentation of the case on March 25, 2015. He informed the Commission that he would go through and pick up on and re-emphasize the points where Mr. D'Onofrio ended the presentation with regard to the description of the Commission's role in the process and the standards which the Commission is to review in connection with planned development requests. Mr. Norkus reminded the Commission that there would be three bodies reviewing the application with the Commission reviewing the application first and that the request would then go onto the DRB and the ZBA. He noted that ultimately, all three bodies represented an advisory to the Village Council which would have the final say.

Mr. Norkus stated that with regard to the Commission's review, the original March 17, 2015 agenda report contained nine specific standards in the ordinance for the Commission to evaluate for all planned developments, which are largely from the 2020 Comprehensive Plan which served as the foundation the consideration of requests by the Commission. Mr. Norkus stated that the planned development process allowed the applicant to request the exceptions to the underlying regulations, with additional standards applying to projects which are requesting exceptions.

Mr. identified five specific zoning exceptions that the applicant also explained in detail. He stated that the first exception related to the proposed height of 7 stories and 83 feet in height which exceeded the maximum permitted height of 4 stories and 45 feet. Mr. Norkus stated that the next exception related to the required upper story step back at the fourth floor and that a 10 foot upper story step back is required. He described the standard as a relatively new requirement and that it was adopted by the Village Council in an ordinance dated February 2015. Mr. Norkus then referred the Commission to an illustration which depicted generally the 4th story step back requirement and the intended result.

Mr. Norkus then stated that the next exception related to a rear yard setback of 0 feet where 10 feet is required. He referred the Commission to an illustration which showed the easterly property line which abutted the parking lot on Elm Street. Mr. Norkus stated that the proposed building would abut directly on the parking lot parcel. He stated that the next exception related to the requirement of 159 residential parking spaces being provided where 174 parking spaces are required. Mr. Norkus then stated that the next exception related to 45 commercial parking spaces being provided with 92 parking spaces being required.

Mr. Norkus informed the Commission that there are two sets of standards for the Commission to review and that it would be helpful for him discuss the standards that the Commission is to consider with regard to the five previously noted exceptions. He referred the Commission to the PowerPoint presentation and stated that the ordinance provides specific standards for the consideration of exceptions and that the Commission may recommend the granting of exceptions if they are solely for the purpose of promoting a unified site plan and in order to meet the objectives of the zoning ordinance and the Comprehensive Plan. Mr. Norkus stated that it stated that the exceptions shall be necessary to achieve the objectives of the planned development ordinance and lastly, the exceptions must meet the specific standards defined for that specific type of exception. He noted that there are specific standards for several of those exceptions being requested.

Mr. Norkus stated that with regard to the requested building height exception, he stated that the Commission may grant an exception to the building height requirement and modify those requirements by taking into consideration other buildings in the vicinity, consistency with goals in the Comprehensive Plan, accommodation of parking, open space requirements and compatibility with adjoining properties.

Mr. Norkus then stated that with regard to the rear yard setback requirement of 10 feet, it allowed the Commission to modify the requirements by taking into consideration similar standards within existing buildings in the vicinity, consistency with goals of the Comprehensive Plan, the

accommodation of parking, open space requirements and compatibility with adjoining properties.

Mr. Norkus stated that the third specific standard for the granting of exceptions dealt with the two required parking exceptions and the Commission may modify the parking requirements based on the specific uses of the proposed projects as well as its compatibility with the adjoining neighborhood.

Mr. Norkus then stated that in addition to the exceptions, there are nine general standards that are applicable to all planned development applications even those which are requesting no exceptions whatsoever. He stated that with regard to standard no. 1, the Commission needed to find that the project is consistent with the Comprehensive Plan's goals to ensure that commercial, institutional, residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.

Mr. Norkus stated that standard no. 2 required that the project limit commercial, institutional and residential development within the Village to minimize potentially adverse impact on adjacent residential neighborhoods while also preventing the need for significant increases in infrastructure such as streets, parking, utilities and sewers and in other community resources such as schools, parks and recreational facilities.

Mr. Norkus stated that standard no. 3 is to ensure that development proposals minimize the potential adverse impact it might have on residential neighborhoods, including the impact on pedestrian character, onsite parking, traffic patterns, congestion, open space, storm water management and Village infrastructure.

Mr. Norkus stated that the fourth standard is to provide for a wide range of office/service and retail commercial land uses and development within the existing business districts in the corridor. He stated that the fifth standard is to promote a strong community identity and opportunities to interact while building a healthy commercial tax base. Mr. Norkus stated that the sixth standard is to provide a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents will come to the Village for specialty goods and services. He stated that the seventh standard is to maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts.

Mr. Norkus stated that the eighth standard is to encourage the provision of onsite parking at the rear of buildings with access via alleys or private driveways to reduce the demand for on-street parking. He stated that the last standard is to ensure that new development does not decrease the public parking supply, particularly on-street parking that supports retail use.

Mr. Norkus stated that he would like to point out that the Commission has the ability to look at the Comprehensive Plan and case by case basis to consider the additional standards which are considered relevant to the project. He then stated that in the case of the previous application for this particular site, there were an additional 27 findings that the Commission made in that request.

Chairperson Dalman stated that Mr. Norkus' review was helpful and noted that this application contained exceptions that have to satisfy certain standards in addition to at least nine standards for all planned development requests.

Mr. Norkus confirmed that is correct.

Mr. Myers asked if the request would automatically go forward to the DRB if the Commission did not grant approval.

Chairperson Dalman stated that they are not approving the request, but would only be a recommending body and that the application would go forward. She added that the applicant can make the decision to withdraw the application or to proceed and that is their right.

Mr. Thomas stated that people are saying given all of the exceptions that the applicant is for, why is the application allowed to go ahead. He stated that it is because that is the way they do business and that it is allowed in the planned development ordinance.

Chairperson Dalman stated that they do not have the threshold for applications other than the fact that it needed to be a complete application. She then stated that it is the due process right to submit applications for consideration.

Mr. D'Onofrio stated that when the planned development ordinance was originally drafted and adopted, there were underlying assumptions with the planned development which was the whole reason for having it was for developments which did not nicely fit in the underlying zoning district. He stated that the planned development legislation was adopted and that they normally hear the word variation where in this instance, they hear that it is exceptions which are created and standards set with the understanding that the planned development is not going to fit nicely in the underlying zoning district. Mr. D'Onofrio reiterated that is the understanding that there will be exceptions with planned development. He added that if there is not a need for exceptions, it still related to anything over 10,000 which would be subject to the planned development process.

Mr. Kates stated that with regard to the handout, it would help the Commission if they got it now in order to keep those additional items in mind.

Mr. D'Onofrio stated that he would distribute the handout to the Commission.

Ms. Adelman stated that the final say so is the Village Council and that each one of the boards is to make recommendations. She then asked are those recommendations passed directly to the Village Council or if they would go to other boards as well.

Chairperson Dalman stated that they are each independent, recommending bodies. She indicated that it is her understanding that the recommendations would go directly to the Village Council and that the DRB would be made aware of the recommendations and that she is not sure if it would be reviewed and made into the public record. Chairperson Dalman stated that they would have the benefit of recommending a formal recommendation to the Village Council. She then stated that the question is because the Commission is being tasked and have heard consistently as to what they

like and do not like, it would be relevant to the consideration of the compatibility of uses and surrounding uses with the Comprehensive Plan. Chairperson Dalman stated that there would be some duplication of effort in the consideration. She suggested that they think broadly within the context of how the project design and scale fits in without being tasked looking solely at the design criteria.

Mr. D'Onofrio stated that to elaborate, each one of the boards is advisory in the planned development ordinance which laid out what each body is to look at. He stated that Mr. Norkus provided a nice explanation of what the Commission would be looking at, what the DRB would be looking at, etc. Mr. D'Onofrio noted that the ZBA has 7 or 8 standards to review and indicated that some overlap which would not be a bad thing. He stated that the Commission would be looking at a different set of standards than the other boards and that although they may be dealing with the same issues, the Commission is to comment on them with a different set of standards.

Mr. Coladarci stated that at the first meeting, in the packet of materials, it was mentioned in Section 11 a list of nine standards for planned development. He stated that it also said that the Commission is to consider the goals and objectives of the plan in addition to planned development. Mr. Coladarci referred to the separate set of factors that the Commission is to look at in the plan as well.

Mr. Norkus distributed the information to the Commission for their review.

Chairperson Dalman referred to the limit of the review of standards for exceptions as well as the standards for all planned development and also beyond that, to look broader at the Comprehensive Plan. She described the nine standards as pretty broad.

Mr. Norkus indicated that he has extra copies for the public's review.

Chairperson Dalman asked if there were any other questions. No additional questions were raised by the Commission at this time. Chairperson Dalman then stated that they are now ready for the interested parties to speak. She indicated that they can expect to have more presentation, questioning and cross-examination and that if they have time at the end of the meeting, for general public comment. Chairperson Dalman also stated that it included the ability to ask questions of the developer as well.

Glen Udell asked when someone puts on a presentation or testimony, would the applicant be given the opportunity to cross-examine and if so, when.

Chairperson Dalman responded that they anticipated doing it later. She added that once the interested parties make their presentations, they would play by it by ear to make sure they were given the opportunity to question them and that hopefully, it would be tonight.

Chairperson Dalman then asked for the first interested party to make their presentation.

Zave Gussin introduced himself to the Commission as an attorney representing Conney's. He noted that he submitted a letter on behalf of Conney's on April 13, 2015 which the Commission

received. Mr. Gussin stated that there are a lot of people waiting to talk and that he would not prolong his comments.

Mr. Gussin then stated that he would briefly summarize the first portion of the letter which dealt with the legal issues which pertain specifically to Conney's as opposed to the zoning issues. He noted that Conney's lot bordered on Elm Street and that it also fronted on Lincoln. Mr. Gussin stated that the proposed plan would require that the Village seek a part of Lincoln for construction by the applicant for part of the building and that the result would completely surround and block off Conney's in terms of its access to Lincoln. He referred to that access and Conney's safety factor, as well as their deliveries and garbage pickup. Mr. Gussin then cited cases for which access to a lot to the public way is a valuable property right and that in this case, it is a valuable legal and practical standpoint. He also cited a case indicating while the Village has broad discretion with regard to vacating a street or alley, that they must do so for public purpose and not private development. Mr. Gussin stated that the purpose of vacating 8,000 square feet of Lincoln on the right-of-way to allow for the construction of private development which the Illinois Supreme Court cited is not appropriate.

Mr. Gussin stated that the final legal point he would like to mention cited a statute from an Illinois Supreme Court case confirming the statute that were Lincoln vacated or its public use terminated or abandoned, the ownership of Lincoln to the owner of the other side of it would inure to the abutting property owners and that in this case, it would switch in front of Conney's and that the Lincoln exposure belonged to Conney's and that the applicant cannot build on it without Conney's permission. He asked that the Commission review the cases. Mr. Gussin also noted that in reviewing the submission and correspondence that the Village has received from many of its residents, there are a number of them who felt it would not be proper for the Village to devote any part of the property for private development.

Mr. Gussin then stated that as far as the general zoning issue, Conney's is also a part of the business community in the immediate vicinity and is affected by this development and that he would mention a few points made in the letter. He stated that first, he set forth a comparison of the salient factors between this development and the one approved by the Village for New Trier Partners six years ago showing that there would be a radically increased amount of density and height. Mr. Gussin stated that second, in that ordinance which is attached as an exhibit to his letter, it provided for a big box limitation and details which were set forth in the ordinance. He stated that in this plan, there are two spaces which violate or exceed what the Village thought was a big box limitation last time by 150%.

Mr. Gussin stated that he would also point out the significant argument with regard to the need for the project which is related to what is called transit-oriented development. He suggested that they carefully scrutinize that and that it did not represent a magic formula, but a sales pitch. Mr. Gussin stated that the Commission is to determine whether it is appropriate for Winnetka and that he did not believe it is a significant factor for Winnetka.

Mr. Gussin stated that finally, he would briefly comment on the letter submitted by the developer today to the Commission and that the 7 pages do not deal in any way with any zoning concerns before the Commission but are devoted entirely to be an intemperate diatribe against his client.

He then stated that it would not be an appropriate matter for the Commission to consider. Mr. Gussin stated that they believed the account to be bias and spun and described it as irrelevant. He then stated that the Commission should consider the zoning elements in general and the legal elements in particular which he cited. Mr. Gussin stated that in closing, he indicated that he was very impressed and read all of the posted comments by the Village's citizens, lawyers, architects, etc. and that he found them to be very intelligent and persuasive.

Chairperson Dalman stated that she is concerned that what Mr. Gussin may have presented is misleading as to case law. She stated that it would depend on the developer's attorney and the Village staff to clarify and that some of the cases cited were 50 years old and that there is more recent case law with regard to the vacation of streets. Chairperson Dalman commented that she was disappointed to see that.

Mr. Gussin acknowledged that the Village has the broad discretion to vacate streets and alleys. He stated that he would like to comment on one case, the Ray case, which is a much stronger case than that one in two respects. Mr. Gussin stated that the first case was for the vacation of land for a hospital which he described as a slam dunk as being for public purpose and not for profit and that the Supreme Court held in summary judgment it did not hold. He then stated that in the second case, none of the objectors bordered on the street and were located further down. Mr. Gussin stated that they felt very strong with regard to that case since it actually abutted the street. He added that those objectors did not abut [the street] and that the Supreme Court objected.

Chairperson Dalman responded that those cases were treated differently and that she appreciated his comments. She referred to the Commission being asked to understand the relationship between them and his client and that Mr. Gussin made serious errors in that account. Chairperson Dalman also asked if the attorney for the developer wished to rebut the cases cited and legal conclusions and that the Commission would appreciate receiving a copy of that.

Ms. McCarthy stated that she previously asked if the Village Engineer would be coming to the meeting today to speak with regard to Lincoln.

Mr. D'Onofrio responded that he was asked to attend and that he had a previous conflict and would come to another meeting next month.

Chairperson Dalman asked for the next interested party.

Carmen Fosco, 711 Oak and Jerry Brown, 711 Oak, introduced themselves to the Commission.

Mr. Brown stated that he had one preliminary comment. He referred to the statement submitted by the applicant with regard to the owner of Conney's and two members of the board of 711 Oak by the applicant and the fact that they got a copy of the letter at 6:29 p.m. this evening. Mr. Brown stated that the two people at the meeting they refer to are not present. He then stated that whether the statements are true or not, he did not know but that they reserve the right to have their people answer.

Mr. Fosco stated that he would like to address a couple of the issues as an interested party. He

informed the Commission that his unit would look at the development and that he is on the east wing of his building which would have 12 units looking at the property. Mr. Fosco stated that there is nothing about the project which was done to minimize the impact on him or his neighbors. He also stated that the building would be twice the height of their building and commented that it would look monolithic although the developer said it would not cast shadows. Mr. Fosco stated that it would block his light on the second floor which definitely would impact him.

Mr. Fosco described a lot of the comments as well spoken with regard to the height and density being out of proportion. He then stated that while he did not oppose development, the height and density would have a negative impact on their building. Mr. Fosco stated that in the second place, every garage entrance would create negative light pollution on them and that there is one entry located directly on his unit. He informed the Commission that every exit would have light shining directly at their building which would affect all of the owners. Mr. Fosco noted that the only other garage is on the other side of Lincoln and which would come out with an exit which would turn and point toward their building resulting in more light pollution from the public garage.

Mr. Fosco then stated that with regard to the staging area during construction, he asked why would it be placed right in front of their building and not on their own property. He informed the Commission that it would allow them small access to their driveway for a two year period. Mr. Fosco then stated that blocking that access and severely restricting their access along with dust, noise and dirt would directly impact their property. He stated that he found that they enjoy being located downtown and that their building is the target audience for empty nesters. Mr. Fosco commented that he is happy being there and that it is because he liked the charm and pastoral effect of downtown and the effect it has had on his convenience and comfort. He stated that with that density added, that would have a negative impact and the request to build on 8,000 square feet of Lincoln would change what everyone sees as they get off the train.

Mr. Brown stated that he also agreed that the Village should not vacate property. He then stated that as far as the proposed commuter garage being located underground and stated that if that were built, he stated that he looked at their report in connection with the project's revenue to the Village and that although he did not have the details necessary, he noted two things. Mr. Brown stated the best case scenarios are not the midpoint or worst case scenarios. He stated that second, he referred to the sales tax revenue, etc. and described it as not additive and that it would only be additive if everyone who does business comes from outside of Winnetka to eat in the development. Mr. Brown also stated that the proposed garage on Lincoln would create a public safety hazard. He informed the Commission that his balcony faced Lincoln and that now, Lincoln is open, well lit and visible. Mr. Brown added that the underground garage with the proposed passageway to the train station would create a public safety hazard and that people with ulterior motives can hide there.

Mr. Fosco then stated that with regard to the demolition and the building, he is concerned about damage to their building from construction and asked what can be done to monitor and protect their building if that occurred. He commented that it would be an even bigger problem for Conney's. Mr. Fosco also stated that he is concerned with whatever is approved for the site be taken in account.

Mr. Brown asked if the Village has the authority to give permission to tunnel through the embankment to the railroad.

Mr. Fosco then asked Mr. Udell if they have drafted alternative plans for the proposed site for other than 7 stories and 83 feet.

Mr. Udell responded that the applicant has subjectively considered alternate plans and that now, the plan which was submitted is the plan they are moving forward with. He then stated that whether the Commission or other boards have the ability to give them comment to change or modify the plan, that is not yet clear as to whether they would start the application over or proceed with modifications. Mr. Udell then stated that all they have is public comment so far and that they have had no meeting specifically with the Commission.

Mr. Fosco stated that no one was sworn in.

Chairperson Dalman stated that Mr. Udell is representing his client.

Mr. Friedman stated that they have the professional obligation to tell the truth and that they were sworn in before.

Mr. Fosco then asked if before the submitted plan was submitted, were other plans considered.

Mr. Udell responded that there were wide plans which were considered, some of which were less tall and some of which were more.

Mr. Fosco asked David Trandel if he met with Frank Petrek on December 11, 2014.

Mr. Trandel responded that was a follow-up to their first meeting with the homeowners' association. He stated that in December, they were given a number of constructive comments such as the ramp. Mr. Trandel informed the Commission that they measured the angle and that the experts have stated that there would be no light pollution to the neighboring building. He then stated that in reference to massing, they tried to push the height out to the edges to better provide a view of light and air for the neighbors. Mr. Trandel also stated that they attempted to take in some of the concerns and that all of the neighbors know they would be clearly affected and that they are sensitive to that.

Mr. Fosco asked if in that meeting, did they make the statement with Mr. Petrek that the minimum number of units for the development to be profitable would be 80.

Mr. Trandel stated that they said that there would be a certain amount of square feet that they would have to develop to. He also stated that they said it would depend on the size of the units and that in the feasibility studies passed out to the passed to the Commission, the number of units was 80 and 120 and that Mr. Petrek twisted that fact and took only part of their answer. Mr. Trandel noted that was a confidential meeting.

Mr. Fosco asked if it is his testimony that he did not mention 80 units.

Mr. Trandel responded that they said 80 to 120.

Mr. Fosco then asked where would the garbage and delivery for the project occur.

Mr. Trandel indicated that it would come off of the easternmost portion of the property through the garage and up near the Village parking lot.

Mr. Fosco asked if deliveries to the business would be next to their property.

Mr. Trandel responded that it would not and that the businesses would have access off of the parking lot. He referred to the ground floor plan and informed the Commission that the original plan had many iterations. Mr. Trandel also stated that when they first met with the homeowner's association in August, there was a port cochere on the eastern part of the property. He then stated that as a result of the meeting, it was moved to the southern portion. Mr. Trandel also stated that they offered to eliminate a curb cut with regard to safety and that they offered to combine it into one curb cut and pay for driveway repaving and the long term contract to maintain it.

Mr. Trandel then stated that what they see is in response to the feedback they were given in August. He informed the Commission that there were seven people on their team in front of the homeowners' association and that they fielded comments to get input and come up with something which would be less invasive to their building. Mr. Trandel stated that with regard to creating a lot less bulking to the property, there would be two stories at the closest point and that it would be significantly set back from the previous plan which resulted in much better light and air now. He stated that they also responded to the light pollution question and engaged a traffic expert to opine on traffic and safety.

Mr. Fosco asked where on the drawing do they show having delivery trucks.

Mr. Trandel identified the location on the illustration for the Commission and indicated that it would be located at the northeast corner as far away from 711 Oak as possible. He then stated that there would be a common corridor for deliveries which he identified for the Commission.

Mr. Fosco asked where would the garage ramp come out of the basement.

Mr. Trandel identified the location and noted that it would come out toward 711 Oak on an angle.

Mr. Brown asked with regard to restaurants, where would the location be for pickup for their garbage and deliveries.

Mr. Trandel referred the Commission to a better diagram which he identified as A06 in the application. He identified the location and the fact that they created a middle corridor.

Mr. Brown then asked where would the exhaust vents for the restaurants be located.

Mr. Trandel responded that there are no tenants now and referred to the retail space and stated that

they would fill the restaurants and have amenities for the residents. He indicated that he cannot point out where the grease trap will be located and stated that it would not face them to the south.

Mr. Fosco stated that in connection with the other side of Lincoln and driving out of the underground garage, there is only angled parking now which is less than 18 feet which he commented is not enough room to turn. He asked the applicant if they planned to build into the embankment.

Mr. Trandel responded that they would not and that there was no contemplation of any railroad owned land. He informed the Commission that they met with the railroad and stated that they are not part of the proposal.

Mr. Fosco asked if there would be enough room and stated that the drawings do not match reality.

Mr. Trandel stated that there is 92 feet of asphalt from Lincoln. He noted that Lincoln would not be closed or become a one way street and added that it would look nicer than it did now. Mr. Trandel then stated that the whole idea is to create a more park-like setting and get all of the vehicles which suffocate the retail shops [off of the street] where they now sit all day and that there is no money to be made by retailers. He reiterated that the vehicles would be going underground.

Mr. Fosco asked if free parking would be eliminated.

Mr. Trandel responded that is not his call. He then stated that the intent is for commuters to pay for parking but that the retailers would not. Mr. Trandel also stated that another benefit is in the evening, Little Ricky's would not be harmed by having more restaurants. He then referred to a food court and stated that people go where the food is. Mr. Trandel identified the sales numbers for restaurants in town as being down significantly over 20% and stated that more choices would be better for people and make it a destination.

Mr. Fosco stated that the financial projections assume that for parking, there would be free parking for the businesses.

Mr. Trandel confirmed that is correct and reiterated not for commuters.

Mr. Fosco then stated that the applicant called underground parking secure.

Mr. Trandel informed the Commission that it would be open on the west side and identified that area for the Commission. He also stated that they would not eliminate the bike trail and referred to a rendering and the fact that they propose to have kiosks there on the bike trail. Mr. Trandel described it as hard to get to now. He also stated that parking would be open as late as the trains run until midnight and whether it would be locked is the Village's call. Mr. Trandel added that there is plenty of law enforcement and that it would be safe and they are not worried.

Mr. Fosco asked how long would Lincoln be closed during construction.

Gary Stratton of W.E O'Neil Construction stated that he would talk about the preliminary logistics

of the plan and as they get more into it, to add more detail. He stated that the primary goal for logistics is that they were concerned about the safety of the public, residents and their construction workers. Mr. Stratton stated that you notice that in the project, the building would be built all the way to the property line on all sides and that there would not be room for staging materials and activity. He then stated that along Elm, they would shut off the sidewalk and curb lane and would have a barricade fence which they need to access the project with construction trucks, etc. Mr. Stratton stated that they did not include in the plan how to maintain Conney's entrance. He also stated that they would have a pedestrian canopy from the entrance which he identified for the Commission up to the fence line to the crosswalk. Mr. Stratton then identified the construction encompass area for the Commission and stated that Lincoln would be shut down during the construction process until the project is completed which he estimated to be 17 months.

Mr. Brown asked if that meant that during the 17 month time period, fire equipment would be going down Lincoln heading northeast and that they cannot do that.

Mr. Trandel stated that there would be access to protect 711 Oak.

Mr. Brown stated that they do not go to Green Bay Road now.

Mr. Fosco then asked if for all of the parking spaces which would be missing during construction, if there is no plan to make parking.

Mr. Stratton responded that there is.

Mr. Trandel noted that parking would be displaced and that there would be a nominal amount of commuter parking and retail for Conney's. He indicated that the direct impact would not be that much and that they would make sure to provide Conney's customers access. Mr. Trandel then stated that with regard to the brilliance as to what do with construction parking, the workers would need to park somewhere and that O'Neal Construction would make sure that they park their vehicles offsite.

Mr. Fosco asked if there would be construction staging in front of 711 Oak the whole time.

Mr. Stratton responded that there are two reasons, the first is that they are first asking to have a staging area in an area he identified for the Commission. He stated that the delivery truck main gate occupied sitting in the street would not be safe and that they are asking for the staging area to accommodate that.

Mr. Fosco questioned the control of hazardous materials in connection with the demolition.

Mr. Stratton responded that it would be properly abated.

Mr. Brown referred to the staging area which would be located below his balcony and stated that it would be a nuisance.

Mr. Stratton stated that they would work it out.

Mr. Fosco asked if there would be a plan to monitor the damage to adjacent buildings.

Mr. Stratton responded that they would be going down 20 feet deep and putting in sheeting around the perimeter which would be raised as they excavate. He also stated that there would be monitoring points placed and on 711 Oak and that they would do a preconstruction survey of the whole area. Mr. Stratton then stated that they have to take those precautions.

Mr. Fosco asked what is the remedy if there is damage.

Mr. Stratton agreed that there would be a remedy if they are responsible for it.

Mr. Fosco then asked if there would be a bond to cover it.

Mr. Stratton responded that they are insured.

Mr. Fosco referred to the parking spaces in the plan and asked if they would be standard size.

Mr. Trandel stated that they would be 8, 8½ or 9 feet and that they contemplated that they did not need 9 feet for residential spaces. He stated that if there is a lot of in and out traffic, you would want wide spaces and stated that the spaces would be 8½ feet on average.

Mr. Fosco asked if they would be smaller than the existing parking spaces on Lincoln.

Mr. Trandel noted that those parking spaces are 9 feet. He then stated that if the Village wanted them to do 9 feet, they would do 9 feet.

Mr. Fosco stated that when they first discussed the proposal with the Village, was the proposal to place part of the building on Lincoln.

Mr. Trandel stated that this plan is an amalgamation of input from everyone. He then stated that there were other plans for sure and that this plan morphed.

Mr. Fosco asked why the building would be 83 feet and not 4 or 4½ stories.

Mr. Trandel stated that they all have different opinions with regard to beauty, style and preferences. He stated that part of the idea eliminated right-of-way bulking. Mr. Trandel stated that they realize that people are affected by height and that would be no one in an area which he identified for the Commission. He then stated that with regard to the Village, he referred to the least evasive place to put height to get the amount of square feet to make it pencil. Mr. Trandel then stated that they could add more square feet and go higher on Elm. He stated that the point is what type of square feet is needed for retail and residential use.

Mr. Fosco asked if there is a dollar square foot figure minimum.

Mr. Trandel responded that on average, there are certain projections they shared and that they are

hoping through market studies to charge \$2.90 (?) per foot for rental. He noted that it is not cheap and that they would strive to get to a certain return on capital and yield cost. Mr. Trandel also stated that it is expensive to go to 7 stories and that it would be cheaper to go to 5½ stories. He stated that they are trying to make an accommodation to the neighbors by going taller and thinner. Mr. Trandel noted that there would be no shadow impact by the plan and that there would be no bulking or blocking of air unless the first floor experts opine to that. He then stated that they are not saying take it or leave it and that there was a show of respect to all of the neighbors.

Mr. Fosco asked if they consulted with the fire department.

Mr. Trandel noted that a ladder can go to 86 feet and that consultation was done before the plan was submitted.

Mr. Fosco stated that with regard to ownership in the group, he asked if Michael Klein is an owner.

Mr. Trandel stated that he still has a carried interest. He indicated that there are handful of investors, most of whom are Winnetka residents.

Mr. Fosco asked if they planned to make the list public.

Mr. Trandel stated that they would not and that it would not be fair and to let each person decide.

Chairperson Dalman asked Mr. Fosco and Mr. Brown how much more time would they need. She also asked if they are representing the homeowners' association.

Mr. Fosco stated that he is representing himself as an owner.

Chairperson Dalman indicated that it sounded like there were prior meetings with the homeowners' association. She then asked if there was anyone here speaking for the 711 Oak homeowners' association.

Mr. Fosco stated that he is an individual owner.

Chairperson Dalman stated that she wanted to make it clear that no one is speaking for the homeowners' association as a group.

Mr. Fosco responded that is correct.

Chairperson Dalman then asked if Frank Petrek is the homeowner's association's designee.

Mr. Brown stated that Mr. Trandel met with Mr. Petrek and Peter Tyor of the condominium board twice. He informed the Commission that last summer, a presentation was made to the whole association. Mr. Brown informed the Commission that three of them filed appearances.

Chairperson Dalman asked what position did the board take.

Mr. Fosco responded that most were not in favor.

Chairperson Dalman stated that she thought that they were speaking on behalf of the homeowners' association.

Mr. Fosco stated that with regard to the presentation of the building and Mr. Lagrange's testimony that the building showed the perspective from the second floor, he asked did they instruct the architect.

Mr. Trandel stated that with respect to the watercolor rendering, the building did not show balconies and intricacies of the design and that it is purely a placeholder. He then stated that there was no trickery and that they have done a number of street level scapes to show the angles from 711 Oak looking at different angles, etc. and that they are all at eye level on the website. Mr. Trandel also stated that they welcomed the opportunity to have a one-on-one meeting if it is more productive with the whole team and that they would have a secretary take notes.

Mr. Brown asked if the plans were completely done or partially done before they submitted this plan with less than 7 stories.

Mr. Udell stated that is not relevant and that it would have been appropriate during the public comment portion of the hearing. He stated that they should be cut off and others allowed to speak.

Chairperson Dalman stated that for the purpose of more time, she referred to asking questions about the project and the presentations made. She then stated that they want a limit to that and that there are other people who have similar questions. Chairperson Dalman then asked those making presentations to make sure to limit the discussion and questioning to the project and the presentations previously made.

Mr. Trandel informed the Commission that to keep in context as to what was proposed years earlier by New Trier Partners and now, the site is almost twice as big. He then stated that 38 units were approved last time and that there was similar square footage. Mr. Trandel stated that they have more land to work with.

Chairperson Dalman indicated that it would be a good idea to have an organized meeting with the homeowners' association since the plans have developed since the last meeting. She then stated that a summary of the discussion should be submitted to the Commission to make sure everything is in the record and that they would welcome that. Chairperson Dalman then asked if there were other interested parties.

Rebecca Petrek, 711 Oak, stated that her husband Frank could not be here since he is out at a trial. She stated that it was their understanding that if everyone within 250 feet of the project wanted to file an appearance, they would have the right to ask question of the developers. Mrs. Petrek then stated that she did not understand why 38 homeowners have to ask questions together.

Chairperson Dalman stated that it is hard for the Commission when those people are speaking as individuals.

Mrs. Petrek identified herself as an individual who lives 40 feet from the building and that she filed an appearance.

Chairperson Dalman stated that they are reserving time for more directed comments to the developers versus general comments about the development. She then stated that at the previous two hearings, there was an enormous amount of public comment and that people have the ability to submit written comment.

Mrs. Petrek stated that she would like to ask some very specific questions. She stated that the applicant talked about the water color rendering and referred to photographs which were entitled "Light and Air, Configuration of Building Volume, Established Building Heights, Buildings in the Vicinity, Parking and Open Space" which exhibit drawings that show their 42 foot high 711 Oak building being equal or taller than the proposed building. Mrs. Petrek asked why would they create a PowerPoint where the 711 Oak building at 42 feet looked exactly as tall as 83 feet.

Mr. Udell stated that he would object to the question and that it was asked and answered and is irrelevant.

Mrs. Petrek then provided an illustration to the Commission.

Chairperson Dalman stated that she did not understand what Mrs. Petrek is handing out to the Commission members and added that there is no measurement on that.

Mrs. Petrek then asked for an explanation of the parking structure to the east of the building and asked what is the height of that above ground.

Mr. Trandel responded that it is at grade.

Mrs. Petrek stated that at 711 Oak, there are 38 individually owned units which range in size from 1,500 square feet to 2,400 square feet and referred to 85% of them being in excess of 1,900 square feet. She stated that the applicant indicated that they are targeting mostly affluent empty nesters on page 18 of the materials and are proposing 48 800 square foot units, 60 1,300 square foot units and 12 1,900 square foot units. Mrs. Petrek asked if it is realistic to think that North Shore residents would want to downsize their belongings to that extent.

Mr. Trandel responded that is correct.

Chairperson Dalman informed the audience that there is a feasibility or fiscal study looking at apartment rents for the newest developments which would be helpful in supporting that data.

Mrs. Petrek then stated that with regard to the light and air study, it stated that the project is adjacent to that of residential properties. She identified themselves as a totally residential building located next door with no commercial development. Mrs. Petrek asked the applicant to explain that statement that they are adjacent to commercial instead of residential properties. She then referred the Commission to page 18 of the materials.

Mr. Trandel stated that the development would be more adjacent to commercial property as opposed to residential property.

Mrs. Petrek stated that it does state that it is adjacent to commercial instead of residential properties in the applicant's light and air study. She then referred the Commission to page 6 of the parking study and that Lincoln would contain Zone C permit parking from 8:00 a.m. to 10:30 p.m. for commuters. Mrs. Petrek stated that this is for 8:00 a.m. to 10:30 a.m. and not p.m. She then stated that the 711 Oak residents lived there for six years and they downsized from their home where they have lived for 30 years and that the building has parking for residents under their building as well as a parking lot behind the building. Mrs. Petrek also stated that their building owners enjoy walking to locations and that they often park on Lincoln and Oak with going in and out of their building. She noted that they do not always park in the building just as someone would leave their vehicle in their driveway as they come and go during the day and on the weekends. Mrs. Petrek stated that the density of the project meant that there would be 120 additional families which would probably be parking on Village streets rather than underground much of the time and asked if that was taken into consideration in the traffic and parking study.

Mr. Trandel confirmed that is correct and that they have had noted experts opine on that. He referred to the port cochere drop-off which would be manned for someone going in and out.

Mrs. Petrek thanked the applicant for their answers.

Rhonda Miller introduced herself to the Commission as a third generation Winnetkan. She then asked Mr. Trandel if they had a legal right to a complete list of all of the individuals involved in both partnerships.

Mr. Udell stated that the municipality has the option in the ordinance to require the disclosure of any member in the applicant LLC holding a certain percentage interest of 5% or more. He noted that it is not part of the ordinance and that the list would not be disclosed and is not required as part of the application. Mr. Udell then referred to the privacy concerns of the investors.

Ms. Miller asked if the applicant made available contacts for previous projects so that the Village understands the level of dedication and professionalism.

Mr. Trandel responded that is correct.

Ms. Miller then asked if all of the apartments are not rented, if they had the right to Section 8 applicants.

Mr. Udell stated that there is no low income housing ordinance in the Village. He then stated that the applicant would not discriminate against applicants for housing as long as they are willing to pay the rent being charged.

Chairperson Dalman stated that being in compliance with the Fair Housing Act is clear.

Ms. Miller asked if doctors would be allowed to use shops for own use.

Mr. Trandel stated that they contemplated the demand and that there are a lot of interested physicians. He stated that there is a demand for that.

Ms. Miller then asked if physicians with offices would not be charged or have to have sales tax. She stated that the Village required \$1 million on sales tax and that they would not be getting that a doctor's office.

Mr. Trandel stated that would be the second floor for them. He then stated that the additive \$400,000 in sales tax from the project was annually and that there would be a total tax impact of \$1 million to the Village as long as everything is occupied.

Ms. Miller asked how did they plan to accommodate blind individuals at the school with regard to walking and transportation.

Mr. Trandel noted that they met with the team from the Hadley School and that there are lot of issues beyond that which they trying to solve.

Ms. Miller then stated that with regard to the landscaping in the middle on Lincoln between Oak and Elm, with the landscaping, if there would not be enough room left on either side for a two way street.

Mr. Trandel stated that the planters would move and it will be a two way street. He then stated that they certainly planned to comply with the code.

Chairperson Dalman noted that the application did not ask for an exception from the street standard width.

Ms. Miller thanked everyone and asked them to remember that Winnetka is a treasure.

Chairperson Dalman stated that they are to be mindful to make sure that there is an opportunity for the developer to respond and for the Commission to discuss.

Tim McCabe introduced himself to the Commission as the Executive Director of the Winnetka Community House. He indicated that he could not discern from the plans how big the fitness center is planning to be.

Mr. Trandel stated that they have not picked out the fitness center and that it would be private facilities.

Mr. McCabe asked if it is proposed to be for the residents.

Mr. Trandel confirmed that is correct.

Mr. McCabe then stated that the Community House has a fitness center and that he wanted to make

sure it is on the record the situation considering the amount of income it generated.

Mr. Trandel stated that it would be consistent and that first, they want to make sure that they are not selling out to national retailers to drive them out.

Mr. McCabe stated that if it is private for the residents, that would be fine.

Jane Dearborn, 585 Arbor Vitae, stated that she is very concerned in connection with egress and ingress and commercial trucks off of Elm. She indicated that she is wondering if there were other considerations or other alternatives.

Mr. Trandel stated that they could also come in off Lincoln as well. He noted that there are two points of ingress and egress to loading. Mr. Trandel then identified the back hallway which would be wide enough for garbage and deliveries off of the parking area.

Ms. Dearborn then asked what is more likely.

Mr. Trandel responded that most towns do not allow unloading at the front door. He added that it would not be on Elm.

Ms. Dearborn stated that she is concerned with traffic and that she assumed that they took that into consideration. She then stated that delivery trucks coming and going out of the parking lot on Elm would cause congestion.

Mr. Trandel stated that they would work to make sure that they are on the same page.

Chairperson Dalman stated that they would wrap up the interested party presentations in order to give the applicant time to respond and time for the Commission's discussion and to ask questions.

Mr. Udell stated that they did not intend to call anyone in response. He then asked for the Commission to give him leave to file a written response and that he would provide a copy to Mr. Gussin in the form of a legal memorandum with regard to the analyses of the cases as Chairperson Dalman noted that the case which was referred to is for imminent domain and was not on point. Mr. Udell then stated that for all cases with regard to case law, in connection with any public benefit to be derived from the development overall, it is considered public use. He indicated that would be submitted it in writing.

Chairperson Dalman stated that the Commission would defer to Mr. D'Onofrio and Mr. Norkus and referred to the normal time for submissions before the next meeting.

It was determined that a submission must be done two weeks before the next meeting.

Mr. Udell agreed that would be fine.

Chairperson Dalman stated that she wanted to confirm the next meeting date.

Mr. Thomas asked with regard to the Commission, if they were to wait another four weeks, they would stretching the timetable and that the Village Council wanted to shorten the timeline for applications. He suggested scheduling a meeting in two weeks.

Chairperson Dalman indicated that having another special meeting is taxing on the Village staff and on the Village. She stated that there would be some deliberations and discussion now. Chairperson Dalman then stated that they have gotten through the applicant's case and interested parties' questions and if there is time for public comment, they would be in a good position to come out of the next meeting with recommendations. She described the Herculean effort by the Village staff to accommodate a special meeting and that they did it when it was appropriate in order to keep the momentum going. Chairperson Dalman added that she is not rejecting the idea and that she would consult with the Village staff. She stated that the matter is now open for the Commission's discussion.

Mr. Gussin stated that after receiving Mr. Udell's memorandum, he asked if he would have the opportunity to reply.

Chairperson Dalman confirmed that is correct and noted that the response must be timely. She then confirmed that the next meeting date would be May 27, 2015 unless they decide otherwise.

Mr. Kates stated that he has never seen a special use application where the entity requesting the application is not self-sustaining on the application they are proposing and that rather, they are basing part of the plan on a contribution from the Village as to the parking garage. He indicated that he is not sure whether there is a complete plan for consideration if the applicant did not participate fully.

Mr. Friedman stated that planned development and special uses with regard to planned development do not seek a contribution or Village contribution normally and that sometimes they do which is at the developer's risk. He stated that whatever the Village Council decided with regard to the property, any financial contribution and the garage would be up to the Village Council and that the lower bodies do not make that decision. Mr. Friedman stated that the developer is at risk regardless of the determinations and recommendations of the lower bodies and/or the Village Council on the zoning issues and that if the development agreement that would provide for all of that cannot be agreed to with the Village Council, they would not approve it because that would all be part of the final plan development and approval.

Mr. Kates stated that they would have to start over again.

Mr. Thomas stated that with regard to the process the last time, a negative recommendation went to the Village Council which went forward to approve New Trier Partners. He then stated that whatever recommendation they made was full of provisos and asked if the Commission can recommend or not approval of the request with provisos which say that the Village Council contribution of money is a bad thing.

Mr. Friedman stated that is a difficult question. He then stated that from a pure jurisdictional issue, the Commission, the ZBA and the DRB has jurisdiction which is not the Village property

and not economic incentive agreements or the like. Mr. Friedman stated that they have seen in the past if there is a recommendation and situation like that, that it be conditioned upon the Village Council reaching a reasonable agreement on the issues to the benefit of the Village or that there is language which made it clear that the Commission is not opining on or agreeing on the elements for the Village Council to opine on. He indicated that the Commission cannot carve that out and to make it clear that they expect that to be fairly negotiated.

Mr. Kates stated that feasibility has to be considered in the context of what the Commission is doing.

Mr. Friedman indicated that could be a raised condition to recommend.

Chairperson Dalman stated that with regard to the handout, anything that gets into the viability they can address, but not to weigh in on financial attributes.

Mr. Kates stated that the part they are dealing with is whether the request would meet the parking requirements. He then stated that if it is not feasible, there are a whole bunch of parking considerations which would come into play.

Chairperson Dalman stated that she did not disagree with Mr. Kates' comments. She described it as tricky and that they do have to have in mind if they say that they do not like the height, if the Commission can give their view of alternatives to be explored in order to provide guidance to the Village Council.

Ms. Adelman asked when 711 Oak was built, were there exceptions to the standards. She stated that it would relate to any residence in the commercial district.

Chairperson Dalman stated that 711 Oak was not planned development.

Mr. D'Onofrio informed the Commission that they did not have the planned development ordinance when that building was built in the 1970's. He noted that the planned development regulations were not adopted until mid-2000. Mr. D'Onofrio then confirmed that no exceptions were granted.

Mr. Myers stated that to be broad with the comments, they should go back to the first meeting and congratulated the applicant in putting together a strong team which would be investing in the Village. He then stated that he thought about a lot of things and that personally, there are some positive elements in the proposal. Mr. Myers then stated that there are things he was not concerned about, but which were brought up. He stated that Conney's can view it in that they have a right to run their business and referred to safety and emergency egress from the building. Mr. Myers stated that the Commission cannot concern themselves with whether Conney's would be a sustainable business in this model and that the Commission cannot decide what businesses would survive or not. He then stated that when looking at Conney's as a business, the Commission is to be careful with regard to how they look at it in terms of their rights being protected and that beyond that, it is his feeling about Conney's not being part of the Commission's concerns.

Mr. Myers stated that the second issue related to underground parking and commented that he liked the plaza and underground parking. He then stated that is not in agreement with regard to the contribution of \$6 million to parking. Mr. Myers stated that he felt that with lighting and surveillance, there are stipulations which can be made as being surveillance cameras in order to make sure it is safe. He indicated that he recognized that women would be more concerned. Mr. Myers also stated that they should consider in the design how to get people to use it. He added that he is also not concerned in connection with traffic from the 120 units and that the area can handle the traffic. Mr. Myers then stated that in terms of deliveries, setting up times for deliveries should do it. He also stated that with regard to changing parking in the area to limited on-street parking of no more than three hours, the Village can do that.

Mr. Myers stated that with regard to the concerns, he did not believe the applicant's economics on retail and restaurants and that \$9.00 per square foot is too optimistic. He stated that it impacts how the Commission is to look at the economic impact of the project to the Village. Mr. Myers suggested that they spend time making recommendations around surface and underground parking and that the building is too big to fit in the Comprehensive Plan and what the Comprehensive Plan laid out. He indicated that he understood the height shown at the extremes in order to get it away from the neighbors and that the Commission has not heard why the building should be 83 feet and how it fit into the Comprehensive Plan. Mr. Myers then stated that he understood the rationale on the need to step back the height when they came up with the ordinances and that it needed to be brought back into the plan.

Mr. Myers also stated that the Commission is not the DRB with regard to their opinions on the architecture. He stated that to put in a building like this and say it is innovative and would bring vibrancy, that would only be if the architecture around it can change also. Mr. Myers added that there are no other 6 or 5 story developments downtown. He described the building as being very tall and out of character with the rest of downtown and that it would end up sticking out in negative way more than being a positive asset. He reiterated that he liked the public plaza and green space, the idea of bringing more people downtown and filling the need for retirees to live downtown which he described as all positives. Mr. Myers concluded by stating that he had a very difficult time getting beyond the size and look of the building.

Mr. Trandel informed the Commission that they are open and are looking for feedback with regard to the size and height. He also stated that they are not close minded to altering the configuration of the building and referred to the minimum height on the Elm side and abutting the 711 Oak building. Mr. Trandel stated that they are trying to do the development and design the square footage from an economic standpoint.

Mr. Myers stated that he is having difficulty in how the Commission would redesign the building and whether it would be productive for them to do that or whether they should give feedback. He then stated that rather than going to the DRB and the ZBA, for the applicant to go back and make modifications.

Mr. Trandel responded that it would be preferable that way.

Ms. Holland stated that she had questions with regard to the extra cost to the Village. She stated that in addition to the \$6.5 million for parking, it was obvious to Mr. D'Onofrio and Mr. Norkus that they would not be able to act as project managers on behalf of the Village. Ms. Holland then referred to O'Neal Construction and whether there would be more than one project manager. She then stated that as a resident and taxpayer of Winnetka, she wanted the Village to hire its own independent project manager irrespective of what is built. Ms. Holland added that she wanted to make sure that the Village is protected by the construction. She then asked the applicant if they would be amenable to paying the Village for a project manager.

Mr. Trandel confirmed that they would and that there is a whole litany of requests to get through. He described it as a common sense approach. Mr. Trandel then stated that to be clear with regard to the total cost to the Village, they are asking that since they are covering all of the replacement parking and paying for it, he referred to the top line cost of over \$6 million while vacating a couple of million dollars' worth of land to the Village.

Ms. Adelman stated that she felt uncomfortable for the developer paying the Village for an oversight. She then questioned who are they working for.

Chairperson Dalman stated that they are working for the Village. She also stated that the applicant would post a significant bond. Chairperson Dalman indicated that it is not the financial risk they are worried about and that they want oversight.

Ms. Holland stated that a project manager would make sure that the project is built to the specifics that the Village set. She then stated that going underground 20 feet is a very big project.

Chairperson Dalman asked if the Village contracted services to third party entities for inspection and monitoring of construction projects.

Mr. D'Onofrio confirmed that is correct and informed the Commission that there are several disciplines involved in this project. He also stated that there are a number of proposed public improvements which require oversight and that there would be a fee deposited into escrow covered by the developer.

Chairperson Dalman stated that they do that now on different projects.

Ms. Bawden stated that she knew a couple of things and that the Village needed to do something on that block and commented that it is one of the ugliest blocks in Winnetka and that she wanted something done. She then stated that she had two questions and referred to the elephant in the room. Ms. Bawden asked if this is the right time and are they the right people. She stated that they have not awarded a master planning contract yet. Ms. Bawden then stated that the proposal would potentially be tying the hands of the master planning process. She proposed that they let the master planning process begin with the stipulation of considering the project in some form or another.

Ms. Bawden then stated that if they were to lower the building to four stories, etc. like New Trier Partners, she described it as the cart driving the horse. She stated that for the process where each

retail environment is making plans, this project would suck the air out of those individual branding initiatives. Ms. Bawden commented that it would be wonderful if they could and stated that in connection with branding initiatives, the applicant is the fourth player with the potential to be the driving engine.

Ms. Bawden stated that her second question is whether they are they the right people to do this. She referred to the fact that the applicant dug their heels in when they want to know who they are. Ms. Bawden stated that she had no feeling one way or the other but that if the Village is to go into a public/private partnership relationship, they want to know who are you. She then stated referred to their track record and default questions. Ms. Bawden concluded by stating that they do not know how the players relate to one another.

Mr. Trandel stated that they would provide insight or financial information on various entities. He asked that the private investors remain private and for the commission to respect that. Mr. Trandel then stated that when they go to banks, there is full disclosure on all of the partners. He noted that more than 80% of the equity is from the Village and described it as a generational approach to the project. Mr. Trandel also stated that they would be happy to give the Commission examples and references.

Mr. Trandel then stated that there is a chicken and egg issue in terms of the three business districts comment and that this project is about the elimination of the log jam of the lack of parking in all three districts. He then stated that there would be a ripple effect to Hubbard Woods and Indian Hill with regard to the lack of parking. Mr. Trandel commented that while having a master planning plan for each district is a good idea, they are the property owners and are they incurring a significant cost to carry the project and that they do not know how long they would have to wait. He added that there is a benefit now of low interest rates along with other factors. Mr. Trandel also stated that they want to fit in and not land a space ship.

Ms. Bawden then stated that she is concerned with regard to the Tracy Cross study. She stated that the developments cited in the study were not for the North Shore and that they need to be. Ms. Bawden stated that they are looking at Wilmette with 95 units and that there would be 120 units here. She then stated that with regard to Evanston, they do not know what they are doing. Ms. Bawden indicated that the study needed to be much more appropriate to the residents and the community. She also stated that if they are talking about transit-oriented development, they need give them comps from the North Shore.

Mr. Trandel stated that he agreed with Ms. Bawden's comments.

Ms. Bawden also described it as a waste of time since it came in so late.

Mr. Trandel then stated that he did not agree on the unit count and that they would go back to them.

Mr. Thomas stated that he is a representative from the Park District Board and that he took the time to ask his colleagues what their opinions were to reflect that he would be speaking for the Park District Board. He noted that all of the opinions were very consistent. Mr. Thomas then stated that Conney's is concerned over big box pharmacies and that they are here whether they like it or

not. He then stated that with regard to the design, his colleagues stated that it is not Winnetka and that it should be left to the DRB.

Mr. Thomas then stated that with regard to parking underground, for the residents, it would be nice for the condominium to be able to take an elevator down as opposed to it being for retail. He also stated that the retail users do not want it.

Mr. Thomas stated that in connection with empty nesters, he has a lot of friends who are empty nesters. He then stated that if they sold their homes, they would not be looking for a rental but would be looking for a condominium with tax benefits. Mr. Thomas stated that if the applicant believed that they could attract rentals for empty nesters, he suggested that they do more research.

Mr. Thomas then stated that with regard to the parking issue, the Village Engineer would say whether the study is appropriate or not. He also referred to the idea of giving \$6 million and described it as not on. Mr. Thomas indicated that he wished that there was some innovative development which could be done with the property right in the middle of town which he commented looked like a slum with empty stores. He also stated that there are plans for it and nothing is happening. Mr. Thomas then stated that the development as presented was extraordinarily thorough and that it provided a lot of information and he stated that they appreciated that. He also described it as irrelevant when you look at the size and scale. Mr. Thomas then stated that making the building shorter would not do the trick and suggested that the applicant rethink the size and scale of the project. He concluded by stating that there are lot of concepts which he found interesting such as the plaza and that he and his colleagues felt that it is an unacceptable application due to its size and scale.

Ms. Adelman stated that she has lived in the Village for 45 years and was a former Village trustee and has seen slogans thrown around with regard to the Winnetka way. She also stated that she remembered the dime store, the butcher, etc. in the Village and that it was full of service. Ms. Adelman then stated that to her, she commented that it is exciting that something is going to happen. She then stated that they have talked about the post office site and Hubbard Woods. Ms. Adelman also stated that she goes north and south and to Chicago. She stated that while she welcomed the opportunity, she saw a parochialism in how some view the project.

Ms. Adelman then referred to looking out the window and seeing this. She indicated that she is disappointed and that she was waiting for the master plan and referred to waiving a magic wand and for it to be different. Ms. Adelman stated that the request presented an opportunity and people who were willing to invest in the community. She informed the Commission that she is also uncomfortable with the size and scale. Ms. Adelman then stated that she is not sure that they should be waiting to say that they did not like it and for the applicant to come back and for it to be done this way. She also stated that she understood that there would be negotiations and trading. Ms. Adelman stated that the Village has done this many times with regard to with FAR, etc. and would come to the decision as to whether they would want to do this which would help the community and bring in restaurants, doctors and people. She concluded by stating that she would like to see a full service community again.

Mr. Coladarci stated that he is bothered that the applicant is stating that they would not disclose

who the partners are involved in the financing of the project. He stated that when the applicant is asking the Village for all of these concessions, he stated that it struck him as not being the best answer. Mr. Coladarci stated that while the people involved do not want to be identified, they are asking for Village financing in part for parking and that they are asking for land and to dig into the Green Bay trail. He indicated that there should be some accountability for the decisions made on this and added that Chicago required that information.

Mr. Myers asked Mr. Coladarci if he knew who the investors were, would that change how he looked at the project.

Mr. Coladarci responded that he knew that part of this and referred to whether the applicant had other land in the Village. He then questioned whether the Café Roma owners would be interested in this. Mr. Coladarci then stated that the land ownership should be clear and that they are the ones asking for money and land. He indicated that it would be appropriate for the Commission to know that. Mr. Coladarci then stated that if they do not have it in the ordinance, there may be some law which required it. He indicated that transparency is important in this case and that they want to know who is involved and would be making decisions.

Chairperson Dalman noted that the applicant is asking to purchase land and that the contribution associated with it is what will be the parking spaces that they would generate revenue from. She noted that it would not be a donation.

Mr. Coladarci then stated that the giving of land to a private entity represented a higher fiduciary responsibility.

Chairperson Dalman referred to whether they would be paying market rate and that there is no fiduciary requirement. She then referred to clients who do not do projects because of the disclosure requirement.

Mr. Golan stated that he is not sure that it is the criteria of the Commission to know who the owners are and asked what if they are Chinese investors. He indicated that the code did not require that and that he is not sure it is relevant.

Mr. Dunn agreed with the comments made and stated that it would be up to the Village Council to make the call. He then stated that the Commission should not be concerned to that degree of minutia. Mr. Dunn also stated that the primary partners are here and are willing to meet with the citizens and merchants. He added that there is a face to the developer who is a resident of the community. Mr. Dunn concluded by stating that it should be left to the Village Council.

Ms. Bawden suggested that they make that recommendation to the Village Council.

Mr. Golan reiterated that he is not sure how it is relevant.

Ms. Bawden stated that it related to the viability of the project and that it would be nice to know who the business partners are.

Mr. Myers stated that it is important to put stipulations on how they behave as opposed to who they are.

Mr. Coladarci stated that there has to be a higher level of scrutiny.

Chairperson Dalman referred to people's financial statements and informed the Commission that she has gotten 1,000 calls as chairperson of the Commission. She indicated that she understood why the investors did not want anyone to have their names and that she is sensitive to that.

Ms. Bawden then stated that they do not have any references for the developer and that they would need to see projects or anything which was developed by this particular entity.

Mr. Thomas stated that the Village is not giving anything away and that these folks have a planned development application. He then stated that is as far as they have the right to know and that is all. Mr. Thomas added that who the investors are should not be the Commission's concern.

Mr. Coladarci then stated that he also wondered with regard to the access to the underground on the west side, if there is one entrance in and out, during rush hour, there would be a line up of traffic down Oak. He then referred to a line of traffic by the Willow Wood School and down Maple. Mr. Coladarci referred to the idea of filling spaces in for a short period of time during heavy traffic and that it is common sense that a lot of the traffic would be increased.

Chairperson Dalman referred to Willow Wood around the corner on Oak. She commented that it is a good point and that she wondered with regard to the experience at the Hubbard Woods garage with the same situation.

Mr. Coladarci then stated that in connection with the garage, from the drawing, the elevation will extend into the Green Bay trail and that it looked like the entrance at the Green Bay trail.

Mr. Trandel informed the Commission that it would not be going into the right-of-way. He also stated that they met with Union Pacific and determined that they would not be touching that.

Mr. Coladarci stated that the plans show that Union Pacific owned the area up to the sidewalk and that the Village land is owned after that. He referred to the taking of a significant amount of land into the Green Bay trail. Mr. Coladarci stated that the applicant also spoke about kiosks which would create traffic there. He stated that with regard to each of the Commission members' comments, the applicant represented great people who are willing to develop the property and in a way which would benefit the Village. Mr. Coladarci stated that his concern is more for the Village as a whole and referred to less benefit to the developer or the individuals living in the property. He described it as a project which would be a 100 year or more project and that it would completely alter the Village and the nature of how is Village perceived. Mr. Coladarci then stated that it gets back to height, density and style. He stated that it is based on the standards allowed to consider the style, architecture and whether the project fit in with the general overall look of the Village. Mr. Coladarci added that the Commission was asked to examine and protect those long terms interests of the Village and that those questions are appropriate.

Mr. Kates stated that they are to look at different standpoints and that there are lists to consider which talk about granting exceptions. He stated that the first point with regard to exceptions, no one is entitled to exceed what the code required. Mr. Kates then stated that the Commission did not have the burden to show why they cannot exceed it and that it is the Village Council and Commission's discretion to say if an unacceptable exception is out.

Mr. Kates then stated that there are several exceptions being requested which relate to height, setbacks and parking. He stated that when they dealt with raising the height to four stories and the matter went before the Village Council, people were concerned with regard to the change in the character of the Village. Mr. Kates then stated that there were reasons that four stories did not change since there would have been an economic benefit to raise current building heights to four stories. He also stated that if they were to adopt 7 stories across the street, it would become economically viable for others to increase the height which would change the character of the Village.

Mr. Kates stated that in the consideration of exceptions, there is public opinion which he described as important and that they are dealing with the possible situation to solve something. He stated that science and technology are brought into the equation and that with regard to changing the character of the Village, they did not like that.

Mr. Kates reiterated that public opinion is important. He then referred to the caucus survey and the fact that the resounding result was that people did not want 7 stories or anything which went over four stories. Mr. Kates stated that he believed that they should consider public opinion. He then stated that if they were to raise it, it would invite an overall chain. Mr. Kates stated that it was not the intent that raising height to four stories would change the character of the Village. He then stated that he would not be in favor of the request because of the height and that he is concerned about setbacks and parking as well.

Mr. Kates then stated that with regard to the economics, he read through the standards and stated that the general standard which is applicable to all planned development is that it must meet follow specific goals, such as preventing the need for significant increases in infrastructure such as parking. He then stated that there would be a significant increase in parking and that the burden would be put on the Village in that it came with \$6.5 million to support this parking. Mr. Kates also stated that there would be an increase on the burden of the Village for that infrastructure and the process of putting that money into parking as well as water mains, streetscape and hardscape. He noted that the Village has significant financial obligations such as storm water management which are huge. Mr. Kates then stated that he cannot see a \$6.5 million contribution to the project with a 23 year payback based on the fees, etc. contained in the applicant's papers.

Mr. Kates also stated that there is a question with regard to the need for parking. He stated that particular study citing the study in the Village was not leaked to construct the parking garage and that there are other necessities in the Village. Mr. Kates stated that area envisioned vehicles going round and round to find parking. He then stated that saying that the Village would be getting a deal to get a parking structure did not fly and that for those reasons, he is not in favor of the request.

Ms. McCarthy referred to the fact that they would not be voting at this time and that she

appreciated all of the comments made. She then stated that the audience and the residents spoke and thanked the developers and all the parties who made presentations which the Commission would read. Ms. McCarthy described it as very interesting for the Village. She then stated that while the Village needed revitalization, the plan needed modification. Ms. McCarthy also stated that she would like to see at the next meeting the Village Engineer who could address questions and Lincoln since he had input in the studies.

Mr. Dunn stated that he would like to applaud the developer and the extraordinary effort they put forth. He stated that it is clear to him that extraordinary efforts were made and that he bought into the notion of a world class team that was put together. Mr. Dunn stated that he is also of the belief that Winnetka needs change for the good and that there needed to be quality change. He indicated that he saw a lot of good, quality change incorporated in the plan.

Mr. Dunn then stated that he thought that with regard to the overall parking situation, the net is improved based on the plans before them. He also stated that he did not have a problem with a zero lot line setback. Mr. Dunn agreed that he would like to hear Mr. Saunders' comments on parking and the studies and to see if there is a gap and that the exceptions the applicant is asking for are reasonable enough for the Commission to get comfortable in the sense that they are.

Mr. Dunn also stated that with regard to the design, he commented that he liked Beaux-Art and also liked variety and that he loved downtown Chicago because of its variety. He indicated that Winnetka can use variety and that if the developer wanted to come in with something different, they should consider that too. Mr. Dunn then stated that the notion of 120 apartments did not bother him and that he thought that the community needed more housing for people of an older age and who are selling their homes. He indicated that there are not a lot of alternatives that are good quality home replacement places to go.

Mr. Dunn stated that with regard to suggestions, he referred to his real estate background and commented that 83 feet is excessive. He then stated that he understood the need to have that much square footage in order to make the numbers work. Mr. Dunn suggested that they take the second floor for retail or office and make it residential. He also suggested that they take some of the frontage on Elm and increase it a story or two there and take down some of the stories on the ends. Mr. Dunn indicated that they would end up with a little squatter building which would not be so distinctive but that they would end up with the square footage they need and which could be something they could get their arms around instead of having opposition.

Mr. Dunn stated that they all want to like it 100% and want something of quality to be done on the lot. He commented that there are a lot of great ideas here and that underground parking did not bother him. Mr. Dunn noted that he is a supporter of the project with reservation and encouraged working in collaboration with the neighbors. He stated that they have gone overboard in terms of what is needed to get something like this done. Mr. Dunn stated that it is his hope that with the participation of the Village staff that they would continue to help and cooperate with the Village Council and that as a citizen, he did not mind spending \$6.5 million if they would get something good in return and that parking might be it.

Mr. Dunn then stated that with regard to the reference to the feasibility study on the post office site,

he referred to its timing because of the timing because of recession and indicated that the timing is excellent for a project like this. He then stated that if they miss the window of opportunity, there would be an ugly block which would sit for years until the window opened again. Mr. Dunn referred to the fact that the post office block issue was hot and heavy for a while and that then, nothing happened. He stated that the feasibility study was done there to preserve parking there and which would have required a subsidy from the Village and stated that the applicant's request is not out of line in terms of discussion. Mr. Dunn concluded by stating that it needed further work and reiterated that he applauded the applicant's efforts and suggested that they keep working toward a good solution.

Mr. Golan stated that he would like to echo Mr. Dunn's and Mr. Myers' comments and that he is excited to see someone who wanted to invest \$90 million in the community. He stated that he respected that but that he agreed that the building is too tall. Mr. Golan referred to the fact that Chicago is known for its museum style of architecture and that Winnetka is not. He also agreed the Tudor should not be here. Mr. Golan indicated that red brick is the dominant theme in Winnetka. Mr. Golan stated that 7 stories would take away a lot of the 711 Oak view and suggested that a compromise be reached between 7 and 4 stories to make it work. He concluded by stating that he is excited about the project and that it would not be appropriate to ask the applicant to wait for the Village to come up with a Village plan.

Chairperson Dalman stated that she would echo the comments made and that she is appreciative of the investment into the process as well as the studies and reports which were provided. She then stated that when she first saw the building, she referred to the height up and down and the accommodation of 711 Oak as well as to preserve their view of the corridor. Chairperson Dalman noted that no one in 711 Oak is happy and stated that demonstrated the willingness to work with the community. She indicated that it would be helpful to demonstrate how much they would work with the neighbors to get across the finish line.

Chairperson Dalman then stated that she is concerned on the one hand in that they have heard from the community resoundingly that the building is too high but that there is a neighbor stating that they do not want any impact at all. She stated that they would be tasked to work that out. Chairperson Dalman also stated that with regard to the Commission, when they next meet, to take a specific amount of time to go through the criteria for the findings, exceptions and other things. She indicated that if the applicant wanted to come back with revisions and if not, it would be fine and that the Commission would make a determination on the application as proposed.

Mr. Myers referred to the sense that the Commission got and suggested that they wait until the next meeting and take a vote so that the applicant would know what the vote will be. He stated that otherwise, for the applicant to take a month and come up with another plan and come back before the Commission and that the Commission can table the request.

Chairperson Dalman stated that first, they have findings and review and two meetings before a determination on the findings. She indicated that the benefit of that is for the applicant.

Mr. Kates stated that is presuming that there is \$6.5 million available in the Village's budget. He suggested that the applicant consider alternatives.

Mr. Thomas stated that as attractive as the thought that the master plan might be appropriate to wait for, as a Park District guy on their fourth master plan, in order to do it right, it would take 2½ to 4 years and informed the Commission that it took them all that time to do it. He stated that for the developers, if they had to wait four or five years, they could cash in and run.

Ms. Bawden stated that the idea of a master plan was the Commission's idea and commented that it needed to be respected.

Chairperson Dalman stated that it is a good point to do it right. She noted that the first Comprehensive Plan is about to expire and referred to most of the plans which have been on the shelves for at least 50 years. Chairperson Dalman stated that they should have an updated master plan and a plan for the downtown area and that this represented an opportunity to move forward and seize the moment. She also stated that Ms. Holland had a wonderful plan in connection with the post office site.

Chairperson Dalman then stated that they are not alone in stopping activity and that the whole country stopped. She stated that second, the Comprehensive Plan has five more years to go. Chairperson Dalman note that the 2020 Plan has an unusual aspect to it which included Appendix 6 which is when the Commission goes through the Comprehensive Plan yearly in connection with projects that the Village needed. She referred to the statement that people say that they are not doing anything. Chairperson Dalman then stated that people did not want to live in Winnetka and look at an elevator building. She commented that it would be nice for downtown Chicago, but that it would not look wonderful to her at the corner of Elm and Lincoln. Chairperson Dalman also stated that there is no articulation in the proposed building and that for the 1.6 acre site, it cannot be accommodated.

Mr. Golan stated that with regard to protocol, they have spent 10 hours hearing testimony. He stated that he is concerned that would be two new people on the Commission and suggested that they move up the meeting so that they do not lose the two departing Commission members' participation.

Mr. Myers suggested that they go through the findings and have a vote so that they have a sense of where things are. He stated that he would rather take the time to say to the applicant to re-envision the project and address the issues.

Mr. Trandel stated that they would appreciate that and described it as a logical approach. He stated that there is a lot of detail in the building and that time is important. Mr. Trandel then stated that they all felt as though 7 stories is not going to happen and that they should talk about what can happen and move the Legos around in order to get the square footage to make it happen sooner than later. He also stated that they would not need a lot of time and would present something different.

Chairperson Dalman indicated that there is no way to avoid losing two Commission members. She then stated that if the new Commission members are timely appointed, they can review the minutes and get up to speed.

Mr. Myers stated that the point is whether the applicant wanted to come back with revisions rather than the Commission spending time going through the findings and voting.

Chairperson Dalman then stated that if they go through the findings and exceptions, they would have in mind what would change so that they can be prepared at the next meeting.

Mr. Myers stated that he would rather have the developers come up with a proposal and for the Commission to respond.

Ms. Bawden asked if they would need community input again.

Chairperson Dalman confirmed that is correct. She added that it would not be full blown.

Mr. Udell informed the Commission that they would be willing to do that. He stated that the question is pinning down the timetable so that they would not have to go back to a new application.

Chairperson Dalman stated that they have kept the public hearing portion of the meeting open. She then stated that the applicant can amend their submittal for the next meeting for the Commission to review.

Ms. Adelman stated that they still have to go through exceptions.

Mr. Myers stated that they do not know what the issues are since the applicant would come back with a different idea.

Ms. Adelman then stated that the Commission would not have the final say.

Chairperson Dalman stated that they understood the concerns and that it is realistic that they are going to have to have a parking variation as well as a setback variation.

Mr. Myers stated that he would rather have the Commission make comments in front of the Village Council.

Mr. Dunn suggested that they Commission plan on meeting on May 27, 2015 and that in the interim, if the developer chose to revise their proposal and request more time to do that, the Village staff can say if it would be on the agenda for that meeting or a future meeting.

Chairperson Dalman referred to the point of order to keep the public hearing open and continue with notification on the Village's website. She also stated that they would still receive written comments and noted for the record, that there have been over 99 comments.

Mr. Coladarci suggested that they limit public comment to changes in the plan.

Chairperson Dalman indicated that is a reasonable limitation. She then asked if there were any other questions. Chairperson Dalman noted that the public hearing would be continued to May

27, 2015. She then thanked Mr. Kates and Mr. Myers for their service to the Commission.

Public Comment

No additional public comments were made at this time.

The meeting was adjourned at 10:55 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
MEETING MINUTES
JUNE 24, 2015**

Members Present: Tina Dalman, Chairperson
Jack Coladarci
Dana Fattore Crumley
Carol Fessler
John Golan
Louise Holland
Keta McCarthy
Jeanne Morette
John Thomas

Non-voting Members Present: Chris Blum

Members Absent: Caryn Rosen Adelman
Jan Bawden
Paul Dunn

Village Attorney: Peter Friedman

Village Staff: Michael D'Onofrio, Director of Community
Development
Brian Norkus, Assistant Director of Community
Development

Call to Order:

The meeting was called to order by Chairperson Dalman at 7:34 p.m.

Chairperson Dalman took a roll call of the Commission members present and welcomed three new members to the Commission, Chris Blum from the ZBA, Carol Fessler, a Village Trustee and Dana Fattore Crumley, a School Board representative.

Chairperson Dalman stated that for clarification, this is a continuation of the public hearing which opened on March 25, 2015 and that the Commission had subsequent meetings on April 8, April 22 and May 21, 2015 and that the meeting was continued and that they would be continuing the public hearing. She also stated that additional notice was provided of the continuation of the May meeting. Chairperson Dalman stated that she would like to encourage those who wished to receive notice and provide comment to please provide the Village staff with their email addresses in order to continue to keep people informed who are interested in the project and the workings of the Commission concerning future meetings.

Chairperson Dalman then stated that before they start with the agenda items, the first item

represented the adoption of the April 8, 2015 meeting minutes. She asked if there were any comments. No comments were made at this time. Chairperson Dalman then asked for a motion.

A motion was made by several Commission members to approve the Plan Commission meeting minutes from April 8, 2015. The motion was not seconded. A vote was taken and the meeting minutes were unanimously approved.

Chairperson Dalman stated that the next agenda item related to the adoption of the April 22, 2015 meeting minutes. She asked if there were any comments or corrections. No comments or corrections were made at this time. Chairperson Dalman then asked for a motion.

A motion was made by Mr. Thomas and seconded to approve the Plan Commission meeting minutes from April 22, 2015. A vote was taken and the meeting minutes were unanimously approved.

Continuation - Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman stated that the third agenda item is the continuation of the planned development application by Stonestreet Partners and Winnetka Station LLC. She noted that with regard to the earlier continuation of the public hearing which opened on March 25th, before they start, she would like to provide a brief overview of the schedule of how things are to go at this meeting. Chairperson Dalman then stated that because the applicant submitted a revised application which caused the continuation of the last meeting in May in order to give more time for review, they would start with the developer's presentation of the revised application. She indicated that there is no need to go back over the full application and that it would be helpful for the applicant to focus on the elements which were revised or highlighted. Chairperson Dalman stated that then, Mr. Norkus would walk the Commission through the changes in the plan with regard to zoning because the application has been revised and reduced in scale and that it is important with regard to the changes to the zoning review sought by the applicant.

Chairperson Dalman stated that after Mr. Norkus' Village staff review, they are fortunate to have Steve Saunders at the meeting to walk through the memorandum in response to the applicant's comments concerning the engineering concerns. She stated that after Mr. Saunders' presentation, the Commission would have the opportunity to question the applicant and the Village staff so that they have enough time to get to the public comment. Chairperson Dalman indicated that they are not looking for commentary at this point.

Chairperson Dalman then stated that after the Commission finished, they would open the meeting up to public comment as part of the public hearing. She stated that for those who are not new to the process, there are a couple guidelines which have worked fairly well. Chairperson Dalman stated that they would like to ensure that everyone would have the opportunity to comment and asked if there is general comment about the application, to limit the comments to five minutes.

She added that she was told that amount of time is generous.

Chairperson Dalman also asked that for those who appeared at a hearing before and gave comment, she commented that is great and that they enjoy having them here. She stated that they also want to make sure that they give the opportunity to those who have not had a chance to speak, to limit those comments relative to the new and revised elements. Chairperson Dalman then stated that for those who have not spoken before, to share their thoughts with the Commission.

Chairperson Dalman stated that for those who fall into the category of interested parties or those with more of an organized group, speaking for a household, who have plans to question the consultants or the advisors of the applicant, she asked for them to wait until the general comments are done and then the interested parties would have the opportunity to further comment and question. She then stated that they would wrap up the meeting at approximately 10:00 or 10:15 p.m. and asked the Commission members if they had any questions.

No questions were raised by the Commission at this time.

Chairperson Dalman then stated that the applicant can begin their presentation.

A gentleman in the audience stated that he would like to be recognized as a point of order which he described as important.

Chairperson Dalman swore in those that intended to make comments or provide testimony. She then referred to the schedule for the meeting and order and that they would follow the schedule.

He stated that his comments related to the attorney representing the Commission and asked for three minutes.

Chairperson Dalman agreed to his request.

Frank Petrek introduced himself to the Commission and identified his address as 711 Oak, Unit 409 in Winnetka. Mr. Petrek stated that he is submitting to the Commission as Commission Exhibit 1, June 24, 2015, a copy of the contract between the law firm of Holland & Knight and the Village of Winnetka. He stated that the reason this is a point of order is that this has come to his attention since the last meeting.

Mr. Petrek informed the Commission that the Holland & Knight contract which he identified as Exhibit 1 stated specifically that Steve Elrod, a Partner of Holland & Knight, is one of the team who is responsible for the representation of the Village. He then stated that Mr. Elrod represented New Trier Partners (NTP) with respect to the proposed development of the Fell property which is the same property included in this application for consideration. Mr. Petrek stated that NTP has been identified as one of the real parties in interest in the Stonestreet development of the Fell property also known as One Winnetka. He stated that the contract between the Village and Holland & Knight has no written waiver of conflict of interest and Holland & Knight representing the Village and NTP who are adverse parties with regard to the development of the Fell property, the parole evidence rule remains in effect in Illinois and that it bars oral statements regarding

contract formation.

Mr. Petrek stated that in his professional opinion as an attorney who has been practicing in Illinois for 38 years that the representation of the Village by Holland & Knight on all matters related to the development of the Fell property is an apparent conflict and violation of the rules of the Illinois Supreme Court, for example, Illinois Supreme Court Rules 1.7 through 1.10. He then stated that he therefore demanded that Mr. Friedman recuse himself and Holland & Knight from all further representation of the Village of Winnetka with regard to the Fell development, 15-10-Planned Development.

Mr. Friedman responded that he had no reason to recuse himself and that Mr. Petrek's statement of the law is incorrect. He informed the Commission that their involvement with NTP was disclosed from the moment that they applied for this position with all parties who interviewed them, including the Village Council. Mr. Friedman also stated that the engagement with NTP ended when their petition ended before it went to the Village Council for final approval. He stated that they had no representation of NTP with regard to their sale of the property to the current developers and that they have had no involvement since that time. Mr. Friedman then stated that there is no confidential information or any other reason that would impact their ability to represent the Village fully, faithfully and pursuant to all of the Illinois Supreme Court rules. He also stated that there is no apparent conflict of interest or real conflict of interest.

The attorney for Conney's (Zave Gussin) stated that he was unaware that the other attorney was going to raise this point and that he raised the point in a supplemental memorandum which he filed on Monday which supplemented his previous memorandum and reinforced certain aspects, specifically with regard to point 4 in the memorandum which objected to the continued participation of Holland & Knight. He indicated that the other attorney [Mr. Petrek] expressed his objection well and stated that he would like to add one thing which was not mentioned. He stated that notwithstanding that there may have been a technical cessation of the representation of NTP, there is a principal of both entities who is Michael Klein and who was a principal of NTP and a principal of Stonestreet Partners. He stated that provided an additional link between the two which created a conflict of interest and that he would like to mention that additional aspect.

Mr. Friedman responded that he did not know if that is true and that he has never met Mr. Klein, nor did they represent Mr. Klein and that they represented NTP. He also stated that he had no idea whether Mr. Klein is a principal with the developer and even if it is true, it would not create a conflict of interest, either apparent or real. Mr. Friedman stated that currently, his firm is adverse to Mr. Klein in a development which he is doing in Lincolnwood. He stated that there is no relevance with regard to whatever his position is with this developer and his firm's former representation of NTP.

Chairperson Dalman stated that she had a question for the Village staff as a matter of record that Mr. Petrek raised is the fact that NTP is a party in interest to the applicant and that she did not believe that they had received any evidence of that. She then asked if there has been any disclosure of that.

Mr. D'Onofrio responded not that he is aware of.

Chairperson Dalman then stated that she wanted to make sure that the record is corrected. She referred to the fact that those are not the facts that the Commission were presented with.

Mr. Coladarci stated that he requested at an earlier meeting that the partners of One Winnetka be disclosed and that he was jumped on. He then stated that at this point, they do not know who is involved in the development other than David Trandel. Mr. Coladarci stated that he would like to renew his request that the applicant disclose the investors. He stated that the talk with regard to the law does not provide for that. Mr. Coladarci then stated that the project is asking for public land and that the Village has the right to know who is asking for public land. He also stated that it is impossible for the Commission to know if there are any conflicts without knowing who the investors are. Mr. Coladarci added that it is hard to know bias if they do not know who has financial interest and reiterated that he is requesting that information be disclosed.

Chairperson Dalman indicated that while it may be appropriate for the development to request it, it is not something that the Commission can require. She stated that it is important to understand and that they were told that there are many investors invested in the project. Chairperson Dalman suggested that they all take a step back and that if someone is testifying, the Commission should ask for that person to disclose if they have an interest. She then indicated that she is not sure in terms of appearance or with regard to fairness issues to ask for people to make that disclosure. Chairperson Dalman stated that it would be appropriate to open the applicant to go through the revised application. She also stated that in her review, she did not see a request for necessarily a grant of public land and that there are options for public/private participation. Chairperson Dalman then stated that those options are for the Village Council to determine if they should be pursued and added that Mr. Coladarci had a good point.

Mr. Thomas stated that in going back to the original question with regard to conflict of interest, if the Village Council says that it does not exist, the question following that is whether or not there is enough of an appearance that the Commission is to be concerned. He also asked who would make the ruling on that.

Chairperson Dalman responded that it would be the Village Council since they engaged the law firm. She indicated that it would be helpful for the Commission to take testimony and concerns and stated that to her, she is not concerned as a lawyer and that there is not ongoing representation. Chairperson Dalman then stated that they are not in a position to make that decision and asked for the presentation to be made by the applicant.

Glen Udell informed the Commission that he is representing the applicant, Stonestreet Partners, LLC and Winnetka Station LLC. He also stated that they have George Kisiel and David Trandel present who would discuss the critical components of the revised plan.

David Trandel informed the Commission that it is correct in that Michael Klein is not a principal of Stonestreet Partners. He also informed the Commission that when they were approached by the bank to acquire the note and buy the land, Michael Klein and Bob Goldstein were principals of NTP. Mr. Trandel then stated that in the operating agreement, there was a chance for them to recoup the significant losses they endured in the amount of \$3.6 million in the first attempt at the

development and that what was approved was not financeable. He stated that the lenders approached them which is how they got involved. Mr. Trandel stated that they have good relations with both banks and help the banks with the undergoing project. He then stated that in fairness, Mr. Klein has no control or management and to the extent that he can give his investors a chance to get their money back, that is the extent of their involvement.

Mr. Trandel then stated that the proposal represented the fourth iteration and that it is something which is passionate to those who call Winnetka home. He stated that they have spent a lot of time and soul searching on the project, listening to comments including those from Mr. Petrek and the most affected neighbors by the project and specifically the businesses, residents, the school neighbors, 711 Oak, Conney's and all of the business community around the property. Mr. Trandel stated that they attempted to encapsulate the depth of the comments and criticisms received to adjust and present what would be commercially and financially viable.

Mr. Trandel stated that with regard to the part of the process from the first submittal to now, he described the process as improved and thanked everyone for their openness. He then stated that he would outline the significant changes in the PowerPoint presentation. Mr. Trandel stated that they previously submitted a proposal for up to 120 luxury units and that amount has been scaled down to 71 units. He indicated that the demographic would be the same which included empty nesters and young professionals. Mr. Trandel also stated that they mildly scaled down retail and that the focus would be restaurants, with the health and fitness portion being an amenity within the building and not for a commercial endeavor.

Mr. Trandel stated that as they scaled the project down, they were able to reduce one of the levels of underground parking for the residential component and that the parking count reduced by one floor underneath to 478 parking spaces. He stated that most of the things which are most granular and related to how to look at the project from the onset was solving for the shortcomings downtown such as commuter and retail parking and that they have held onto the public plaza.

Mr. Trandel went on to state that with regard to discussing height and density, they have effectively reduced the top portions of the building and did interesting things on the scale on the easternmost portion of the building in order to provide setback relief which would be a much less imposing building on the neighbors east of the property. He informed the Commission that they reduced the height to mostly 59 feet and that there would be a couple of penthouses which would pop up to 70 feet in height which he described as more of an architectural accent to help bookend, similar to the concept like that of the Village Hall. Mr. Trandel then stated that with regard to the scale and the contours of the roof line, they would do a nice job of complementing each other. He noted that they reduced the density by almost 50 units and that the floor area ratio which he described as critical to the economic viability of the project has been discounted by 15% and that they reduced the retail component 10%.

Mr. Trandel then stated that when you look at the property and in terms of a tradeoff in terms of what they can they do by code at 45 feet versus what they would end up with is three structures which include a west building, east building and a middle building. He described it as a big spot and that it is a large area of approximately 53,000 square feet. Mr. Trandel stated that they need to keep in context with what they are dealing with and that they are trying to keep it from being a

monolithic 45 foot building all the way across.

Mr. Trandel stated that when George Kisiel discussed some of the relief they are looking for with regard to height, he stated that from a percentage basis, it is a very low percentage of the residential above what is recommended and that they are attempting to get everyone to understand that there is a lot of open space and that it would be much more friendly to the south neighbors by having this open space and to avoid a cavernous feeling on Elm and maintain the Village appearance.

Mr. Trandel stated that when you look at the project now, he referred to the building on the right and the easternmost portion and that there would be terraces which would look over the Village Green. He noted that the setback would start on the 4th and 5th floors. Mr. Trandel indicated that there is not a ton of square footage there and that it would have a nice architectural feel. He then stated that the westernmost tower is where most of the height was located originally and that it was reduced to 59 feet except for the bump up to the penthouse, which would represent a mild variation of 14 feet for height. Mr. Trandel stated that there would be a terrific setting for the port cochere for the neighbors to the south. He then stated that although the building would be higher in some points, they have held on to the friendly approach to the surroundings.

Mr. Trandel noted that they have listened to all of the comments and the fact that there are all sorts of varying architectural styles. He then stated that while he was surprised at the depth of the discussion with regard to architectural style [from this Commission], they took a great amount of time and spent 1,000's of man hours with qualified and expensive professionals to modify the plan. Mr. Trandel stated that there is a sense of things that you see in great villages in the United States and around the world. He then referred to the eclectic variety of architectural styles which complement that across the street. Mr. Trandel also referred to the three story structure on Elm with real Tudor, Georgian Revival and Beaux-Art and that there is not just one style. He stated that the building would be warm and embrace the Village feel.

Mr. Trandel then stated that in connection with the variations with this proposal over the last plan, they had discussions back and forth with the planning department with regard to the east lot. He informed the Commission that the new plan is proposing to build and pay for a structure which would be a scissored parking lot on the east lot which currently has 62 parking spaces between the Hadley School and the Baird building. Mr. Trandel stated that they would build that for the Village and work with the Village on a long term lease on the retail spaces which are required by code.

Mr. Trandel also stated that they have talked a lot about the commuter lot. He then stated that there has been a lot of misconception. Mr. Trandel noted that there would be no giving of land to them by the Village and that they are not asking for anything for free. He stated that they are saying that if the Village wants certain things, to figure out a way in which to work together and pay for them. Mr. Trandel then stated that the commuter lot would be maintained and would only be one floor down and that there would be one floor of residential parking. He added that the two story underground parking in the amount of 194 spaces would remain intact.

Mr. Trandel stated that they also discussed enhancements to storm retention and flooding and that they would do an enhancement to the water main down Elm. He informed the Commission that

they planned to move the retention and detention off of the east lot and relocate it underneath the building where the second level of underground parking was previously located. Mr. Trandel then stated that the Hadley School has an island when it rains and that there are serious issues and that they would be working with them. He informed the Commission that by pulling that inside and underneath the building, they would be able to manage and the downstream water flow affecting those areas of town.

Mr. Trandel stated that he has worked on a lot of projects in his life and has never had a team who was passionate and responsive to the project and that it is special to all of them. He commented that they have done a terrific job and described it as a labor of love. Mr. Trandel concluded by stating that they have to get through the hoops.

George Kisiel of Okrent Kisiel Associates introduced himself as the planning and zoning consultant on the project and that he would walk through the nuts and bolts of the project and then talk about zoning relief. He indicated that there are three segments to the proposal and stated that on the west, there would be a five story structure at 59 feet with a penthouse and the corner element which would rise to a height of 70 feet. Mr. Kisiel stated that to the east, there would be a five story structure also which would have upper level setbacks on the 4th and 5th floors which would give the building more of a read of a three, four and five story building as it stepped back. He also stated that there would be a three story segment which would front on Elm and that there would be a single story segment which would front to the south with a roof garden.

Mr. Kisiel then referred the Commission to an illustration of the upper floor penthouse which is approximately 4,500 square feet and which is less than a 10th of the site area. He identified the third, fourth and fifth floors which would be dedicated to residential. He indicated that you can see the maisonettes which would front on Elm which he described as two story townhouses above the retail portion. Mr. Kisiel informed the Commission that there would be a bit of retail on the second floor and that the first floor would be primarily retail with the circulation and entry sequence for the residences of the development.

Mr. Kisiel stated that with regard to site circulation, Lincoln would remain open as a through street which would be two way. He stated that with regard to the way in which the site is approached by the residents, there would be an entrance off of Lincoln through the port cochere and down into the parking garage and that the commuters would enter the site and parking garage from the ramp down off of Lincoln. Mr. Kisiel then stated that for the retail users and employee entrance, the primary entrance would be located off of Elm and into the scissored parking area.

Mr. Kisiel stated that with regard to the parking program, he reminded everyone of the existing conditions and that currently, there are 33 commuter spaces along Lincoln, 30 retail spaces along Lincoln which is an area which would be reconfigured by the plan and that there are 24 retail spaces on Elm, along with the 62 space retail lot to the east. He stated that meant that there are an existing 149 spaces available for the public to use on the street and in the parking lot, with 116 spaces available for retail and 33 spaces for commuter purposes.

Mr. Kisiel went on to state that with regard to the proposal and the parking garage to the west which is the commuter lot, they planned to relocate the 33 commuter spaces on Lincoln into this

lot. He also stated that they would be relocating 17 of the 30 spaces existing on Lincoln and that 13 of them would remain on Lincoln. Mr. Kisiel stated that in addition, they would be adding 111 commuter spaces and 33 retail spaces.

Mr. Kisiel stated that with regard to the parking garage which would be located underneath the One Winnetka project, they would be providing 116 spaces for the residential component of the development, as well as 6 spaces and an additional 5 spaces in the port cochere to start to take care of the retail requirement for the site. He stated that with regard to the east lot, they planned to relocate the existing 62 spaces and add 53 spaces which is part of the requirement. Mr. Kisiel then stated that with regard to the reconfiguration of the entry of the lot, they planned to add 4 spaces on Elm.

Mr. Kisiel stated that to summarize with regard to the amount of parking which is available to the public, there are 149 existing spaces and that after the project is developed, there would be 289 spaces available to public. He indicated that there would be a net gain of 149 public parking spaces and that in essence, the project would double the amount of existing parking spaces which are available to the public. Mr. Kisiel noted that this did not include the spaces which are required for the project and that this would be above and beyond that.

Mr. Kisiel informed the Commission that the commuter and retail lot would go down two stories and that because of the reduction of the program, there is no need to provide a second lower level of parking and that the storm water management facilities would be located in that area below grade. He indicated that it would manage not only the runoff from the project, but also the existing runoff from the east lot, all of which would be managed on site.

Mr. Kisiel then stated that with regard to zoning exceptions being requested for the project, there are only three of them which he identified as building height and setbacks. He stated that specifically, in terms of building height, the ordinance has a maximum of 4 stories and 45 feet and that the maximum for this project is 6 stories and 70 feet which accounted for the penthouse and corner element and which he described as a small percentage of the site. Mr. Kisiel stated that a fourth floor upper story setback is a requirement of the ordinance around the perimeter of the site and that anything above the third story is required to be set back 10 feet. He informed the Commission that 12 foot setbacks would be provided on the east side of the property, but nowhere else on the subject property. He noted that mansard roofs would be used throughout and described them as a device which would accomplish a similar type of effect in terms of reducing the perceived height. Mr. Kisiel stated that finally, there is a rear yard setback requirement along the east end of the property of 10 feet and that no setback is being requested on the east side against the east parking lot.

Mr. Kisiel went on to state that with respect to building height, he stated that it is important to note that 90% of the site would be five stories or 59 feet or less. He then stated that there are standards which are considered when zoning exceptions are considered, which include to consider buildings in the vicinity and what is the context. Mr. Kisiel stated that the standards also include the consideration of the goals in the Comprehensive Plan which in this case, related to Village character. He also stated that they have to evaluate the accommodation of parking and open space and that if there is more open space on the site, there may be reasons to grant greater height. Mr.

Kisiel stated that compatibility with adjoining properties is also considered. He noted that these four standards repeat in connection with all of the zoning relief they are asking for.

Mr. Kisiel then stated that with regard to buildings in the vicinity, he referred the Commission to an illustration of a rendering of the building to the west toward the east. He stated that the first thing you notice is the four story 711 Oak building which he identified and referred to the similarity of the perceived cornice line of the building and that the portion of the project which went above the four story height related to the need for exception relief. Mr. Kisiel stated that another thing to consider which they have talked about at length is the prominence of the site and the presence of the open space and the train station. He also referred to creating an essential square which was conceived in the original Comprehensive Plan for Winnetka.

Mr. Kisiel then identified Elm Street and the buildings located there which are on a smaller scale and which are two and three story buildings. He stated that the response from the architect is to mirror that in three story buildings along Elm and to minimizing the amount of elevation occupied by five story buildings in this area which responded to the scale and context.

Mr. Kisiel stated that with regard to the south and east view, the terracing on the eastern portion of the site would help reduce the perception of height adjacent to the single family residential neighborhood to the east. He stated that the response to the south revolved around the placement of open space and setbacks. Mr. Kisiel then stated that there is a 20 foot setback on the south property line for the One Winnetka building and that you can see the port cochere open space in this area along with the reduction in height to one story and the greening of that which acted more as a visual amenity for the 711 Oak building when compared to the prior iteration.

Mr. Kisiel then stated that with respect to the Comprehensive Plan goals and objectives, he stated that they key goal here in terms of how it related to building height has to do with ensuring that the commercial institution and residential development is appropriate to the character of and minimizes the adverse impact on its surroundings. He then stated that the discussion they just had with regard to the buildings in the vicinity and the responses speak to the appropriateness of it with regard to the character in terms of scale. Mr. Kisiel also stated that it also related to it in terms of architectural style.

Mr. Kisiel stated that with respect to the impact on the adjacent neighborhood, he stated that they focused on sensitivity toward the adjacent residential development, particularly to the east in the terrace treatment of the building in reducing its apparent height and to the presence of open space and setback adjacent to 711 Oak. He also stated that similar things can be said with regard to the treatment along Elm with the contextual response of the lower three story buildings in order to minimize the taller facades.

Mr. Kisiel stated that with respect to the Village's character and appearance, he stated that the density and scale is appropriate for the site at this location and prominence and that the eclectic styles are appropriate given the mix of styles that are present in downtown Winnetka. He also stated that it would be well separated and well screened from existing residential development and that the arrangement of the building volumes would mitigate any impact on surrounding development.

Mr. Kisiel went on to state that they spoke about the tradeoff between parking and open space facilities on the site. He stated that the amount of open space and the single and three story portions of the site are what caused the need for additional height in order to meet the appropriate program. Mr. Kisiel also stated that with regard to the upper level setback, he referred to the same set of criteria and that they covered everything. He stated that the terraces and upper level setbacks to the east and the use of mansard roofs spoke to the spirit of what that regulation is.

Mr. Kisiel stated that finally, with regard to the rear yard setback, he noted that 10 feet is required to the east and that 0 would be provided along that frontage. He described it as more of a common sense and practical discussion and that the fact of the matter is that One Winnetka is a corner site and that many ordinances allow an applicant to choose what would be the front yard and the rear yard based on what the applicant felt is appropriate for the development. Mr. Kisiel referred to the narrow street frontage and stated that is what caused the eastern lot line to be the rear yard. He then stated that the presence of the parking lot along the east property line did not require a setback in terms of any kind of impact. Mr. Kisiel noted that the nearest structure to the east is the Hadley School which he stated is non-residential and also that it is located 175 feet away. He then stated that putting an additional 10 feet there did not serve the spirit of the ordinance which is to create separation between and provide relief between two buildings.

Mr. Kisiel then stated that it did make sense to the south where there is an adjacent structure which is location less than 20 feet away from the property line. He informed the Commission that they would be providing an extra 20 foot setback which would create 40 feet of separation and would be more in the spirit of the ordinance in creating separation. Mr. Kisiel stated that they would be doing a better job in terms of what the ordinance intended.

Mr. Kisiel stated that they believed that the relief they are requesting here is modest in that they are talking about one story with a few bump ups and approximately 14 feet with regard to a majority of the site. He stated that the development would be compatible with the context of and minimizes impact of its surroundings and that it met the criteria of the zoning exceptions.

Mr. Trandel stated that he would now go over the public benefits which they are felt are crucial to whatever happened on the site. He stated that with regard to the parking total count, they would be going beyond that with additional, additive parking spots in that area by creating the commuter garage which he indicated is desperately needed since it would free up parking on both sides of tracks as well as push all of the commuter parking vehicles into one lot. Mr. Trandel also stated that it would help retail on both sides of the tracks. He referred to all of the commuter parking zones and indicated that none of them help the retailers and that by getting the commuter vehicles into a dedicated garage structure would do everyone a world of good.

Mr. Trandel then stated that when he walked with his children, he stated that it is not pedestrian friendly in downtown Winnetka since there is the perpetual cycling of vehicles and that it is dangerous for children riding bicycles. He stated that if they were to have relief from all of the congestion as it related to parking, it would create a more pedestrian friendly environment.

Mr. Trandel stated that with regard to the public plaza, he referred to the beautiful grass area on the

Village Green and having a town square with a hard surface would be a tremendous long term benefit.

Mr. Trandel then stated that with regard to storm water detention, he stated that improving the water main and improving the life of the people would be a benefit. He stated that by addressing those needs, they have embraced the comments and constructive concerns with all of the neighbors who would be the most affected by the project and in the process, creating something which they can all be proud of which would let the world know that Winnetka is open for business and would add vibrancy to downtown. Mr. Trandel thanked everyone for their time and effort and stated that they have spent a lot of hours and are grateful and that they are very proud of the proposal. He then asked the Commission if they had any questions.

Chairperson Dalman stated that first, the Village staff would walk through the zoning relief changes, followed by Steve Saunders.

Mr. Norkus stated that with regard to the applicant's presentation, he would provide a brief review in terms of the overview of exceptions required. He then stated that he concurred with the three remaining exceptions, which related to building height exceeding the maximum of four stories and 45 feet, the rear yard of 10 feet and the upper story setback of 10 feet not being provided along the easterly property line and the upper level story setback not being provided at the 4th floor level. Mr. Norkus stated that to clarify, while the setback from the easterly property line had the well intention of benefitting the neighbors to the east, it did not satisfy the intent or the language of the zoning code which required for the 4th story to be set back from the street line for the purposes of providing that benefit in terms of a reduction in scale and that it applied to any portion of the building which is four stories or greater.

Mr. Norkus also stated that he would now address what has changed in the current iteration compared to the previous proposal. He noted that the previously presented plan incorporated exceptions from both the commercial parking requirements of the zoning ordinance as well as the residential parking requirements. Mr. Norkus stated that the residential parking requirements are now met with the current plan due to the reduction in the number of dwelling units to 71 units. He also stated that the number of parking spaces required for the reduced number of residential units is 109 spaces and that the plan is proposing 160 residential parking spaces.

Mr. Norkus then stated that the commercial parking requirements have been achieved both through the described reduction in the amount of commercial leasable square footage as well as a refinement in the commercial area calculation to exclude areas used for storage and the like. He stated that to clarify, the zoning ordinance required parking for tenant spaces which are over 2,500 square feet at a rate of 2 spaces per 1,000 square feet. Mr. Norkus added that it did provide for the exclusion of those areas used for storage, mechanical rooms, etc. He stated that the applicant clarified with the revised plan that their usage would be 32,000 square feet which required 64 parking spaces for the new commercial space. Mr. Norkus stated that what was described as a bit of a departure from the previous plan, the new plan called for the provision of a portion of commercial parking required on the Village east parking lot and that the zoning ordinance allowed for the provision of parking in that fashion in a remote location subject to the provision of adequate easements and long term agreements to ensure the long term continued availability of that parking.

He then asked the Commission if they had any questions.

Chairperson Dalman then stated that Steve Saunders would speak and then open the meeting for the Commission's questions.

Steve Saunders introduced himself to the Commission as the Public Works Director and Village Engineer since 1987 and that he has been the Public Works Director since 1998. He indicated that he had an opportunity to review the initial submittal and revised submittal from the perspective of parking and traffic with regard to any particular utility details and engineering details. He stated that his comments on those with regard to storm water management, the development is required to meet the provisions of the Village's storm water management code but also the MWRD which includes in addition to detention site runoff, for there to be controls and volume controls which would equate to retaining the first inch of water runoff falling on the property as opposed to detaining water.

Mr. Saunders stated that requirement was triggered based on the area of the proposed development. He then stated that there are additional details to be developed as the project goes through final approval such as electrical and structural code approvals. Mr. Saunders also stated that with regard to traffic and parking, there are four broad areas to be considered when developments are reviewed.

Mr. Saunders stated that the first related to parking and that as to the development increases the demand for parking, the increase is to be offset. He informed the Commission that in reviewing the proposal, the Village parking requirement would be satisfied by the development as proposed. Mr. Saunders then stated that with regard to traffic, they are to look at congestion on the public street, safety, pedestrian, vehicular and bicycle traffic, intersections and traffic circulation. He informed the Commission that the applicant's engineer provided an initial memorandum in connection with the traffic study. Mr. Saunders stated that he reviewed that study for the prior proposal and that for some of the questions, the applicant provided a memorandum dated June 4, 2015 which answered those questions.

Mr. Saunders stated that in connection with pedestrian counts, volumes and pedestrian impacts, the applicant pointed out that pedestrian peaks and vehicular peaks tended not to overlap. He also stated that pedestrian volume and vehicular volume with regard to the numbers was not as much of a concern as much as the geometrics which including striping, signage and sight lines, all of which are details which need to be developed.

Mr. Saunders then stated that in connection with the intersections of Elm and Lincoln, Oak and Lincoln and Lincoln and the entire frontage of the development and the property to the south showed schematically all of details to review to make a determination on the impact for vehicular and pedestrian safety and the turning radiuses at those intersections.

Mr. Saunders went on to state that with regard to volume, congestion and delay, they were all analyzed at intersections with the proposed volumes built out into the future to take place as to how the development would function, it would perform at a Level Service A and Level Service B. He noted that it is tied to the level of delay at a particular intersection. Mr. Saunders informed the

Commission that Level Service A is less than 10 seconds at peak time and that Level Service B ranged from 10 to 15 seconds. He also stated that from an engineering perspective, it is an acceptable level of congestion.

Mr. Saunders then stated that there are things that need to be reviewed. He stated that at the time of the initial submittal, the applicant had not pulled together details with regard to accidents. Mr. Saunders stated that they have pulled the details now with regard to how many accidents were related to pedestrians, bicycles and vehicles. He referred to the request in connection with the intersections immediately adjacent to the development, particularly the details of those accidents to be analyzed to see if conditions there could be corrected by geometrics, striping and signage. Mr. Saunders also stated that each of the intersections was detailed out with regard to dimensions, striping and signage in order to make sure that all of the conditions at the intersections would provide appropriate traffic, pedestrian and bicycle safety.

Mr. Saunders stated that he would like to respond to a couple of anecdotal statements from the applicant with regard to the current condition of the Elm Street business district in that it is not safe for pedestrians. He stated that in the applicant's numbers, it indicated that there were two bicycle and two pedestrian accidents in five years. Mr. Saunders noted that both of those were on Green Bay Road and that he would not in any way back up that statement that the business district is not safe for pedestrians and bicycles which he wanted to include on the record. He then asked the Commission if they had any questions.

Chairperson Dalman asked for the Commission's comments and questions for the applicant.

Mr. Golan stated that he had no questions.

Ms. McCarty also stated that she had no questions.

Ms. Holland asked Mr. Trandel when they began the process, the zoning ordinance stated that there is a height limit of 2½ stories and less than 45 feet and why are they pursuing a project on 1.6 acres which did not adhere to the zoning code. She stated that two weeks before the project went public, the ordinance was changed to provide more leeway for height, which also did away with intensity and parking restrictions. Ms. Holland then stated that she often wondered why they brought the project which is so excessive to the zoning ordinance which already changed over the last four months.

Mr. Trandel responded that with regard to the context, the site is unique in a lot of ways. He noted that it is significantly larger than the average site for which zoning was geared around. Mr. Trandel stated that in doing so, it provided more unique opportunities to eliminate certain things and that there are many things that people do not find attractive such as bulk. He informed the Commission that they look at zoning as a guide and commented that what they have done is not called excessive. Mr. Trandel indicated that there are lot of things to navigate since the site is unique.

Mr. Trandel then referred to the very interested party to the south and the fact that they have been very respectful to them. He also referred to the very interested party in the middle of the project

which is the pharmacy and the fact that they have been respectful to them. Mr. Trandel then referred to the Hadley institution to which they have also been respectful. He stated that there are tradeoffs and indicated that they were befuddled by the perpetual 60 foot height being considered as super tall. Mr. Trandel stated that they have to go back to the spirit of why the rules were relaxed to allow larger and taller [structures] in order to make the development economically viable and bring development into the Village.

Mr. Trandel also stated that in connection with the totality of the project, most of it is three stories. He noted that a majority of it complied with the existing standard. Mr. Trandel then stated that if they did what is allowed by right and the code, it would have significantly impaired the values to 711 Oak and would not serve any benefit when they push height out and questioned who would be harmed when there are 5 acres between Lincoln and the Village Hall. He also stated that there would be shadowing over homes and that the proposal is more respectful and would give light to 711 Oak as opposed to a box building of 45 feet in height which would be impairing other residents.

Mr. Trandel then stated that they would solve a lot of well-intended but conflicting interests. He stated that if you look at the total scale, it is the largest parcel in Winnetka owned by one owner and that by definition, it is unique. Mr. Trandel noted that the code was not written specifically for a 53,000 square foot site. He stated that they have to take all of that into context as to how to maintain and enhance the value of all of the property around and what could economically and viably be done.

Mr. Trandel also stated that the question is how to solve for the issues that they all live with everyday such as the lack of parking and the lack of retail options and retailers who are struggling. He reiterated that they spent a lot of money to solve the ills of the Village and that if it is done by the book, it would not get solved. Mr. Trandel then stated that they can do a 45 foot high building but that it would not solve parking or get retail parking. He added that they are taking a lot more risk in the proposal and that there would be more elegant buildings and that there would be three of them. Mr. Trandel then stated that it would not be excessive, but that it is a large site.

Mr. Trandel went on to state that when they took a step back at the first meeting, they wanted to avoid a monolithic view and wanted to determine how to make it feel more like a Village and how to more complement the project toward Elm and how to push the height out to Elm to maintain its charm. He noted that there was no ill intent with regard to how they are doing it. Mr. Trandel stated that the project is responsive to everyone's comments and that there has been a lot of constructive commentary. Mr. Trandel referred to the economics beyond other things to the Village which they did not harp on. He concluded by stating that there would be significant revenue brought to the Village and that the project would add more charm, livelihood and activity downtown which he felt as a resident, they sorely lack.

Ms. Holland stated that with regard to the storm water retention under the building, she asked if they planned to put storm water retention under the building and take the storm water from the east lot which would become a parking deck. She also asked if they planned to pump water uphill to be retained.

Mr. Trandel responded that it would be located below the building and that there would still be one level of parking under the building. He then stated that the other questions are engineering questions.

Ms. Holland then stated that she is concerned with regard to the talk about the Hadley School being an island and that she did not see that as an island.

Mr. Trandel stated that referred to when it rained.

Ms. Holland then stated that she is a trustee of the Hadley School and that there was also the mention of spending a lot of money on the school and that as a trustee, that has not come before the board of the Hadley School.

Mr. Trandel stated that they are talking to them.

Ms. Holland responded that is not the case and reiterated that the school is not an island when it rained. She also stated that they talked about the public plaza being a place for civic events, festivals and markets. Ms. Holland stated that it is also a public street with two way traffic. She indicated that she assumed that there would be curbs and that the designation on all of the renderings show people which she commented is misleading. She then stated that it would not be a plaza where people stroll, sit and enjoy it and that it would be a public two way street.

Mr. Trandel confirmed that is correct and that it would be morphing at different times for festivals.

Mr. Thomas stated that he wore the Park District hat and that with regard to the aerial perspective looking east, he asked where is the bicycle trail. He also stated that it looked like it would not be separated from the train platform.

Mr. Trandel responded that there would be no removal of the bicycle trail. He then referred to the garage which would be on Winnetka property and confirmed that it would not interfere with the bicycle trail. Mr. Trandel also stated that it is accurate in connection with the 5 feet which would separate the bicycle trail and the garage.

Mr. Thomas then stated that the photograph showed the bicycle trail and the train station and asked what separation is there.

Mr. Trandel stated that the bicycle trail is there now and that it made common sense.

Mr. Thomas commented that it would not fly.

Mr. Trandel informed the Commission that they would paint it and stripe it as well as put in a stop sign.

Mr. Thomas then stated that with regard to the bicycle trail master plan for the Village, he stated that there are restrictions on the bicycle trails and that there has to be some physical separation between pedestrians and the bicycle trail.

Mr. Trandel stated that it is done on other bicycle trails and that they would work through the details.

Mr. Thomas commented that they would be generating a safety problem.

Ms. Morette stated that with regard to page 18 and the Village deeding land for the Village, she questioned 700 square feet.

Mr. Trandel stated that with regard to intent, they talked about different pricing matrices to buy land which would be deeded back to the Village for the underground parking.

Ms. Morette commented that it would be awesome if they could frame the economics so that people understand that it would not be a bad deal for the Village.

Mr. Trandel stated that they are open to look at a public/private partnership. He then stated that as to how it would be financed and owned, the Village would figure out what would work for the Village and that they should solve it on their side.

Ms. Fessler stated that the proposal is a dramatic change from what they have seen before. She also stated that the applicant has outlined the major things they are trying to accomplish which she commented is helpful in that it showed the applicants' responsiveness. Ms. Fessler stated that people have expressed concerns which added value to the whole project. She then asked if all of the units would be rental.

Mr. Trandel confirmed that is correct and stated that they would be luxury rentals.

Ms. Fessler asked if the average size of the unit increased.

Mr. Trandel responded that they would measure over 1,400 square feet.

Ms. Fessler then asked that from an aerial perspective, she would like to see what the buildings looked like from a street level view looking north from 711 Oak and that the applicant did not respond to what the pedestrian view would be.

Mr. Trandel indicated that those are old digital renderings and that they can redo them.

Ms. Fessler stated that with regard to the height, she questioned the aerial perspective looking east and what is the height for 711 Oak.

Mr. Petrek noted that it is 42½ feet.

Ms. Fessler then asked how much further is it set back than the project would be on Lincoln relative to the train tracks.

Mr. Kisiel estimated it to be 15 feet.

Ms. Fessler stated that density is a big issue and that as they have listed to the evolution of the project, if a whole series of developers were to build each property to 4 stories, she asked how much of that square feet would be in that configuration versus the project. She indicated that she would like to see those numbers. Ms. Fessler then referred to having one monolithic building versus multiple developers.

Mr. Trandel responded that part of the reason is to create more open space.

Mr. Kisiel informed the Commission that they can cover the entire site except for the eastern 10 feet. He then referred to 15 feet of commercial and that typical ground floor contained commercial and circulation space. Mr. Kisiel also stated that above the first floor, there is residential development. He stated that there would be a double loaded corridor depth of 60 feet. Mr. Kisiel also referred to the 60 foot line at the perimeter, the second floor and that then it would go up to three stories. He then stated that with regard to the 4th story which is required to be set back 10 feet, that would be 182,000 square feet gross. Mr. Kisiel also stated that there would be issues from a quality perspective such as the interior courtyard residences looking at each other, which he commented would be less desirable.

Ms. Fessler asked what is the gross floor area of the project.

Mr. Kisiel responded 172,000 square feet.

Mr. Blum stated that now, there are separate parcels and asked if the applicant acquired them as separate parcels.

Mr. Trandel responded that there are separate pin numbers. He informed the Commission that there are two lenders involved for the various parcels and that three of them are through one lender with one parcel owner cash and Baird as one lender.

Mr. Blum stated that with regard to the line running through, he asked what is the expansion of the footprint over the current footprint along the west edge to where the sidewalk is.

Mr. Trandel stated that it is 19 feet.

Mr. Blum then asked if the calculations discussed using that wall.

Mr. Kisiel stated that they are using apples to apples and that the expanded footprint is as proposed. He indicated that it is to a comparison of what they could do as of right.

Mr. Blum asked if they did a market study for this.

Mr. Trandel confirmed that is correct.

Chairperson Dalman noted that it is in the record.

Mr. Blum then asked with regard to the ramp to the underground parking, if that would be two way.

Mr. Trandel confirmed that is correct and that contained the commuter garage.

Mr. Blum asked with regard to the colors, he asked if the digital rendering is more accurate.

Mr. Trandel responded that the renderings are a visual perspective of the prior configuration and that they will be redone.

Mr. Blum asked with regard to the revised proposal, if they reduced the amount of commercial space and whether there is a market study to support that.

Mr. Trandel described it as a chicken and egg situation. He noted that there are a lot of vacancies downtown for a lot of reasons. Mr. Trandel stated that to dig deeper, there is no commercial investment space at grade for retail which is available downtown. He also stated that is part of why the vacancy number is misleading since those spaces are not structures and styles which are attractive for retail. Mr. Trandel informed the Commission that they have had a lot of conversations with interested restaurants, shops and boutiques.

Mr. Blum asked if the study showed the reduction in commercial space over the previous proposal.

Mr. Trandel stated that when you lower the density, you would lower the retail which was their train of thought. He added that they took out 50 residential units.

Mr. Blum then asked if no land would be given.

Mr. Trandel confirmed that they would pay for land.

Mr. Blum asked if there would be expansion over the current right-of-way toward the west on Lincoln.

Mr. Trandel confirmed that is correct.

Mr. Blum then asked why that is necessary.

Mr. Trandel referred to the ownership of Phototronics and stated that they do not have a usable corner and the fact that they would have to work around the Conney's parcel. He noted that Conney's has a 6 foot easement and that the street is as wide as it is. Mr. Trandel then stated that they went over the history as to why it is that way. He also stated that it would make for a better project and that there would be a tradeoff with the garage underneath.

Mr. Blum asked if they are still asking for the expansion of the footprint with the underground parking.

Mr. Trandel responded that there is no option without the commuter garage.

Mr. Blum then asked if there is an option without the underground garage.

Mr. Trandel confirmed that is correct.

Mr. Blum then referred to the letter addressed to Conney's and asked if it did not contain legal advice.

Mr. Trandel responded that it did not. He added that there is no animosity and that they felt like they have made a lot of progress.

Mr. Coladarci asked with regard to the traffic flows in and out of the commuter garage, when did they see the most traffic going in and out in the morning or in the evening.

Javier Milan of KLOA stated that with regard to traffic study, he referred the Commission to Figure 8.

Chairperson Dalman asked if that is in the revised submittal.

Mr. Milan noted that it was part of the original application. He then stated that in the p.m., in the peak hour in the evening, there is a total of 78 vehicles which would be exiting the lot with a few entering and that in the morning, it would be reverse situation with 88 vehicles going in and 6 exiting. Mr. Milan described it as pretty much even.

Mr. Coladarci asked what is the peak hour.

Mr. Milan responded that based on the counts, the peak hours are 7:45 a.m. to 8:45 a.m. and 5:00 to 6:00 p.m. in the evening. He added that the garage for Metra might peak earlier. Mr. Milan then informed the Commission that they analyzed the worst case scenario.

Mr. Coladarci asked what time Willowwood would be picking up and dropping off.

Mr. Milan responded that he did not know.

Mr. Coladarci asked if most people would be exiting the garage between 5:00 and 6:00 p.m.

Mr. Milan stated that depending on the number of trains and the schedule, the surge at the exit would happen later if commuters leave downtown at 5:00 p.m. based on the survey of the existing parking lot. He reiterated that they assume the worst case scenario. Mr. Milan then stated that the network peaked from 5:00 to 6:00 p.m. and when the parking lot for the commuters who also park. He indicated that it could peak at 4:30 or 4:45 p.m. Mr. Milan stated that they assumed everything peaking at the same time. He added that for commuters, there would be 144 new underground spaces.

Mr. Coladarci stated that he is concerned with the figure of 100% of the lot in terms of usage.

Mr. Milan confirmed that is correct.

Mr. Coladarci then stated that there would be a lot of traffic in and out at one exit across 711 Oak. He also referred to the drop-off at New Trier or the Skokie School and asked did they get a sense of what kind of congestion they are talking about.

Mr. Trandel stated that during drop-off, they would be staying at grade. He then stated that when you combine the two, there is a real safety issue and that the two levels solved a lot.

Mr. Coladarci informed the Commission that when he goes to different courthouses in different counties, there are backups at 9:30 a.m. and that there is a huge traffic jam. He stated that they built in a ¾ mile crawl into the lot. Mr. Coladarci then stated that he is not asking for an answer now, but that it is a concern. He also indicated that there would seem to be a lot of traffic in that area based on the fact that there would be one entrance and exit.

Mr. Trandel indicated that they can look at Metra ridership and nail down how many people take each train.

Mr. Coladarci added that it would be a big jump over the existing condition with the additional parkers.

Mr. Trandel commented that is a good point.

Mr. Milan stated that when you look at that, in addition to the capacity analysis, they also ran simulations and questioned if there is this much traffic going out, how to accommodate it. Mr. Milan stated that they can run several simulations and that would be taken that into account as well as looking into the Metra schedules and ridership numbers.

Mr. Coladarci then asked with regard to storm water retention, for the bottom of the building, he asked if they had a rough idea as to how much water would be retained in connection with what Mr. Saunders referred to as one inch on the whole surface.

Mr. Trandel stated that in connection with detention, the capacity would be far more than what is required for the site. He indicated that they can get the information as to where they need to be from Mr. Saunders. Mr. Trandel then stated that with regard to the Hadley School or the people on Maple, he described it as a mess. He stated that while they are in the ground, they can solve the problem and that there is plenty of room for that. Mr. Trandel added that they would build a cement vault.

Ms. Crumley stated that she had no questions.

Chairperson Dalman stated that with regard to the Village staff, she stated that they can connect the dots. She then asked that around the Winnetka train station, how many commuter parking spaces are there, what is the monthly rate and will there be a potential increase and substantial revenues. Chairperson Dalman then stated that the problem when they talk about parking, with parking, she asked is that lot taken up by commuter parking.

Mr. D'Onofrio responded that he can get that information.

Chairperson Dalman noted for the record that in connection with the submission by Mr. Petrek, at the May 28, 2015 meeting, she referred to a summary and that there was mention of updating the shadow study and the light out of the parking garage and asked if that is in progress.

Mr. Trandel responded that they talked about the summer solstice which occurred a couple of times a year with regard to Mr. Petrek's points. He indicated that they will update it and that they may have a slide with that information.

Mr. Kisiel stated that this time year as the sun gets to the north, the sun angles have the potential to reach north of the property. He then stated that the remodeled shadow study on the prior proposal showed the shadows at 6:00 a.m. on June 22nd. Mr. Kisiel indicated that you can see that with regard to the angle of the sun at 6:00 a.m., the building would still cast no shadow on 711 Oak. He then stated that as you move through the day, the shadows get shorter. Mr. Kisiel stated that 7:00 p.m., the shadow is just at the edge of where the proposed building would begin to impact 711 Oak on the solstice and that in May, June and July, they would experience this. He also stated that when the shadow studies were done, the proposed building compared what can be done or as of right and noted that as of right contained the same or more shadows as the proposal. Mr. Kisiel then identified the shadows at 7:00 p.m. and at sunset on 711 Oak.

Mr. Coladarci referred to the Maple building.

Mr. Kisiel identified the yellow cast in the illustration at 7:00 p.m. and stated that the shadows do to reach the single family residences as well as the fact that there is significant tree coverages casting shadows.

Mr. Coladarci asked the applicant to address the questions of the people on Maple.

Mr. Kisiel then stated that they would be happy to submit an analysis for independent verification.

Chairperson Dalman stated that there was also mention of looking at lights out of the garage. She stated that it is her understanding that is the conception and that they do not have all of the engineering dimensions.

Mr. Trandel agreed to do it and that they would work with 711 Oak and added that if they have to screen the lot, there are a lot of ways to solve it.

Chairperson Dalman asked Mr. Kisiel with regard to as of right and not taking advantage of the planned development process, if the as of right analysis provided would assume that they did not have a 20 foot setback and that the only setback required is the current east parking. She noted that now, the proposal showed a 20 foot setback from 711 Oak where they could go to the property line.

Mr. Kisiel confirmed that is correct.

Chairperson Dalman stated that on the west side of Lincoln, she asked if the numbers assumed street vacation or not.

Mr. Kisiel confirmed that is correct and that it assumed street vacation. He then stated that there is no such thing as an as of right development because of the size of the property and that they were forced into the process.

Chairperson Dalman then asked for public comment. She reminded everyone to keep their comments as brief as possible and no more than five minutes. Chairperson Dalman also stated that for those who spoke before, to limit their comments to new information.

Rhonda Miller, 460 Green Bay Road, stated that her goal regarding this project is to protect the Village of Winnetka and all of its residents from assuming any risk in this project. She stated that the Commission must deal with the financial impact of this development on the Village. Ms. Miller asked if Village land is given to the developer, what is the Village getting in return. She also asked who would be responsible for the garage upkeep from day one.

Ms. Miller then stated with regard to the repayment of the \$6.5 million investment for the garage development, the developer stated that it would be paid in full in approximately 23 years. She then stated that approximately meant no firm end date for final payment and that the Village wanted a specific end date from the developer. Ms. Miller referred to an example of a person who cannot state an approximate year for completing mortgage payments.

Ms. Miller then asked who is responsible for the payoff of bonds. She referred to whether or not enough money is coming in from parking. Ms. Miller also asked if there would be a financial bond posted by the developer to guaranty the total repayment of the \$6.5 million of debt for the parking garage. She then stated that if the developer sells apartments and commercial property before 23 years is up, there needed to be a covenant on the title of the property assuring payment on the debt payoff to the Village.

Ms. Miller also asked who would be in charge of maintenance and the operating costs for the parking garage. She then stated that the developer has changed the configuration of parking spaces from two spaces to 1½ spaces which changed the present density requirement. Ms. Miller stated that the parking development as presently proposed will require security, police, cameras, etc. and asked who would be responsible for the added expenses.

Ms. Miller then stated that according to a reliable source, the Village only has \$40 million in reserve. She stated that Village money would be required for the tunnel system project and at least \$6.5 million for the parking garage. Ms. Miller stated that the development wanted 8,000 square feet on Lincoln and that it appeared that there would not be enough square footage for two-way traffic and that there would be potential drainage problems because there would be parking which would be underneath the street.

Ms. Miller asked who would be responsible for maintaining the two small decks, one of which would be below the parking lot and one on a different level. She stated that the Commission

needed a long term business development plan for the Village. Ms. Miller then stated that should this plan be approved even in part for the Village, she described the development as the tail wagging the dog. She stated that Winnetka to her is not just a place to live, but that it has been home to her family for three generations. Ms. Miller concluded by stating that they have to ask themselves what kind of Village do they want to leave for their children and grandchildren and that it is her hope that it would not be a concrete Village.

Ms. Fessler suggested that they ask the developer to take notes on the questions and to provide responses at the next meetings.

Chairperson Dalman agreed that is fine.

Katie Comstock (sp?), 811 Prospect, began by thanking the Village staff who has done a great job of posting everything online. She also thanked the developer for wanting to develop in town which she described as great and that they are is a lot of interest in new retail and restaurants.

Ms. Comstock then stated that she wanted to express four concerns with regard to the design of the plan as revised which include the design, height, the appearance of closing Lincoln and the number of rental units. She stated that with regard to the design, she questioned whether the design fit the character of the neighborhood, whether it went with their existing design context and whether it worked with the patterns and rhythms of their streetscape. Ms. Comstock stated that while it is such a beautiful design, she stated that it did not fit with the Village of 12,000 people and 4 square miles and that it felt out of context.

Ms. Comstock also stated that from the design guidelines, she read a quote which stated that “the character of a town is defined by the visual quality of the town and neighborhood. A single building out of context with its surroundings can have a remarkable and totally disruptive effect on the visual character of a place. It affects nearby buildings, streetscape and the image of the city as a whole.” She stated that so much thought has gone into this design and the plans, it seemed funny to her to have this Beaux-Art style in the Village. Ms. Comstock stated that they have an historical Village and that there is such wonderful and great style here, she did not understand why they would be introducing a new style.

Ms. Comstock then stated that for the height to be 6 stories and different heights, it would be appropriate for Paris which was referenced before and the fact that there is uniform height throughout the city along with similar architecture. She stated that they should apply the same thought process to the Village. Ms. Comstock indicated that she is confused as to why they are not applying their zoning guidelines to a significant major development but for which she is thankful would enhance the town. She added that Lucien Lagrange’s design did not fit with the town.

Ms. Comstock stated that the height would dominate the town and that there is a zoning requirement for four stories. She also stated that with regard to closing Lincoln, she loved the idea of a farmer’s market and for festivals is a great idea and suggested that it only be done on the weekends.

Everyone confirmed that Lincoln would remain open.

Ms. Comstock then stated that with regard to the number of rental units, if families move in, she asked if they considered the impact on schools and who would pay for that. She concluded by thanking them for bringing up the bicycle trail.

Ms. Miller asked when would her questions be answered.

Chairperson Dalman stated that Ms. Fessler suggested that they would be addressed at the next meeting. She indicated that many things were covered at other public hearings and that the question concerning Lincoln being erroneously closed up was cleared up at previous meetings. Chairperson Dalman added that they would not answer any other questions now and reiterated that they encouraged comments and questions in writing.

Gail Schecter introduced herself to the Commission as the Executive Director of Open Communities and stated that she has been working at 614 Lincoln for 22 years and that practically felt like a resident of the Village. She then stated that Open Communities which is referred to as Interfaith Housing of the Northern Suburbs is the area's fair and affordable housing advocacy organization and that she is here specifically to speak to those issues.

Ms. Schecter stated that Winnetka has no affordable housing or subsidized housing although what they are talking about here is essentially creating some subsidized housing so that the Village can give something back through the planned development process. She informed the Commission that she sat on the state's Affordable Housing Appeals Board which is to enforce the Act which came into effect 10 years ago because there is an affordable housing crisis in this state, especially in the Chicago area. Ms. Schecter stated that Winnetka is one of the 68 communities in the state which has well under 10% of affordable housing.

Ms. Schecter stated that this development would be the first development in Winnetka to be happening on this scale in the 10 years since the Act and yet, there is no affordable housing plan being planned here. She informed the Commission that she submitted a letter in March 2015 to the Commission and urged that at least 15% to 20% be designated as affordable. Ms. Schecter stated that there is no reason why all 70 units have to be dedicated to people at a rate of \$4,000 per month, which meant that they would be renting to families earning \$144,000 per year which is well out of reach of employees in the Village, those who are downsizing, getting divorced, etc. She stated that currently, the Village has little to no housing options especially with regard to new construction for people with disabilities.

Ms. Schecter stated that she would also add that from a fair housing perspective, Mr. Trandel was interviewed in *North Shore Weekend* about the development and that when the question was asked who is the market for these apartments, his response was that they are targeting the empty nester market and that they are also envisioning young professionals. She stated that was another way of stating that they did not plan to target families with children and that the Federal Fair Housing Act made it illegal to discriminate or in any way discourage any legally protected class. Ms. Schecter stated that the Village cannot condone any kind of housing where there is an intent to discourage any protected class.

Ms. Schecter stated that finally, she informed the Commission that they are a resource and are here to help the developer understand the Fair Housing Act and that the developer did not have to lose money by including affordable units. She stated that there are agencies which can work with the developer to make inclusionary zoning work and that they would be assisting a wider swath of stakeholders in the Village. Ms. Schecter concluded by stating that they want to have a Village that is inclusive.

Frank Petrek informed the Commission that they have talked with the applicant and that it was a productive conversation. He stated that the Commission should appreciate the fact that the residents of 711 Oak appreciated the efforts to make accommodations which are sensitive to them since they live closer to the project than anyone else. Mr. Petrek stated that the open space and plaza is very respectful of the biggest neighborhood next to this project which he stated has not gone unappreciated.

Mr. Petrek went on to state that people are not doing backflips on a 70 foot tall building which is 30% taller than the building they are living in now. He indicated that is something that most of the people living in the building would like to see and that he knew for a fact that several of the residents could not be at this meeting and that he felt obliged to speak on their behalf although he is not representing them.

Mr. Petrek stated that he wanted to follow up on Chairperson Dalman's comment with regard to some of the other questions which have not been answered, one of which represented the staging of the project which is going to be outside one of the north units at grade. He stated that was one of the issues that Dave and Kate brought up which was supposed to be looked into and that the applicant was to come up with staging located in front of their own property.

Mr. Petrek stated that another thing which was not mentioned here was the need for a stop sign on Oak. He stated that someone is going to get killed coming west on Oak and attempting to get into some parking and described it as dangerous. Mr. Petrek then stated that he is not sure what time nursery school started and that it may be 8:00 a.m. and that is something which brought up the traffic study which was not done on a computer model.

Mr. Petrek informed the Commission that he has been taking the train since January 1980 and that the train he liked to take is the 5:35 train since the first stop is Winnetka. He then stated that for those who take the train, rush hour for Metra stopped at 6:30 p.m. Mr. Petrek then stated that he often took the 6:31 train which got in at 7:10 and that he respectfully disagreed with the peak time for rush hour in Winnetka which he stated is not 5:00 to 6:00 which meant that people would be getting on trains at 2:35 p.m. or 3:15 p.m.

Christy Glick, 733 Elm, stated that her home is located across the street where the main part of the development would be. She then stated that she is part of a small minority of residents who live in the heart of that area and that she has lived in Winnetka for five years which she described as home for her. Ms. Glick then stated that if the development went through, with regard to her street, the parking lot and edge of the neighborhood would be under construction for 18 months which would not give her any reason to renew her lease. She stated that it would really impact her life,

particularly if the parking lot is under construction during at least one winter although she is not sure of the timelines for construction. Ms. Glick informed the Commission that she used the Village lot and the east lot and that it would impact herself and other residents in the building who use the public lot.

Zave Gussin introduced himself to the Commission as the attorney representing Conney's and that he would like to focus on one point. He informed the Commission that he filed some legal objections to the right of the Village and whether it is appropriate for the vacation of a portion of Lincoln to benefit a private developer. Mr. Gussin indicated that he doubted if the Commission would rule in terms of the legal objection. He also stated that he had not heard this discussed by the Commission on nearly as something as important as a request for a variation. Mr. Gussin stated that it is a situation where the owner of a property asked the Village to deed to it 39 feet into Lincoln in the amount of 7,000 square feet for private development. He then stated that issue aside from the legality is very uncommon and should be focused on. Mr. Gussin also stated that he did not hear it in the Village staff's report or anywhere else and the fact is that the request is to deed part of Lincoln for the project and extend the borders of the property. He described it as unusual and a factor which should be seriously considered by the Commission.

Chairperson Dalman stated that the applicant's attorney submitted at the end of May a letter responding to some of the legal issues with regard to street vacation and that it is on the Village's website. She then stated that she wanted to make sure that they have the benefit of that.

Mr. Gussin stated that in the original memorandum filed on April 19, 2015, it showed that they sent a copy to the attorneys for the applicant and that the memorandum filed on Monday showed that they sent a copy. He indicated that he did not receive a copy of that memorandum and that he was not aware of it until Chairperson Dalman mentioned it.

Chairperson Dalman asked Mr. Udell to follow up.

Mr. Udell agreed that would be fine.

Chairperson Dalman then asked if there were any comments.

Jack Coladarci, 568 Cherry, stated that with regard to the retail spaces, nothing has been locked in for what is going to be there. He asked do they know if somebody is coming in and how it would affect local businesses like a real estate office, a shop or restaurant. Jack then stated that for the businesses currently, he asked if they are to be removed permanently or if they would come back after construction is complete. He commented that he felt that it is important to remove all of the issues or conflict of issues as to the investors and that he hoped that they do that to clear the air.

Chairperson Dalman reiterated that people can submit anything in writing or at the next hearing.

Penny Lanphier, 250 Birch, stated that she would like to highlight some of the standards from the planned development [ordinance] which are also relative to the Comprehensive Plan. She stated that one is relative to the zoning standards, to promote a strong community identity and opportunities to interact while building a healthy commercial tax base. Ms. Lanphier also stated

that the standard read “similarly require development to be appropriate to the character of its surroundings. The development should interface with the surrounding neighborhood rather than exist as an isolated complex.”

Ms. Lanphier then stated that with regard to the way that the complex is currently designed which she described as lovely and that the aerial view is gorgeous, given the fact that mostly everyone except for the residents of 711 Oak will not have the advantages of that really beautiful view into the courtyard area. She stated that most of Winnetka is going to experience the buildings from the street level and that most of the residents of the Village would see it as a six or seven story building.

Ms. Lanphier stated that she liked the changes which were made along Elm which she described as much more fitting with the streetscape in terms of what they have in mind as to what would complement the Village’s development. She also stated that there is a lot of open space in the complex, but that unfortunately, it did not interface with the Village. Ms. Lanphier indicated that the complex struck her as being inward facing which concerned her relative to the intent of the planned development complex. Ms. Lanphier stated that it should be something which would become part of the Village fabric rather than becoming an isolated complex. She then commented that while it is a great plan, she wondered if it is a great plan for the Village.

Ms. Lanphier then stated that secondly, she is also concerned and not having heard enough information with regard to the variety of units which would be available, she stated that she is glad to see that there would not be as many small units. She stated that she is not clear on the variety and that one of the goals is to ensure that multifamily development provided a variety of housing choices for residents of all ages.

Ms. Lanphier stated that finally, one of the most important elements of the Comprehensive Plan is to continue to reinforce the Village’s identity by historic architectural nature. She commented that while Beaux-Art is lovely, it is more of an urban design. Ms. Lanphier stated that the mansard roofs were designed to allow an extra floor fitting with Paris law and that it did not provide the setback notion of having a pitched roof which she described as a half story. She then stated that they need to have more conversations and that the building should be four stories while providing more mass toward the center of the complex rather than at the periphery.

Chairperson Dalman then asked how many other people wanted to speak and stated that they want to get through it all at this meeting.

Bob Stephens, 687 Cherry, informed the Commission that he lived in a landmarked home directly south of the development. He stated that it is too big of a project and that they should stick to the zoning laws. Mr. Stephens then commented that while the step back is nice, it is too big for the site. He also stated that Winnetka would never be a destination location and that demographically, it represented a bad real estate investment in terms of commercial real estate in Winnetka. Mr. Stephens concluded by stating that they have Lake Michigan here, that it is not a good investment and that it should be kept small.

Gwen Trindl, 800 Oak, stated that she had a comment about the sun. She stated that there would

be a very remarkable change to the façade on Elm to give the opportunity to appear more like Winnetka in the vicinity it looks like. Ms. Trindl also commented that it is very creative.

Ms. Trindl then stated that on the other hand, when you come from the west, you would be confronted with a façade with a white wall which is high. She also stated that for people coming through Winnetka, they would be overwhelmed by that façade and that the rest of it would blur into what is the Winnetka they know. Ms. Trindl stated that those are her concerns and that while it is on its way, it has not gone far enough.

Ms. Trindl stated that first, there would be a good deal of tree landscaping, etc. on Lincoln and Elm. She indicated that she assumed that the developer would be undertaking that cost. Ms. Trindl commented that it is a great deal and that there would be nice trees. She then stated that with regard to the Lincoln façade, a lot of the building arches and that there is a wall down to a lower level and that she did not know what that is. Ms. Trindl asked who would take care of that.

Ms. Trindl also stated that from the drawings, it looked like there would be a fair amount of interior commercial space. She stated that to figure out if she was to go shopping there, from the commercial interior of the drawing, it is hard to decide if it is there or how get to it. Ms. Trindl also commented that it looked like a difficult decision to go shopping unless you know what is back there. She added that there is no commercial space on Lincoln yet and whether the building design would be similar to the front portion which has arched first floor levels. Ms. Trindl stated that there was no mention if that is commercial space and that it would be wonderful space for commercial space. She then stated that some of it is confusing and that she did not hear how storm water would be collected from 711 Oak and over to the detention area.

Ms. Trindl stated that with regard to her final concern, she knew how hard the Village has worked for a long time to get a plan for the business district and that they have thought about this for years and were hoping to get back to the notion of completing that portion of the 2020 Comprehensive Plan on which she has worked on as Chairperson of the Commission. She then stated that the Village Council has wisely made a plan to make downtown and that in the meantime, there were three changes which are essential to the laws of the Village including height of buildings, the number of parking spaces, etc. Ms. Trindl stated she is very concerned and that she hoped that when they made the plan for the Village and the business community, they would make one that they could live with and do what Winnetka looks for and lives for. She concluded by stating that is why Winnetka is practically a brand nationally on its own.

Ellen Thomas, 525 Ash, stated that as a disclaimer, her husband is on the Commission. She informed the Commission that they have lived here for 41 years and commented that the proposal is beautiful. Mrs. Thomas stated that she is concerned with regard to the comment made earlier by Ms. Miller and that 41 years goes by fast. She then stated that they should be looking at this in terms of what it would look like in 10, 15, 25 or 30 years. Mrs. Thomas also referred to the thinking with regard to an underground garage which would be parked in over the years. She commented that a 30 year underground garage would not be attractive to come to late at night and questioned who would pay for the upkeep as well as what it would look like as the years go by. Mrs. Thomas then stated that she would like to see more of the Village Council, the Commission and other boards address the proposition from a long term point of view and commented that it

might not be nice in 30 years.

Richard Sobel stated that his father, Walter Sobel, built the Fell site and that he submitted comments which he would summarize and that he would show photographs. He indicated that he is excited that the developers takes comments and do revisions. Mr. Sobel then referred to the first four criteria which he stated exactly coincide with what they have been proposing which is adopting the reuse of the Fell site to accomplish the goals of the developer.

Mr. Sobel described his father as a visionary and had planned the Fell story to address the residential questions arising now. He then provided the Commission with photographs which he wanted included in the record. Mr. Sobel stated that the iconic Fell building shown captured the nature of it as an icon and part of the neighborhood. He identified a photograph of his father looking at designs created for residential space on top of the Fell building. Mr. Sobel also identified a rendering of the Fell building and two stories above. He stated that they worked with some architects, developers and real estate experts and stated that the schematic design for the site accomplished many of the goals they are talking about which would not be so high and would not be so uniform. Mr. Sobel informed the Commission that there are exciting ideas which would result in more diversity of architecture as shown in the illustrations.

Mr. Sobel then stated that he would go through the four elements which exactly match what his father was talking about with regard to the way for a developer and the Village to obtain and reuse the Fell building. He stated that they should think of the Fell store and his father as an element of design. Mr. Sobel stated that first, he referred to the excessive building height and that the alternative proposal contained a maximum of 4 stories or 4½ stories with a mansard roof design which can be developed in the existing zoning requirements or with small variations using the Fell store. He then identified the housing on Elm in the schematic design and stated that the architectural style is not keeping with the surrounding buildings. Mr. Sobel indicated that the adaptive reuse of the Fell building could include award winning use of a modern building. He noted that his father won an award for building. Mr. Sobel stated that the new elements above the notable base would add to this.

Mr. Sobel stated that with regard to the architecture itself, he described it as a wonderful element. He also commented that there are an excessive number of units. Mr. Sobel referred to the reduction in the amount of units from 120 to 71 and that in working with an architect analysis, reduced the number of units to 72. Mr. Sobel concluded by asking the Commission, the Village staff and developers to think about working with them.

Sarah Knight, 1016 Spruce, informed the Commission that she has three boys and has lived in the Village for 8 years.

Natalie Todd, 437 Chestnut, informed the Commission that she has four children. She then stated that they are not only residents of Winnetka but that they are small business owners who own Kid Motion at 732 Elm and that One Winnetka would directly impact their families and their business. Ms. Todd then stated that during the process when they were purchasing Kid Motion, the uncertainty of their location was made obvious. She informed the Commission that they were told by Mr. Trandel and Stonestreet Partners that they had plans to redevelop.

Ms. Todd informed the Commission that they met with Mr. Trandel and described him as extremely forthcoming. She stated that he shared with them their plans and support for creating a space for Kid Motion within One Winnetka. Ms. Todd also stated that they found Mr. Trandel honest and approachable and the idea of a new space for Kid Motion and a breath of life for them in the Village as intriguing and exciting.

Ms. Todd then stated that with One Winnetka, Kid Motion must temporarily relocate which would put a tremendous strain on them, their staff and the Kid Motion family. She informed the Commission that Mr. Trandel is supporting them through this challenging process and is doing everything he can to keep them in Winnetka. Ms. Todd also stated that he has met with them many times to brainstorm temporary locations and has contacted other property owners in Winnetka in hopes of finding them similarly sized space which met their safety requirements. She stated that included parking which is easily accessible, immediately available and space for their young families.

Ms. Todd stated that they are excited and are looking forward to a revitalized downtown which would create more choices, greater convenience and a higher quality of life for their young families. She then stated that although they have not lived in Winnetka as long as others, they are very active participants in the public schools, the Park District, community shops and local restaurants and that they plan to participate in the next 40 years in Winnetka.

Jen McQuet, 528 Maple, informed the Commission that she lives next to the Hadley School. She stated that she still has serious concerns as a near neighbor to the structure, especially with regard to parking and that shadow in her backyard and that they would be looking at 7 stories, as well as traffic down the biggest hill in Winnetka. Ms. McQuet stated that there is a lot of traffic at that intersection and that with the proposed units, it would be worse. She then stated that she would be in support of the project if it was half the height and not as French and if it had affordable housing. Ms. McQuet also questioned where the trash was going to be and that she heard that it would be at the corner of Elm and Arbor Vitae.

Chairperson Dalman stated that in the materials, it indicated that deliveries would be off of Elm.

Mr. Trandel noted that it would be screened off at Elm at the corner of the building. He added that the walkway is for interior use and that there would be an interior walkway to get to the dumpster.

Jane Dearborn, 585 Arbor Vitae, asked how the building is going to function day to day. She indicated that it seemed as though there would be noise, mess and smelly aspects placed at that corner. Ms. Dearborn also stated that with regard to garbage, etc., with a west wind and 71 residential units and commercial space, the smell would waft down to the homes below. She also stated that there would be garbage trucks coming and going in a tight, congested area. Ms. Dearborn then stated that for commercial deliveries on Elm, it is a tight spot and would place an unfair burden on Arbor Vitae, the townhomes and the homes on Maple. She referred to the mention of being sensitive to 711 Oak but that there was no mention of the residents on Arbor Vitae and Maple. Ms. Dearborn stated that as they contemplated the plan, they met with a group who were open to hearing from the community and that they spoke and that while the plan was

revised, they were not part of the revision. She concluded by stating that now, they would have extra parking with the revised plan.

Michael Levitan, 507 Cedar, informed the Commission that he lives on the Village Green facing up the hill. He stated that his perspective of this project from his view has not been discussed which are the sight lines of the project from what he described as the most important property in Winnetka which is the Village Green and where they hold a lot of events. Mr. Levitan then stated that when you look up the hill, now you see the 711 Oak building which he stated fortunately in the summer is largely shielded by trees since it did not go above the tree line. He stated that the way in which the building is proposed to be built right on the extreme western edge of the property would leave no room for trees and that it would loom way above any tree cover.

Mr. Levitan then stated that they are taking the tallest proposed portions of the building and pushed them almost all the way to the extreme west edge of the property. He estimated that the hill is at least 35 feet above the level of the Village Green and that would result in it being an almost 100 foot building from the perspective of being on the Village Green. Mr. Levitan then stated that if they were to push the eastern wall of the building back 10 or 20 feet, there would be room to plant trees there which would provide some cover. He also stated that when you look at the American flag, you see blue sky and that after the building is built, you would see balconies but not trees or the flag. Mr. Levitan also stated that it would affect the light and quality on the Village Green for the children who play ball and that it would have an impact on their important historical place. He then stated that of the three or four spaces that a plan which might come out hoping to show tall buildings in Winnetka, this is the worst possible place for it and that other locations are more level and would not have the same visual impact such as on this important Village property.

Chairperson Dalman asked if there were any other comments. No additional comments were made at this time. She then confirmed that the next meeting date is July 22, 2015. She noted that they would continue the public hearing until that time and confirmed that public comment would not be closed, but that they would continue it. Chairperson Dalman also stated that everyone had the opportunity to submit comments in writing and suggested that they go to the Village's website and look at the Community Development Department under Projects. She added that everything would be scanned and posted as to what has been submitted to the Village. Chairperson Dalman reiterated that the next meeting would be July 22, 2015 at 7:30 p.m.

Public Comment

No additional public comments were made at this time.

The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
EXCERPT OF MEETING MINUTES
JULY 22, 2015**

Members Present: Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Jack Coladarci
Dana Fattore Crumley
Paul Dunn
Louise Holland
John Thomas

Non-voting Members Present: Carol Fessler
Chris Blum

Members Absent: John Golan
Keta McCarthy
Jeanne Morette

Village Staff: Brian Norkus, Assistant Director of Community
Development
Peter Friedman, Village Attorney

Continuation - Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman stated that there would be continuation of the public hearing which opened in March 2015. She then stated that based on the last Commission meeting on June 24, 2015, an updated application was submitted by the applicant who walked through the differences and changes which affected the zoning criteria and the variations sought. Chairperson Dalman stated that they had the opportunity to hear from the public who gave public comment. She also stated that there was an opportunity for the Commission to ask questions of the applicant and for preliminary questions and discussion, as well as a Village staff presentation. Chairperson Dalman noted that they did not get to the individually represented groups or organized individuals who wanted to cross-examine the applicant.

Chairperson Dalman then stated that as they continue the public hearing, with regard to fairness, the Commission would take public comment on the substance of the application revision. She informed the audience for those who spoke on June 24th on the revised application, while that is great, unless there are new questions which have arisen over the last month, she asked for them to submit their comments in writing. Chairperson Dalman stated that the public hearing was

continued to give an opportunity for those who did not attend the June meeting to comment or if they have comments to present them. She then stated that after the general public comments which would be limited to five minutes, there would be presentations from interested parties and cross examination of the applicant if there is time for that. Chairperson Dalman stated that would then end the public comment portion of this meeting and that they would get into the discussion of the revised application.

Chairperson Dalman also stated that there are a couple of things which were submitted that she would like to address right away and which would not be discussed at today's meeting. She stated that the first item related to a request or demand that Holland & Knight and the Village attorney recuse themselves over a conflict of interest. Chairperson Dalman stated that another issue related to a request that she recuse herself. She informed the Commission that both demands were submitted to the Village and the Village Council as well as the Village Manager and that they are under review. Chairperson Dalman noted that it is not within the purview of the Commission to make a decision. She stated that it is in the jurisdiction of the Village Council to hear those issues and to make a determination and decision on conflicts of interest.

Chairperson Dalman then stated that she wanted to clear the air in that Holland & Knight says that there is no conflict of interest or as Chairperson, there is no conflict of interest, but that the Commission is not the decision maker. She noted that she wanted to go on record to clarify something else which was raised and referred to her participation on the ULI panel as a land use lawyer. Chairperson Dalman stated that there were 15 of them in the Chicago area including Wilmette.

Chairperson Dalman stated that the Winnetka endeavor had two phases, the first of which was getting community input and looking at zoning code issues. She stated that with regard to the second half to that, it convened six months later and that she participated in the first part and focused as a practicing land use lawyer to look at the zoning code. Chairperson Dalman noted that she has not formed an opinion prior to tonight and that they rely heavily on public comment and the comments of the Commission. She then stated that her recusal is not necessary and that they would take no public testimony on that issue. Chairperson Dalman also stated that parties have demanded that she and Holland & Knight step down have submitted the proper paperwork and stated that process has an independent consideration. She asked the Commission if they had any questions. No questions were raised by the Commission at this time.

Chairperson Dalman then stated that for those who intended to speak, the Commission would like to swear them in.

Mr. Coladarci stated this his opinion for people speaking who do not like something or thought that something looked nice, he stated that while they have done this in the past, they have not done that ever before on the Commission with witnesses testifying to their opinions of what they feel and think about things. He indicated that it can get intimidating to someone who is going to speak in a public body to have to swear to tell the truth, the whole truth and nothing but the truth when they are talking about how they feel about something. Mr. Coladarci then stated that he would ask that they not swear witnesses in and reiterated that he has not seen that practice with the Commission before and added that they are not swearing a fact witness. He also stated that they

are not asking if someone is going to testify about how tall or wide a building is, but that they are only going to give their opinions about it. Mr. Coladarci then stated that he did not know that it is necessary or appropriate to do that. He asked for the Village attorney to give them an opinion as to whether it is required or appropriate and reiterated that he would ask that the Commission not swear anyone in.

Chairperson Dalman commented that is a good point. She then stated that the problem is that they do not know when the people are going to speak fact or opinion. Chairperson Dalman stated that they expect people to represent the facts truthfully.

Mr. Coladarci stated that they are not asking people to testify as experts and that it is not a legal proceeding. He then stated that no one here is going to be held for perjury or for violating a certification or a verification of a pleading. Mr. Coladarci also stated that because there is no penalty for saying something that someone did not agree with, he stated that it gives the wrong impression for someone who would stand up and say it is an ugly building and another person who liked it can say, "No it is not. You lie." He again asked that the Commission not swear anyone in.

Mr. Thomas stated that six years ago, with regard to the minutes of the planned development of NTP, this point was discussed at length. He stated that it is better that they swear all of the speakers in because they do not know ahead of time what a person is saying is opinion or fact and that it is better that they be sworn in at the outset.

Chairperson Dalman stated that they also did not want to create a chilling effect. She stated that they do not know how many people spoke in the past and that it is her hope that people did not feel intimidated. Chairperson Dalman stated that there is an opportunity to submit comments in writing which becomes part of the record. She noted that she has read every single piece of email and letters which have been submitted. Chairperson Dalman also stated that in her experience, most jurisdictions did swear in anyone who is making a presentation and that they can turn to the Village attorney for his perspective from having represented multiple municipalities in the State of Illinois.

Peter Friedman stated that he agreed with Mr. Coladarci and to add one particular reason why these hearings have become formal, he referred to the *Klaeren* decision of the Illinois Supreme Court which provided that these public hearings where you have a right to cross examine and that they are more than they were before a much more formal process. He indicated that it has become very standard to swear in everyone. Mr. Friedman then stated that he agreed with Mr. Coladarci in that someone who gets sworn in and they issue an opinion, they should be under the fear at all that a difference of opinion would be a violation which is not the case. He stated that it is impossible sometimes to distinguish in advance as someone is speaking what is opinion and what is fact and that the hearing record is based on the *Klaeren* decision if there is an appeal or ultimate litigation, this entire hearing record goes up on appeal and that then the court which is looking at it will note whether or not people were sworn in in deciding what weight or how to view the evidence. Mr. Friedman stated that the Supreme Court decision did add a formality to these proceedings.

Mr. Coladarci stated that at the first hearing under planned development, there was no explanation that this would be a more formal hearing and the rules. He then stated that given that explanation,

it makes sense. Mr. Coladarci also stated that it since it was not explained that it would be a more formal proceeding for this applicant, he wanted to make sure that people are not intimidated.

Mr. Friedman added that the Village code says that the Commission and the ZBA receive evidence and sworn testimony.

Chairperson Dalman commented that is a good point and reiterated that they did not want to create a misimpression.

Ms. Holland asked Mr. Friedman with regard to the *Klaeren* opinion, the Village of Lisle held a joint meeting with planning and zoning and questioned why the Supreme Court is saying that they are swearing people in. She informed the Commission that the Historical Society was faced with the *Klaeren* opinion when it purchased the Lincoln Avenue building.

Mr. Friedman responded that is correct and that represented an example of that law. He also stated that the court did not limit its ruling to joint meetings and that it is for all public hearings.

Chairperson Dalman asked if there were any other questions. No additional questions were raised at this time. She then swore in those that would be speaking on this matter.

Toby Nicholson, 554 Arbor Vitae, stated that it is rumored that all of the services including garbage and traffic flow would come off of Elm and that it concerned them since they are right across the street. He noted that their home is the first one off of Elm and that he wanted to be clear about that.

Chairperson Dalman stated that the applicant can address the question. She then referred to the additional detail provided by the applicant.

Frank Petrek, 711 Oak, informed the Commission that he has a copy of the current train schedule. He stated that it addressed the rush hour comment submitted in the new materials. Mr. Petrek then stated that it is contrary to the applicant's statement of rush hour in Winnetka in the p.m. being between 5:00 and 6:00 p.m. and that the schedule showed trains leaving Chicago between 5:00 and 6:00 p.m. and also described the various trains which did not stop in Winnetka. Mr. Petrek stated that he would like to dispute that finding in the report and that he wanted to bring it to the Commission's attention.

James Marran, 711 Oak, introduced himself to the Commission along with his wife, Barbara. He stated that while the developers have made an effort to make modifications to the original plan, he commented that less is still more. Mr. Marran stated that even with the proposed changes, the building would be a massive structure with rental units, townhouses, commercial space, underground parking and a plaza which would occupy the 1.6 acre site. He described it as the equivalent of 1½ football fields. Mr. Marran then stated that density, scale, congestion and increased traffic volume remained issues which are significant with regard to the style, tone and tempo of the business district.

Mr. Marran referred to the purpose of transit-oriented development ("TOD") which is the model

driving the One Winnetka project. He stated that in 1990, scores of TODs were built across the country and that none of them were in a community as small as Winnetka. Mr. Marran stated that as commercially attractive as a TOD would seem, there is no real evidence to date as to how TOD affected the quality of life in the areas where they exist. He indicated that meant that the very model itself is a gamble at a time when demographics change as well as the shopping patterns and the way people use the business district in the wake of big box stores and the internet.

Mr. Marran then commented that while the new renderings of the project on Lincoln are attractive, it raised the question about the aesthetics of the exterior with an imposing turn at the corner of Lincoln and Elm and the brick facing the orange exterior on the buildings themselves. He stated that it would not be complementary to the Tudor and brick buildings in the district. Mr. Marran referred to the class of architectural styles and color.

Mr. Marran stated that another concern related to the response to item no. 4 on Attachment C in the materials and that it affected commuters crossing from the garage at One Winnetka to the Green Bay Trail to access the Metra station. He indicated that posting signage as a remedy and for bicyclists to yield to pedestrians is unrealistic. Mr. Marran described the Green Bay Trail as a much used right-of-way by many people and that it is one of the greatest assets of the Village attracting people throughout the year. He stated that there would be significant safety concerns.

Mr. Marran stated that finally, the purpose of any development in any community is the obligation to plan wisely in anticipation of future needs. He stated that keeping sustainability as a priority is essential if environmental limits are to be respected. Mr. Marran also stated that it included a sense of proportion and relationship of one to another in terms of size, use of space and it being complementary of all parts to the whole. He concluded by stating that the One Winnetka project challenged all of them to make hard choices and that it is a difficult decision. Mr. Marran added that the overarching reality is once it has begun, there is no turning back.

Zave Gussin introduced himself as the attorney representing Conney's. He stated that he would like to address one issue which is the vacation of Lincoln. Mr. Gussin stated that he did not want to address it from a legal standpoint since it was fully covered by his correspondence. He then suggested to the Commission that in terms of the visual effect on Lincoln that the sketches not be relied on, but for the Commission members to go out and measure off 39 feet from the building where the new building would extend to and then 8 feet to the sidewalk and to put a barrier there and see what is left. Mr. Gussin also stated that when you look at it on the ground, you would find that it would not be a desirable thing for the Village and the relocation of Lincoln which according to photograph distributed contained a beautiful park one block east of the subject location.

Chairperson Dalman stated that she is seeing some familiar faces and reminded the audience that the goal is to give people who haven't spoken to have a chance to speak.

Rhonda Miller, 460 Green Bay Road, informed the Commission that she is a member of a three generation family in Winnetka and commented that she believed the One Winnetka project is ill conceived and is not in the best interests of the Village. She then stated that she circulated a sign-up sheet of concerned residents advocating against the One Winnetka project.

Chairperson Dalman reminded the audience to limit their comments to new information and for the comments to be on the revised application.

Marcy Hulzer of Highland Park stated that in moving to Winnetka, she is an empty nester grandparent of a home on two acres. She described Highland Park as very empty and that she also has a residence in Florida. Ms. Hulzer informed the Commission that it is her dream to find a rental property and not have another mortgage as retirees in a high end luxury building.

Ms. Hulzer then stated that she has had the distinct privilege of having in-laws living at 2550 Lakeview in a condominium and referred to the construction, ambience and amenities there. She informed the Commission that her daughter worked at the Park Hyatt of a Lucien Lagrange project. Ms. Hulzer then referred to the new project in Highland Park and that in the press, a lot of it this week related to the 6 story multi-unit and multi-use building which has been approved for ground breaking in the spring. She stated that she saw those plans compared to Winnetka and referred to the fact that she has served on many boards, she stated that she has friends who live there and that it is closer for commuters to get to those meetings as opposed to Highland Park. Ms. Hulzer then stated that downtown, where you can live with luxury amenities, the community is lacking and did not have that to offer. She stated that the building would fill a beautiful niche and that they are responsible people. Ms. Hulzer indicated that they should take a leap of faith and revitalize downtown and fill the empty nester market. She concluded by reiterating that she did not want a mortgage but a beautiful rental.

Jane Dearborn, 585 Arbor Vitae, stated that she raised concerns with regard to Elm and Arbor Vitae and the mechanic elements there. She informed the Commission that she met with Steve Saunders and raised questions. Ms. Dearborn stated that she was told that they would get answers to her. She then stated that she would like to run through some of the questions which are outstanding.

Ms. Dearborn then stated that with regard to the plan, it appeared that there would be one curb cut and one driveway into the commercial parking garage and into the garbage collection area and into where the commercial trucks would drop off. She stated that her question to Mr. Saunders was how would all of those vehicles come in and out of one driveway during the day. Ms. Dearborn stated that she also asked if the trucks would come in and circle around. She stated that question was answered in that there would be no pulling in and backing out. Ms. Dearborn described it as very tight and a residential spot and that it would be problematic.

Ms. Dearborn stated that she also asked if garbage would be stored in the interior or exterior of the building, how would it be picked up and how often. She stated that she also asked whether it would be stored in an air conditioned space to avoid the smell wafting through the area. Ms. Dearborn informed the Commission that she also learned that the electric transformers for the entire building would be located there. She referred to noise pollution and the constant 24 hour hum of the transformers and air pollution. Ms. Dearborn stated that she hoped that they think about them. She then stated that since it is early on in the process, they have been told not to worry and that she knew that in the blink of an eye, it can be too late in the process. Ms. Dearborn described the project as a jig saw puzzle and indicated that it would be challenging to move things around when things are already in place. She concluded by stating that along with mass, height

and density, to also consider the day-to-day operations which are very important to the success of the project.

Susan Mundy, 703 Elm, informed the Commission that she lived across from where the pickup of garbage and vehicles would be and that she lived in the townhouses. She stated that they have people in the community who think that it is commercial space and hundreds of people turn in their driveways. Ms. Mundy stated that when you add all of this and traffic with the building and commercial space right there, the traffic congestion would add so much stress to that corner.

Shelly Sack, 699 Elm, introduced herself to the Commission as an associate teacher in Hubbard Woods and that she lives in an area which she identified on the sheet. She asked the Commission if they would want this across from where they live. Ms. Sack also asked the Commission if they wanted the smell which would be across from where they live and stated that they would not. She concluded by stating that they do not want to be right in the middle of the Winnetka business district.

Maureen Schwab, 554 Orchard Lane, stated that she read through the materials and that information is not there that she expected to see. She stated that in particular, she would like to see an analysis of the rental demand in Winnetka. Ms. Schwab then stated that she looked online and that there are eight empty units in Winnetka and that she believed it would be hard to fill 70 additional units. She indicated that it would also be interesting to see an analysis of whether there is a demand for the demographics One Winnetka is targeting. Ms. Schwab referred to the woman who spoke previously described living there a few months out of the year. She then stated that there would be a large building with full occupants four months a year which she commented is not appealing.

Ms. Schwab stated that with regard to her last point, the materials assume that the residents of the building would have half the number of children than the average Winnetka residents do. She stated that she did not see support for that assertion. Ms. Schwab then stated that the proposal analyzed the impact on school use and that there would be an incremental cost. She stated that she did not find support for the incremental cost. Ms. Schwab stated that she wondered if it would be fair to discuss the incremental cost per pupil when adding classrooms full of children. She concluded by stating that they should consider the cost of adding facilities and structures.

Richard Sobel informed the Commission that he has a new point and referred to a letter from Landmarks Illinois.

Chairperson Dalman noted that they have a copy in the record.

Mr. Sobel stated that the letter is from Lisa DiChiera who is the Director of Advocacy of Landmarks Illinois with regard to the Fell store. He stated that in August 2008, they reached out to the Commission with regard to its review of the NTP development and that Landmarks Illinois urged the Commission to request the developer explore ways to incorporate the Fell store into the development plan. Mr. Sobel stated that their position remained the same today with regard to the currently proposed development.

Mr. Sobel stated that the Fell company store architect, his father, Walter Sobel, designed the building to allow for future expansions and specifically for the possible addition of up to three stories as residential units. He stated that in addition, there have been many public comments in the current Beaux-Art design and scale. Mr. Sobel stated that the Fell store is representative of high end modern commercial design and that it is still desirable today in many new developments. He stated that the building has clean lines and the fine use of details and materials that would be cost exorbitant to replicate today. Mr. Sobel stated that they hoped that the Commission will urge Stonestreet to consider the alternative design options of incorporating the Fell store and which would also reduce the cost and construction time of the project by reusing the existing structure and using its modern design as inspiration for a larger project.

Mr. Sobel then stated that Walter Sobel was a well-known North Shore architect and that the Fell store was completed in 1968 and in 1970, won an outstanding merit award for the planning and design of a small department store from the Institute of Store Planners and National Association of Store Fixture Manufacturers. He stated that this high quality building deserved a second look. Mr. Sobel then stated that they hoped that the Commission would request Stonestreet to consider this approach which could provide a win-win situation for everyone. Mr. Sobel then stated that as always, Landmarks Illinois is willing to assist in any possible way. He commented that it is important that a distinguished public agency has articulated some of the issues that they have brought up.

Mr. Sobel then stated that secondly, there has been a lot of publicity in Winnetka and the North Shore about the hiring of a master planner for Winnetka which he commented is an interesting development. He stated that he and a number of other people have been asking whether there is a contradiction here in doing the master planning after potentially approving a large scale development. Mr. Sobel stated that he would ask the question of whether all of the bodies addressing this issue and whether the master planning should go forward before making a major decision.

Don Falloon, 799 Foxdale, informed the Commission that he spoke before. He then stated that he has not seen the revised plan. Mr. Falloon stated that the project is beautifully scaled to downtown and that it represented a very positive step forward from the vacancies which have been in existence for many years. He stated that vacancies are symptomatic of the problems in retail. Mr. Falloon then referred to the study addressing the retail issues in Winnetka which was done and stated that the project would be a positive step to make it the most beautiful project in any suburb of Chicago. He then described the remarkable statement of faith, energy and vitality downtown for the developer to bring a renowned architect on this scale to the project. Mr. Falloon concluded by stating that it is a wonderful opportunity.

Gwen Trindl commented that she is so impressed by what the Commission is doing. She referred to their patience and the invitation to the community to speak and give them an opportunity to talk about a very important project which she commented is great. Ms. Trindl then stated that with regard to her questions, it seemed that when the ordinance was written, one of the points is that there had to be distinct benefits to the Village in order to give the developer a huge amount of leeway. She stated that the benefits you see are nonexistent except for the wonderful architecture and big building that others might like.

Ms. Trindl stated that with regard to her first question, she stated that there are three non-benefits, one of which is to give the developer part of the street for the building along the park in an area on the street. She indicated that she has never heard of that. Ms. Trindl stated that second, she is very concerned in connection with the actual cost to the Village and that it is not in their plans to have customer parking. She then stated that there would be a high cost to parking and that the Village has to bear and maintain the lot and make sure that it is patrolled.

Ms. Trindl then stated that third, she referred to the very first standard to be met which is to ensure that commercial, institutional and residential development is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood.

Chairperson Dalman asked if there were any other comments. No additional comments were made at this time. She then stated that there would now be cross examination. Chairperson Dalman indicated that it would be helpful if the applicant could address the questions first to help with the cross examination and to address the list of questions raised as part of the public comments.

George Kisiel of Okrent Associates stated that he would address some of the issues which were brought up in the comments, particularly starting with the treatment along Elm and the parking, loading and building systems. He then referred the Commission to an illustration of the east parking lot and stated that the view which was studied by the architects who presented this exhibit which is a section through Elm which illustrated what the view angles are from the street and from both sides of the street with regard to not only the loading area which he identified for the Commission along with the height of a trailer. Mr. Kisiel stated that they would be setting the loading dock from each of the perspectives and that there is a wall which he identified for the Commission which would screen the view from the street not only of the loading area which is where the trash pickup would occur as well as for the additional level of parking. He referred to the rendering of the intent with regard to the materials and landscaping there.

Mr. Kisiel then identified the entrance into the east lot. He referred to the small building which would house the stair enclosure and the wall with masonry, planting and trees in front. Mr. Kisiel indicated that there would be a decent amount of screening of elements. He informed the Commission that the parking lot inclined 5 feet or so and that the grade changed at Elm to a point south adjacent to 711 Oak.

Mr. Kisiel also stated that with regard to the transformers and other mechanical equipment, it would be located behind that wall and screened from the public in terms of sound and vision. He then identified the site circulation in order to clarify how it would work. Mr. Kisiel stated that the diagram was circulated in their prior submittal.

Lucien Lagrange stated that the trucks would go in and back up to the docks. He also stated that the docks would be linked with the corridor which would connect all of the retail. Mr. Lagrange noted that all of the garbage collection would take place inside of the building. He also stated that the loading dock would be enclosed and air conditioned. Mr. Lagrange reiterated that the trucks would back into the dock and drive out and that the noise and smell would be contained in the loading dock.

Mr. Coladarci asked the applicant to show the slide which gave the impression that garbage would be outside.

Mr. Lagrange reiterated that the garbage would be inside. He informed the Commission that there would be a private garbage collector and contractor.

Mr. Coladarci asked how high would the slide walls be.

Mr. Lagrange responded that the wall would be 8 feet and that with the planters, you would not see the trucks. He noted that the garbage containers would be inside.

Ms. Fessler asked whether the transformers would be visible just to the right of the entryway. She also asked what would they look like.

Mr. Kisiel responded that they have yet to be determined with regard to the screening which would be provided.

Ms. Fessler asked what is the magnitude of the transformers for the entire building.

Mr. Kisiel assumed that the masonry would screen them.

Ms. Fessler asked how large would they be.

David Trandel stated that with regard to the relocation, there are transformers already on the site and that part is relocating them. He indicated that there would be a fair amount of infrastructure and electrical elements that they would be doing. Mr. Trandel then stated that there are two logical places for them, one of which is southern on the property by the driveway or to have a utility area which can easily be served off of Elm and added that it would be easy to shield and screen.

Ms. Fessler stated that it is a significant question and asked the applicant to get more information on the size of the transformers in connection with noise so that they would know whether it would be a concern or not.

Mr. Coladarci stated that in terms of noise, when he walked down the streets, there are green boxes and that on a quiet night from 20 to 50 feet away, he can hear them hum. He stated that there would also be air handling units. Mr. Coladarci then described the noise of his next door neighbor and stated that with regard to giant transformers noise which would be generated, the decibels would go through the walls and windows.

Mr. Trandel stated that to be clear, they are not here to inflict pain or noise pollution. He informed the Commission that the team has conquered more challenging tasks than a trash chute or how to mask the sound from transformers. Mr. Trandel then stated that the devil is in the details and that they would work together and solve the problems for the neighbors. He referred to the 8 or 10 homes on Arbor Vitae and stated that this perspective versus what is there now would be a huge improvement. Mr. Trandel reiterated that they would work through the details.

Mr. Coladarci stated that at New Trier High School, the air conditioning units are on top and that you can hear them blocks away. He also referred to their best intentions but that it did not shield noise.

Mr. Trandel stated that New Trier has zones which are 10 times the size of this proposal. He indicated that there would be individual units which would be managed in terms of heating and air conditioning separately. Mr. Trandel then referred to the technology which would be employed and stated that there would not be one big furnace. He also referred to a project in Arlington Heights which has a poly glycol veritable flow system which is hugely efficient and that there is zero noise. Mr. Trandel stated that what they can address for the neighbors would be solved by technology.

Mr. Coladarci commented that he would love for there to be zero noise at the tallest point in the Village broadcasting noise.

Mr. Trandel stated that they have to understand that there is a lot of detail and that it is a very manageable process. He also stated that it is also a commercial area. Mr. Trandel then stated that to one extent for those who lived there are blessed by vacancy since there has been no noise, that is part of what they are trying to address. He stated that in connection with how to manage it, they are far better equipped as a developer and referred to the technology which has changed over the last six years. Mr. Trandel noted that he lives in the Village.

Mr. Lagrange stated that in term of serving the unit and what was mentioned as commercial equipment as being very noisy and the various mechanical components, he stated that usually you would try to minimize noise. He then stated that each unit would have its own hot water heater and furnace. Mr. Lagrange stated that the only thing would be the cooling units which will be screened and which would make a minimum amount of noise. He then stated that everyone would be able to control their own systems. Mr. Lagrange also stated that there would be other equipment such as sprinklers which would be located in the basement along with everything else. He reiterated that it would not be visible and that it would not be noisy because it would be a residential unit and not commercial.

Mr. Lagrange then stated that the transformers would be located on the south side of the site and referred to 711 Oak. He informed the Commission that they would not be huge units and that they would not be noisy and that the units at 711 Oak do not make noise. Mr. Lagrange noted that the size of the units would be 5 x 5 x 5 [feet] which is the maximum.

Ms. Fessler commented that would be a better location since she was the one who brought up the issue.

Mr. Lagrange stated that otherwise, they could be located in the basement which would require access.

Mr. Trandel stated that they would put them wherever they needed to put them.

Mr. Lagrange stated that they have the same concern as everyone else has and added that they

would be careful no matter what.

Chairperson Dalman stated that Ms. Dearborn brought this to the attention of Mr. Saunders. She asked everyone to remember that this is a conceptual plan which is before the Commission for recommendation and that there has to be final engineering in order to figure out the loads, etc. Chairperson Dalman then stated that it is probably difficult for the Commission to get all of the details now but that the important thing is that the Village Engineer is very aware of the concerns. She then stated that there were still more issues on the list and referred to the Metra schedule, etc.

Mr. Blum stated that Ms. Dearborn asked about egress and ingress with regard to trucks, how wide the road would be and whether there could be two vehicles at the same time, safety issues with the fence, etc.

Ms. Fessler stated that they can address those issues now or raise them later as an issue.

Ms. Bawden asked if there would be backing out onto Elm.

Mr. Trandel responded that the trucks would back into the loading dock.

Ms. Fessler asked if the trucks can make a right turn and that it looked tight. She asked if there would be enough turning radius.

Mr. Lagrange described the garbage truck turning radius.

Ms. Holland asked that they go back to the rendering of the east parking lot. She then asked are they looking at this at grade. Ms. Holland also questioned the elevator down. She also asked if there is there any level of this on grade and stated that the rendering did not jive with the next slide.

Mr. Kisiel responded that the height of the wall and landscaping screened the upper level parking level from the street on the south and north sides.

Mr. Lagrange stated that as you enter from Elm, the driveway went up 3½ to 4½ feet to meet the level of Lincoln. He noted that the street sloped 5 feet to the east.

Ms. Fessler asked if there is an exit on the southeast corner of the parking lot.

Mr. Lagrange confirmed that is correct. He then stated that as you enter Elm, you can turn right and then go down another 5 feet and then turn right against the scissored parking. Mr. Lagrange also stated that what helped is the slope on Elm and that they would be using the slope to their advantage. He added that there are 63 vehicles and that now, there would be at 51 so that it is not a huge parking lot.

Mr. Kisiel stated that the illustration described what Mr. Lagrange is talking about.

Mr. Trandel stated that the idea is from a street perspective and from a pedestrian view, the screening would keep visibility away from the 10 foot maximum height. He indicated that the

grade and ramp may be approximately 6% or 7% and that the code may be 12%.

Mr. Lagrange then stated that with regard to the upper level of the parking, they planned to screen the wall and have planters which would hide the vehicles and lights. He added that it would be 3 feet 6 inches and that you would not see the vehicles from the street.

Chairperson Dalman stated that there was a question with regard to Metra p.m. peak. She stated that she thought that that peak for return was from 3:00 to 6:00 p.m.

Javier Milan stated that the information that the Commission saw from their times explained that the p.m. peak referred to 3:30 to 6:45 p.m. which are the heaviest traveled trains which are arriving at the Winnetka station. He stated that the question was that 5:00 to 6:00 p.m. is not the real peak hour because there are more trains during the 6:00 to 7:00 p.m. time period arriving in Winnetka. Mr. Milan indicated that while that is true, he informed the Commission that there is one more train and identified a train arriving in Winnetka at 4:58 p.m. which is 2 minutes before that peak hour. He stated that by the time the people get off the train and into their vehicles, they would be impacting the peak hour. Mr. Milan then stated that there is another train arriving at 5:39 p.m. and another train at 5:56 p.m. which totaled three trains.

Mr. Milan then stated that from 6:00 to 7:00 p.m., there are four trains. He noted that after 6:00 p.m., traffic in the area started going down and that even though there are more trains, the overall traffic in the area has gone down and noted that the peak hour again is 5:00 to 6:00 p.m.

Mr. Milan stated that in terms of alighting or getting off of the train, Metra did show in their table in 2014 that the ridership during that time of 3:30 to 6:45 p.m., there were 398 people getting off of the train. He reiterated that their peak hours coincide with the people getting off the train and going to their vehicles. Mr. Milan stated that they found the same thing in the morning and that it actually matched up with the peak hour of traffic in the area, all of which was taken into account.

Mr. Milan went on to state that there were some questions with regard to traffic and congestion. He stated that everyone say the report from Mr. Saunders and stated that all of the intersections in the area today are operating at Service Level B or better with a Service Level of "F" representing failing. Mr. Milan then stated that in the future and that they analyzed the year 2020, and that they included growth in the area in addition to the proposed development in order to take into account what else can happen in the downtown area. He stated that they based it looking at the Chicago metropolitan area agency for planning and their projected growth in the area. Mr. Milan stated that they increased the amount of traffic by 9% in order to take into account things that they are not aware of.

Mr. Milan stated that to with regard to background traffic, they added side traffic and analyzed the intersections which remained operating at Service Level B or Service Level A which represented a minimal increase in the traffic delay. He stated that it showed them that the impact that this development would have on traffic congestion would be minimal. Mr. Milan then stated that one of the reasons why it would be minimal is the TOD characteristics. He also stated that he provided data surveys of Winnetka as to how many people use public transportation and that it is 35% which is the attractiveness of being close to the train station. Mr. Milan then stated that if it

were in Libertyville, it would not be 35% since not as many people would take the train.

Mr. Coladarci stated that in looking at the RTA website which was the website referred to, it said that 45% of Winnetka is getting on and off and are in walking distance and that for driving, it said only 18%. He then stated that parking uses are in the mid to high 90's when parking is used. Mr. Coladarci asked Mr. Milan if when they go to the estimate of traffic in and out of the garage, did they believe that the percentages would change. He stated that the project would be increasing parking by a lot. Mr. Coladarci also stated that in looking at the traffic report, he asked if they are making assumptions about traffic and referred to the thinking that more people would stop walking and that there would be an increase in the use of the parking garage.

Mr. Milan responded that the estimate is based on counting the surface lot and that calculations are based on the amount of trips per parking spaces. He also stated that the same applied to the parking garage.

Mr. Trandel stated that the benefit and the point of the underground parking garage is to loosen the bottle neck on retail that the commuters are taking up now with no other place to go. He stated that if there were all zoned spaces off of the surface, retailers would get a place to park in front of the stores. Mr. Trandel indicated that it is a very important aspect when they talked to retailers. He reiterated that the whole point of the garage is to free up and allow for the confidence of retailers and restaurants that they want to have.

Mr. Coladarci stated that the plans say to remove most of the parking and leaving 7 spaces on Lincoln between Elm and Oak. He asked if they are proposing to only leave 7 spaces on Lincoln where they currently have 13 spaces.

Mr. Trandel stated that it would get the vehicles which sit there for 8 hours off of the street.

Mr. Coladarci asked if it is their thinking that all retail parkers would go into the garage.

Mr. Trandel responded that it would free up street parking. He described Green Bay Road as a great example and referred to the significant percentage of the garage which is available for retail during the day. Mr. Trandel stated that the first thing it would do is to clear the street of the bottleneck of the commuter vehicles. He stated that the solution included going underground and that while it is expensive, aesthetically, it would be more pleasing and given the age of sunken rail, it would be a smooth proposition to walk directly onto the track. Mr. Trandel then stated that in connection with the perceived hazard of crossing the bike trail, he did not know how and that it is addressed all down the Kenosha bike path, etc. and was not perceived as a major issue. He also stated that with regard to the concern with striping, bikers know the rules of the road and that with striping and warnings, they would use common sense.

Mr. Coladarci referred to all of the traffic exiting on the same level along with the Green Bay Trail. He then asked whether Metra agreed with them.

Mr. Trandel noted that it is not Metra land, there is no Metra involvement and that they have met with Metra.

Chairperson Dalman stated that the applicant is to answer the questions raised from the public comments. She then asked if there are any other questions raised by the public to be answered.

Mr. Blum referred to the request for either a model or drawings to be done to scale was brought up before. He stated that although they have received additional views, he referred to the view south looking north of the building that was not in the rendering.

Chairperson Dalman stated that point was not raised tonight but that it is a good point. She then asked Mr. Petrek to begin his cross examination of the applicant.

Mr. Petrek asked Mr. Kisiel to go to the drawings which were distributed in this week's packets and identified a specific drawing on page 23.

Mr. Kisiel responded that he did not have it on a slide but that they have a 3D version.

Mr. Petrek asked if they have any evidence showing the transformers on 711 Oak property.

Mr. Kisiel referred the Commission to an illustration.

Mr. Petrek stated that Mr. Kisiel pointed the cursor to four transformers which are located on 711 Oak property which are just south of the property line with their project property.

Mr. Kisiel confirmed that is correct.

Mr. Petrek stated that he would suggest to the applicant that those are Village transformers and are not transformers for 711 Oak and asked Mr. Kisiel if that sounded fair.

Mr. Kisiel responded that he had no specific knowledge of what they are as it related to the property.

Mr. Petrek then stated that one of the things that the architect attempted to do in designing the overall site plan is to show some sensitivity to the largest neighbors that live next door to the project which are the 38 homeowners of 711 Oak.

Mr. Kisiel responded that is fair.

Mr. Petrek stated that as far as the noise that the transformers would make, he asked if there would be the same amount of noise or less noise than the transformers which are already there.

Mr. Kisiel responded that he had no knowledge or opinion about that.

Mr. Petrek stated that he would encourage the Commission members in order to get a sense of what they would sound like at grade, to walk down the driveway at 711 Oak and stated that there are four Winnetka transformers right there. He noted that there are two Winnetka transformers by the driveway at the Oak entrance and that there are already six transformers on the property. Mr. Petrek stated that he would really appreciate their sensitivity to the neighbors to the south.

Mr. Petrek then stated that with regard to garbage pickup, he asked if part of the reason that the developer located the garbage pickup inside of their building was out of consideration for the neighbors immediate next door to them.

Mr. Kisiel confirmed that is correct.

Mr. Petrek asked the applicant if it is their understanding that the largest amount of people next to the project are the people who live at 711 Oak.

Mr. Kisiel confirmed that is correct.

Mr. Petrek asked the applicant as far as they know, would the garbage placement on Elm have any impact on the people who live on the Village Green.

Mr. Kisiel responded that he expected that it would have no impact.

Mr. Petrek asked if the same would be true for the transformers.

Mr. Kisiel stated that they would be designed such that any impact would be minimal.

Mr. Petrek asked if there is a park on Arbor Vitae location across the street from the applicant's property at the northwest corner.

Mr. Kisiel confirmed that is correct.

Mr. Petrek asked if there is commercial property all along Elm to the north going west from Arbor Vitae.

Mr. Kisiel responded that they are primarily commercial properties.

Mr. Petrek asked the applicant how many six story penthouse units are there by the current design.

Mr. Kisiel referred to Mr. Lagrange to answer the question.

Mr. Lagrange responded that there would be two or one and that most likely, there would be one unit.

Mr. Petrek asked if there would be one penthouse unit on the west tower and one penthouse unit on the east tower.

Mr. Lagrange responded not on the east tower.

Mr. Petrek asked with regard to the height of the turret on Elm and Lincoln, he asked how high it would be at its highest point.

Mr. Lagrange stated that it would be the same as the west building at five stories.

Mr. Petrek asked if it is 71 feet.

Mr. Lagrange confirmed that is correct. He also stated that the top of the turret would be the lower of the penthouse.

Mr. Petrek asked hypothetically, if they were to take all of the six story units off of the building so that the building would now be a five story structure, he stated that there are 71 units now and asked how many units total would there be if they removed all of the six story units.

Mr. Lagrange noted that there is only a penthouse on the sixth floor and that it is only one unit.

Mr. Petrek asked if there would then be 70 units.

Mr. Lagrange confirmed that is correct.

Mr. Petrek asked if that would not have a large economic impact if the building then was only five stories instead of six stories.

Mr. Lagrange responded that it is not meant as an economic impact, but an architectural impact in terms of it making a big difference in the design. He added that as an architect, he really did not care and that he wanted the building to look good.

Mr. Petrek asked for the benefit of some of the folks who are concerned about a six story building, a five story building would not be that different significantly in terms of the net revenue which would be generated.

Mr. Trandel stated that much of it is compatibility with the other buildings and that if you look at part of Mr. Lagrange's genius is to take into account the natural look of the Village Hall and how in the center, there is the cupola and commented that there is a very nice mirror between Mr. Lagrange's design and the Village Hall. He also stated that while it is expensive, Mr. Lagrange did not care and stated that while it is expensive to provide these subtleties in terms of setback and some height, they attempted to minimize that. Mr. Trandel stated that it is also to avoid a flat, institutional style look and to dovetail the Village Hall. He also stated that those two bookend the five acres.

Mr. Lagrange stated that it related to only 3,000 square feet versus 14,000 square feet and that it is not even 25% and added that what it did architecturally made a big difference.

Mr. Petrek went on to state that he has heard different comments and noted that he missed one meeting since he was out on trial, he stated that he wanted to find out with regard to the garage on Lincoln which has been the subject of a lot of discussion, he referred to the fact that the tunnel project is going to cost approximately \$15 million and stated that the Village has a limited amount of money and stated that the question is if they do not get to build the garage, can they still make the project work with the parking deck to the east which is a two deck garage.

Mr. Trandel responded that they are pretty indifferent with regard to how they want to go about

paying for it as to whether the Village wanted them to own it or whether they did structured financing in some form to make it easier on the Village. He stated that while it may not be directly impacting to their residents, it would monumentally impact the retail if they did not address the parking shortfalls. Mr. Trandel then stated that it is rare and that while they have a very large site relative to the rest of Winnetka, it would take a certain amount of scale and size to make something like the parking garage even remotely a discussion. He also stated that to be in the ground and to do so much activity already, he stated that the Village would never get a better deal from a pure cost side. Mr. Trandel stated that they would be happy to own it and that they did not want to be presumptuous and that he thought that it is a long term asset that the Village should own speaking as a citizen. He then stated that how that got paid for and who pays, they would sit down and roll up their sleeves in order to get to a public/private partnership to make it work.

Mr. Trandel stated that it also related to why they needed density and described Winnetka as far better off than 98% of other villages in the world. He then stated that complacency is not a great thing either. Mr. Trandel stated that as the state is pulling more and money away from them, they need to be ahead of the curve and that they keep talking about the economic impact.

Mr. Trandel stated that with regard to the discussion of height, cupolas, transformers, etc., at the end of the day, for the Village, it is incumbent upon the officials to go look at what this would mean in the long term financially. He then stated that none of them like their taxes as they stand and referred to them going up and down, it is incumbent upon their officials to find some ways for the private enterprise and businesses and referred to \$1 million a year of tax revenue, the other businesses would profit as well.

Mr. Petrek stated that the applicant is getting good traction and feedback and asked the applicant if it would be frustrating if they could not do the project with the garage. He stated that they have done a lot of work so far and that a lot of people would be pleased with regard to the improvement in the area. Mr. Petrek also thanked the applicant for their submission tonight in showing that they have already moved the staging area to their own property as opposed to on 711 Oak property.

Mr. Petrek stated that he had additional questions with regard to the rush hour testimony and the fact that it is almost over at 6:00 p.m. He asked the applicant if they had done any studies as to what time people in the city leave their offices.

Mr. Trandel responded that they have not.

Mr. Petrek stated that if he were to suggest to the applicant that the distance from the loop to Winnetka on the Edens Expressway is approximately 17½ miles, if he would agree that in rush hour traffic at 5:00 p.m., you would not be able to get to Winnetka in one hour.

Mr. Milan stated that you would not.

Mr. Petrek then asked if they did not have data as to how many people are actually entering Winnetka from the Edens Expressway between 5:00, 6:00 and 7:00 p.m.

Mr. Milan responded that is fair.

Mr. Petrek then asked the applicant if they had any data as to how many train commuters are picked up every day by their spouses or significant others or children.

Mr. Milan responded that he did not.

Mr. Petrek asked Mr. Milan if he has observed on the west side of the train station how many vehicles are cued up in the parking lot in the Village on Oak in both directions and on Elm in both directions.

Mr. Milan confirmed that he has seen it several times.

Mr. Petrek then asked if he had taken any data points as to how many vehicles are in that square between 4:30 and 6:30 p.m.

Mr. Milan confirmed that the counts included all of those people that Mr. Petrek is talking about. He noted that the counts are from 4:00 to 6:00 p.m. and that all of the vehicles you see lined up and waiting to pick up commuters are included in the counts.

Mr. Petrek asked if the counts were taken manually by New Trier students or with a computer model.

Mr. Milan responded that they used video cameras.

Mr. Petrek asked if the raw data available.

Mr. Milan stated that they can provide the raw data.

Mr. Petrek asked Mr. Trandel for a point of clarification for the record, as far as Stonestreet is concerned and One Winnetka, if Michael Klein had an economic interest in the development.

Glen Udell stated that he objected to the question and that the issue had already been addressed. He also stated that they have complied with everything as far as their submission and that he would instruct the applicant not to answer the question.

Mr. Petrek stated that if you were to look at the minutes from the last meeting, it was quoted by Mr. Gussin in his submission to the Village there is an indication in the record of testimony that Michael Klein is a real party in interest to Stonestreet.

Chairperson Dalman stated that they would have to interrupt Mr. Petrek and stated that the Commission is trying to get to the consideration of the application of the standards that the Commission is to consider. She stated that she wanted to make sure that everyone understood that there conflict of interest issues and that they are not a part of the Commission's jurisdiction. Chairperson Dalman stated that the questioning should relate to the application only and that they are not going to get into this discussion tonight. She then stated that they needed to get to the deliberative process of the Commission and that is an issue to take up with the Village Council.

Mr. Petrek stated that all he wanted to establish is that if the developer were allowed, to provide this Commission, the Village Council ____.

Chairperson Dalman interrupted Mr. Petrek and reiterated that it is not relative to the standards of review that the Commission is to take into consideration and that they are wasting time and taking away from the Commission's deliberation process. She reiterated that it is not relative to the consideration of a recommending body to the Village Council and that they are not the body that made that decision. Chairperson Dalman then stated that while the Village Council may differ on that, she wanted to make sure that they have enough time to talk about the merits of the proposal.

Mr. Petrek stated that with regard to his last line of questioning, with all due respect, he referred the Commission to the Village code and the Village Code of Ethics that stated that "any official appointed or employed shall not participate in any decision where that official has an economic interest in the outcome." He then stated that with all due respect, if anyone on the Village Council or this Commission or on any other board of this Village has an economic interest in this development, that person should not be participating and that the people of Winnetka have a right to know who the investors are.

Chairperson Dalman responded that it is standard procedure for all of the members of the recommending boards as well as the Village Council to make those disclosures of conflict of interest or economic interest to recuse themselves before the process started in March. She then stated that if Mr. Petrek is suggesting that someone sitting on the Commission has an economic interest, for him to make that claim right now. Chairperson Dalman then stated that she would not entertain the discussion of potential conflict of interest or economic benefit because to her knowledge, no one sitting here tonight taking into consideration as a Commission member has any economic interest in this project.

Mr. Dunn stated that Mr. Petrek asked for 10 minutes and that he has had 17 minutes and for him to sit down in order for the Commission to deliberate.

Mr. Petrek stated that he still wanted his question answered.

Mr. Trandel noted that no one on the Commission has any economic interest in the project.

Chairperson Dalman stated that with regard to questions as to whether there is an economic interest of anyone on the Commission, she wanted to make it clear now and noted that there is no one. She stated that with regard to the best thing to do, the goal is for there to be enough deliberation so that they can discuss whether they think or not to make a recommendation to approve the request with conditions or to not make a recommendation of approval with or without conditions. Chairperson Dalman stated that they would go around the table to determine what sort of motion should be made and indicated that they may not have time. She stated that they should see where they are at 10:00 p.m. and determine whether to continue the deliberation in August. She noted that there has been a very generous amount of public comment and thanked everyone for their patience. Chairperson Dalman noted that the public hearing is not closed and that it is still open for those who want to submit written comments. She added that there would be no more public comment tonight.

Ms. Fessler stated that in looking at the standards on page 3 in the packet of materials whether they feel as though they can come to some sort of agreement on the nine criteria as a basis. She also stated that they did not have the issues like the DRB.

Chairperson Dalman confirmed that is correct and commented that the Village staff did a good job of outlining the criteria. She then stated that with regard to the zoning exceptions and standards for considering those and within that, there are nine criteria. Chairperson Dalman stated that there would be a full discussion by the Commission of all of that. She then stated that she wanted to get a sense of whether or not they would need another meeting.

Mr. Coladarci asked if the only the portion of what the Commission is to consider and then planned development. He stated that there are 35 findings.

Chairperson Dalman stated that potentially, there were 35 findings but it is not required to be 35 findings. She stated that was the issue in the previous matter where 35 findings were considered and that the mandatory criteria are the context of the three zoning exceptions and the nine criteria.

Ms. Adelman suggested that they take a straw poll as to what they want to happen or not.

Chairperson Dalman agreed that would be fine.

Ms. Adelman stated that they should get a sense of whether the Commission wanted it to happen or not.

Chairperson Dalman stated that they should find out if there are conditions or if they cannot make more conditions of approval, then they would have to go through all 35 findings.

Ms. Trindl stated that the audience cannot hear the Commission's comments.

Mr. Friedman agreed that is a good suggestion. He also stated that it is a good idea for the Commission members to express their views generally as to whether they would be inclined to support the recommendation of approval or denial. Mr. Friedman stated that once they get that sense, if there is a consensus one way or the other, that would dictate what comes next. He then stated that if there is a recommendation of approval, the Commission can talk about any conditions that the Commission would want to recommend. Mr. Friedman noted that nothing would be final tonight and that there would be an informal consensus taken. He then stated that the Village staff and the Village Attorney, based on the consensus, would put a written document together for findings of fact and where the standards would be written out to see if they are comfortable with the findings as opposed to trying to go through the standards now orally.

Mr. Coladarci asked if there is a way to divide the discussion to say for example that there are five areas that they should talk about or if they should focus on one area at a time. He then questioned whether they should talk about one area only until they are done and then go on to the next area.

Chairperson Dalman stated that she would rather get a sense of where they all are personally. She then stated that for instance, she has no idea what the others are thinking. Chairperson Dalman

indicated that it is important to get it on the table and that it is an important discussion. She stated that it would be in fairness to the public and the applicant to get a sense of where they are and whether they would make any recommendation.

Ms. Holland suggested each Commission member take three minutes.

Chairperson Dalman responded whatever it takes.

Mr. Blum stated that to have a substantive discussion in 25 minutes now seemed fast.

Chairperson Dalman stated that is not realistic.

Ms. Adelman began by stating that she had a sense like she would be able to approve the request.

Ms. Holland began by stating that she has thought long and hard about the project and that she has had a lot of years of looking at projects in Winnetka over her 45 year residence and nine years of Village Council activity. She then stated that with regard to the architecture, Beaux-Art did not provide any connection with the elegant, restrained classicism of the Edwin Clark building that they are sitting in. Ms. Holland stated that it is a claim which is not shared by many residents. She then stated that the One Winnetka project is too massive, and to quote Penny Lanphere who was a co-author of the Winnetka 2020 Plan, it is too inward facing and that it would look like a separate entity from the surrounding neighborhood. Ms. Holland also stated that the project would open to 711 Oak with a drive around and asked what happened to the rest of the Village. She stated that a fortress façade and no entry to the interior contributed to the mass of stone rising to six stories and 70 feet.

Ms. Holland then stated that the zoning ordinance was changed two weeks before this project became public. She stated that the planned development negotiation is not part of the public record yet. Ms. Holland asked at what point did the developer negotiate with the Village to provide public benefit versus additional height, setback at the upper story or rear yard setback. She stated that there has been no tradeoff. Ms. Holland then stated that One Winnetka stated that this massive structure would collect and reduce surface water flowing onto the Hadley School parking lot and referred to Attachment C and the benefit to the Hadley School property. She stated that statement is not valid and that the Hadley School has no problems with their parking lot and that if they did, the Hadley School would work out their own problems.

Chairperson Dalman asked Ms. Holland would she vote yes or no.

Ms. Holland stated that her last concern is that this came first circle to them all and that to give into this project with its multitude of issues would change their Village to an Evanston, Arlington Heights, Highland Park or Des Plaines. She then stated that with the 1.6 acres intact, a new developer or a serious change in the expectations of One Winnetka would result in development and that they must not confuse careful use of their laws and the desire to do the best for the Village with the fear that nothing would happen with this property. Ms. Holland concluded by stating that she is very much against this project as it stood today.

Chairperson Dalman stated that she appreciated Ms. Holland's comments and that she wanted to make sure that Ms. Holland read all of her comments into the record.

Ms. Bawden stated that she too would be against the project at its stands. She also stated that she has serious questions with regard to height being that the fact that zoning was changed right before the applicant's presentation and that they knew what they were dealing with when they came in with the massive structure. Ms. Bawden then stated that they have deliberated long and hard with regard to keeping 2½ stories and going to four stories as a point of negotiation. She stated that they lost the battle and that the height became four stories with a stipulation that four stories would be it with no negotiation on height. Ms. Bawden then stated that retail is a big problem and that she did not think that skill in the game with regard to filling that retail and that the applicant can make their numbers on rental, parking and subsequent condominium conversions. She stated that left her with the big fear that they are going to be faced with more blank eyeballs as that retail did not get filled. Ms. Bawden concluded by stating that those were her two main concerns and that she had other concerns which may be brought up by other Commission members.

Ms. Crumley stated that she would be inclined to support the project and referred to the fact that she has not been a resident as long as others and that she has lived in the Village for 13 years. She stated that you see stagnation here. Ms. Crumley referred to an analogy in that they look at the standards of the Commission which they are to focus on and that she has heard things which did not focus on the standards. She also stated that this would not be the only level of review.

Ms. Crumley then stated that she loved her first home which she described as a tiny home. She stated that because she liked it a certain way, she would like others to like it here. Ms. Crumley commented that she is not sure that the Village is lovable for future generations and referred to the obligation to keep people coming to the Village and to raise children. She stated that even if that meant change and commented that it is difficult to take a risk and explore.

Mr. Coladarci stated that he is against making further changes to the plan. He stated that there are factors that they have to examine and that they have not reached the factors to allow the Commission to approve. Mr. Coladarci then stated that the applicant can make changes to the plan and get it into a doable project to fill the need that the Village has.

Ms. Fessler stated that as a Village trustee, she has no vote on the Commission but the other members are not here for her opinion. She indicated that she would like to see them move on with whatever the Commission recommended. Ms. Fessler stated that there are concerns which would be addressed by the DRB or the Village Council in negotiations with the developer. She reiterated that she would like to see the Commission be on its way to pass the request on to the Village Council to look at the full picture and work with the developer.

Mr. Blum stated that his position is 50-50 and that it could be changed. He referred to the fact that there was such a change from this plan. Mr. Blum referred to it being reduced down to three stories and approved. He noted that he is a non-voting Commission member since he is on the ZBA. Mr. Blum then stated that he wanted to support the project and that is different than stating that the request met the standards. He stated that he did not see how it met them.

Mr. Blum then referred to the tradeoffs and benefits and questioned what is the public benefit which they have heard to be commuter parking. He stated that the project represented the opportunity to go down. Mr. Blum then stated that if there is no relation between the building and parking per se, public parking should be an option regardless of the size or height of the building if there is no direct link between the two.

Mr. Thomas informed the Commission that he polled the Park Board and that they all have the same opinion in that they would love to see something move along. He stated that they are aware of the stagnation over at least 10 years. Mr. Thomas then referred to the possibility 7 or 8 years ago in connection with the NTP approval and that they did not pull it off. He stated that there were pluses and minuses of both discussions. Mr. Thomas informed the Commission that he recommended for it and that the Commission recommended against it. He stated that the matter is going to pass on to the Village Council for final decision and who knew whether the Village would agree with it or not.

Mr. Thomas then stated that he and the Park Board are not fond of the design but that it is a DRB problem. He also stated that they did not think that the Village is so heavily loaded with Tudor and that for this building, they should not think about it being Tudor. Mr. Thomas noted that they are concerned with regard to the Green Bay Trail and the fact that it disappeared and reappeared obliterated. He stated that they are also worried about the way it was presented as a safety issue, but that it may be fixed.

Mr. Thomas then referred to the major points raised by Ms. Holland and the fact that they do not see a tradeoff or benefit to the Village which is supposed to occur when there is a tradeoff with regard to the ordinance like height. He indicated that maybe the developers should think about that and say that they do not recognize it as a tradeoff. Mr. Thomas stated that they do not see the Lincoln plaza as a tradeoff and that narrowing it would not be good for the Village. He stated that is an issue that the Village Council is to look at. He then stated that if the Commission was to vote now, he would vote in favor of the request together with five or six conditions which may be impossible to meet. Mr. Thomas concluded by stating that he would love to approve the plan and see what happens.

Mr. Dunn stated that he is a huge supporter of the project and that it needed tweaks and work. He then stated that there have been quite a few emails from other members of the BCDC and described some of them as insightful. Mr. Dunn informed the Commission that they surveyed some of the merchants downtown and pointed out that that Village Council and the Village have spent very little money on the downtown areas over the last 30 or 40 years. He stated that it needed rejuvenation and that if there is time at the next meeting, he would read some of the quotes from some of these smart people. Mr. Dunn concluded by stating that he is definitely for this project and that Winnetka needed to make it work.

Chairperson Dalman stated that to her, it is a tough decision. She then stated that they have had passionate opinions and very good points. Chairperson Dalman also stated that the developer has done a remarkable job of accommodating the interested parties of the building and that they have largely reflectively tried to address the 711 Oak concerns and issues raised with regard to Arbor Vitae.

Chairperson Dalman described it as a tug of war. She then stated that ultimately, it is hard and that they also know that getting projects approved and developed is very difficult. Chairperson Dalman also stated that she looked at a lot of the NTP approval and heard testimony although they were comfortable with it, the market did not allow it. She then stated that she is very troubled and that she has a sense of how and that they do all know all of the concerns such as height and that the same height is somewhat necessary in connection with density, storm water, etc.

Chairperson Dalman also described it as a very difficult decision for the Commission. She referred to the public benefit in that the site remained undeveloped. Chairperson Dalman also stated that Ms. Holland's comments were weighing on her. She stated that when they do make some concessions as the planned development ordinance allowed. Chairperson Dalman referred to the height limit but that for mechanical for exceptions and that there is a process for that. She stated that the question is when do they make those exceptions. Chairperson Dalman also questioned how do they know if they held the developer to the four or five standards, that would make the project financially impossible to do in dealing with the current market.

Chairperson Dalman stated that in the end, she is on the side given the intense amount of scrutiny on this level and that the Village Council would add even more along with the DRB and the ZBA, she would be in favor of it. She stated that it is a leap of faith and that this is the best project they can get which is economically viable and would not harm. Chairperson Dalman referred to them quarterbacking it too much. She added that the recommendation would have conditions.

Ms. Bawden stated that with regard to context, she asked how many Commission members visited a site of a four story planned development.

Chairperson Dalman replied that she has seen many.

Ms. Bawden then asked how many of them have stood beside a seven story planned development.

Several of the Commission members indicated that they have.

Ms. Bawden stated that with regard to Evanston, Wilmette and Glenview, she questioned do they know what the scale would be like. She then stated that on Elm, she proposed that they at least do a site visit in order to determine what it would feel like.

Chairperson Dalman stated that is part of the job all of the time and indicated that Ms. Bawden's point is well taken. She stated that there are good projects and bad projects and that scale is important. Chairperson Dalman noted that they weighed heavily on that. She then stated that while they would like to see a fourth or fifth story be four stories, she questioned whether financially, it would be viable.

Ms. Bawden stated that it is not up to them financially.

Ms. Adelman suggested that the Commission take a straw poll. She stated that she had the sense that the vote would be split and that there would be people who would never change their mind along with the fact that there are some or none of them would feel totally comfortable. Ms.

Adelman stated that they have been reminded over and over that this is one step in a long process. She then stated that with regard to scale, she informed the Commission that she was a Village trustee a long time ago and has lived in the Village for 40 years. Ms. Adelman commented that she found Winnetka painful to look at with regard to Hubbard Woods on one side of the tracks compared with the other side of the tracks.

Ms. Adelman then stated that she knows the Village and that with regard to scale, she referred to her street. She referred to expecting something from the commercial district and the community. Ms. Adelman also stated that in connection with the July 4th parade, that is where people come from. She stated that if they want a community, they need to have a lot more.

Ms. Adelman also stated that with regard to height, she stated no and yes and that she did want something to happen. She referred to the willingness to sacrifice personal taste for the greater good. Ms. Adelman stated that it is her hope that something happens in the commercial district. She then stated that the question is that if there is no movement, with regard to other meetings, transformers or garbage pickup, she could not approve that and she did not know what their role would be.

Chairperson Dalman stated that these are all good comments and referred back to Mr. Coladarci's point. She then stated that it comes down to height and that there are also other issues.

Mr. Blum referred to both setbacks and the sidewalk.

Chairperson Dalman stated that there is only 10 feet on the upper story setback which is a variation and that now, it has been designed to code.

Mr. Coladarci stated yes and no and that it related to a huge chunk to Lincoln.

Chairperson Dalman agreed with Mr. Coladarci's comment.

Ms. Fessler referred to whether they made the right compromise, it related what the applicant could do as of right. She then stated that at that degree of square footage, she referred to whether it is redistributed in a way which met their needs. Ms. Fessler also stated that there are a lot of accommodations and that it may take the Commission a while to feel comfortable with what has been proposed and what needed to be done to get the project to a point to be passed on to the Village Council with recommendations.

Ms. Holland stated that it is the duty of the Commission to consider the overall view of what is good for the Village. She also stated that it is the mission of the Commission to give their overall view and to determine whether is this a good plan for the Village. Ms. Holland then referred to what their decision should be. She also stated that they are not to worry about the return to the developer or the bank situation in the world and reiterated that they are to consider what is good for the Village.

Chairperson Dalman stated that everyone wanted to see development on the site and agreed as to what is in the best interest of the Village.

Mr. Dunn stated that they should take two minutes to talk about the process and that the developer deserved to move on to the next body. He suggested that for the August meeting, there be a finite time for public comments for 30 minutes for those who have not spoken. Mr. Dunn then suggested that they allocate 30 minutes for the developer and for the rest of the evening to be for the Commission's deliberation so that they can focus and drill down on the three, four or five meaningful topics and put conditions and make a vote so that the request can move on to the Village Council. He stated that this matter needed to move forward.

Chairperson Dalman stated that since the Village staff would have to prepare findings based on the conversation they have had and referred to whether there is sufficient information for the Village staff to put together findings. She indicated that there is a split on the Commission and that there is no consensus. Chairperson Dalman stated that would give them a basis on which to talk in order to keep moving the matter forward. She then stated that she is not sure if Mr. Norkus can do it or if there are other comments.

Ms. Fessler asked for a read on the Commission members' attendance for August.

Chairperson Dalman noted that the next meeting date is August 26, 2015 and that someone requested that there be a special meeting which is not going to work. She questioned whether there would be an issue with attendance.

Mr. Norkus stated that they have three Commission members who are not here and that there is a split discussion this evening. He then stated that with some additional discussion, he and the Village Attorney can work on drafting findings for consideration at the August meeting.

Chairperson Dalman suggested that the findings be drafted both ways. She stated that they have to get focused and discuss the issues.

Mr. Coladarci stated that the building would become a defining building in the entire Village. He then stated that while he agreed that the developer would like to move forward faster, there is a lot at stake here in terms of what they would end up with. Mr. Coladarci also stated that although the Commission is the first body to deal with the request, it is important in terms of scope with regard to what they talk about, look at and consider in terms of the of Village. He then suggested that there be no findings at the next meeting. Mr. Coladarci stated that they have to be careful to address everything within the scope of the building and that it would be here for 100 years and mark the Village for as long as it is there. He stated that they should take their time to finish. Mr. Coladarci then stated that they are at the point now of considering what they have heard and seen and that they have only heard public testimony at this point. Mr. Coladarci reiterated that there should be no rush to do it at the August meeting and that it can be done in September.

Chairperson Dalman stated that she agreed that it would be a landmark property and define the entry point of the Village, etc. She then stated that they have deliberated after every meeting although the project has changed. Chairperson Dalman stated that the question is how much more new information would they have. She noted that there would be far more scrutiny of this project than most and that they want to make sure that they are not creating a process for process's sake.

Mr. Coladarci stated that for those who do not deal with these issues every day, the discussion is helpful to help him understand the project and added that he has heard things today which changed his mind. He referred to everyone's level of understanding as a developer, real estate attorney, etc. and stated that given the size of the project, he referred to the importance of working through the issues and having it explained which would make a big difference to the Village Council.

Mr. Blum stated that a lot of factors are neutral that they may vote down fast and that with regard to discussion, the Commission should talk about what they have to make findings.

Ms. Adelman stated that the structure should be to come prepared to the next meeting with the areas of identified concerns which are germane to the Commission so that they would not be going on inefficiently with discussion. She asked if structure can be provided without drafting findings.

Chairperson Dalman and Mr. Friedman confirmed that is correct.

Mr. Thomas stated that he presumed that it is unlikely that they are hearing there would be any change in what was presented with the applicant and that the Commission would be dealing with what they have in front of them.

Chairperson Dalman confirmed that is correct

Mr. Friedman stated that the discussion would mostly be about any conditions on a recommendation for approval or denial.

Chairperson Dalman stated that for Mr. Norkus and Mr. Friedman, to be clear with regard to the structure for the next discussion. She noted that the next Commission meeting would be on August 26, 2015 and asked if they could move the meeting time to 7:00 p.m. rather than have a special meeting.

Ms. Adelman asked if it would be inappropriate to invite members of the Village Council to hear the discussion.

Chairperson Dalman responded that a lot of them came and went.

Mr. Coladarci stated that they would have the meeting minutes.

Chairperson Dalman commented that it is not a bad idea to extend the offer.

Chairperson Dalman asked if there were any other matters.

Ms. Adelman suggested that Ms. Holland's comments be included in the minutes.

Chairperson Dalman agreed that would be fine.

Chairperson Dalman asked if there were any other comments. No additional comments were made at this time. She noted that the next Commission meeting would be at 7:00 p.m. on August

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The meeting was adjourned at 10:14 p.m.

Respectfully submitted,

Antionette Johnson

**WINNETKA PLAN COMMISSION
EXCERPT OF MEETING MINUTES
AUGUST 26, 2015**

Members Present: Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Jack Coladarci
Paul Dunn
Louise Holland
Keta McCarthy
John Thomas

Non-voting Members Present: Chris Blum
Carol Fessler

Members Absent: Dana Fattore Crumley
John Golan
Jeanne Morette

Village Attorney: Peter Friedman

Village Staff: Michael D'Onofrio, Director of Community
Development
Brian Norkus, Assistant Director of Community
Development

Continuation - Case Number 15-10-PD: Preliminary Review of Planned Development Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (a) 511 Lincoln Avenue, (b) 513-515 Lincoln Avenue, (c) 710-732 Elm Street, (d) 740 Elm Street and (e) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman stated that they have had additional comments and information which was submitted since the last meeting. She noted that one of the items submitted by the applicant is clarification of the proposed public benefits associated with the proposed development in a letter dated August 26, 2015. Chairperson Dalman noted that it is not the Commission's intent to continue to receive public comment on the applicant's materials although there has always been a public component to the meetings. She then stated that because this has come in, there would be an opportunity for people to ask questions and that as part of their agenda, they will have the opportunity to ask questions from the public to the applicant on the submitted materials.

Chairperson Dalman stated that before they do that, several members of the Commission have asked for an outline or guidance on the role of the Commission in the planned development approval process. She then stated that Peter Friedman, the Village Attorney, would provide a

brief presentation to the Commission and that there would be an opportunity for the Commission to ask questions and second, for the applicant to have the opportunity to discuss the public benefit information submitted and for clarification. Chairperson Dalman stated that following that, there would be an opportunity for public comment on that presentation and then Commission discussion.

A gentleman in the audience asked with regard to procedural issues, at the previous meeting, Chairperson Dalman indicated that there would be a vote on the application taken at this meeting. He then asked if that is going to happen or if there has been a revised schedule and if so, why.

Chairperson Dalman responded that they have couched every discussion about that. She then stated that it is beyond her control and that its dependence would be on the discussion held later tonight whether they feel they can come to a consensus to first direct the Village staff to draft findings of fact for the Commission to consider. Chairperson Dalman stated that they would know at the end of the meeting and that she cannot speak for the Commission.

Mr. Friedman provided the Commission with a PowerPoint presentation and began by stating that it would be a good idea to complement and reiterate the items which have been in the Commission members' packets during the entire process regarding the standards and the Commission's role that Mr. D'Onofrio and Mr. Norkus put together previously. He stated that he would go through a brief run through of some key principles and thanked the former Village attorney for the PowerPoint that he would be working from.

Mr. Friedman began by stating that generally, as to land use regulations in the United States, it has always been a balancing act between private property rights and the government's authority to control land use. He then stated that the U.S. Supreme Court 100 years ago came down and said that the government has the ability to zone and regulate private property for the general public interest. Mr. Friedman stated that balance and that determination only goes so far and can never go too far which would otherwise result in the taking of property. He also stated that it recognized that nearby property owners have rights with regard to notice and standing with regard to regulations and developments on properties which may affect their property. Mr. Friedman added that the principle rights with regard to zoning regulations and how they apply to specific property owners' rights and that property owner's rights to use their property.

Mr. Friedman stated that the sources of land use power in Illinois like in every state are the constitution of the state and that specifically for Winnetka, it has utilized its charter since 1869 which he described as very significant since charter communities had powers above and beyond state statute. He then stated that it became less significant in 1970 when home rule was created and that Winnetka became home ruled and that the rules were just as broad or more broad with regard to municipal powers for the Village than the charter. Mr. Friedman also stated that the charter still sets some of the way in which the Village operated.

Mr. Friedman then stated that with regard to land use regulations, he described them as fairly typical of Illinois local governments. He stated that there is a zoning ordinance, a subdivision ordinance and a significant land preservation ordinance.

Mr. Friedman stated that with regard to planning, before he got into the specifics, he described planning as the first cut at land use planning. He indicated that it can be anywhere from nitty gritty to very broad policy guidelines of goals and objectives of the municipality and what that government wants to achieve as a policy or matter and not on a case by case basis. Mr. Friedman then stated that once those policies and goals are established, everything else theoretically can flow from that planning process including decisions, regulations, public improvements, etc.

Mr. Friedman stated that it is also important because it helped to backup, support and justify decisions that the corporate authorities and the Village may make with regard to specific properties, public improvements and specific projects. He stated that support is important first for the community, the residents and the businesses for there to be a reasoned path that the Village is moving forward on. Mr. Friedman added that it provided some cohesion although it is not perfect. Mr. Friedman indicated that it has to be by definition a broad document which attempted to address and anticipate things which may happen and also to be proactive about the things that the Village wanted to happen.

Mr. Friedman stated that secondly, with regard to specific land use decisions, the consistency with the plan is looked upon favorably by courts in analyzing whether a zoning decision is reasonable, not arbitrary and should be upheld if challenged by a property owner, neighbor, etc. He stated that it is not the end all be all and that there are cases where a land use decision was made that was inconsistent with the Comprehensive Plan and upheld.

Mr. Friedman went on state that there is a clear distinction between planning and zoning and described the Comprehensive Plan and the chapters of the zoning regulations as very different documents. He stated that the zoning document is regulatory and sets specific standards for individual properties, districts and areas of the Village. Mr. Friedman then stated that planning is far more conceptual and defined the Village's vision of itself and all aspects of the Village that are included and that it included a more global view of Village issues.

Mr. Friedman stated that the 2020 Comprehensive Plan was adopted in 1999 and stated that many states do not have that level as a policy encouraging municipalities to have comprehensive plans. He stated that Winnetka and other towns have taken advantage of that and spent a lot of time and brain power creating the 2020 Plan. Mr. Friedman also stated that the Comprehensive Plan does not have the force of law since it is not that type of document but that it does a host of things which are listed here from land use patterns, types of uses that are desired in neighborhoods, infrastructure and services needed to support various desired outcomes, neighborhood and development trends, long term and short term development goals and objectives and strategies for encouraging various types of growth and development. He described it as a very extensive document.

Mr. Friedman then stated that as Ms. Holland stated, Appendix Six is a helpful tool. He stated that the statutes say that various plan commissions and municipalities should be reviewed every 5 years. Mr. Friedman then stated that the fact that their Comprehensive Plan has a vehicle to make the appendix self-executing without going back and recreating the whole plan makes adjusting the various goals far easier.

Mr. Friedman stated that each municipality is unique. He also stated that Winnetka has a very peculiar and specific delineation of powers and process with regard to zoning decisions. Mr. Friedman stated that for the Commission, the key powers and duties are to deal with the Comprehensive Plan, to promote it, review Appendix Six, to make recommendations to the Village Council both on the Comprehensive Plan and public improvements, on changes to the plan and specifically with regard to land use matters, to make recommendations on subdivisions, special use permits, wireless notification facilities and planned development.

Mr. Friedman then stated that what is unique is the fact that the ZBA and the Commission both have public hearings on the same application. He indicated that it can lead to some confusion in terms of what the ZBA should be looking at and what the Commission should be looking at apart from the development in and of itself and that the standards are different for each.

Mr. Friedman stated that the Village Council sets all of the legal boundaries of what the Village is doing. He stated that the Village Council established all of the advisory bodies and has the authority to adjust the powers and duties of those bodies. Mr. Friedman stated that the Village Council also has final authority over amendments to the code, amendments to the Comprehensive Plan, subdivision approvals and land development.

Mr. Friedman stated that the types of zoning relief that both the Commission and ZBA are involved in are amendments to both the text and the zoning map, zoning variations, planned development and special uses. He stated that for planned development, there is a separate chapter in the Village's municipal code for planned development which sets out what they are and defines them with 10,000 square feet being the trigger and sets the procedures for how they are processed through the Village. Mr. Friedman stated that while the Commission and ZBA have public hearing authority over these applications, the DRB has review authority but not a public hearing and that they do their review at a public meeting. He stated that there is no need for testimony and swearing in, etc. at the DRB meeting. Mr. Friedman then stated that the Village Council has final decision authority over planned development.

Mr. Friedman went on to state that with regard to the standards, they have been included in the Commission's packets over the course of the project. He then stated that he would like to focus on the preamble to the specific paragraph in their municipal code which talked about the Commission's review standards on planned development. Mr. Friedman stated that with regard to the Commission, for the Commission to recommend approval to the Village Council, it stated that "The Plan Commission is required to determine whether the proposed development as a whole is consistent with the goals and objectives of the Comprehensive Plan of 2020. In making its findings and recommendations, the Plan Commission shall consider such goals and objectives of the Comprehensive Plan as it may determine are effected by or otherwise pertain to the proposed planned development."

Mr. Friedman stated that what is significant about that is that paragraph is written clearly with an understanding of what the Comprehensive Plan is. He then stated that it would not make sense to simply say that the proposed development is consistent or complied with the Comprehensive Plan since it would provide no guidance and would not be consistent with what the Comprehensive Plan is. Mr. Friedman stated that this says that as a whole, the Commission has to look at the

development and the Comprehensive Plan. He indicated that Mr. Norkus attempted to identify some things in the Comprehensive Plan which the Commission could determine are relevant to the development. Mr. Friedman noted that the Comprehensive Plan itself does not have a list of 20 things that the Commission must find are consistent with a planned development application and that is not how it worked. He stated that the Commission looks at the proposed development and the Comprehensive Plan, makes a decision about whether or not it is consistent and that in making that decision, the Commission considers which goals and objectives it determines are affected by the proposed development. Mr. Friedman then stated that the Comprehensive Plan is going to have a different relationship to each proposed development and that it is the Commission's duty to review that and base its recommendations on which parts of the Comprehensive Plan it thinks relate specifically or are impacted by the proposed development.

Mr. Friedman then stated that there are nine specific planned development standards which have been repeated in the packet and are well known. He added that with regard to the chapter on planned developments, some standards such as bulk which are normally in the zoning code along with other parts of the zoning code with regard to height, setbacks, etc., the code stated that if a proposed development is asking for exceptions to those specific standards that are in the planned development chapter, in making its recommendation, the Commission should also determine and make a recommendation about whether those exceptions should be granted and in doing that, it provided specific standards for the Commission to consider. Mr. Friedman stated that there needed to be a determination that for the purpose of promoting a unified site, the objectives of the zoning ordinance and the Comprehensive Plan necessary to achieve the objectives of the planned development chapter with the zoning ordinance and with regard to the specific exceptions, in this case, building height and setbacks, the Commission is required to take into consideration other buildings in the vicinity, consistency with the Comprehensive Plan, accommodation of parking and open space requirements and compatibility with adjoining properties.

Mr. Friedman stated that finally, there needed to be a conclusion and recommendation which are supported by facts. He then stated that when the Commission is ready to make a recommendation, he and the Village staff would look for direction and prepare a written document which would encapsulate the Commission's decision for a recommendation of approval or denial. Mr. Friedman stated that it would be distributed to the Commission and that they would consider, amend or change it and vote. He then asked if there were any questions.

Chairperson Dalman asked the Commission if they had any questions.

Mr. Dunn stated that there are two exceptions being requested and referred to the height and asked Mr. Friedman to elaborate. He noted that with regard to the planned development documents and the process, there is leeway for the granting of exceptions. Mr. Dunn asked Mr. Friedman to enlighten the Commission on some of that leeway, public benefits or other reasons as to why it would be appropriate to grant exceptions.

Mr. Friedman responded that he would try and stated that what is clear is that if the application was not planned development, the developer would ask for a variation. He noted that the variation standards are very different and are more strict in some ways than the type of exceptions being talking about here. Mr. Friedman also noted that these are not called variations but are exceptions

in the context of planned development.

Mr. Friedman stated that the purpose of planned development is to provide flexibility. He stated that under the planned development ordinance, there is a certain baseline and referred to the bulk type requirements that the Village determined should be included and that if there are exceptions to those, special consideration should be given. Mr. Friedman indicated that it is not out of the ordinary at all and stated that with regard to the standards for making a recommendation to the Village Council to approve a request, those are very broad. He referred to general exceptions or justifications for granting those exceptions and that it is very consistent with the nature of planned development which is why it was written this way.

Mr. Friedman stated that the view is that the code required special attention be paid to those things but that there is flexibility in the standards which is very close to the standards to consider for planned development itself. He indicated that there is no question that there is a lot of flexibility. Mr. Friedman then stated that for the Village Council, when they consider whether to approve or deny the application, there is legislative determination and that it is less bound by the specifics of the standards. He also stated that the code for the advisory bodies is to provide as many standards as possible for the Commission to use in making their recommendation. Mr. Friedman added that it is hard to put specifics on these other than to say that there is a lot of flexibility.

Mr. Blum stated that as a ZBA representative, he is non-voting since the request would go before the ZBA and that there are different standards. He indicated that here, it seemed that at the end of the day, in everything that Mr. Friedman read, there is something with regard to consistency to the Comprehensive Plan and that is the overarching standard, maybe they should pay more attention to things on these specific exceptions and whether they individually are consistent with the Comprehensive Plan in the context of the larger development. He stated that the ZBA would be looking at the request in terms of things such as the variations requested and standards such as hardship or reasonable return and other such detailed specific findings which is not what they are doing here.

Chairperson Dalman stated that they are talking about very stringent factors which did not apply here. She then stated that these are not variances in the context of the Commission but are exceptions to general policy statements and general policy discussions or goals of the Comprehensive Plan. Chairperson Dalman then questioned whether the standard to give the zoning exceptions, would they be exceptions or variations which would be tied to a higher, stricter standard.

Mr. Friedman responded that they are not and noted that they are not variations. He stated that with regard to the code, in connection with exceptions and modifications to those standards, it is only the Commission that is required to make the types of findings and deal with the standards on the exceptions. Mr. Friedman stated that the ZBA is going to have a public hearing and to consider the recommendation on planned development and that there is a separate section in the planned development chapter which talked about standards that the ZBA has to consider but that on the exceptions, there is no such provision for the ZBA to consider such as hardship which did not apply here.

Mr. Blum stated that here, they state that there are nine factors and consistency with the overall plan. He asked if there is some language also that these factors that the ZBA would also apply to the zoning ordinance as a whole which would invoke the regular variation standards.

Mr. Friedman responded that there would not.

Mr. D'Onofrio stated that the Commission would be reviewing the request with regard to the standards for special use specifically outlined.

Mr. Thomas stated that 7 years ago on the Commission, the last time that a property came up under the new planned development ordinance, the Commission voted against its approval. He stated that the request went on to the Village Council which approved it. Mr. Thomas indicated that the Village Council can do what it pleases no matter what the Commission recommended.

Ms. Fessler stated that the review process is that the request would be presented to the three boards and then the Village Council. She noted that each board has its own role in the process and that there may be a little overlap of issues. Ms. Fessler then stated that when the request gets to the Village Council, it has the latitude to look at it in a broader context and would incorporate all of the factors and other things which are not part of the Commission's review process. She stated that the Village Council makes its decision based on a bigger picture and takes into consideration more issues than are discussed by the Commission. She stated that the Commission, ZBA and DRB each have a separate role in evaluating the proposal.

Mr. Friedman stated that with regard to the Commission and the Comprehensive Plan, the ZBA would review the zoning ordinance or special use relief, the DRB has design guidelines and that the Village Council made the overall decision as to whether to adopt an ordinance granting a special use. He also stated that it takes into account everything as well as legality in making a determination whether to adopt an ordinance based on all of the recommendations that they get. Mr. Friedman noted that the Village Council did not have the authority to delegate authority to an advisory body.

Ms. Fessler added that the advisory bodies do not take into consideration factors such as spent money on parking spaces and that those items are part of the bigger picture.

Chairperson Dalman stated that the question is that they know very detailed information with regard to the public benefit contributions for parking. She then stated that personally, they are to look at whether there would be a public benefit without getting into dollars and that assumed that it lay solely whether the Village Council wanted to support or participate in an economic development which is within the purview of the Commission and not the Commission. Chairperson Dalman also stated that although there has been detailed information submitted by the applicant, the Commission cannot get into the merits of the dollars and that they should not spend time on it since they cannot consider it. She then stated that they can hear comments.

Mr. Friedman stated that he did not disagree with the dollars and that it would be the Village Council's decision to convey or accept the property or extend money. He reiterated that those are all Village Council decisions and that the Commission and the ZBA are to weigh in on the project

from a planning perspective and not a business perspective.

Chairperson Dalman asked if there were other Commission questions. No additional questions were raised by the Commission at this time. She then stated that they would close this aspect of the discussion. Chairperson Dalman stated that now, the applicant would address the public benefit information if they want to do it as part of their presentation. Chairperson Dalman stated that there would be an opportunity for the public to comment or question. She then swore in those that would be speaking on this matter.

George Kisiel of Okrent Associates introduced himself to the Commission as the President of Okrent Associates and that he is the planning consultant on the One Winnetka project. He stated that he would present a brief recap of the public benefits and shed some light of the benefits compared to the zoning relief being requested.

Mr. Kisiel provided the Commission with a PowerPoint presentation and began by stating that big picture wise, One Winnetka provided an opportunity for the Village to make some significant improvements to its infrastructure and at a discount. He stated that speaking broadly in terms of infrastructure, he referred to the public parking being proposed, streetscape improvements, expansion of the Village's open space inventory, storm water management situation and its water supply network.

Mr. Kisiel then stated that with regard to the discount, it represented the Village's ability to realize these improvements, many of which have been talked about in the Comprehensive Plan documents both current and past. He then stated that the discount is due to the participation of the developer in the project.

Mr. Kisiel stated that with respect to parking facilities, with regard to the need for parking facilities in this part of the business district, there is a deficit of approximately 130 parking spaces in the East Elm Street market. He stated that the parking facilities proposed by the One Winnetka development would cure this deficiency. Mr. Kisiel then stated that it is clear in studies and anecdotal evidence cited that there is a parking shortage which affected the viability of the retail businesses in the area. He stated that One Winnetka proposes two parking facilities, one of which would be on the east lot which would be paid for in its entirety and built by the developer for ownership by the Village and that the other would be a below grade commuter and retail garage where for which a portion of the spaces, the construction cost is paid for by the Village and a portion paid for by the developer.

Mr. Kisiel stated that with regard to the east lot, 53 spaces of the 116 proposed spaces would be used to satisfy the parking requirement for the retail portion of the development. He stated that they would be located in a public lot and would be accessible to the entire community all of the time. Mr. Kisiel indicated that this differed significantly from spaces that would be built to satisfy the retail parking requirement onsite within the One Winnetka development. He then stated that onsite spaces would only be available for users of the retail component of the development.

Mr. Kisiel stated that as an example, restaurants are being thought of as a potential tenant for the site which would have peak hours between 11:00 a.m. and 2:00 p.m. and then from 5:00 p.m. to

9:00 p.m. He stated that these spaces, if they were located onsite, would be vacant and would have less potential to be used by the public in general during these off-peak hours, whereas if they were located in a public facility, they would be available for other merchants. Mr. Kisiel stated that this configuration not only satisfied the parking requirement for the site, but that it also had the potential to further mitigate the parking shortage in the East Elm district.

Mr. Kisiel informed the Commission that the developer would bear 100% of the cost of the construction of these spaces and estimated the cost to be approximately \$3.48 million. He noted that one thing that has not been mentioned up to this point is the fact that the developer would also be bearing the soft costs of the construction of these facilities. Mr. Kisiel indicated that the soft costs would be expected to add another 15% to the construction costs which represented a contribution by the developer of \$4 million for this improvement which would be a public improvement and public benefit.

Mr. Kisiel then stated that with regard to the commuter and retail garage under Lincoln Avenue, they would be replacing the 50 spaces which would be displaced by the reconfiguration of the Lincoln Avenue right-of-way and adding another 144 spaces for commuter and retail patrons. He noted that the developer would bear the cost of the construction of the 50 relocated spaces at the \$30,000 per space figure which estimated the cost to be \$1.5 million. Mr. Kisiel stated that they propose that the Village pick up the construction cost of the additional 144 spaces at the cost of approximately \$4.32 million which put the total construction cost at approximately \$5.82 million. He stated that it is important to remember that figure is not the total cost and that there is design, engineering, construction management fees and other soft costs which would be borne by the developer for the benefit of the public to construct these spaces. Mr. Kisiel then stated that the inclusion of the retail and commuter garage provided an opportunity for the Village to remedy a parking shortfall at approximately a 15% discount over building these spaces in another less advantageous location and at a greater cost for space and which he stated clearly represented a public benefit which is tied to this project.

Mr. Kisiel went to state that with regard to the streetscape and public open space, with regard to the streetscape, currently there are four curb cuts on the property, two of which are on the East Elm Street lot, one at 70 feet to the west of that and one at the south end of the property. He informed the Commission that the One Winnetka plan proposed to eliminate two of those curb cuts along Elm Street, consolidating it into one curb cut into the reconfigured and expanded east parking area and that the existing curb cut to the south would remain. Mr. Kisiel stated that eliminating these two curb cuts would add street parking in this location as well as improve pedestrian safety. He then stated that the elimination of two of them would provide a public benefit in helping mitigate any public safety problems with regard to numerous amounts of curb cuts on Elm Street.

Mr. Kisiel stated that One Winnetka also contemplated the restoration of the public streetscape after construction with higher quality paving and landscaping and that the estimated Village contribution would be approximately \$200,000 with the developer to pay on top of that 15% of the soft costs for those improvements.

Mr. Kisiel then stated that with regard to the public open space component, the project represented the opportunity to expand the Village's inventory of programmable open space and provide a

different type of hard surface to this venue which would be more suitable for heavy pedestrian traffic. He stated that it also provided this resource in a central location which is adjacent to ample off-street parking and public transportation. Mr. Kisiel informed the Commission that the proposal estimates the cost of this public resource including the rebuilding of the additional parking spaces at \$1.5 million borne by the Village with the soft costs another \$225,000 which would be borne by the developer.

Mr. Kisiel stated that with regard to storm management and water main improvements, currently the existing site did not manage its storm water runoff and that any redevelopment of the property would need to follow MWRD standards for storm water management practices. He added that onsite detention is planned for the site and that it would be sized to accommodate the runoff from the east lot at the sole expense of the developer. Mr. Kisiel stated that although this benefit would not be calculated in incremental dollar amounts, it should still be considered a public benefit in the context of balancing public benefits.

Mr. Kisiel then stated that with regard to the water main improvements, those improvements would be paid for by the Village with the soft costs being borne by the developer representing a discount to the cost of the Village for upgrading the water service in the area.

Mr. Kisiel stated in summary, he referred to the figures which follow the outline in the report submitted to the Commission by Mr. Norkus. He stated that the cost of construction for the public improvements amounted to \$11,675,000 with the developer paying 46.5% of that amount and the Village paying 53.5%. Mr. Kisiel then stated that when you factor in the fact that the developer is paying 100% of the soft costs, that basically flip flopped that arrangement where the developer is paying 53.5% and the Village is paying 46.5%.

Mr. Kisiel went on to state that with regard to the zoning exceptions, the public benefits spoke for themselves. He stated that they also discussed the impact of the relief being requested in terms of building height, 4th story upper level setback and the rear yard setback. Mr. Kisiel then stated that all of the relief being requested had to do with the configuration of the building program on the site. Mr. Kisiel noted that they do not represent an increase over the allowable bulk and density which would be on the site.

Mr. Kisiel stated that the zoning regulations in general regulate bulk and density in one of two ways which is either through a mathematical formula using FAR and lot area per dwelling unit or by dictating a specific building envelope or building volume using setbacks. He stated that Winnetka's ordinance uses the latter technique. Mr. Kisiel then stated that to understand the ordinance's intent with regard to bulk and density on the site, they could do a quick exercise to determine what the site capacity really is underneath the setback and height regulations.

Mr. Kisiel stated that they know that there is one setback which is required which is a 10 foot rear yard setback which would be located on the east end of the property. He then stated that they contemplated 100% lot coverage which is allowed, you would get a maximum of 54,850 gross square feet for the ground floor. Mr. Kisiel stated that they planned for that area to be taken up by ground floor retail, residential lobby and other circulation.

Mr. Kisiel stated that with regard to the second and third floors, they contemplate those being residential development which would contain a double loaded corridor with a 70 foot depth for that and that the double loaded corridor would follow the perimeter of the site. He informed the Commission that configuration would result in a floor plate of 46,250 square feet for each floor.

Mr. Kisiel went on to state that with regard to the 4th floor and its upper level setback of 10 feet along the street frontages amounted to 40,150 square feet. He then stated that the total floor area based on those criteria would be 185,000 gross square feet which the ordinance contemplated reasonably can be put on the site.

Mr. Kisiel then referred the Commission to an illustration of what that would look like from an aerial perspective. He identified the upper level setback of 10 feet which would run around the perimeter of the 4th floor and the ground floor occupying the entire site with the three floors above that being a double loaded corridor configuration. Mr. Kisiel then noted that there is no setback adjacent to 711 Oak and that there is no open space at grade. He also stated that there are interior corners which cause a design problem in terms of the configuration of the units. Mr. Kisiel stated that there are some disadvantages to this configuration.

Mr. Kisiel then identified the One Winnetka project in an illustration for the Commission in terms of its building mass with regard to configuring the bulk of the square footage on the site. He noted that the gross square feet of the project is less than that which can fit onto the site at 172,640 square feet. Mr. Kisiel then stated that the reason why they are asking for additional height and setback relief is because of the way mass is configured on the site and that this configuration provided a more advantageous solution than the straight zoning solution to the site.

Mr. Kisiel then identified the setback and open space adjacent to 711 Oak which provided relief and open space and that as a result, that open space at grade brings additional building height to the east and west portions of the building. He noted that the additional height is located in areas which are adjacent to large areas of open space such as the train station frontage or adjacent to commercial development rather than residential development.

Mr. Kisiel stated that in addition to open space, the height along Elm Street is reduced to 3 stories rather than 4 stories and is a more contextual response to the existing structures along Elm Street.

Mr. Kisiel stated that the bottom line is that this response and configuration of building mass represented a better solution to the development program on the site as opposed to what a straight zoning maximum configuration allowed.

Mr. Kisiel stated that in summary, they believed that the One Winnetka project allowed the Village to make significant public improvements which were contemplated by past and current planning documents and which can be done at a significant discount through the developer's participation in both construction costs and soft costs. He stated that it would increase tax revenues and sales to the Village and has the potential to revitalize the downtown business district by injecting new investment and new residents in the community. Mr. Kisiel stated that in exchange, it asked for comparably little zoning relief to do so. He then asked if there were any questions.

Chairperson Dalman stated that they appreciated the presentation. She then asked if the Commission had any questions or comments for the applicant.

Ms. Fessler asked that the Commission be given a copy of the PowerPoint presentation.

Mr. Kisiel confirmed that they would.

Chairperson Dalman suggested that it be uploaded to the Village's website. She then asked if there were any other questions.

Ms. McCarthy asked for the difference in the square footage again and the calculations of the differences.

Mr. Kisiel responded that there is 185,500 gross square feet for the zoning envelope and that there would be 172,640 gross square feet for the project as proposed. He indicated that it represented an 11,000 square foot change or a 7% difference.

Chairperson Dalman stated that it related to the scenario of what they would be able to build without exceptions at 185,000 gross square feet which is four stories and 10 feet for the upper level setbacks.

Mr. Kisiel confirmed that is correct.

Mr. Blum referred to four stories and the problems with the corners for development. He asked if that is the case, could they build it otherwise.

Mr. Kisiel responded no and that with regard to the number of stories, it related to the interior corner where the units meet at a 90 degree angle. He stated that it would be difficult to get light and air into those spaces and that it would be less than an ideal situation architecturally from the perspective which deals with the building floor plate configuration.

Chairperson Dalman asked if there were any other questions from the Commission. No additional questions were raised by the Commission at this time. She then stated that there would be public comment only on what was presented tonight. Chairperson Dalman noted that what was presented is no different than what was presented and that there has been no change over what was presented at the last meeting. She also stated that she would like to see if for the Commission that the public comment time to be limited to 3 minutes as opposed to 5 minutes. Chairperson Dalman then stated that there would be an opportunity for the Commission to confer and come up with a determination of what the recommendations to the Village Council would be.

The Commission members agreed that would be fine.

Public Comment

Chairperson Dalman then stated that they would proceed with public comments which would be

limited to 3 minutes.

Michael Levitan, 507 Cedar, thanked Mr. Thomas for his comments which reminded them that the prior project was approved at the time when the President of the Village told the owner not to come back and ask for another inch or with any other changes. He then stated that here they are today and that unlike most people, he is in the position of knowing the fine work of Okrent whom he hired to do an addition for him years ago and that when neighbors objected, he took a look at what they would see from their perspective and how ridiculous it was for them to be objecting. Mr. Levitan also stated that they have been asking from the beginning for the applicant to show them what the building would look like and that they have not come forward with that. He stated that there is a huge cost to the Village in these projections and stated that while there may be plusses to the development, he questioned what it would do to the skyline, etc.

Mr. Levitan then referred to one home at the corner of Elm Street and Maple which has now gone on the market since the owners do not want to deal with this size of a project in the Village.

Mr. Levitan stated that in addition to that, there is a reason why the applicant wanted to go up so high. He stated that currently, to buy a property on the lake with a lake view, it would cost approximately \$3 or \$4 million for an empty lot. Mr. Levitan stated that what these penthouses and upper floors would do is create panoramic views from this building of the lake and the lakefront. He then stated that they are being asked to subsidize the applicant at the cost of giving up ownership of land to a great advantage for the applicant.

Mr. Levitan informed the Commission that he is not against tall buildings and described the project as very offensive to him, particularly in light of the important institutions involved here such as the Hadley School for the Blind and questioned the impact on them. He also stated that there would be a tremendous amount of more traffic now than there was then and which would endanger people and that institution and that this would chase them out.

Mr. Levitan stated that finally, there were some teenagers on Elm Street who were taking photographs of this building. He then referred to the corner of Elm Street and Lincoln Avenue, he described it as a really unusual perspective. Mr. Levitan informed the Commission that the teenage boys are calling this project One Winnetka penis. He then stated that this architecture does not belong in the Village and that it is against the general outlines of having the things that they want here. Mr. Levitan concluded by stating that they are being asked to subsidize at a great cost to the Village this project and that it should not go any further.

Chairperson Dalman asked if there were any other comments. She reminded the audience that the Commission needed to deliberate on the application. Chairperson Dalman then encouraged the comments to respond to the information which was presented tonight. She reiterated that they have heard all of the comments.

Gwen Trindl stated that she would limit her comments to the new facts. She then stated that her primary question is as she was reading the documents, the amount that the Village contributed to parking equated to almost as much as that of the developer. Ms. Trindl also stated that she read that the commuter parking spaces are all to be for smaller vehicles in terms of replacing what they

had before and that for the balance, Winnetka is to pay for it. She stated that for the existing spaces, the developer would be taking care of those and that the concept here is that the parking for the building occupants only would be provided at a level of 50. Ms. Trindl stated that it did not equate in any way as to what has to be done when building the apartments. She stated that this document stated for the Village, it would cost them \$4.5 million to do a variety of the parking changes required here whereas the developer would only be paying \$5,258,000. She indicated that it did not sound like a fair exchange for the Village and that the Village has responsibility for financing in other areas. Ms. Trindl concluded by stating that she is baffled by the amount of the difference by the Village versus what the developer would be paying.

Rob Newman, 610 Sheridan, stated that he has lived in the Village for nearly 20 years and has four children. He also stated that he has been to a number of hearings about all of the matters. Mr. Newman stated that he saw that the trend is mostly negatively comments at the hearings and that there are many people who support the project that are not here. He stated that the building stock they are considering is old. Mr. Newman described the property as not useful and referred to the fact that it has been vacant which is why it was sold to the developer. He then described it at best a C grade building.

Mr. Newman then stated that with regard to the variations, the Village allowed numerous residential and commercial variations. He also stated that he respected the Commission a great deal and has been keeping track of the variations allowed on residential matters which he described as numerous. Mr. Newman suggested that they do what they need to do and that they should not let the variations hold up the project in terms of its design. He then referred to the numerous public benefits which were identified at this meeting.

Mr. Newman went on to state that with regard to the leased commercial spaced, it would be an improved property and that they all live through construction and once it is done, it would be a big improvement. He then stated that there would be an improvement to the tax base which he commented is a very real issue. Mr. Newman stated that with regard to the lack of commercial taxes generated in the east business district, this is a fine example of why they should not delay. He stated that if they do delay, there would be carrying costs for the developer and the Village. Mr. Newman then stated that if the request is denied, it would set the standard for the Village for other developers who would not come to the Village. He stated that the Village Council and their actions have a direct impact on future investment. Mr. Newman stated that the bodies can nit-pick the issue and that if it failed, he commented that it would really be a failure for the community and development. He concluded by stating that it would have a long term impact and that they do need it done and that it should be approved.

Richard Sobel introduced himself to the Commission and stated that his father designed the Fell store. He referred to the fact that public comment is permitted on all agenda items and that he would like to comment on first two agenda items. Mr. Sobel stated that he brought up at last month's meeting the question of master planning and whether this plan to move ahead is consistent with the master planning process and the Comprehensive Plan. He then stated that he would like to see in the discussion of when the matter is addressed the contradictions between the master plan and approving the development.

Mr. Sobel stated that second, specifically with regard to new material, he noted that he submitted today a detail letter with regard to the historic value of the building which was written by a staff member of the Illinois Historic Preservation Agency and that he hoped that everyone read it on the very unique nature of this building, not only architecturally, but its connection to the Fell family and his father, as well as the nature of the free standing department store. He stated that the letter outlined the absolutely unique detail and architectural history of the building. Mr. Sobel stated that the question of whether it is rented or not is a question of marketing.

Mr. Sobel then stated that with regard to the size and beauty of this building, if the building was on the National Register for which he commented it is clearly eligible, he indicated that there is a 20% tax credit to the developer for preserving an adaptive use. He then stated that if it was modified and included in this development and for the housing component for which his father designed it 40 years ago, the developer could realize that. Mr. Sobel also stated that they would save money from demolishing the building, there would be the saving of a significant amount of money to the developer and quicker benefits to the community.

Mr. Sobel then referred to the figures taken from the handout with regard to benefits and stated that when you add up the figures to the developer and the Village contribution, the Village's contribution amounted to \$7,538,900 which is more than the developer's contribution.

Chairperson Dalman informed Mr. Sobel that he is out of time.

Mr. Sobel stated that the bottom line is that there are a lot of benefits to adapting the reuse of the Fell building and that he has added some more today. He also stated that he has repeatedly asked the Commission to consider in their deliberations the benefits of adaptive reuse and that he hoped that the Commission would deal with the issue of whether the development would be compatible with comprehensive planning and whether it would be beneficial to the Village to encourage the adaptive reuse of the Fell site.

Ms. Adelman asked why the property was not ever added to the Historic Registry and why are they talking about it now. She referred to the fact that the building has been vacant for 7 years. Ms. Adelman questioned the reasons it has not been included on the Historic Registry.

Ms. Holland indicated that it is up to the ownership of the property to provide the state with an application for consideration. She then stated that it would cost between \$7,500 and \$20,000 and that it is expensive as well as that they would have to have an historic architectural person to do that. Ms. Holland added that the 20% tax credit would only be available for a commercial building and not a residential building.

Mr. Sobel then stated that anyone can landmark the building and not just the developer. He also stated that it is possible that the neighbors or others could landmark the building.

Chairperson Dalman stated that they can talk about that in the discussion. She then asked if there were any other comments.

Dr. Michael Hoyt informed the Commission that he moved here in the four story building. He

stated that his question is if the Commission proceeded, what is actually done. Dr. Hoyt stated that in this case, if the building was built in the way it is outlined, someone could buy the property and build another 7 story building across the street. He also stated that the roads are wide in the whole commercial area and that it is not an anomaly that the parking spaces were made perpendicularly rather than having parallel parking. Dr. Hoyt stated that if in planning, the Commission thinks that talking about building downtown as part of a reasonable plan, that represented one decision and if they think that tall buildings would radically change Winnetka, it required more thought. He then stated that he was relieved that a lot of people thought about it and he wanted to make sure that these types of comments were stated.

Eleanor Prince of Kenilworth informed the Commission that she has come to Winnetka for 50 years to shop as well as to dine, buy apparel and use their retail services. She also stated that for 40 years, she has been a part of the church. Ms. Prince stated that she felt ownership of Winnetka and that they have a very attractive community which represented a tremendous variety of architecture in the residential areas and downtown areas. She then stated that they are not in Paris or downtown Chicago and that this would be a huge behemoth of a development. Ms. Prince also stated that she was surprised with all of the vacancies in the retail structures in the three areas of Winnetka that they would be putting several thousand more square feet of retail space.

Ms. Prince then stated that as you drive down Lincoln Avenue between Oak and Elm Street, it is easy to approach the north end. She referred to the antique car shows which go down to Maple and that it would become another thoroughfare. She indicated that no consideration was given to that or in the surveys which were done. Ms. Prince described the project as a radical change and informed the Commission that she lives in a Walter H. Sobel designed home. She also commented that the Fell building is a marvelous construction and that there are great facets of architecture in that building. Ms. Prince stated that what is most interesting is that it is different and sits at an angle. She stated that they would have a wall down Lincoln Avenue and a long, high wall on Elm Street. Ms. Prince noted that the Fell building was angled backward and described it as interesting and inviting. She then stated that if they put a major structure there, it should be appealing and that this community is appealing because it is humanistic. Ms. Prince stated that there is architecture from many different periods or decades and that it is important have architecture from every decade. She concluded by commenting that the Fell building is a feel good and fine example of a modern retail structure.

Juanita Nicholson, 554 Arbor Vitae, stated that if people are not in favor of the building, then they did not want any change in Winnetka. She stated that for change, you want to support business in Winnetka. Ms. Nicholson then stated that she did not see this as the answer to filling that need.

Ms. Nicholson then stated that if you look at the large development in Highland Park, there are a lot of storefronts which are empty. She also stated that there is a development on Lincoln Avenue which had empty spaces. Ms. Nicholson commented that while it is a nice building, there are some other issues which causing the problems for storefronts. She referred to one survey which indicated that people are leaving and that the problem is because of high rents. Ms. Nicholson indicated that problem would not be solved with a luxury building with rents which are very high. She then stated that there needed to be some other fact finding.

Ms. Nicholson noted that while she is not against change, she would not be in favor of the building and informed the Commission that she lives across the street from it. She stated that she wanted to share the concerns that if the building is allowed, it would set the bar for other exceptions which would change the Village. Ms. Nicholson concluded by stating that the Village still has a human scale moving up the North Shore and that remaining a Village is very attractive to people.

Jeffrey Liss, 1364 Edgewood, stated that he has been a resident for 30 years and that he has not spoken at all at prior meetings. He then stated that in general, he disagreed with the prior speaker's comments. Mr. Liss stated that he had no objection to the project in general and that the fact is if you look outside, there is a picture of old Winnetka and that people complained that they did not want congestion or homes which are close together. He then stated that things change. Mr. Liss stated that for the city planners, the future of communities would be transit-oriented development with people living in closer proximity to each other and people would not be commuting as much to work and would walk around.

Mr. Liss stated that it would be good for Winnetka and the children. He then stated that the fact is that they have 1.6 acres which would go up a few stories, but that it would not make Winnetka less lovely for the people who live here. Mr. Liss indicated that there are other advantages to the project and that the business aspects to the developer are to make money from the development.

Mr. Liss noted that parking is a big problem and always has been. He then stated that years ago, a major effort was made and referred to the double decker garage at the Community Center which was never done. Mr. Liss also stated that commuter parking downtown is in short supply and that the project will have 194 parking spaces next to the train station for commuter and retail parking. He stated that he hoped that the Village Council allocated more for parking which would solve one major problem. Mr. Liss commented that one great advantage of Winnetka is the proximity to the train station. He stated that the more people downtown, the better it would be for everyone. Mr. Liss then referred to Winnetka going up over time to 3 and 4 stories.

Mr. Liss also stated that they have to make sure that for anything done up front, there would be plenty of security cameras and alarm systems. He suggested that they remember the discussion of the Community House parking lot and that people felt uncomfortable with parking below grade.

Chairperson Dalman informed Mr. Liss that his time is up.

Mr. Liss then referred to the shared expenses and stated that he wondered if there would be a hard amount and that Winnetka would not have to pay overruns. He also stated that he wanted to make sure that there are guaranties by the third parties who would provide security and that the project would be completed. Mr. Liss concluded by stating that he is confused about the materials and that Winnetka owned 50 spaces and asked for an explanation.

Frank Petrek, 711 Oak, stated that he wanted to clarify that in the packets of information, there is a letter from his partner, Tim Nichols, who is big on the first amendment. He then stated that his letter didn't do anything to change what I said before. He disagreed with one thing, and invited Mr. Friedman to clarify. He stated that Section 17.58 as he understands it, gave the Commission authority and charged the Commission with the duty to recommend a plan that is best for

Winnetka. Mr. Petrek then stated that he did not read Section 17.58 as take it or leave it and that the Commission can make recommendations based on what is best for the Village.

Mr. Friedman stated that he did not think Mr. Petrek's statement was inconsistent with anything that he said.

Mr. Petrek stated that then perhaps he just misinterpreted what Mr. Friedman said, and maybe it was remarks that others have made. He stated that if the Commission did not like the garage, the Commission can say that they do not like the garage. He stated that he wanted to make sure that they understand.

Jihyung Kim introduced himself to the Commission stating that he is a business student at Northwestern University, and wanted to speak with regard to the Fell store preservation. He stated that he has seen that there are several parties who are concerned about the construction cost of this project as it related to the citizens of Winnetka. Mr. Kim stated that there were revisions to the original plan and that the latest revisions of One Winnetka with some of the concepts of the Fell building and stated that for example, he referred to the number of units which can be added to the current building without demolishing it is approximately 70.

Mr. Kim then stated that the following two criteria should be the most important for this project, the first of which should be the benefits to the community from this project and that it should minimally affect the life of the citizens, especially during its construction. He also stated that preserving the quality of the Fell store while adding residential floors to the top of the building as contemplated in the original design of the building, he commented that it is the best solution for the second criteria. Mr. Kim stated that it would minimally affect the life of Winnetka's citizens and that disruption due to construction would be minimal. He stated that only two floors would be added to the building and that the current role could be used with minimal interruptions.

Mr. Kim also stated that the cost criteria contributed to benefits to the community by preserving the Fell building could also be accomplished. He informed the Commission that he is currently working on preserving the Walter H. Sobel legacy. Mr. Kim stated that he understood that the developer of this project is attempting to benefit the community but that he wanted to state that it is possible to preserve the building while developing the One Winnetka project. He stated that this is because Walter H. Sobel, the designer of the Fell building, originally planned to add residential floors to the building. Mr. Kim stated that by preservation, the developer would not be able to provide that benefit to the community as well as save their construction costs.

Mr. Kim then stated that preserving the store is the opinion of many people and that during the last few months, local press and institutions such as Illinois Landmarks have expressed support of the preservation effort. He indicated that they believe that this is because people understand why preservation is important in the long run. Mr. Kim then informed the Commission that he is from South Korea and that there are many beautiful buildings there which were built in the 1960's and 1970's and which were demolished because they were old and referred to the opinion of people that they can make something better. He concluded by stating that he encouraged the Commission and other bodies to use the Fell building.

Harold Hindsley stated that he has been a resident of Winnetka for 49 years and has served on the school board, the caucus and the Commission and that Winnetka is home. He then stated that he objected to the project because of its bulk. Mr. Hindsley stated that he assumed that the bulk is driven because of the cost of the acquisition and described the project as much too large for the Village. He stated that the design is best described as awkward considering the property it surrounded and encouraged the Village to vote against it.

Chairperson Dalman noted that it appeared that all who wished to speak this evening have spoken, and that they would move on to the part of the meeting for deliberation by the Commission. She noted that at the last meeting, they took a straw poll and did not reach a consensus. Chairperson Dalman stated that she did not know if tonight may have change people's initial inclinations and that it would be helpful to go around and get a sense of whether the Commission members would support a recommendation of approval with conditions or under no circumstances would provide a recommendation of approval with or without conditions and that then, they can talk and discuss why. She then asked if the Commission had any thoughts on the way in which to proceed.

Mr. Coladarci stated that he is concerned that a straw poll might have an effect of stifling the discussion and that he would rather have a discussion before having a vote.

Chairperson Dalman stated that there could be half and half with a discussion and then a straw poll. She stated that they have to figure out how to move forward and that they can spend hours on the discussion. Chairperson Dalman also stated that they have to give the Village direction as to how to proceed. She agreed that they did not want to stifle discussion.

Mr. Thomas asked when putting conditions on the recommendation, how do they do the conditions. He stated that it is his guess that the Commission would have different conditions which are acceptable.

Chairperson Dalman stated that they would be going around for discussion.

Ms. McCarthy stated that there have been many meetings and that they have read a lot of material and spent a lot of time obtaining public input which she described as excellent. She stated that they have also heard from the developers and the Village staff. Ms. McCarthy then stated that she had read all of the minutes and that she is not an expert. She informed the Commission that she is leaning in favor of the request although she had serious reservations in connection with the height parts of the development as well as the amount of money that the Village would have to put into the project. Ms. McCarthy reiterated that she is not an expert and that if the ZBA and the DRB are to look at it or the Village Council in terms of the amount of money to be input, she would defer to them. She concluded by stating that the Village desperately needed revitalization but that they should not feel desperate for revitalization either.

Ms. Adelman stated that no matter what the Commission said, the request would go to the ZBA.

Chairperson Dalman confirmed that is correct.

Mr. Thomas stated that personally and with the Park Board, there is a general feeling that they

would love to see the project go ahead with conditions such as the aspect on Elm Street which he commented looked nice and reasonable and that the Lincoln Avenue portion looked like a large and bulky hotel in downtown Chicago or Paris. He stated that he recognized that whether they like or not the architectural style, it is irrelevant and that is what the DRB is for. Mr. Thomas then stated that he is not happy that the Village would have to spend \$6 million on parking and that any expenditures are a Village Council matter and not a Commission matter.

Mr. Thomas stated that his and the Park Board's reservations align with Ms. McCarthy's comments with regard to the height along Lincoln Avenue which he described as monstrous. He also stated that with regard to the plaza concept on Lincoln Avenue, there is no need for that and that they can use that space and that in connection with turning it into programmable space, it already is that.

Mr. Thomas stated that lastly, with regard to parking, the Village decided not to build a parking garage by the Community House at a cost of \$6 million. He referred to building it there instead of here and stated that he did not know if the Village Council did not want to spend the money then, why should they now. Mr. Thomas also stated that commercial parking is inadequate on east Elm Street and that there is no reason to think otherwise. He then stated that the place needed action and informed the Commission that the Park Board members are all citizens of Winnetka. Mr. Thomas described the whole east Elm Street area as dead with empty buildings that need development. He concluded by stating that he is not sure that this perfect and that it may never be and that if they were to vote with conditions, to go ahead.

Ms. Fessler noted that she is not voting and asked that the Commission's report be as constructive possible. She indicated that the comments made are very valuable and as well as the comments from the residents. Ms. Fessler stated that there have been many good suggestions and that for the areas that the Commission would deliberate, for parking spaces, she is less concerned about that than the others. She also stated that they feel that there are those who would never park underground and that they do not have to do that. Ms. Fessler stated that they can transfer commuters and employees to occupy that and that the residents would be able to park right in front of their destination and that the on-street parking amount would be reduced slightly if they were to go to the parking on the east side.

Ms. Fessler stated that her concern related to the land use on Lincoln Avenue and that they can discuss whether the design is the best use of the land which is definitely within the Commission's purview. She referred to the combination of green space versus the width of the road and the best way in which to do it. Ms. Fessler stated that it also fits into the traffic study. She stated that there has been good conversation and for the Commission to make its recommendations.

Ms. Fessler then stated that another traffic issue is the Elm Street entrance both from a safety standpoint and the amount of commercial traffic there. She referred to the conversation and what the recommendations would say. Ms. Fessler stated that another great is sidewalk dining and that while they would like to have outdoor dining, the sidewalks are too narrow and that there can be special considerations through the DRB with suggestions from the Commission as to whether they can fit that into the plan. She then stated that with regard to questions which need to be clarified, she referred to the bike path and Green Bay Road and who needs to make those decisions.

Mr. Thomas responded the Village Council.

Ms. Fessler then stated that they can look at it in the Comprehensive Plan and in more detail.

Mr. Blum stated that he is also non-voting and described the overview presented of what the role of the Commission would be as very helpful. He then stated that you cannot go by the majority rule and that the loudest is not necessarily the most. Mr. Blum then stated that there have been overwhelming comments against the project which focused on height and bulk. He stated that in the materials today, 97% of people are against the development. Mr. Blum stated that any decision made by the Commission should be consistent with what is good for Winnetka while taking into consideration the public comments made so far. He then stated that they should avoid any discussion of the economics of the builder which is not a consideration of the Commission. He also stated that there has been no evidence of financing, etc. and that there is no evidence in the record which showed a magic bullet in terms of the storefronts and residents not knowing what would be going in since there are no leases. Mr. Blum described it as an unknown. He stated that what is important is that there is no connection between that issue or the parking issue and the request for the height or bulk variation. Mr. Blum then stated that there has been no statement that they need height or the parking garage being related to each other. He also stated that a parking lot can go in a 3 or 4 story development and that the height and bulk focus should be on that instead of other issues of the project.

Ms. Bawden informed the Commission that she has a prepared statement but now is not the time for that. She then stated that she concurred with Mr. Blum's comments and audited public comments from the minutes. Ms. Bawden stated that a vast major of people are against the project except for tonight and that there have only been four people outright for the project. She stated that the main concerns relate to height and also the fact that 71 units would be expensive real estate rentals. Ms. Bawden suggested that they work on that and that she would like to bring that up to them and questioned whether rental would be possible and the lack thereof along with height which she described as her two issues.

Mr. Dunn informed the Commission that he is in favor of the project. He described the existing conditions on Elm Street and Lincoln Avenue and the buildings as an embarrassment. Mr. Dunn then stated that he is sorry that Winnetka has let property deteriorate to the extent that it has. He suggested that they keep in mind that this is not a popularity contest because a lot of people have been vocal against the project, there are a lot of people in favor of it. Mr. Dunn stated that they have not read the testimony secured from the merchants and others in town and stated that they will speak out when the project gets to the Village Council. He added that they want their voice heard at the proper body at which to speak.

Mr. Dunn then stated that beauty is in the eye of the beholder and that he liked diversity of architecture. He described Winnetka's residential areas as tremendously diverse which he commented made Winnetka a wonderful place to live. Mr. Dunn stated that the downtown areas need more architectural diversity. He then stated that this architecture would be world class architecture and that the team of developers assembled is of the utmost quality and that they are proposing an extremely expensive project which would be of the kind of quality that Winnetka

deserved.

Mr. Dunn stated that the building height in the context of where the building is located can justify its elevations over Lincoln Avenue toward the tracks and toward the Village Hall and looking east. He also stated that if there is anywhere where there is going to be density of this type, this is the perfect place for it in downtown Winnetka and that it would not set a precedent because there is no other location like that in downtown Winnetka. Mr. Dunn indicated that it is time for Winnetka to invest in its downtowns and that it is what the merchants and the business community needed.

Mr. Dunn then stated that apartment dwellers spend money downtown which would result in more sales tax revenue for the Village. He then referred to the real estate tax revenue that the project would generate and stated that it would be a modern commercial space which would enable and attract a more diverse group of merchants. Mr. Dunn stated that with regard to the existing commercial base, it is aged and much of it is obsolete with regard to ceiling heights being too low and sprinkler systems being expensive.

Mr. Dunn stated that there are tremendous plusses here and that the focus on the negatives is disturbing. He agreed that he did not think that the plaza is necessary and that they could have articulated it better and that ticket to the community of \$1.9 million can be taken out. Mr. Dunn also stated that Lincoln Avenue could be closed off with a public place without designating it as a public space since it is already being used that way.

Mr. Dunn then stated that with regard to the ability to park 182 cars, the Village was asked to pay for that and that the Village should jump at it. He noted that they have been fumbling with the parking issue for ages and that study after study has been done. Mr. Dunn concluded by stating that this would be an opportunity for development to the building and that they would get big bang for the money.

Chairperson Dalman asked the audience to hold their demonstrations of support for or against the project. She then stated to focus on the discussion, she is not a fan of the height but that it was very helpful to have the presentation in order to see what would be possible if the request was granted and which would have to go through the planned development process. Chairperson Dalman described it as a horrible big box. She then stated that although they have some control in the planned development process, it is not as much to say as at the moment, when you look at the project, the applicant tried to make as many accommodations to the Village as possible. She commented that she is not happy about 4 stories as a condition or not and that if they did not look at the design within the flexible context of the planned development, they would be missing an opportunity to do something that is better than what would otherwise be permitted if they did not have to go through the planned development process. Chairperson Dalman then stated that she spent a lot of time with the Comprehensive Plan and that she thought that the project is consistent with the Comprehensive Plan and that it satisfied within that context the nine standards and that she would be in support of the project.

Chairperson Dalman went on to state that she did have some concerns. She then stated when she looked at the 2020 Comprehensive Plan, she thought that it would say it has to be Tudor and that it did not say that. Chairperson Dalman stated that there is a strong lean toward that and that the

DRB is to look at that. She stated that the Comprehensive Plan did acknowledge that the Village has an eclectic mix of architecture in the East Elm Street district and referred to the fact that in the central business district, there is English Tudor, Georgian, Classical Revival, Arts and Crafts which says to her that there is a mix. Chairperson Dalman stated that there is some flexibility in the Comprehensive Plan on that issue. She also stated that she looked at the primary goal in the Comprehensive Plan and Section 5.4.2 of the business district which stated to promote a strong community identity and opportunities for residents to interact while building a healthy commercial tax base, provide a broad range of goods and services, provide adequate and convenient public parking, assume long term parking needs to be met onsite perhaps in a deck facility. She also stated that in that section, it talked about assessing overall vitality of the commercial areas and the need of some level of economic development support. Chairperson Dalman stated that right there in the Comprehensive Plan 20 years ago, there is some contemplation of economic participation and that whether it is in the form of how much, she is not sure. She then stated that for all of those reasons and in looking at the nine standards, she stated that she felt that this project satisfied those.

Chairperson Dalman stated that she would support a recommendation of approval and that she is very concerned in connection with the safety concerns along Elm Street. She then stated that she understood that there are great design features for 711 Oak, but that she is concerned about the fact that when school let out, there would be children racing out and that she is worried about deliveries and garbage pickup on Elm Street and added that it makes sense for it to be off of Lincoln Avenue. Chairperson Dalman also stated that with regard to the public plaza and benefit, the question is whether that would be a necessary investment. She informed the Commission that she is a frequent visitor of the Wilmette farmer's market over the Northfield market. Chairperson Dalman indicated that it is such a vital event because it is paved and accessible and that [the streetscape improvements] may be worth considering. She then stated that they could focus on the amenity of the Village Green not being very accessible for people with limited mobility.

Mr. Coladarci stated that he wanted something developed on the space. He stated that he is concerned and that he disagreed with Mr. Thomas's comments in connection with the architectural and design comments not being in the Commission's purview, it is under some of the standards. Mr. Coladarci described the project as a 100 year building and that it would become a landmark building of the Village for no reasons other than its size and architecture. He also stated that it would be seen on the Village Green and looking east from the west part of the Village.

Mr. Coladarci then stated that the developer did make a lot concessions and changes to the plan. He stated that given the importance of the building and the Commission's role in determining how the building fits in Winnetka, they should be allowed to look at aesthetics, bulk and its large height which would make it dominant. Mr. Coladarci stated that it would represent a significant change to the Village experience for those living on Maple, the Village Green, Arbor Vitae and 711 Oak, which he stated is an important consideration of the Commission to look at.

Mr. Coladarci went on to state that in terms of whether it would cause a rush to develop other large buildings, it should be noted that the same landlord owned a lot of property on the north side of Elm Street who could determine that it would be cost effective to take a C-Class building and build something equivalent to this. He also commented that it would make economic sense to get rid of it.

Mr. Coladarci then stated that with regard to the tax basis, taxes are not going to go down if the building is built, based on the school districts for the most part. He also stated that the taxes coming into the Village from the project would be no different than the taxes they pay as residents. Mr. Coladarci then stated that there is the difficulty of stores making a go in Winnetka which is connected to rents. He then stated that if the developer worked on the design and that if it was not so tall, it would not have such an impact on the Village. Mr. Coladarci commented that it is so large and tall and referred to the views to the lake and \$4,000 for rentals in the building which would be here for a long time. He suggested that they examine the architecture to make it fit in and not be so different from what they have here. Mr. Coladarci concluded that would help him in making a decision and that although the request did fulfill the planned development standards, he did not feel that they meet the standards and he is not in favor of the project.

Ms. Adelman stated that she has spoken in favor of the request with reservations.

Ms. Holland stated that when the proposal first came to them, David Trandel made changes and that although they asked for a yard, what they got back was an inch. She referred to 70 feet versus 83 feet when zoning says that 45 feet is the limit and that it is not the kind of change they would like to see or vote for.

Ms. Holland also stated that she did not agree with the assessment of Lincoln Avenue as a public plaza. She stated that 39 feet would have to be sold to the developer plus 8 feet of sidewalk which would result in making Lincoln Avenue a very narrow street and agreed that they should look at it carefully. Ms. Holland stated that they do have hardscape in the Village although it is not as much as they need and that hopefully, at some point there would be the redevelopment of the post office site which would address that. She stated that there would not be a public benefit to have a public plaza on Lincoln Avenue and that the furniture and structures would leave little room for the street.

Ms. Holland then stated that she agreed with Mr. Liss' comments in connection with transit-oriented development sweeping the nation in places like River North, Evanston, Arlington Heights, Schaumburg and Highland Park and not in villages with the kind of streets they have which are small. She informed the Commission that she drove around Glenview which has 4 stories on wide streets and that a development of this type would fit in there and that here in the Village, it would crowd and cast shadows over the entire area.

Ms. Holland stated that the applicant is requesting a tremendous amount of give-ups from the Village. She also stated that it is not the job of the taxpayers to make the project work dollar wise. Ms. Holland then stated that the definition of development has risk attached to it. She concluded by stating that it is a very large request and that she would not vote for it as it stands today.

Chairperson Dalman stated that the comments are helpful. She then stated that in counting inclinations and conditions, they have five Commission members in support and three Commission members not in support.

Ms. Fessler questioned the sense of those Commission members who are absent.

Chairperson Dalman stated that Ms. Morette's comments provided in support and the sense that

Ms. Crumley has not made her position public.

Ms. Fessler informed the Commission that she spoke in favor.

Chairperson Dalman referred to an email sent in support of Ms. Morette's comments and that she did not know if Mr. Golan is in support. She then stated that she got the sense of leaning in the direction of directing the Village staff to provide findings of fact and the inclusions of a recommendation of approval with potential conditions or denial. Chairperson Dalman stated that based on the discussion, it indicated that there can be preliminary approval with conditions.

Mr. Blum stated that they have hashed out what the initial concerns are and to direct toward things that they should think about. He indicated that the points that Chairperson Dalman raised were helpful to him and referred to the height of the project. Mr. Blum then stated that in tying them back to the Comprehensive Plan, there are few items that the Commission should discuss which would give them context for discussion. He also stated that with regard to the nine factors, they are either pretty neutral or they could probably be met with some of them. Mr. Blum then referred to factor no. 7 which steered them toward encouraging new development consistent with the character of the Village and that then they look at the Comprehensive Plan and stated that some things that he picked out were maintain the 2½ story limit and that it was subsequently changed to 4 stories. He stated that in the planned document, it seemed as though they considered height and stated that they said that is what they think.

Chairperson Dalman stated that personally, she read the Comprehensive Plan to support either. She stated that there are broad statements in the Plan which can call out in support or focus on the standards which goes both ways. Chairperson Dalman stated that it is not giving effect to the planned development process. She then referred to saying that everything has to be 4 stories and that the Comprehensive Plan did not have the flexibility to consider the planned development process.

Ms. Bawden stated that the discussion is for the proposal or a 4-story, four sided block.

Chairperson Dalman stated that if they look at the zoning standard as is limiting height to 4 stories, it did not have the flexibility under the code as it existed today and that they did not have planned development back then.

Ms. Bawden stated that with regard to limiting the height to 4 stories, she stated that the applicant has a world class architect. She stated that this is a huge issue for Winnetka and asked why not challenge them to limit the entire structure to 4 stories but to keep the vision and get down to the variations. Ms. Bawden stated that they should work within the requirements to show what can be done with regard to what is established for Winnetka.

Mr. Dunn stated that they cannot tell the developer what to build.

Ms. Adelman stated that for the Village, not the developer, if someone chose to buy and develop the property, that would be it. She stated that the architect is working for the developer and not the Village. Ms. Adelman suggested that they look at it from the point of view of what is good for

the Village.

Ms. Fessler stated that what was presented here today was a valuable comparison. She stated that it compared square footage and building mass of what the applicants could build on the site in conformance with the current zoning constraints, with the proposal that is before the Commission through its planned development process. She stated that the conforming version is not best for either the Village or the applicants. She then stated that they can give variations for bulk here and height there and accommodate this setback rather than that setback. Ms. Fessler stated that with regard to the flexibility they want to assert in planned development, there is a balance that the two sides have to work out. That comparison was given here. She described it as a helpful demonstration of what is being done in the current proposal through the planned development process, to redistribute the square footage to accommodate the interests of the Village. .

Ms. Bawden stated that she is not sure where the conversation is going.

Chairperson Dalman stated that to clarify, the reality is to look to at the maximum of what could be built on the site and that they cannot tell the applicant to give them 4 stories.

Ms. Holland stated that 70 feet is not close to 45, 50 or 55 feet. She informed the Commission that there is a 70 foot building in Evanston and that she stood in front of it and that it is huge.

Ms. Bawden then stated that she has photographs for the Commission's review.

Chairperson Dalman stated that would be presenting potential evidence and that the applicant would not have the ability to respond.

Ms. Bawden stated that it was discussed in the illustration and described the illustrations as misleading. She referred to the size of the people on the left and right sides of the illustration and that it was all designed to neutralize or reduce the impact of the scale of the building on that site. Ms. Bawden stated that she has photographs of people in front of a 4 story building and a 70 foot building and questioned what is wrong with showing the photographs.

Chairperson Dalman referred to the capacity to take into consideration the materials which were presented to them. She indicated that Ms. Bawden could use that information for her own purposes and that she is worried about how it changes the process and their role.

Ms. Bawden stated that they are still not getting anything to scale.

Ms. Adelman stated that they started the meeting by saying that they would take a straw poll saying not to discuss. She then stated that no one has changed their mind about anything and that if there is not a consensus, there is a majority with concerns. Ms. Adelman suggested that they get ready to vote or not or move forward to get findings. She also stated that even with findings, there would be the same discussion with the same concerns.

Ms. Bawden stated that they want to justify their positions.

Mr. Thomas stated that the architect came back with a whole new presentation and that he agreed that going from 7 stories to 6 stories was not much of a change but that it is what they chose to do. He agreed that they cannot tell the applicant what to do. Mr. Thomas also stated that if the development makes sense, just like the last time a planned development went before the Village Council, changes were made before the Village Council meeting and they were approved. He added that they are aware that the perspective from the drawings is crazy and that they were told so two meetings ago by a professional. Mr. Thomas indicated that they have known that all along and reiterated that they cannot tell them what to do. He then stated that if they put conditions on the request and whether the applicant listened or not, it would be between them and the Village Council.

Mr. Dunn stated that he respected Ms. Bawden's position. He then stated that while some people may not mind 7 stories, Ms. Bawden would and that everyone did not have to justify their opinion.

Ms. Bawden stated that it is the Commission's responsibility to do their homework and bring findings here.

Mr. Dunn then stated that it is not her job to convince others that her position is correct.

Mr. Blum stated that a lot of people brought up height as an issue. He then stated that with regard to the appropriate scale, in terms of height, do they feel it is appropriate for the scale or plan.

Chairperson Dalman stated that they trusted that people took those things into consideration and agreed that there have been lots of reservations with regard to height. She then stated that they can go around on the nine topics and that the Comprehensive Plan gave them a lot to work with. Chairperson Dalman then referred to the buffers and the economic viability of the business district and stated that she took bulk into consideration.

Mr. Dunn stated that the Commission is an advisory body whose duty is to advise the Village Council as to what they think about the standards. He stated that he disagreed that they did not discuss or debate the positions out there. Mr. Dunn also stated that the Village Council may read the notes of the discussions and the comments of the public and that it may influence their discussion. He stated that just making findings without expanding on the debate behind it would be helpful to the Village Council and that there is an argument on both sides that it is important to people trying to understand the issue.

Chairperson Dalman stated that they can consider having dissenting opinions.

Ms. Fessler suggested that they specifically identify the areas to formulate recommendations on thinking on the context of passing it on and the focus being on the areas which most require the greatest amount of conversation and contributions to design, etc. She stated that once they identify those key areas now, they can come back prepared to discuss those and based on the recommendations they make from that, to look at the nine points.

Chairperson Dalman stated that the Commission would send a resolution and findings of fact to the Village Council which are crafted around the nine criteria and other standards and addressing

exceptions.

Ms. Fessler suggested that they identify the areas of the recommendations and for the other nine to straddle them.

Chairperson Dalman stated that the Commission can make a recommendation one way or the other with findings of fact supporting it.

Ms. Fessler stated that they have to be clear what they are saying and that what they deliver to the Village Council is to be as constructive as possible.

Chairperson Dalman stated that findings of fact and a recommendation with or without conditions will be constructive. She noted that there are strong concerns with regard to height and bulk to be identified in the findings.

Mr. Friedman stated that the resolution recommending approval will have findings of fact and conclusions and conditions. He then stated that they have to write the conditions so that they are expressed appropriately and that the Commission would then review and vote. Mr. Friedman then stated that with regard to the conditions, they have to be careful that if there is a condition on something, it can turn into a negative recommendation and that it would have to be worded subject to the conditions expressing concerns about the development. He noted that it has to be clear when you read it.

Ms. Holland asked Mr. Norkus and Mr. D'Onofrio for the One Winnetka public benefits handout as to cost to the Village to be included on the website.

Mr. Norkus confirmed that it would be.

Ms. Holland stated that for those going to the website, they should be able to see the public benefits that the applicant is asserting are coming to the Village.

Mr. Norkus noted that there are multiple copies on the table for everyone and reiterated that it would be put on the website.

Mr. Thomas asked at what point are they going to go through the nine standards for the Commission.

Chairperson Dalman suggested that is a question for the Village staff. She then stated that she thought that since the hour is late, it would be easier to have a discussion formed around the draft. Chairperson Dalman also stated that there has been enough discussion to come up with a draft which would be the basis for discussion to drive further discussion by the Commission. She then suggested that the Commission vote to recommend that the Village staff draft findings of fact consistent around the nine criteria and discussion tonight.

Mr. Friedman informed the audience that it would not be a final decision of the Commission on the recommendation and that the Commission would vote separately on the resolution.

Ms. Adelman questioned whether they are done with the public hearing.

Chairperson Dalman stated that the concept is to keep the public comment open during the entire process and that in fairness, they have to.

Ms. Fessler then stated that it would be open through comments on the website.

Chairperson Dalman added that at every meeting, there are new people and that they have to keep public comment open.

Ms. Adelman then recommended taking public comment after deliberations.

Chairperson Dalman stated that the issue is the additional submittal by the applicant required having an opportunity for public response and comment.

Ms. McCarthy stated that in the findings of fact to also include the nine standards for the Comprehensive Plan.

Chairperson Dalman stated that there has been detailed conversation about it and that it gave structure for the discussion and then to talk about standard no. 3 for example. She asked if people are in agreement with that proposal. Chairperson Dalman then asked for a motion to ask the Village staff to draft findings of fact which are consistent with the discussion tonight recommending approval.

A motion was made by Ms. Adelman and seconded by Mr. Thomas. A vote was taken and the motion was unanimously passed.

AYES:	Adelman, Bawden, Coladarci, Dalman, Dunn, Holland, McCarthy, Thomas
NAYS:	None
NON-VOTING:	Blum, Fessler

Chairperson Dalman asked if there were any other comments.

Ms. Holland asked for a copy of Mr. Friedman's presentation.

Ms. Fessler stated that with regard to the discussion about the areas of recommendation, they identified a number of areas that people were concerned about.

Chairperson Dalman confirmed that is correct and stated that they expect in addition concerns and that the addition of pedestrians and the interface with deliveries along Elm Street and others raised by Mr. Thomas as well and that then, they can decide whether they would warrant inclusion or not.

Chairperson Dalman informed the Commission that the next meeting would be held on September 23, 2015 at 7:00 p.m.

August 26, 2015

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The meeting was adjourned at 10:27 p.m.

Respectfully submitted,

Antionette Johnson

DRAFT
WINNETKA PLAN COMMISSION
EXCERPT OF SEPTEMBER 30, 2015 MEETING MINUTES

Members Present: Tina Dalman, Chairperson
Caryn Rosen Adelman
Jan Bawden
Dana Fattore Crumley
Paul Dunn
John Golan
Louise Holland
Keta McCarthy
Jeanne Morette
John Thomas

Non-voting Members Present: Carol Fessler
Chris Blum

Members Absent: Jack Coladarci

Village Attorney: Peter Friedman

Village Staff: Michael D'Onofrio, Director of Community
Development
Brian Norkus, Assistant Director of Community
Development

Continuation - Case #15-10-PD: Preliminary Review of PD Application by Stonestreet Partners and Winnetka Station LLC, for the Properties at (A) 511 Lincoln Avenue, (B) 513-515 Lincoln Avenue, (C) 710-732 Elm Street, (D) 740 Elm Street and (E) a Portion of the Adjacent Lincoln Avenue Right-of-Way

Chairperson Dalman stated that Case No. 15-10-PD is a continuation of the preliminary review of the planned development application by Stonestreet Partners and Winnetka Station LLC. She then stated that in order to give the Commission members a road map in terms of how the meeting would be handled, the continuation of the hearing and for members of the public, she stated that they have had extensive public comment and discussion on this matter. Chairperson Dalman stated that at the last meeting, they determined that the Commission needed to get to the point of deliberation of the matter and that they directed the Village staff to prepare recommendations for the Village Council.

Chairperson Dalman stated that they would open the meeting and under Roberts Rules of Order to

discuss and discuss amendments and revisions to the resolution that they need to formally adopt a motion to put it before the Commission and that she would seek a motion for adoption and a second to the motion. She noted that they would not be voting on that but that they would open it up for discussion amongst the Commission members. Chairperson Dalman stated that the Commission would have their discussion first so that the Commission members can determine if they have revisions, additions, changes, etc. and that they would go from there.

Chairperson Dalman then stated that they did receive some additional public comment since the last meeting and that the Commission members have it. She stated that they would not be opening up for discussion the resolution and public comment and that it would be allowed at the end of the agenda and that after the meeting, they always have the public comment portion of the meeting. Chairperson Dalman stated that they feel that they have had sufficient public comment at this point and that they really need to get to the point of deliberation and voting on a recommendation for the Village Council.

Mr. Sobel raised questions for the Commission.

Chairperson Dalman stated that she appreciated his comment and that he had an opportunity to speak at every one of the Commission's meetings.

Mr. Sobel made additional comments.

Chairperson Dalman stated that it would be the last thing that they discuss and that it is an open meeting which would be an opportunity for public comment. She reiterated that members of the public have had an opportunity to participate in this process. Chairperson Dalman commented that it is probably the longest public hearing process that the Village has had. She also stated that there has been the opportunity for written comment and that at some point, they have skewed very heavily toward public comment and participation and that the process has to continue which is something that the Commission has decided they are going to do. Chairperson Dalman then stated that she would note his comment for the record and that they would continue with the meeting.

Chairperson Dalman then stated they would now formally introduce the resolution which has been prepared by the Village staff for discussion. She then stated that for Ms. Crumley's benefit, she stated that they would introduce the resolution as a motion for approval of the resolution followed by a second. Chairperson Dalman stated that would then open up the discussion of the Commission. She then asked for a motion for the adoption or approval of the resolution recommending preliminary planned development and other approvals for the One Winnetka Mixed Use Development Plan Commission Case No. 15-10-SU for the properties at 511 Lincoln Avenue, 513-515 Lincoln Avenue, 710-732 Elm Street, 740 Elm Street and a Portion of the Adjacent Lincoln Avenue Right-of-Way.

A motion was made by Mr. Thomas and seconded.

Chairperson Dalman suggested that the Commission members raise their hands as to who has proposed comments, revisions, amendments or additional conditions. She then stated that if there are questions, the Commission would open the matter up for discussion.

Ms. McCarthy referred the Commission to page 3, item no. 8 which related to promoting alternatives to motor vehicles such as bicycles and walking. She then stated that she is not sure as to where that came from with regard to the findings and asked for an explanation with regard to how that is related to the development that they are working on.

Chairperson Dalman indicated that it may have been one of the criteria set forth in the Comprehensive Plan and asked Mr. Norkus if that is correct.

Ms. Fessler then stated that to the extent that it has housing in the town that people can walk as opposed to bringing vehicles downtown and asked Mr. Norkus if that related to it being a posture of those activities.

Mr. Norkus stated that Ms. Fessler hit the nail on the head which is what they were thinking in including that statement from the Comprehensive Plan in this list. He then stated that as the Commission is free to do and that with any adoption of findings, they can find that as they have in the past that this is not applicable and that the inclusion of it was largely in the thought process that it is largely a pedestrian-scaled mixed use development in the center of downtown and thus, promoting walking.

Ms. Bawden asked if this is the point where they need to go through all of those as far as items to add or subtract. She stated that she had quite a few for consideration under addition. Ms. Bawden then referred the Commission to the findings and referred to page 2 in the materials. She informed the Commission that she took these points and went through the 2020 Comprehensive Plan to find out where they got them from. Ms. Bawden stated that she then went back and put together a list of objectives to ask why they were not included.

Chairperson Dalman asked Ms. Bawden if there were criteria in the Comprehensive Plan which were not reflected.

Ms. Bawden agreed that is correct. She then referred to the findings from Chapter 2.3, Village Character and Appearance, which read "Require the screening and buffering of off-street parking, continuing to implement and supplement the Village's street planting program." Ms. Bawden then referred to no. 13 from that chapter which stated "Views high quality materials and design in the construction of public improvements" which she commented is fine and added that she wondered why the first point under Section 2.3 which is "To ensure the commercial, institution and residential development is appropriate to the character and minimizes the adverse impact on its surrounding neighborhoods".

Ms. Fessler identified it in the materials on page 3 for Ms. Bawden.

Ms. Bawden then stated that she questioned no. 3 under Section 2.3, the Village Character and Appearance Section, which stated "Recognize the critical goal of the Village's historic architecture in defining Winnetka's unique character and public, institutional, commercial and residential areas and encourage its preservation." She then stated that no. 12 is covered in a different Section of the 2020 Comprehensive Plan.

Ms. Bawden then referred to Section 2.4, Residential Areas and Goals, which stated “Preserve a high quality residential community, encourage a range of housing types.” She also referred to the Multi-Family Residential Objectives, and stated that in a subsection of that, it stated “To ensure that multi-family residential development provides a variety of housing stock” which was done. Ms. Bawden then asked why not go for point no. 1 in that chapter which is “To maintain the Village’s traditional dwelling density and patterns by limiting the scale and density allowed in developments and renovations.”

Chairperson Dalman stated that addressed historic residential areas and that this development is for the downtown area.

Ms. Bawden responded that they had taken their points from that chapter which is why she is questioning why it was not included. She asked if they did not think that it is relevant.

Chairperson Dalman responded that she did not know how it applied but that it is for the discussion of the Commission. She then stated that if you were to interpret it that way, you would have to slap down R-1 zoning in the downtown zone or single family housing.

Ms. Bawden stated that it is included in Multi-Family Objectives. She informed the Commission that it is included under Section 2.4, Multi-Family Residential Objectives and is item no. 1. Ms. Bawden stated that the next question she had related to item no. 3 in that same chapter which is to “Ensure that multiple family buildings complement adjacent single family residences in scale and architectural style and that architectural styles complement the historical character of the Village.”

Mr. Friedman asked Ms. Bawden if these are things that she thought should be in the resolution because she thought that the development satisfied these things.

Ms. Bawden responded that she did not and that they are criteria that were not included. She also stated that as she was going through the 2020 Comprehensive Plan, she wondered why they were not included.

Mr. Friedman then stated that they should not be in the resolution and that this resolution is a resolution of approval and the planned development criteria did not require that all of the Comprehensive Plan goals be positively addressed by each planned development. He then stated that if she did not think that those criteria are satisfied by this development, then it would not belong unless the rest of the Commission thought that this development addresses that goal positively.

Ms. Bawden asked for confirmation if the findings included only the items that addressed the development positively as opposed to an analyses of the Comprehensive Plan to see whether or not this development addresses the 2020 Comprehensive Plan at all.

Chairperson Dalman confirmed that is correct and that the standard is consistency with the Comprehensive Plan and that what they discussed before did not have to be a strict compliance with all factors of the Comprehensive Plan which is what they discussed at the last meeting.

Ms. Holland stated that what she is asking them to do is for those Commission members who did not feel that those standards are being met is to vote no on all of these issues.

Chairperson Dalman confirmed that is correct.

Ms. Bawden then stated that the standards which are included are those which in most cases are met and that they are not all of the standards as to whether or not this planned development is good for Winnetka vis-à-vis the 2020 Comprehensive Plan's vision.

Mr. Friedman then stated that he would read the key paragraph of the zoning code which stated that "The Plan Commission shall not recommend the approval of a planned development unless it finds the proposed development as a whole is consistent with the goals and objectives of the Comprehensive Plan. In making its findings, the Plan Commission shall consider such goals and objectives of the Comprehensive Plan as it may determine on or affected by or otherwise pertain to the proposed development." He then stated that is saying that no planned development is required to satisfy each Comprehensive Plan goal since obviously the Comprehensive Plan has all sorts of things which do not apply or do not pertain to every planned development request. Mr. Friedman stated that he and the Village staff tried to provide a draft of which goals and objectives in the document which is the Comprehensive Plan pertain to this development which is all for the Commission's consideration. He then stated that it would be inconsistent with the document to put goals of the Comprehensive Plan into the document that the Commission as a whole did not feel pertain to this development. Mr. Friedman also stated that to Ms. Bawden's point, if she felt that the resolution did not show that the planned development is consistent with the Comprehensive Plan and the goals that she thought pertained to or are impacted by the development, then she should vote no.

Mr. Blum suggested that under paragraph A which are the findings, the first paragraph read "these are the findings that the proposed development as a whole is consistent with the Comprehensive Plan," that may be where it would be appropriate to say that it is not consistent with every single one. He then stated that in the next sentence, it stated "these specific goals and objectives include" and to consider adding language with regard to the specific goals and objectives which are consistent with the Comprehensive Plan are these things which are listed below. Mr. Blum clarified that the concept with regard to the last sentence would be where it says "specific goals and objectives" to amend that to the following and to say something to the effect that the specific goals and objectives of the Comprehensive Plan which pertain to this or "the following are specific goals and objectives of the Comprehensive Plan that pertain to this and are consistent with the Comprehensive Plan." He stated that the language should confirm that while there are other goals out there, these are the ones which are consistent, do not apply or are inconsistent.

Mr. Golan stated that in the past when they voted, even though they approved something, they documented which parts of the Comprehensive Plan are not fit by this. He stated that he did not know with planned development since they have never voted on one before, if the rules changed or not and that is what the issue is. Mr. Golan then stated that they can say that there are some things that do not fit with the Comprehensive Plan so that the Village Council will see that.

Ms. Bawden stated that they can go over things in the Comprehensive Plan that are pertinent to the

issues in front of them and then vote up or down.

Chairperson Dalman commented that to their points, it would be good for Ms. Bawden to continue with the list of items and that they can highlight the items that reflect what that the members of the Commission did not find consistent with the Comprehensive Plan.

Ms. Bawden then stated that there was an issue under Growth and Management that the Commission has not went into at all and read from Section 2.9 which stated “To limit commercial, institution and residential development within the Village to minimize potentially adverse impacts on adjacent residential neighborhoods and to prevent the need for significant increases in infrastructure, to increase parking, utility, sewers and other community resources...”

Ms. Fessler noted that is in there.

Chairperson Dalman asked Ms. Bawden if her concern is that this plan does not meet those criteria even though they are in the resolution.

Ms. Bawden confirmed that is correct.

Ms. Holland stated that she did not know where it is in the Comprehensive Plan but that there was a quote that she found which stated “The blocks thus created contain a pleasing pattern of storefronts that relate to the sidewalk and pedestrians, consistency of design results in a powerful statement of the Village as it was originally conceived.”

Ms. Bawden informed the Commission that what Ms. Holland just referenced was Chapter 5.3.1, Architecture and Design, in the Comprehensive Plan which was under the goals in terms of maintaining character. She then stated that this goes back to Village Character under Chapter 4.4 which stated that “Zoning and subdivision ordinances regulating bulk and density.” Ms. Bawden stated that the Commission obviously did not discuss that or add anything to that in their findings. She then stated that as she was looking through the 2020 Comprehensive Plan, she was concerned or could open up for discussion their verbiage “to ensure that the zoning and subdivision regulations fulfill the goals and objectives outlined in Chapter 2, monitor the impact of zoning and subdivision regulations to ensure they control overbuilding without causing unintended architectural design or causing improvements in existing Winnetka housing stock to be uneconomical.” Ms. Bawden went on to state “To assess the impact of the new ordinances on encouraging renovation or rehabilitation over new construction” and finally “Keep abreast of zoning information in similar communities across the country.” She also referred to the finding that Ms. Holland mentioned.

Chairperson Dalman asked if there were any other comments or if Ms. Bawden had any other points.

Ms. Bawden responded that she did not.

Mr. Golan asked Mr. Norkus for the reason they were not put in. He also asked if there is a difference between a planned development vote and the Commission’s analysis.

Mr. Norkus stated that was based on the fact that the direction from the Commission at the August 26, 2015 meeting was to draft a resolution in the affirmative on the plan. He then stated that it did not take them going exhaustively into listing all of the conditions which were marginal or not applicable.

Ms. Adelman stated that she remembered it being said that it does not matter what they do, the matter would be passed on to the ZBA, the DRB and the Village Council. She also stated that all of their comments would be submitted along with the recommendation for it to be passed or not.

Chairperson Dalman confirmed that is correct and that all of the comments are important and would go with the package.

Mr. Blum stated that last time, he thought that there is a height recommendation in the Comprehensive Plan which is 2½ stories which is inconsistent with the list of items.

Chairperson Dalman stated that it is two stories in the Comprehensive Plan.

Ms. Bawden read from the Planned Development Section 17.58.040(c), Building Heights, which stated that “Maximum buildings heights in the planned development shall not exceed 45 feet. Notwithstanding the foregoing, the height limitation may be modified by taking into consideration other buildings in the vicinity, consistency with the goals in the Comprehensive Plan, accommodation of parking and open space requirements and compatibility with adjoining properties.”

Mr. Norkus that the standard Ms. Bawden read is addressed on page 4 under Paragraph D entitled “Other Recommended Approvals” and that Paragraph D included findings with regard to the standards for the granting of the various exceptions.

Mr. Blum stated that the Comprehensive Plan planned document itself maintains a height limitation.

Ms. Holland asked Mr. Norkus if he spoke about Section D which speaks about stories and she stated that they are speaking about feet. She also stated that stories did not equate with feet and that 5½ stories to her is not 59 feet to the east and a building to the west at 70 feet.

Several Commission members confirmed that it is in there.

Ms. Holland responded that it is not in her version.

Ms. Adelman stated that Ms. Holland is reading from page 5 and that they are talking about page 4.

Chairperson Dalman asked Ms. Holland if she wanted to make a modification.

Ms. Holland responded that as long as it said 70 feet.

Chairperson Dalman asked if there were any other thoughts or concerns.

Ms. Morette informed the Commission that she was unable to attend the last meeting and that she has read the meeting minutes. She stated that she wanted to clarify something which she read and asked if she is correct that the economics and cost sharing aspects of the proposal are not within the purview of the Commission.

Chairperson Dalman confirmed that is correct and stated that is for the Village Council.

Ms. Fessler then referred the Commission to page 5, Recommended Conditions, Restrictive Use of Property, and read the following: "The applicant may not lease commercial space in the development to a health club." She stated that she is not sure what is the best phrasing for it because there was concern expressed that it would bring membership from the Community House fitness center. Ms. Fessler asked if that is the appropriate language for that or do they want to stipulate that is forever or perhaps conditions in the future can change. She questioned if they want to rephrase that to provide some flexibility in the future and to have one for the in-house residents.

Chairperson Dalman also referred to the restriction of having a third party operating it which is a concern of hers as well. She indicated that they did not know how the protection would be that they need to have. Chairperson Dalman then suggested that they consider adding to that language and adding to that last sentence "open to the general public" with the intent that it is to be used by the residents. She noted that some condominium buildings bring in third parties to run and maintain the athletic facilities.

Ms. Fessler asked is that a problem.

Chairperson Dalman stated that it is not and that there needed to be language in there later that would prohibit third parties from coming in. She then stated that she would find it. Chairperson Dalman also referred to the concept of the lease of commercial space and the possible lease to Fitness Revolution. She suggested that the language include "Limited to being used by the residents of building."

Mr. Friedman stated that as long as the purpose is that it is not open to the general public.

Ms. Fessler stated that it would only serve in-house residents.

Chairperson Dalman agreed that is the intent.

Ms. Fessler stated that they can change the wording.

Mr. Golan commented that would be way too restrictive. He stated that it is obvious that it would be a fitness center for the tenants and referred to the entitlement to have an Orange Theory (?) or yoga studio and agreed that they do not want to see a full service fitness club which would compete with the Community House.

Ms. Fessler stated that it would have to go through the zoning special use process and that there would be an opportunity to weigh in on that. She indicated that they can protect the Community

House with the wording. Ms. Fessler also commented that Mr. Norkus did a good job which was represented in here in everything represented to the Commission.

Ms. Bawden stated that as part of the amenities package, the development is going to have an in-house health club. She stated that it would not be as much as an issue and that she did not think that they could restrict it to tenants when they are talking about commercial space.

Chairperson Dalman stated that the apartments are for residential tenants.

Ms. Bawden stated that part of the amenities would be a workout room or fitness facility already for use by the tenants. She then stated that they are talking about leasing commercial space which would come up under a special use permit.

Ms. Fessler stated that it also provided latitude.

Ms. Bawden stated that the issue is if they are talking to them with regard to leasing commercial space, she did not see where they can limit it to residents. She then stated that it would have to be brought up to the public when they hear it as a special use application.

Mr. Thomas stated that they all remember that the Village Council, in connection with the Commission's wordsmithing, it will be interesting when they read the minutes and suggested that they not spend more time on the commercial space to be leased. He stated that the building would have amenities for the residents and that if the Village Council did not like it, it would be up to the Village Council. Mr. Thomas added that in attempting to fine tune stuff like that, they saw what happened last time and that they are spinning their wheels around the table.

Ms. Adelman suggested that they make the language more generic, for example, for all leases of commercial space in the development be subject to special use review.

Everyone did not agree with that suggestion.

Chairperson Dalman added that only relates to nonretail uses.

Mr. Norkus stated that a clarifying amendment can be made to the language and suggested that the language be recrafted to state that the applicant may not lease space in the development to a full service commercial health club which would be open to the public.

Mr. Blum commented that would be fine.

Chairperson Dalman stated that they do not know how long the document will live and that there has to be some flexibility in change and that if they do, they would have to come in for a special use permit.

Ms. Fessler stated that the next item was mentioned on page nos. 1 and 2 and item no. 6, Recommendation of Further Study of the Lincoln Avenue Public Plaza Proposal and possible cost savings and/or value engineering. She then stated that she viewed it as less value engineering and

more land use policy. Ms. Fessler stated that she felt that this Commission is the appropriate committee to weigh in and that it be left in and that they include some strong notes as to whether it would be the appropriate land use for that plaza. She then stated that she wanted everyone to recognize that this is the preliminary approval process and then there would be some changes and then it would come in for final approval. Ms. Fessler also stated that whatever you see on any night represented only one step in the process along the way. She then stated that the tremendous value in having this long process is that they get valuable feedback along with the applicant. Ms. Fessler stated that especially with regard to the issue on the land use of the plaza, the Commission has a very strong voice in expressing its opinion.

Chairperson Dalman asked with regard to value engineering, there is an opportunity to revisit the design and see if there are ways to reduce the cost which would be beneficial to the Village in case the Village is to share in the cost of a garage.

Ms. Fessler asked Mr. Norkus to point them to where that item on page 6, item no. 6, is reflected in the findings and recommendations. She then identified it as item no. 6 on page 6, Lincoln Avenue Public Plaza, additional information on the costs and benefits of the proposed public plaza, as well as alternative designs. Ms. Fessler commented that is better phrasing than what is shown on page 2.

Chairperson Dalman reminded everyone that section is the additional recommendations and conditions that the Commission discussed at the last meeting. She asked if there were any other comments, thoughts or revisions.

Ms. Morette asked if the whole parking issue is off of the table.

Chairperson Dalman stated not necessarily.

Ms. Morette then stated that there are a lot of cost issues which revolve around parking.

Chairperson Dalman stated that it has not been delegated to the Commission as being within the scope of their review and that it would be in the scope of the jurisdiction of the Village Council. She added that they can share their comments as part of the record.

Ms. Morette then stated that she had a lot of questions and that they are all about underground parking and the Village's contribution. She stated that she did get that economics is not part of this and that they are to table that.

Ms. Bawden referred to the wording of the recommended conditions in connection with commercial deliveries and trash collection. She asked how much of that can they tie their hands in. Ms. Bawden commented that she found that "The applicant shall give further consideration to the location of delivery and trash collection from the easterly edge of the development site" and asked what kind of teeth is that.

Chairperson Dalman stated that it is just a recommendation and that it does not have teeth yet.

Ms. Bawden suggested that they say anything they can to anchor it in to some sort of reality. She then stated that the trash collection now is on Elm and that especially in terms of the worst case scenario of there being three restaurants with deliveries and trash, all of that would be on Elm. Ms. Bawden stated that she would want for them to do more than give it further consideration and that it is a serious issue there now. She also stated that retail is one thing but that in terms of restaurants, it would be truck intensive.

Mr. Thomas stated that at the last meeting, they said strongly and others agreed to tell the Village Council that they would like for the commercial aspects and deliveries to be moved on Lincoln away from Elm. He stated that the wording needed strengthening and that the Commission should say that it is imperative and that they would love to see it on Lincoln.

Chairperson Dalman agreed with Mr. Thomas' comments. She also stated that she is concerned with regard to pedestrian interaction with that access point and the impact on Arbor Vitae.

Ms. Holland commented that Mr. Thomas said it well.

Chairperson Dalman asked if there were any other comments or concerns.

Mr. Blum asked if they are conditioning talking about specific things which are laid out in support of this at a later time or now.

Chairperson Dalman responded that now is the time.

Mr. Blum then stated that there are specific findings which he is not sure that he felt should not be in something supporting this which he identified as item nos. 12, 15 and 17 on page 3. He then stated that item no. 12 gets into the bulk of the development and the character of the surrounding community rather than exist as an isolated complex which is what they have here and that he did not see that as being consistent. Mr. Blum stated that item no. 15 read: "Encourage development which is appropriate for the scale and intensity of the commercial activity consistent with the Comprehensive Plan." He then stated that with the bulk of the development, he did not see that being consistent. Mr. Blum then referred to item no. 17 which read "Redevelopment of the block on the south side of Elm Street east of Lincoln Avenue is to be compatible and architecturally harmonious with the character of this portion of the Village." He indicated that he did not see this item as being consistent.

Mr. Blum also noted that with regard to item no. 17, the language of the Comprehensive Plan itself has "less intense" character before character. He then stated that there has been some back and forth and that language in the initial packet was underlined with regard to the less intense character almost emphasizing that this factor is something which may weigh against the project. Mr. Blum then stated that in the revised packet, it was gone and with other sections emphasized. He stated that he tried to figure out which way to factor it and that he could not. Mr. Blum stated that the bottom line is that in his opinion, he did not think that it supported it.

Chairperson Dalman stated that they would now open that for discussion and asked if there were any other comments or questions on those points and whether they should be included as findings

of support.

Ms. Adelman stated that if you did not agree, you can vote against it.

Mr. Dunn stated that with regard to all three of those which were discussed at other meetings, that is when they did a straw vote. He stated that they have the option to accept or vote against it.

Chairperson Dalman then stated that for the benefit of the record and what would go to the Village Council, with regard to item no. 17 for example, it is architecture and is up to personal interpretation and that she did think it is harmonious. She then stated that while it is not exactly what is there, it is subject to interpretation. Chairperson Dalman stated that with regard to the scale and intensity standard, she commented that she thought that it is consistent with the downtown area and that for those reasons, it is consistent. She also stated that she did not think that it is either up or down and that it is helpful to have some further conversation for the benefit of the record.

Ms. Morette agreed with Chairperson Dalman's comments.

Ms. Fessler stated that with regard to commercial activity, she stated that one of the things that they are challenged with on the east side is that commercial activity is relatively depressed and that they have lost a number of businesses that have been part of this community. She then stated that one of the things that they would get from this is some livening of that. Ms. Fessler also stated that she agreed that beauty is in the eye of the beholder in terms of the design and whether it meshed or not. She stated that she has heard people talk passionately on both sides and that it is difficult to come down with a definitive, correct answer on that question.

Ms. Fessler then referred to requiring new developments to be appropriate to the character of its surroundings. She also stated that there is sensitivity with regard to the apartment building on one side of the development and that down the street at the bottom of the hill, there are homes. She informed the Commission that she has been studying the 1921 Plan of Winnetka and that he had originally designed that whole block to be a horseshoe with carriages entering from the south and that having a big block of commercial things surrounding it seemed to be relatively harmonious with his concept of what would be sitting across from the Village Hall and that it is part of the neighborhood and part of the Village. Ms. Fessler stated that it is one of the things that they should take into consideration. She added that while she did not think that there is a correct answer on that, everyone is free to have their own opinion as to whether it is acceptable or not.

Ms. Bawden stated that with regard to item no. 12 in particular, she stated that rather than it existing as an isolated complex, she stated that if this is not an isolated complex, she did not know what is. She stated that the project was clearly presented as a big idea and a complex. Ms. Bawden added that it was designed as a complex and that it looked like a complex. She then stated that they would be hard pressed for anything to look at this and come up with this as a cluster of small buildings that are designed to coordinate with one another. Ms. Bawden stated that the redevelopment of the block on the south side of Elm should be compatible and architecturally harmonious and that while they have done a lot of work to bring it closer to being compatible, this is what the architecture would look like on that street. She stated that they are miles apart.

Mr. Blum also stated that it does not mean that it cannot be voted for in favor, but that it maybe not be in the resolution is his point.

Chairperson Dalman asked if there were any other comments.

Ms. Fessler stated that the Village Council would like to hear from others on the Commission with a vote and noted that she and Mr. Blum would not be voting.

Mr. Golan stated that obviously, item no. 12 is the issue of the whole development. He stated that they have looked at in 101 different ways and that the Commission can approve the motion while expressing that there are parts of it that do not fit with the Comprehensive Plan and push the matter on to the ZBA and the DRB. Mr. Golan stated that they do not need to debate it and that it is not going to solve the issue.

Ms. Adelman stated that it is fine.

Ms. Holland stated that having found that while they have spent every meeting talking about the project, they are getting little from the developer with regard to changes. She then stated that there was one small amount changed down to 70 feet from 83 feet and to 59 feet from 63 feet which she described as painful. Ms. Holland stated that there is nothing in the recommendations that she would vote for and that to her, it felt like a fortress-like development which did not belong in Winnetka. She also stated that after having spent this much time on it, they want for it to be something which is positive and that it cannot be positive as to any of those recommendations or findings.

Ms. McCarthy stated that she spoke in favor of the request and spoke on the issues.

Ms. Crumley stated that while she missed the last meeting, she read the minutes of the meeting and appreciated the comments and concerns with regard to different parts of the resolution. She stated that the concerns are somewhat subjective and interpreted based on how you view some of the presentations that they have had and how you look at the street. Ms. Crumley indicated that a lot is personal taste. She referred to the process that she has witnessed and that the developer has been responsive and has listened to the community. She also stated that the developers need to be profitable to bring something to the Village and that there needed to be a give and take. Ms. Crumley concluded by stating that she is satisfied that the resolution reflected the discussions.

Ms. Morette commented that the discussions have been terrific and that the resolution is good to go.

Mr. Blum stated that the only other thing is that it is not going to come to the ZBA with the same issues that the Commission faced. He then stated that if the Commission has concerns, the ZBA needed to hear them and that this is the appropriate place. Mr. Blum then referred to Section D, Other Recommended Approvals, on page 4 with regard to building height, upper story set modifications and rear yard setback. He stated that the findings simply say that this is consistent with the section of the code. Mr. Blum stated that if you look at the section of the code that it referred to, there has to be specific finding based on the evidence in the procedural record that the

exception modification is solely for the purpose of promoting a unified site plan and meeting the objectives of both the ____ and the Comprehensive Plan and that the exception modification is necessary. He then stated that if there is evidence in here saying that something is necessary, he has not seen that or it has not been discussed and that he would like to know how these things are necessary.

Ms. Fessler responded by referring to the whole presentation at the last meeting and the fact that the developer showed what they would be able to build if they were to do four stories all around, the impact it would have on the usability of the space, the bad architectural design and bad utility. She then stated that they recommended adjusting the mass here and there in order to accommodate the needs of the Village and that she believed that case had been formally presented at the last meeting.

Mr. Blum stated that if that is unique and a necessity, he stated that one thing to think about is whether it is bad design, it might not get build like that. He also stated that it might not be necessary to build it out in terms of the square footage on the block and the other setbacks that are required. Mr. Blum stated that essentially it is being said that maximizing return is a necessity which is how he has seen it.

Ms. Bawden stated that she would like to comment on that and referred the Commission to Section 15.17.58.030 (?), General Requirements for Planned Development and that there is a list. She then stated that Section I(4) is that the planned development will be responsive to a demonstrated need within the Village. Ms. Bawden stated that she has not been convinced that there has been a demonstrated need in the Village for this project. She then stated that they like it or do not like it and that they want it or do not want it. Ms. Bawden stated that in terms of an actual articulated need, she has not seen the data on that which is one of the criteria for approval of a planned development. She stated that she did not know if that is here or where that is.

Ms. Fessler stated that the Comprehensive Plan called for a variety of housing sizes and an area specifically identified as needing this type of housing option in Winnetka.

Ms. Bawden asked where it is articulated for downtown a 70 foot need for residential. She stated that they are talking about one criteria for planned development.

Chairperson Dalman stated that you can see that there is a need for a more vital downtown and that the residents would support the shops. She stated that the applicant has demonstrated that and referred to the public comment with regard to the need for a more vital downtown.

Ms. Bawden agreed that was a definite discussion and referred to the demonstration of a need to fill 40,000 square feet of commercial space. She stated that is going back to the conversation of the master plan and that they are putting the cart before the horse with this project.

Mr. Thomas stated that seven years ago, there was a plan which went forward with the Village Council to develop this particular area. He noted that while the Commission did not approve it, the Village Council did. Mr. Thomas stated that what he remembered clearly is that between here and the Village Council, the developer made significant changes. He then stated that he is

wondering and they will see if they are given a lot of comments that the developers have heard, even though they did not respond in the fashion that he wished they had, the Village Council may well respond to the Commission's comments before the Village Council. Mr. Thomas stated that they can vote tongue in cheek with the thinking that there will be changes with conditions and that some teeth be put into the conditions with regard to Elm versus Lincoln.

Mr. Dunn stated that he has voiced his opinion in favor of the project from the beginning and commented that the development would be a great addition to Winnetka. He stated that the developer made significant changes from the first pass in reducing the amount of units from 120 to 70. Mr. Dunn also stated that the height is lower. He indicated that there has been a lot of good commentary but that there is still room for improvement. Mr. Dunn stated that overall, he is very excited about having a quality development of this kind. He also stated that there has been a demonstrated need and that all you have to do is walk around that block and that what is there is a disgrace to the community. Mr. Dunn concluded by stating that what is proposed would be a vast improvement.

Chairperson Dalman asked Mr. Friedman for the language.

Mr. Friedman stated that on page 5, Recommended Conditions, with regard to commercial delivery and trash collection, he revised the language to read and asked the Commission to remember that these are what the Commission is recommending to be considered by the Village Council as part of any preliminary approval of the proposed development. He then read the language as follows: "The location and delivery of any trash collection related to the development site should be relocated to access points from Lincoln Avenue and subject to approval of the Village Engineer." Mr. Friedman stated that a motion is needed to approve the resolution. He then stated that he would now review the amendments from the discussion and that they would then need a motion to approve the amendments with a second and a vote and that then, they would vote on the whole thing as a whole.

Mr. Friedman stated that the first change is on page 2, 1(A), Findings Under the Comprehensive Plan, and read the paragraph as follows: "Pursuant to that subsection of the Village code with respect to this case, the Plan Commission finds that the proposed development as a whole is consistent with the goals and objectives of the Winnetka 2020 Comprehensive Plan that are affected by or otherwise pertain to the proposed development, which specific goals and objectives are set forth below."

Mr. Friedman identified the next change on page 5, D(1), and that after the wording "5½ stories", they have added the wording "and 70 feet". He then referred to E(1), Restricting Use of Property, and stated that it would now read: "The applicant may not lease space in the development for a full service commercial health club open to the general public." Mr. Friedman stated that he already read E(2) with regard to commercial development delivery and trash collection.

Chairperson Dalman asked for a motion to approve these changes.

A motion was made by Mr. Thomas and seconded by Ms. McCarthy to approve the changes to the amendments. A vote was taken and the motion was unanimously passed.

AYES: Adelman, Bawden, Crumley, Dalman, Dunn, Golan, Holland, McCarthy, Morette, Thomas
NAYS: None
NON-VOTING: Blum, Fessler

Chairperson Dalman stated that now, the Commission would vote on the resolution as amended. She confirmed that they are ready for a vote and asked for a roll call vote of the Commission.

Mr. Golan asked if there are some things that they are uncomfortable with and referred particularly to item no. 12, if the vote would be whether to include those or not.

Mr. Friedman asked if there is a motion and second to remove something, that can be made and the Commission can decide.

Mr. Golan stated that the issue is do they want to include item no. 12 on page 3 and indicated that it is the only issue up for discussion as to whether to include it in the resolution or not.

Chairperson Dalman asked Mr. Golan if he wanted to make a motion to remove which part of item no. 12 or the whole sentence.

Mr. Golan moved to vote whether to remove item no. 12 or not.

The motion was not seconded.

Ms. Morette then stated that with regard to the way it is worded, she referred the Commission to page 5 and item no. 5, she stated that it is worded that "The proposed concept plan for the subject property consisting of the following plans shall be approved" which is saying that they approve of the One Winnetka letter which she identified with the economics on it since the Commission has taken that off the table. She indicated that it can be part of the proposal but that they are not approving the economics since they have not been able to discuss that.

Chairperson Dalman stated that letter also included the concept of public benefits.

Ms. Morette then stated that for the record, she is not approving that because she would want more discussion and negotiation around it. She suggested that the wording needs to be changed.

Mr. Friedman stated that they included that because it was part of the submittal. He then stated that for the record to be reflected in the minutes by including that, it is not a Commission recommendation on the economics.

Chairperson Dalman asked if there were any other proposed motions. No additional motions were made at this time. She then asked Mr. Norkus to take a roll call vote on the recommendation for the resolution as amended.

Mr. Norkus confirmed that the motion is to approve the resolution as amended. He then took a

roll call vote of the Commission and the motion was passed with eight in favor, two against, two abstained and one absent.

**WINNETKA PLAN COMMISSION
RESOLUTION
RECOMMENDING PRELIMINARY PLANNED DEVELOPMENT AND
OTHER APPROVALS FOR THE
ONE WINNETKA MIXED USE DEVELOPMENT
PLAN COMMISSION CASE # 15-10-SU**

**511-515 LINCOLN AVENUE
710-740 ELM STREET &
PORTION OF ADJACENT LINCOLN AVENUE RIGHT-OF-WAY**

WHEREAS, an application has been submitted by Stonestreet Partners LLC (the “**Applicant**”), for the property located at 511-515 Lincoln Avenue and 714-732 Elm Street, owned by Winnetka Station LLC, and the property located at 740 Elm Street, owned by PSB/Elm Street LLC, (the “**Applicant-owned Parcels**”); and

WHEREAS, the Applicant has proposed to purchase an irregularly shaped portion of the adjacent Lincoln Avenue public right-of-way (the “**Adjacent Right-of-Way**”), measuring 7,767 square feet, for purposes of consolidating with the Applicant-owned Parcels, which are collectively referred to herein as the “**Subject Property**”; and

WHEREAS, the Applicant desires to develop the Subject Property as a mixed-use planned development consisting of an apartment building with commercial space on the first and second floor, as described more specifically below and as depicted in the plan documents (defined below) (collectively, “**Development**”); and

WHEREAS, in conjunction with the proposed Development, the Applicant has developed plans for certain additional improvements to Village properties, including construction of additional public parking, reconstruction of existing public parking, construction of a public gathering space / plaza, other streetscape improvements and replacement of a public water main (the “**Public Improvements**”); and

WHEREAS, during the public hearing process and in response to Plan Commission and public comments and concerns, the Applicant (a) reduced the height of the building adjacent to Lincoln Avenue, from 7 stories to 5½ stories, (b) reduced the height of the building on the easterly edge of the site adjacent to Elm Street, from 6 stories to 5 stories, (c) increased the building height from 2 to 3 stories along the remainder of Elm Street, (d) altered the architectural style and massing of the Elm Street elevation, (e) reduced the number of residential units from 120 to 71, and (f) reduced the amount of commercial square footage from 46,250 gross square feet to 40,250 gross square feet, and

WHEREAS, the Application has been designated as Plan Commission Case No.

15-10-SU, consisting of the following requested approvals:

- A. Special Use Permit for a planned development on the Subject Property, and concept plan approval for said planned development. The proposed Development includes 40,250 gross square feet of commercial space, 71 dwelling units and 122 private parking spaces beneath the building.
- B. Planned development modification to allow a building height of 5½ stories and 70 feet.
- C. Planned development modification to allow the reduction or elimination of the required 10 foot upper story step back at the building's 4th floor level.
- D. Planned development modification to allow elimination of the required 10 foot rear yard setback measured from the easterly property line of the Subject Property.
- E. Tentative subdivision plat approval.

WHEREAS, a public notice for Case No. 15-10-SU was duly published on March 5, 2015, in the *Winnetka Current* and a public hearing was held at the Plan Commission's meetings on March 25, April 8, April 22, June 24, July 22, August 26, and September 30, 2015, and

WHEREAS, a sign was properly posted on the Subject Property indicating the time and date of the public hearing, and that all property owners within 250 feet of the Subject Property were notified of the public hearing by US Mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

- 1. The Village Zoning Ordinance, including the C2 Retail Overlay District standards, Planned Development standards, Special Use Permit standards.
- 2. Site plan, floor plans, elevations, preliminary engineering plans, traffic study, perspective drawings, and other documents submitted by the Applicant and included in the record of the public hearing ("**Plan Documents**").
- 3. All written and oral testimony concerning the application; and

WHEREAS, the Future Land Use Map of the Winnetka 2020 Comprehensive Plan (*Attachment A*) designates the Subject Property as appropriate for mixed use commercial development; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Winnetka, Illinois, **THAT**:

1. **Findings.**

- A. **Comprehensive Plan.** Pursuant to Subsection 17.58.110.C of the Village Code, with respect to Case No. 15-10-SU, the Plan Commission finds that the proposed Development, as a whole, is consistent with the goals and objectives of the Winnetka 2020 Comprehensive Plan that are affected by or otherwise pertain to the proposed Development, which specific goals and objectives are set forth below.
- 1) requiring the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists;
 - 2) protecting and enhancing the Village's street tree planting program on public rights-of-way;
 - 3) promoting the use of high quality materials when constructing public improvements, and incorporating appropriate decorative details, artwork or sculpture;
 - 4) Contributes to the variety of housing stocks available in the Village;
 - 5) requiring multiple family developments to be of high quality material and design, combined with adequately screened or underground parking and substantial landscaping;
 - 6) encouraging an appropriate number of rental units compatible with the predominantly single-family residential character of the Village;
 - 7) improving major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists;
 - 8) promoting alternatives to motor vehicles such as bicycling and walking;
 - 9) provide for adequate parking in commercial areas and enhance opportunities for people who work in the commercial districts to park in employee-designated off-street or underground parking areas;
 - 10) provide adequate off-street or underground parking for Winnetka commuters;
 - 11) enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right-of-way;
 - 12) require developments to be appropriate to the character of its surroundings, to interface with the surrounding neighborhood, rather than exist as an isolated complex, and to recognize that the architectural design of multiple family buildings is of vital importance in maintaining the character of the Village, and thus new multiple family buildings should be designed to complement the historic character of the Village, constructed of high quality materials, providing below grade parking;
 - 13) ensure that there is an appropriate transition to buffer single family neighborhoods from commercial districts;
 - 14) planning for systematic water main replacement program in conjunction with the street replacement and renovation program;
 - 15) encourage development that is appropriate for the scale and intensity of commercial activity and consistent with the Comprehensive Plan Map;
 - 16) minimize the number of curb cuts to help retain block face continuity in the business districts;

- 17) redevelopment of the block on the south side of Elm Street east of Lincoln Avenue to be compatible and architecturally harmonious with the character of this portion of the Village.

B. Planned Development. Pursuant to Paragraphs 17.58.110.C.1-9 of the Village Code, with respect to Case No. 15-10-SU, the Plan Commission hereby finds that the proposed Development is consistent with the following specific goals and objectives of the Comprehensive Plan, in that the proposed Development:

- 1) Is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;
- 2) Minimizes potentially adverse impacts on adjacent residential neighborhoods and will not create the need for significant increases in infrastructure as streets, parking, utilities and sewers, and in other community resources such as schools, parks and recreational facilities;
- 3) Minimizes the potential adverse impact on residential neighborhoods, including the impact on pedestrian character, onsite parking, traffic patterns, congestion, open space, storm water management and Village infrastructure;
- 4) enhances the provision of a wide range of office/service and retail commercial land uses and development within the existing business district;
- 5) contributes positively toward the promotion of a strong community identity and opportunities to interact while building a healthy commercial tax base;
- 6) provides an opportunity for a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents will come to the Village for specialty goods and services;
- 7) will maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts;
- 8) provides for on-site parking at the rear of buildings, with access via alleys or private driveways, to reduce demand for on-street parking; and
- 9) is consistent with the goal to ensure that new development does not decrease public parking supply, particularly on street parking that supports retail use.

C. Tentative Plat of Subdivision. With respect to Case No. 15-10-SU, a request for tentative plat approval for the proposed Development and the related Winnetka Station subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Chapter 16.08 of the Village of Winnetka Subdivision Code, subject to modification of the tentative plat to incorporate changes necessary to effectuate the requested vacation of a portion of Lincoln Avenue as may be approved by the Village.

D. Other Recommended Approvals. With respect to Case No. 15-10-SU, the Plan Commission hereby finds the following:

- 1) Building Height Modification. Having taken into consideration other buildings in the vicinity, the goals of 2020 Comprehensive Plan, the accommodation of open space and compatibility with adjoining properties, the request to allow a building height of 5½ stories and 70 feet is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.
- 2) Upper story stepback modification. Having taken into consideration other existing buildings in the vicinity, the goals of 2020 Comprehensive Plan, the accommodation of open space and compatibility with adjoining properties, the requested modification from provision of a 10 foot stepback at the 4th floor level is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.
- 3) Rear yard setback modification. Having taken into consideration other existing buildings in the vicinity, consistency with goals in the Comprehensive Plan, accommodating parking and open space requirements and compatibility with adjoining properties, the requested modification to provide a 0' rear yard setback from the easterly property line is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.

2. Recommendations: The Plan Commission does hereby recommend to the President and Board of Trustees approval of the following associated with Case No. 15-10-SU based on the findings established herein, with the recommended conditions, restrictions, and obligations provided in this Resolution, as follows:

A. Mixed Use Planned Development. Special Permits shall be granted for the proposed Development, a Mixed Use Planned Development incorporating the following uses:

- 1) Commercial uses including any and all of those uses allowed as either permitted, conditional, or special permit uses in the C-2 Retail Overlay District consisting of approximately 40,250 square feet of gross floor area; and
- 2) Multiple Family dwelling units consisting of no more than 71 units.

B. Concept Plan. The proposed Development Concept Plan for the Subject Property, consisting of the following plans shall be approved:

- 1) Revised Preliminary Engineer Plan Sheets set, prepared by Eriksson Engineering Associates, Ltd., with the most recent revision date of February 19, 2015, consisting of eight (8) plan sheets.

- 2) Tentative Winnetka Station Subdivision Plat, prepared by Gremley and Biederman, with the most recent revision date of July 23, 2014, and consisting of one (1) plan sheet.
 - 3) Aerial Perspective renderings, Building Elevations, Site Photos, Lot Coverage Plan, Context Plan, Parking Level Plans, Building Floor Plans, Area Calculations, Parking Summary, and Context Plan, and Logistics Plan prepared by Lucien Lagrange Studio, dated May 27, 2015, and consisting of twenty-four (24) sheets.
 - 4) East Parking Lot Study and East Parking Lot View from Elm Street prepared by Lucien Lagrange Studio, dated June 12, 2015 and consisting of two (2) sheets.
 - 5) Letter regarding “One Winnetka Public Benefits,” from David Trandel / Stonestreet Partners LLC, dated August 26, 2015 and consisting of two (2) pages.
- C. Tentative Plat. The Tentative Winnetka Station Plat prepared by Gremley and Biederman, with the most recent revision date of July 23, 2014, and consisting of one (1) plan sheet shall be approved, subject to revisions as may be necessary in conjunction with matters approved by the Village Council.
- D. Modifications. The following planned development modifications shall be granted:
- 1) A modification to increase the building height to 5½ stories and 70 feet along the westerly edge of the development site, and to increase the building height to 5 stories along the easterly edge of the development site, with consideration given to the proximity of the adjacent transit station to the west, and proximity of the adjacent surface parking lot to the east, all as depicted on the Plan Documents);
 - 2) A modification from the required 10 foot upper story stepback to be provided at the 4th story level, with consideration given to the building’s design to incorporate a mansard roof design resulting in a corresponding reduction in scale and mass.
 - 3) A modification from the required 10 foot rear yard setback to be provided from the site’s easterly boundary, to allow a 0’ rear yard setback, with consideration given to the rear yard being adjacent to a public parking lot serving the business district.
- E. Recommended Conditions. The Plan Commission further recommends the following conditions be considered by the Village Council as part of any preliminary approval of the proposed Development:
- 1) Restricting Use of Property. The applicant may not lease space in the development for a full service commercial health club open to the general public.
 - 2) Commercial delivery and trash collection. The location and delivery of any trash collection related to the Development site should be relocated to

- access points from Lincoln Avenue and subject to approval of the Village Engineer.
- 3) Outdoor seating. The Applicant shall give further consideration to the width of public sidewalks adjacent to the Development and consider the appropriateness of sidewalk widths for outdoor dining; the Applicant shall modify the location of curbs and/or building placement to facilitate such seating, subject to approval by the Village Engineer.
 - 4) Accommodating the visually impaired. The Applicant shall give further consideration to the width, slope and materials of the public sidewalk, cross walks and other streetscape elements adjacent to Development;
 - 5) Green Roofs. Green roofs should be installed on the roofs as depicted in the Plan Documents in order to soften the visual impact of the roofs from adjacent buildings, as well as to provide storm water management and heat island benefits.
 - 6) Lincoln Avenue Public Plaza. Additional information on the costs and benefits of the proposed public plaza, as well as alternative designs and value engineering options, should be reviewed and carefully evaluated.
 - 7) Compliance with all Village Codes & Regulations. Other than the specific relief recommended by this resolution, the proposed Development shall be required to meet all Village codes and regulations, including but not limited to the Zoning Code, the Village of Winnetka Subdivision Code, as amended, the Standards and Specifications for Public and Private Improvements Manual, as amended, and all building, fire, and life-safety code requirements.
 - 8) Final Concept Plan Approval. Prior to final plan approval of the Development by the Village Council, the Applicant shall:
 - a) Present to the Design Review Board for review and recommendation the final site plan, landscaping plan, signage plan, and building elevations details. This review shall occur prior to the Plan Commission's consideration of the final plan.
 - b) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.
 - 9) Transferability. The approvals for the proposed Development shall be granted to the applicant and shall not be transferable except as specifically authorized and in compliance with the final approval documents approved by the Village Council.

ADOPTED THIS 30th day of September, 2015.

AYES:	Adelman, Crumley, Dalman, Dunn, Golan, McCarthy, Morette, Thomas
NAYS:	Bawden, Holland
NON-VOTING:	Blum, Fessler
ABSENT:	Coladarci

Tina Dalman, Chair
Winnetka Plan Commission

ATTEST:

Director of Community Development

Chairperson Dalman confirmed that the motion carried 8 to 2. She then thanked everyone for their participation. Chairperson Dalman then asked Mr. Norkus if it would be helpful since this is not the end of the road for the application, to inform everyone what happened next for the public and for the applicant.

Mr. Norkus stated that the next meeting on the case will be on the meeting schedule on the Village's website which will be November 16, 2015 in front of the ZBA at 7:30 p.m.

Chairperson Dalman stated that to clarify, the request would go from here simultaneously to the ZBA and the DRB.

Mr. Norkus confirmed that is correct.

Chairperson Dalman informed everyone that the next meeting is the ZBA meeting and which is the DRB meeting for those who have concerns and comments about the design.

Mr. Norkus confirmed that the DRB meeting would be on the third Thursday in November.

Chairperson Dalman confirmed that it would all be posted on the One Winnetka portion of the Village's website.

Mr. Thomas asked for the Commission members, for a reminder to be sent to them of the meeting.

Mr. Norkus confirmed that he would send an email out with the dates as they come and reiterated that November 19th is the DRB meeting.

**WINNETKA PLAN COMMISSION
RESOLUTION
RECOMMENDING
PRELIMINARY PLANNED
DEVELOPMENT AND
OTHER APPROVALS FOR
THE
ONE WINNETKA MIXED USE DEVELOPMENT
PLAN COMMISSION CASE # 15-10-SU

511-515 LINCOLN AVENUE
710-740 ELM STREET &
PORTION OF ADJACENT LINCOLN AVENUE
RIGHT-OF-WAY**

WHEREAS, an application has been submitted by Stonestreet Partners LLC (the “**Applicant**”), for the property located at 511-515 Lincoln Avenue and 714-732 Elm Street, owned by Winnetka Station LLC, and the property located at 740 Elm Street, owned by PSB/Elm Street LLC, (the “**Applicant-owned Parcels**”); and

WHEREAS, the Applicant has proposed to purchase an irregularly shaped portion of the adjacent Lincoln Avenue public right-of-way (the “**Adjacent Right-of-Way**”), measuring 7,767 square feet, for purposes of consolidating with the Applicant-owned Parcels, which are collectively referred to herein as the “**Subject Property**”; and

WHEREAS, the Applicant desires to develop the Subject Property as a mixed-use planned development consisting of an apartment building with commercial space on the first and second floor, as described more specifically below and as depicted in the plan documents (defined below) (collectively, “**Development**”); and

WHEREAS, in conjunction with the proposed Development, the Applicant has developed plans for certain additional improvements to Village properties, including construction of additional public parking, reconstruction of existing public parking, construction of a public gathering space / plaza, other streetscape improvements and replacement of a public water main (the “**Public Improvements**”); and

WHEREAS, during the public hearing process and in response to Plan Commission and public comments and concerns, the Applicant (a) reduced the height of the building adjacent to Lincoln Avenue, from 7 stories to 5 ½ stories, (b) reduced the height of the building on the easterly edge of the site adjacent to Elm Street, from 6 stories to 5 stories, (c) increased the building height from 2 to 3 stories along the remainder of Elm Street, (d) altered the architectural style and massing of the Elm Street elevation, (e) reduced the number of residential units from 120 to 71, and (f) reduced the amount of commercial square footage from 46,250 gross square feet to 40,250 gross square feet, and

WHEREAS, the Application has been designated as Plan Commission Case No. 15-10-SU, consisting of the following requested approvals:

- A. Special Use Permit for a planned development on the Subject Property, and concept plan approval for said planned development. The proposed Development includes 40,250 gross square feet of commercial space, 71 dwelling units and 122 private parking spaces beneath the building.

- B. Planned development modification to allow a building height of 5 ½ stories and 70 feet.
- C. Planned development modification to allow the reduction or elimination of the required 10 foot upper story step back at the building’s 4th floor level.
- D. Planned development modification to allow elimination of the required 10 foot rear yard setback measured from the easterly property line of the Subject Property.
- E. Tentative subdivision plat approval.

WHEREAS, a public notice for Case No. 15-10-SU was duly published on March 5, 2015, in the *Winnetka Current* and a public hearing was held at the Plan Commission’s meetings on March 25, April 8, April 22, June 24, July 22, August 26, and September 30, 2015, and

WHEREAS, a sign was properly posted on the Subject Property indicating the time and date of the public hearing, and that all property owners within 250 feet of the Subject Property were notified of the public hearing by US Mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

- 1. The Village Zoning Ordinance, including the C2 Retail Overlay District standards, Planned Development standards, Special Use Permit standards.
- 2. Site plan, floor plans, elevations, preliminary engineering plans, traffic study, perspective drawings, and other documents submitted by the Applicant and included in the record of the public hearing (“*Plan Documents*”).
- 3. All written and oral testimony concerning the application; and

WHEREAS, the Future Land Use Map of the Winnetka 2020 Comprehensive Plan (*Attachment A*) designates the Subject Property as appropriate for mixed use commercial development; and

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Winnetka, Illinois, THAT:

1. **Findings.**

- A. Comprehensive Plan. Pursuant to Subsection 17.58.110.C of the Village Code, with respect to Case No. 15-10-SU, the Plan Commission finds that the proposed Development, as a whole, is consistent with the goals and objectives of the Winnetka 2020 Comprehensive Plan that are affected by or otherwise pertain to the proposed Development, which specific goals and objectives are set forth below;
 - 1) requiring the screening and buffering of off-street parking lots while considering the safety of pedestrians and motorists;
 - 2) protecting and enhancing the Village’s street tree planting program on public rights-of-way;
 - 3) promoting the use of high quality materials when constructing public improvements, and incorporating appropriate decorative details, artwork or sculpture;

- 4) Contributes to the variety of housing stocks available in the Village;
 - 5) requiring multiple family developments to be of high quality material and design, combined with adequately screened or underground parking and substantial landscaping;
 - 6) encouraging an appropriate number of rental units compatible with the predominantly single-family residential character of the Village;
 - 7) improving major streets, especially their intersections, to enhance traffic flow, safety and appearance, as well as use by pedestrians and bicyclists;
 - 8) promoting alternatives to motor vehicles such as bicycling and walking;
 - 9) provide for adequate parking in commercial areas and enhance opportunities for people who work in the commercial districts to park in employee-designated off-street or underground parking areas;
 - 10) provide adequate off-street or underground parking for Winnetka commuters;
 - 11) enhance the overall appearance and environmental quality of public rights-of-way, including the railroad right of way;
 - 12) require developments to be appropriate to the character of its surroundings, to interface with the surrounding neighborhood, rather than exist as an isolated complex, and to recognize that the architectural design of multiple family buildings is of vital importance in maintaining the character of the Village, and thus new multiple family buildings should be designed to complement the historic character of the Village, constructed of high quality materials, providing below grade parking;
 - 13) ensure that there is an appropriate transition to buffer single family neighborhoods from commercial districts;
 - 14) planning for systematic water main replacement program in conjunction with the street replacement and renovation program;
 - 15) encourage development that is appropriate for the scale and intensity of commercial activity and consistent with the Comprehensive Plan Map;
 - 16) minimize the number of curb cuts to help retain block face continuity in the business districts;
 - 17) redevelopment of the block on the south side of Elm Street east of Lincoln Avenue to be compatible and architecturally harmonious with the character of this portion of the Village.
- B. Planned Development. Pursuant to Paragraphs 17.58.110.C.1 – 9 of the Village Code, with respect to Case No. 15-10-SU, the Plan Commission hereby finds that the proposed Development is consistent with the following specific goals and objectives of the Comprehensive Plan, in that the proposed Development:
- 1) Is appropriate to the character of and minimizes the adverse impact on its surrounding neighborhood;
 - 2) Minimizes potentially adverse impacts on adjacent residential neighborhoods and will not create the need for significant increases in infrastructure as streets, parking, utilities and sewers, and in other community resources such as schools, parks and recreational facilities;
 - 3) Minimizes the potential adverse impact on residential neighborhoods, including the impact on pedestrian character, onsite parking, traffic patterns, congestion, open space, storm water management and Village infrastructure;
 - 4) enhances the provision of a wide range of office/service and retail commercial land uses and development within the existing business district;
 - 5) contributes positively toward the promotion of a strong community identity and opportunities to interact while building a healthy commercial tax base;
 - 6) provides an opportunity for a broad range of goods and services so that Winnetka residents can satisfy most of their ordinary shopping requirements in the Village and so that non-residents will come to the Village for specialty goods and services;

- 7) will maintain the essential quality, viability and attractiveness of Winnetka's business districts while encouraging new economic development consistent with the character of the Village and the individual business districts;
 - 8) provides for on-site parking at the rear of buildings, with access via alleys or private driveways, to reduce demand for on-street parking; and
 - 9) is consistent with the goal to ensure that new development does not decrease public parking supply, particularly on street parking that supports retail use.
- C. Tentative Plat of Subdivision. With respect to Case No. 15-10-SU, a request for tentative plat approval for the proposed Development and the related Winnetka Station subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Chapter 16.08 of the Village of Winnetka Subdivision Code, subject to modification of the tentative plat to incorporate changes necessary to effectuate the requested vacation of a portion of Lincoln Avenue as may be approved by the Village.
- D. Other Recommended Approvals. With respect to Case No. 15-10-SU, the Plan Commission hereby finds the following:
- 1) Building Height Modification. Having taken into consideration other buildings in the vicinity, the goals of 2020 Comprehensive Plan, the accommodation of open space and compatibility with adjoining properties, the request to allow a building height of 5 ½ stories and 70 feet is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.
 - 2) Upper story setback modification. Having taken into consideration other existing buildings in the vicinity, the goals of 2020 Comprehensive Plan, the accommodation of open space and compatibility with adjoining properties, the requested modification from provision of a 10 foot setback at the 4th floor level is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.
 - 3) Rear yard setback modification. Having taken into consideration other existing buildings in the vicinity, consistency with goals in the Comprehensive Plan, accommodating parking and open space requirements and compatibility with adjoining properties, the requested modification to provide a 0' rear yard setback from the easterly property line is consistent with the standards set forth in Subsection 17.58.040.G of the Zoning Code.
2. Recommendations: The Plan Commission does hereby recommend to the President and Board of Trustees approval of the following associated with Case No. 15-10-SU based on the findings established herein, with the recommended conditions, restrictions, and obligations provided in this Resolution, as follows:
- A. Mixed Use Planned Development. Special Permits shall be granted for the proposed Development, a Mixed Use Planned Development incorporating the following uses:
- 1) Commercial uses including any and all of those uses allowed as either permitted, conditional, or special permit uses in the C-2 Retail Overlay District consisting of approximately 40,250 square feet of gross floor area; and
 - 2) Multiple Family dwelling units consisting of no more than 71 units.
- B. Concept Plan. The proposed Development Concept Plan for the Subject Property, consisting of the following plans shall be approved:

- 1) Revised Preliminary Engineer Plan Sheets set, prepared by Eriksson Engineering Associates, Ltd., with the most recent revision date of February 19, 2015, consisting of 8 plan sheets
 - 2) Tentative Winnetka Station Subdivision Plat, prepared by Gremley and Biederman, with the most recent revision date of July 23, 2014, and consisting of (1) plan sheet.
 - 3) Aerial Perspective renderings, Building Elevations, Site Photos, Lot Coverage Plan, Context Plan, Parking Level Plans, Building Floor Plans, Area Calculations, Parking Summary, and Context Plan, and Logistics Plan prepared by Lucien Lagrange Studio, dated May 27, 2015, and consisting of 24 sheets.
 - 4) East Parking Lot Study and East Parking Lot View from Elm Street prepared by Lucien Lagrange Studio, dated June 12, 2015 and consisting of 2 sheets.
 - 5) Letter regarding "One Winnetka Public Benefits", from David Trandel / Stonestreet Partners LLC, dated August 26, 2015 and consisting of 2 pages.
- C. Tentative Plat. The Tentative Winnetka Station Plat prepared by Gremley and Biederman, with the most recent revision date of July 23, 2014, and consisting of one plan sheet shall be approved, subject to revisions as may be necessary in conjunction with matters approved by the Village Council.
- D. Modifications. The following planned development modifications shall be granted:
- 1) A modification to increase the building height to 5 ½ stories and 70 feet along the westerly edge of the development site, and to increase the building height to 5 stories along the easterly edge of the development site, with consideration given to the proximity of the adjacent transit station to the west, and proximity of the adjacent surface parking lot to the east, all as depicted on the Plan Documents);
 - 2) A modification from the required 10 foot upper story setback to be provided at the 4th story level, with consideration given to the building's design to incorporate a mansard roof design resulting in a corresponding reduction in scale and mass.
 - 3) A modification from the required 10 foot rear yard setback to be provided from the site's easterly boundary, to allow a 0' rear yard setback, with consideration given to the rear yard being adjacent to a public parking lot serving the business district.
- E. Recommended Conditions. The Commission further recommends the following conditions be considered by the Village Council as part of any preliminary approval of the proposed Development:
- 1) Restricting Use of Property. The Applicant may not lease space in the Development for a full-service commercial health club open to the general public.
 - 2) Commercial delivery and trash collection. The location of delivery and trash collection related to the Development site should be relocated to access points from Lincoln Avenue, subject to approval by the Village Engineer.
 - 3) Outdoor seating. The Applicant shall give further consideration to the width of public sidewalks adjacent to the Development and consider the appropriateness of sidewalk widths for outdoor dining; the Applicant shall modify the location of curbs and/or building placement to facilitate such seating, subject to approval by the Village Engineer.

- 4) Accommodating the visually impaired. The Applicant shall give further consideration to the width, slope and materials of the public sidewalk, cross walks and other streetscape elements adjacent to Development;
- 5) Green Roofs. Green roofs should be installed on the roofs as depicted in the Plan Documents in order to soften the visual impact of the roofs from adjacent buildings, as well as to provide stormwater management and heat island benefits.
- 6) Lincoln Avenue Public Plaza. Additional information on the costs and benefits of the proposed public plaza, as well as alternative designs and value engineering options, should be reviewed and carefully evaluated.
- 7) Compliance with all Village Codes & Regulations. Other than the specific relief recommended by this resolution, the proposed Development shall be required to meet all Village codes and regulations, including but not limited to the Zoning Code, the Village of Winnetka Subdivision Code, as amended, the Standards and Specifications for Public and Private Improvements Manual, as amended, and all building, fire, and life-safety code requirements.
- 8) Final Concept Plan Approval. Prior to final plan approval of the development by the Village Council, the Applicant shall:
 - a) Present to the Design Review Board for review and recommendation the final site plan, landscaping plan, signage plan, and building elevations details. This review shall occur prior to the Plan Commission’s consideration of the final plan.
 - b) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.
- 9) Transferability. The approvals for the proposed Development shall be granted to the applicant and shall not be transferable except as specifically authorized and in compliance with the final approval documents approved by the Village Council.

ADOPTED THIS 30th day of SEPTEMBER, 2015.

AYES: Golan, Morette, McCarthy, Thomas, Crumley, Dunn, Adelman, Dalman (8)

NAYS: Bawden, Holland (2)

ABSENT: Coladarci

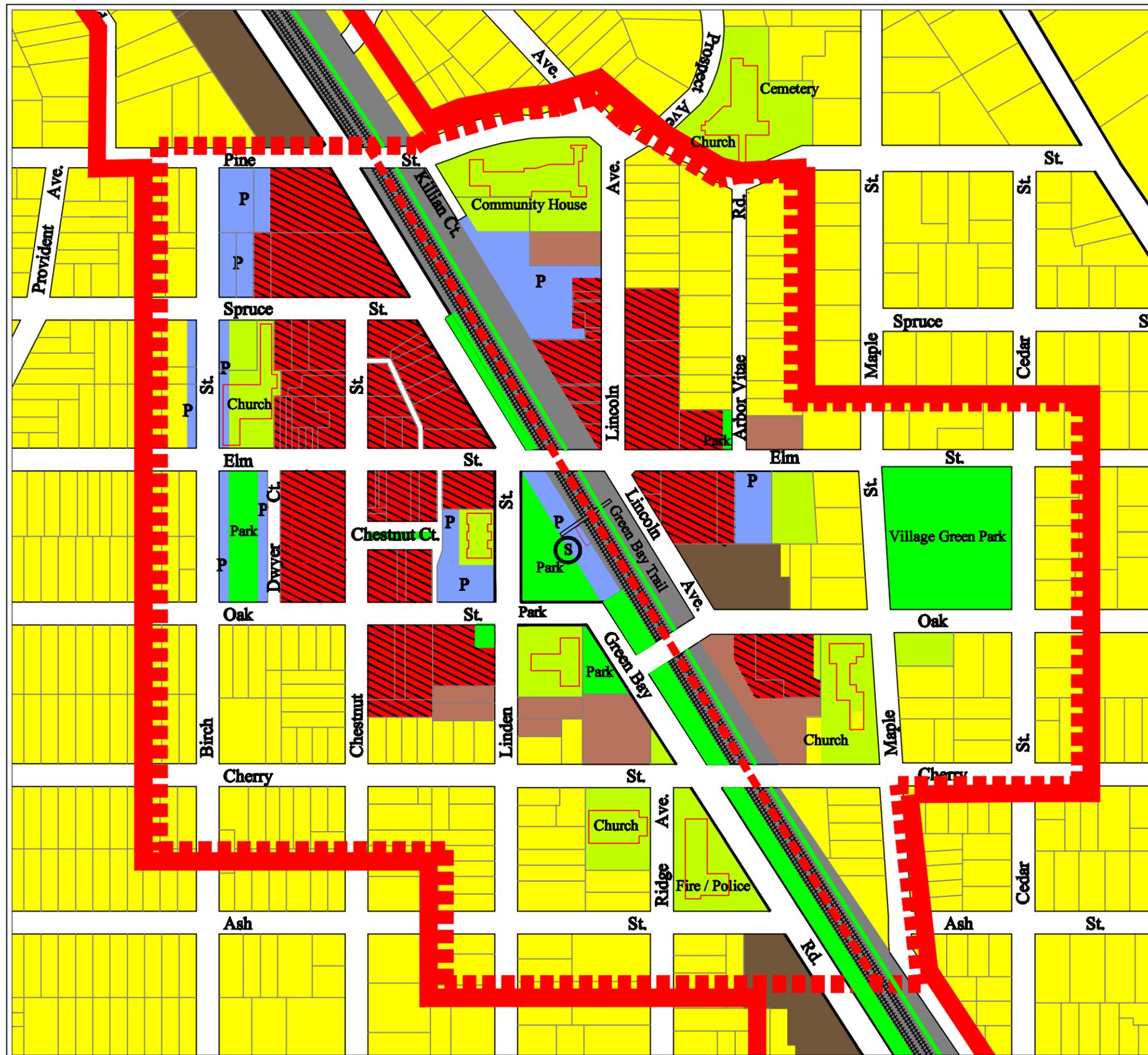
NON-VOTING: Blum, Fessler

Tina Dalman, Chair
Winnetka Plan Commission

ATTEST:

Director of Community Development

ATTACHMENT A
WINNETKA 2020 COMPREHENSIVE PLAN
FUTURE LAND USE MAP



Village of WINNETKA

Comprehensive Plan Update: 2020

Land Use Plan East & West Elm Street Planning Sub-Area

Map
12

LEGEND

- Single Family Residential
- Townhouse Residential
- Multi-Family Residential
- Commercial / Retail
- Office
- Park / Open Space
- Public / Semi-Public
- Transportation / Utilities
- Public Parking
- Vacant
- Mixed Use
(may include all uses allowed in the applicable zoning district)
- Green Bay Road Corridor
- Planning Sub-Area
- Urban Design Feature

Scale in Feet
0 50 100 200 400

- Village of Winnetka
- Other Municipal Boundaries
- Road
- Private Road
- Unimproved R.O.W.
- Railroad
- Property Line
- Lake / River
- Adjacent Municipality
- Pedestrian Tunnel
- Railroad Station

June 30, 1999

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