



## Agenda Item Executive Summary

**Title:** One Winnetka Planned Development (To Be Deferred)

**Presenter:** Peter M. Friedman, Village Attorney and Michael D'Onofrio, Director of Community Development

**Agenda Date:**

03/17/2016

**Consent:**

YES

NO

Ordinance

Resolution

Bid Authorization/Award

Policy Direction

Informational Only

**Item History:**

Stonestreet Partners, LLC has submitted to the Village an application for a Planned Development for the proposed One Winnetka project. The Planned Development process is a specific and distinct form of regulatory review established under the Village Zoning Ordinance in December 2005. The Planned Development regulations were established for all developments in excess of 10,000 square feet and allow for greater flexibility withing standard zoning requirements coupled with a more comprehensive review process, which includes both a preliminary review and approval followed by a final review and approval. Both preliminary and final reviews require public hearings and recommendations from the Village Plan Commission, Zoning Board of Appeals, and Design Review Board, and ultimate Village Council decision. These bodies have each completed their respective public hearings and meetings on the One Winnetka proposal and they have each provided separate recommendations to the Council.

**Executive Summary:**

The Village Zoning Code requires that the request for preliminary approval of the Planned Development for the One Winnetka project be placed on the agenda for the Council's March 17, 2016 regular meeting. However, the Council is not obligated at that meeting to make any decisions or to commence detailed presentations from the applicant and public comment.

The Village has retained CBRE to undertake an economic analysis of the proposed development, including the request for Village financial participation. That analysis is ongoing and the applicant is working to provide CBRE with additional requested information which will not be provided and fully reviewed prior to March 17. Accordingly, Council commencement of any detailed consideration of the requested preliminary Planned Development should be deferred until the Council's April 5, 2016 Regular Meeting. The Council can accomplish this by passage of a motion to defer after this agenda item has been introduced.

**Recommendation:**

Passage of a motion to defer to April 5, 2016 Regular Council Meeting.

**Attachments:**