



VILLAGE · OF · WINNETKA

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PLAN COMMISSION REGULAR MEETING

WEDNESDAY, FEBRUARY 26, 2020 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order & Roll Call.
2. Community Development Report.
3. Public Comment.
4. Approval of January 22, 2020 meeting minutes.
5. Approval of January 28, 2020 special meeting minutes.
6. **Case No. 20-05-SU: 717 Elm Street – Blowdry Boutique:** An application submitted by Blowdry Boutique, Inc. seeking a Special Use Permit to allow a hair salon in the C-2 General Retail Commercial Overlay District at 717 Elm Street. The Village Council has final jurisdiction on this request.
7. Old Business.
 - a. Comprehensive Plan Status Update.
8. New Business
9. Next meeting – March 25, 2020 - Quorum check
10. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at villageofwinnetka.org (*Government > Boards & Commission > Agenda Packets*).

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510 Green Bay Road, Winnetka, Illinois 60093

Community Development (847) 716-3520

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
January 22, 2020**

Members Present:

Tina Dalman, Chairman
Mamie Case
Layla Danley
Chris Foley
Louise Holland
Jay Vanderlaan
Matt Bradley
Bridget Orsic
John Swierk

Members Absent:

John Golan

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
LoriAnne Weaver, Administrative Assistant

Call to Order & Roll Call:

Chairman Dalman called the meeting to order at 7:02 p.m.

Public Comment

Chairman Dalman asked for public comment and stated there is none at this time.

Comprehensive Plan Study Session

a. Introductions

– David Schoon welcomed everyone. He introduced The Lakota Group and its president, Scott Freres, as the consultants hired to assist the Village with the preparation of the *Winnetka Futures 2040* comprehensive plan. The Lakota Group will assist with the preparation and community involvement of the comprehensive plan.

b. Project Overview Presentation

-Mr. Freres had all the team members present introduce themselves. Mr. Freres emphasized that it would be an interactive process and they hope to facilitate strong conversations with the stakeholders of the Village. He explained that a comprehensive plan helps to set policy direction to move forward into the future; he said it is living document to be visited often. Mr. Freres said it is a three-phase process, including Phase 1-Analyze, Phase 2-Visioning, and Phase 3-Plan Making. He explained that Phase 1 is about listening; Phase 2 is about where the Village wants to go; and Phase 3 is about refining the final document.

Becky Hurley, of The Lakota Group, spoke next about respecting the traditions of the Village while encouraging change for the future. Ms. Hurley discussed the different processes that would be utilized, including review current planning guides, surveys,

1 mapping, stakeholder interviews. She said there would two types of focus groups –
2 persona groups with residents and traditional groups with business people, property
3 owners, realtors, etc. Ms. Hurley mentioned Jefferson dinners that would take place with
4 smaller groups for deeper conversations. Ms. Hurley addressed questions from the Plan
5 Commission board members concerning how the participants were chosen and what
6 distinctions were made. She said they asked everyone they knew and reached out to
7 people with broad networks in Winnetka's many civic and cultural communities for their
8 recommendations for stakeholders of a wide range of ages, people from different schools,
9 service groups, religious groups, surrounding communities, etc.

10
11 Kevin Clark, of the Lakota Group, spoke on Phase 2 of the comprehensive plan, which
12 includes: vision, goals, and objectives. He explained that Lakota will bring a broad range of
13 ideas and concepts to the people at local events to get their reactions. This phase will help
14 determine the important items for the comprehensive plan.

15
16 Mr. Clark explained that Phase 3 is plan making. It is a summary of the ideas, visions, and
17 land use components gathered previously. A draft is composed of the initial results and
18 reviewed. A third draft is then composed and sent to Village Council for adoption in April
19 2021. Bridget Orsic suggested the material be taken to the school nights in September for
20 input.

21
22 Mr. Freres spoke to the Plan Commission about their role in the process. He said their role
23 is to provide guidance throughout the process, provide input, and spread the word. He
24 said they hope to have civic engagement with positive dialogue. He also said they would
25 be surveying a group of parallel communities (demographics, comp plans, etc) to gather
26 information.

27 28 c. Key Issues Exercise

29 i. Introduction to exercise

30 -Mr. Freres stated this exercise is to use thoughtful conversation to flush out key
31 issues in Winnetka. The Plan Commission members broke into small groups to
32 discuss each topic. Their main thoughts are listed below each topic.

33 ii. Vital Commercial Areas

34 -Vacancies are high due to taxes and rents

35 -Filling vacancies is high on the list

36 -Move to experimental retail

37 -Consider changing the retail overlay

38 -Need more affordable eating options

39 -Meet with landlords to determine what they are willing to do to fill the vacancies

40 -Streamline process for opening a business in Winnetka

- 1 -Property tax assessments incentivize property owners to leave property vacant
- 2 -Perception that Wilmette and Glencoe are doing better, but hear from those in
- 3 those communities that they like what is happening in Winnetka.
- 4 Are we experiencing vacancies, because Winnetkans are not supporting local
- 5 businesses? Shopping elsewhere and on-line?
- 6

7 iii. Variety of Housing

- 8 -The Village does not have starter, retirement, or maintenance –free homes
- 9 -No diversity in the architectural style of new homes being built. Older homes are
- 10 more diverse in style.
- 11 -Older homes are not protected
- 12 -Similar to peer communities in terms of housing offered
- 13 -Younger people are priced out of the Village due to the high taxes
- 14 -Zoning restrictions have cracked down on the rentals of accessory housing units
- 15 -Zoning regulations might need to be adjusted to allow for more remodeling projects
- 16 -Adjust zoning regulations so that not as many variances need to be granted for
- 17 existing homes
- 18 -Permit cost of rehabbing homes is too high
- 19 -Property taxes are very high here
- 20 -Preference seems to be for new homes, rather than older homes with major
- 21 rehabilitation costs.
- 22 -Lack age in place housing
- 23

24 iv. Healthy and Engaging Lifestyles

- 25 -A need for more bike paths, lanes, racks, charging stations
- 26 -Good park district, private clubs, and health-related businesses in this area
- 27 -Need to make they are more pedestrian-friendly
- 28 -Green Bay Trail is a great asset, but needs to be refreshed
- 29 -Need to encourage people to have engagement with their neighbors
- 30 -Ways to improve crossing Green Bay Road to visually make it more attractive to
- 31 cross
- 32 -The Community House is a wonderful asset
- 33 -Desire for additional health restaurant choices
- 34 -Access to beaches, which we could do more with
- 35 -Have some great events – Farmers Market, Music fest and Bike Winnetka- but are
- 36 missing
- 37 opportunities at the beaches (volleyball, sailing)
- 38

- 1 v. Sustainability and Climate Action
- 2 -Needs to be woven into the fabric of the community- composting, storm water,
- 3 solar panels, recycling, wind energy, community gardens, urban farms,
- 4 -Need to educate public on why you should recycle
- 5 -What do we do with power plant when contract expires?
- 6 -Make it easier for solar and wind energy production
- 7 -Could have more regular electronic recycling
- 8 -Education is key
- 9
- 10 vi. Culture and Community Character
- 11 -Perceptions of Winnetka
- 12 -Family-friendly
- 13 -Quiet
- 14 -Affluent, conservative
- 15 -Homogenous, not diverse
- 16 -well-educated
- 17 -elitist
- 18 -slow to change
- 19 -Areas for improvement
- 20 -Need to add vibrancy – piggy-back off of music fest
- 21 -utilize outdoor spaces
- 22 -more opportunities for community members to engage with each other
- 23 -increase awareness of diversity in the Village
- 24 -more community activities such as tree lighting ceremony, 4th of July parade
- 25 -use Winnetka Historical Society to increase awareness of Winnetka’s history
- 26 -lack of demographic diversity,
- 27 vii. Other Issues – Open Discussion
- 28 -suggested that alternatives be found for the large transformers in residents’
- 29 front yards
- 30 -should consider changing some of the narrow two-way streets into one-way streets
- 31 -should upgrade infrastructure for TV and internet
- 32
- 33 d. Next Steps
- 34 -Mr. Freres said the stakeholders interviews are the next step in the process and would
- 35 be scheduled in February.
- 36

37 **Next Meeting-Quorum Check**

- 1 a. Tuesday, January 28, 2020 Special Meeting – Consideration of Monthly Applications
- 2 -There were two members that stated they were unable to make the January 28th meeting.
- 3

4 **Adjournment**

5 The meeting was adjourned at 8:55 p.m.

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**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
JANUARY 28, 2020**

Members Present: Tina Dalman, Chairperson
Mamie Case
Layla Danley
John Golan
Bridget Orsic

Non-voting Members Present: Matthew Bradley
John Swierk

Members Absent: Chris Foley
Louise Holland
Jay Vanderlaan

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Senior Planner

Call to Order & Roll Call

Chairperson Dalman called the meeting to order at 7:09 p.m. and took roll call of the Commission Members present noting Ms. Holland, Mr. Vanderlaan, Mr. Foley and Mr. Bradley are absent [Mr. Bradley arrived later at 7:30 p.m.].

Community Development Report

Mr. Schoon stated the Village Council reviewed the revised concept plan for the former One Winnetka site. He stated the applicant reduced the height of the structure by one story and it would have 90 units consisting of studio to 3 bedroom units. Mr. Schoon noted the request is generally in compliance with the zoning regulations although they need one rear yard setback variation and depending on the two options presented for the fourth story, there is a 10 foot setback requirement noting one option complied. Mr. Schoon also stated the Village Council thought the applicant was heading in the right direction from the previous review which showed 138 units on the same size parcel. Mr. Schoon informed the Commission the Village Council still had concerns about the market for the studio and one bedroom units. He also stated there was discussion about the design which has a Tudor element to it, and some Village Council Members expressed concerns about it being done right. Mr. Schoon then stated the applicant has to decide whether or not to pursue and go through the preliminary plan process before the Planned Development Commission, Design Review Board, and the Village Council.

Mr. Schoon then stated the Village Council has been entering into intergovernmental agreements with local taxing bodies for storm water improvements with the most recent being with District 36 at Crow Island where zoning relief was granted. He noted the Village Council is able to grant Crow Island zoning relief and they would be setting up some general parameters of where they could build and how much square footage and impermeable lot coverage they can have in that area. Mr. Schoon noted there are no specific plans yet and in exchange for the School District allowing the Village to use the property for the benefit of the residents, the School District wants some assurance that if in the future they decide to make improvements, they have an idea of what they can build given the stormwater improvements would include an underground vault. He informed the Commission they would be doing the same thing

1 with the Park District on Hibbard Road south of the ice arena where they are looking to put in
2 underground storage tanks for the storm water projects. Mr. Schoon stated the Park District has
3 concepts and designs they are thinking about and want to make sure they can do what they want to do
4 there and when the Village Council considered that intergovernmental agreement, it would also include
5 zoning relief which includes some setbacks.

6
7 Mr. Schoon also stated the Winnetka Presbyterian Church application would be going to the Village
8 Council next week noting the ZBA reviewed it first. He stated it was confirmed with the Village Engineer
9 that the permeable pavers complied with the requirements and noted they would not be adding any
10 additional impermeable surface. Mr. Schoon noted that request would be going to the Village Council.

11
12 Chairperson Dalman asked with regard to the last One Winnetka concept review meeting with the
13 Village Council was that the second time the applicant came before them. Mr. Schoon confirmed that is
14 correct. Chairperson Dalman then asked what is the timing of when it would come before the Planned
15 Development Commission. Mr. Schoon stated he did not know and noted for those on the Planned
16 Development Commission, they would be reviewing the 688-694 Green Bay Road condominium project.
17 He stated the applicant resubmitted and Village staff has to look at it one more time after addressing
18 the concerns and issues raised to determine whether the application is ready for a public hearing. Mr.
19 Schoon then stated it is tentatively scheduled for the March Planned Development Commission
20 meeting.

21
22 Chairperson Dalman asked if there were any other questions. No additional questions were raised at this
23 time.

24 25 **Public Comment**

26 Chairperson Dalman asked if there was any public comment. No comments were made at this time.
27

28 **Approval of November 20, 2019 meeting minutes.**

29 Chairperson Dalman asked if there were any comments or revisions to the November 20, 2019 minutes
30 or a motion to adopt. A motion was made and Ms. Case seconded the motion. A vote was taken and the
31 motion passed by unanimous voice vote.

32 33 **Approval of December 18, 2019 meeting minutes.**

34 Chairperson Dalman asked for a motion to adopt the December 18, 2019 meeting minutes. A motion
35 was made by Ms. Danley and seconded by Ms. Case. A vote was taken and the motion passed by
36 unanimous voice vote.

37 38 **Case No. 20-03-SD: 711 Locust Street and 710 Walden Road - St. John's Subdivision: An application** 39 **submitted by Meinhard St. John and Paul St. John seeking approval of a Final Plat of Subdivision to** 40 **consolidate the existing two lots into a single lot of record. The Village Council has final jurisdiction on** 41 **this request.**

42 Ms. Klaassen stated the applicant submitted for final plat approval for the property located on the east
43 side of Locust Street and the west side of Walden Road between Westmoor Road and Pine Street. She
44 stated the property is zoned R-3 single family residential and consists of two buildable lots with the 711
45 Locust lot measuring approximately 27,700 square feet and the 710 Walden is approximately 30,500
46 square feet. Ms. Klaassen stated as represented on Table 1 of the agenda report, the minimum required
47 lot area for the R-3 zoning district is 16,000 square feet.
48

1 Ms. Klaassen stated the applicants reside at 711 Locust and recently acquired 710 Walden in December
2 2019 and if approved, the applicants intend to demolish the 710 Walden residence and consolidate the
3 two parcels into a single buildable lot measuring approximately 58,000 square feet or approximately 1.3
4 acres. She noted all of the improvements on 711 Locust would remain and the 710 Walden residence
5 would be removed except for the driveway. Ms. Klaassen stated the applicants submitted a demolition
6 application for the residence at 710 Walden which was considered by the LPC on January 6, 2020. She
7 stated, by a vote of 7 to 0, the LPC required the applicants to submit an HAIS based on the fact the home
8 was designed by Russell Walcott, a prominent architect on the North Shore. She stated once the HAIS is
9 submitted, a public hearing would be scheduled and the neighbors notified and the LPC would then
10 consider whether a delay of 60 days would be issued for the demolition. Ms. Klaassen noted while
11 nothing in the code prohibited demolition, it would be a matter of when with the delay being intended
12 to provide the owners opportunities to explore alternatives to demolition. She then stated the
13 applicants have not yet submitted plans for the proposed improvements for the consolidated lot. Ms.
14 Klaassen also stated the application materials indicate they are proposing a pool, pool house and other
15 accessory buildings.

16
17 Ms. Klaassen then stated as shown on the neighborhood map, there are three lots to the north of the
18 property, two which face Locust and one facing Walden. She stated the property at the corner is a three
19 sided lot with street frontages on Westmoor, Locust and Walden. Ms. Klaassen stated one of the other
20 properties to the north faces Walden and is also a through lot. She then stated the properties to the
21 south of 711 Walden all face Locust and the property to the south of 710 Walden has access from
22 Blackthorn and the property to the south of that has access to both Blackthorn and Walden. Ms.
23 Klaassen informed the Commission there is a closer version of the view included in the agenda report.

24
25 Ms. Klaassen stated the subject property is surrounded by lots that are also zoned for midsize lots in the
26 R-3 zoning district and the proposed consolidation complies with the minimum lot area, depth and
27 width requirements. She noted no zoning nonconformities would be created by the consolidation and
28 the proposed subdivision would not require any zoning relief. Ms. Klaassen then stated according to the
29 subdivision code, the subdivision shall conform to the Comprehensive Plan and with the minimum
30 standards for granting such subdivision, such as width of streets, alleys, etc. She stated in terms of the
31 Comprehensive Plan, there is a list of objectives identified which are relevant to the proposed
32 subdivision consolidation. She stated in terms of the final plat details, Public Works and the Water and
33 Electric Departments are not requesting utility easements. Ms. Klaassen noted there are very large oak
34 trees on the site, especially on the 710 Walden property and the applicants were advised to expect
35 some very restrictive tree protect requirements due to the extensive root zone protection areas that will
36 be identified upon submittal of a building permit.

37
38 Ms. Klaassen then stated with regard to the plat formatting, the applicants are in the process of
39 addressing the issue of a signature block. She also stated the supplemental information provided is in
40 response to Ms. Case asking about previous consolidations and whether or not any had been denied
41 that complied with zoning and subdivision standards and noted they have no record of any being
42 denied, but there have been those which have been recommended for approval with restrictive
43 covenants and adopted by the Village Council. Ms. Klaassen noted there is a document Mr. Norkus
44 prepared which summarized other subdivisions dating from January 1990 to November 2015.

45
46 Ms. Klaassen stated the Commission is to determine whether the proposed subdivision meets the code
47 standards and is consistent with the Comprehensive Plan. She stated following public comment and
48 Commission discussion, the Commission is to make a recommendation to the Village Council regarding

1 the request noting a draft motion is provided on page 8 of the agenda report. Ms. Klaassen then asked if
2 there were any questions.

3
4 Chairperson Dalman stated with regard to the restrictive covenant, what if someone wanted to do a lot
5 subdivision to create a separate buildable lot once they are consolidated. Ms. Klaassen responded they
6 would have to go through the process again. Ms. Danley referred to Figure 3 and the two homes cut off
7 to the south and asked if they knew the area of those two Blackthorn lots. Ms. Klaassen responded she
8 did not know at this time. Mr. Golan asked why the two lots to the north are tiny. Ms. Klaassen stated
9 she cannot speak to the history of those lots and there are a number of nonconforming lots in the
10 Village and a wide range of lot sizes in this particular neighborhood. Mr. Golan stated the other lots are
11 very big compared to these two and the lot with the home to be removed, if it is divided again, whether
12 it would be a conforming lot. Ms. Klaassen confirmed that is correct. Mr. Bradley arrived at the meeting
13 at this time.

14
15 Ms. Case asked if the water and electric services would be eliminated on the 710 Walden property. Ms.
16 Klaassen confirmed one lot can only have one service for water and electricity.

17
18 Chairperson Dalman asked if there were any other questions. Mr. Golan asked what is the reason for
19 keeping the existing driveway. Ms. Klaassen stated the applicants can answer that and noted it is not
20 prohibited. Chairperson Dalman then asked for the applicants' testimony.

21
22 Chip Hackley of Hackley & Associates in Kenilworth stated he lives in Wilmette and is the architect for
23 Paul St. John and Meinhard St. John. He stated they would prepare an HAIS before the home is
24 demolished to document the home as requested by the LPC. Mr. Hackley informed the Commission the
25 home has been severely altered from its original condition with the original windows replaced with vinyl
26 and aluminum. He also stated the original details and overhangs have been stripped and the additions
27 are not consistent with the original character of the home along with the fact the home has been poorly
28 maintained. Mr. Hackley stated for the consolidation, they are not proposing any additions to 711 Locust
29 or building an enormous new home. He stated the plan is to provide an open backyard with a pool, pool
30 house and accessory structures which would comply with the accessory structure zoning maximum
31 height of 15 feet. Mr. Hackley also stated there is a 7 foot slope on the lot. He then stated there would
32 be no cooking facilities in the pool house and would include a one car detached garage, pool,
33 mechanical and pool storage space and an open air dining pavilion adjacent to the bocce court. Mr.
34 Hackley noted all of the structures would be low lying and complementary to the main home in both
35 character and material.

36
37 Mr. Hackley then stated he had preliminary graphics which were not included in the packet of materials
38 which he showed to the Commission. He stated the graphics show the three structures connected by
39 the pergola and the top drawing is the guest pool house and garage and the second is the opposite of
40 that which shows the proposed layout. Mr. Hackley noted they are pencil sketches only and identified
41 the pavilion and bocce court on the second page.

42
43 Chairperson Dalman stated they are showing two bedrooms. Mr. Hackley confirmed that is correct and
44 they would measure 12x12 feet to be used for overflow guests. He informed the Commission the
45 applicants' parents are from Denmark and it would also be used for guests from the city. He then
46 referred to the site plan which showed the two lots, the existing home on Locust, the home on Walden
47 and the preliminary site plan for the consolidation. Mr. Hackley also stated because it is a through lot,
48 the front yard setbacks are on both ends of the proposed condition. He added they would not be

1 allowed to take advantage of the accessory structure side yards which are much reduced and identified
2 them at 23 feet and 16 feet from the property lines with the combined side yard setbacks at 45 feet
3 currently. Mr. Hackley then stated because of the average calculation, it takes 6 feet out of the
4 combined requirement and the new setback is 39 feet. He noted the home is centered on the property
5 and would be heavily landscaped with the pool in the central section. Mr. Hackley then stated the entire
6 rear portion which is the current front yard of Walden would remain open and is a heavily brushed area
7 with two trees. He added the trees Ms. Klaassen referred to are a 20 inch Swamp Oak and a 40 inch Burr
8 Oak which would remain.
9

10 Ms. Case stated because what is currently a front yard would become someone's backyard, she asked if
11 they would not be putting up a hedge or fence on Walden. Mr. Hackley stated in connection with the
12 driveway, the reason they want to maintain it is because of an electric gated fence to take care of
13 privacy as opposed to having a wall. He stated it would also be service access for the pool and grounds
14 maintenance. Mr. Hackley also noted Locust is busy and congested and the plan is to have a subtle
15 privacy screening situation in the rear as well as for the parents to park their vehicle in that additional
16 garage bay. He stated access would be from the back so as to not intrude from the front.
17

18 Mr. Hackley then stated with regard to the numbers, the maximum allowable GFA on the separate lots is
19 17,038 square feet, the maximum allowable GFA as a combined lot is 15,224 square feet and the
20 existing GFA total of the two houses is 12,355 square feet and the proposed is 10,549 square feet which
21 is a reduction of 1,806 square feet of GFA across both lots. He then stated for RLC, the maximum
22 allowable on the separate lots and combined is the same calculation at 14,575 square feet and the
23 existing RLC is 8,311 square feet and the proposed would be 8,130 square feet which is a reduction. Mr.
24 Hackley then stated for impermeable lot coverage, it would increase due to the pool and the maximum
25 allowable is 29,151 square feet and the proposed includes the pool structure and bocce court. He then
26 stated relative to conformance with the Village Comprehensive Plan, the proposed alterations would
27 remain appropriate to the neighborhood character and minimize the adverse impact with a landscape
28 screen and preservation of trees which would appear as a private front yard on Walden. Mr. Hackley
29 also stated the scale and density would not increase and referred to the low lying nature of the one
30 story structure. He also stated as part of the project, the drainage issue would be resolved in the far
31 easternmost portion of Walden. Mr. Hackley then asked if there were any questions.
32

33 Chairperson Dalman also asked if there were any questions. Ms. Orsic asked if the neighbors received
34 notice. Ms. Klaassen and Mr. Schoon confirmed notice was sent and no comments were received. Mr.
35 Golan asked Mr. Hackley if they would fix where the water is going. Mr. Hackley responded they planned
36 to work with Greengard and perform their engineering work with the Village in terms of what can be
37 done. He noted they cannot send more water than they have to neighboring properties and for the
38 lowest part of the two lots is on Walden, the storm sewer would probably go in that direction and if that
39 is the case, the water flow would be restricted to a holding system to alleviate water and release it
40 slowly from that system. Chairperson Dalman questioned whether a basin would be put in. Mr. Hackley
41 responded they did not know what the requirements are yet and would be a matter of the calculations
42 the Village and Greengard put together. He reiterated they can only do what they are allowed.
43

44 Mr. Bradley asked what the idea of the contiguous driveway was. Mr. Hackley stated each will stop at
45 some point that the driveways will not connect. Mr. Bradley then asked if the maintenance and
46 landscaping service would have use of the Walden driveway. Mr. Hackley responded for landscaping and
47 maintenance service, it would not matter and it would be for the pool equipment use. He also stated a
48 pool of this style would allow them to keep the pool filled all winter and it would last longer and be

1 more energy efficient. Mr. Hackley stated there are needs for access for that kind of maintenance. He
2 then stated while they could come off the front, it would be nice to have service from that side. Mr.
3 Hackley then stated there is not a lot of driveway space on the Locust lot. He added vehicles are parked
4 in the front now and they want to get away from that.

5
6 Mr. Golan asked Mr. Schoon if a freestanding lot cannot build a pool and tennis court unless there is a
7 livable structure. He stated this lot would have a livable structure and asked if they are required to
8 merge the lots. Mr. Schoon stated the structure is not considered a dwelling unit since there would be
9 no kitchen. He then stated they cannot have a structure or pool crossing the property line. Mr. Golan
10 then asked because it would be one lot, they cannot have a kitchen in the second dwelling. Mr. Schoon
11 confirmed that is correct. Mr. Hackley informed the Commission it is the applicants' preference to have
12 those using it to come to the home to dine.

13
14 Mr. Bradley stated they are seeing more structures with pool homes with outdoor kitchens and in terms
15 of hosting and gathering outdoors to have a kitchen setup; he was surprised to not see that here. Mr.
16 Hackley referred to the U-shape grill and patio. He also stated they want the pergola to have a California
17 outdoor, casual living feel. Mr. Hackley noted the material would be consistent with the home of slate
18 and stucco. Chairperson Dalman asked if there were any other questions.

19
20 Mr. Swierk asked Mr. Schoon in connection with the storm water requirements, if they tore down the
21 home and for the redevelopment to follow the requirements, did everything have to comply with the
22 minimum standards. He stated when he did an addition; he had to put in a catch basin and was subject
23 to the new requirements. Mr. Swierk referred to not adding new impervious surface and whether it
24 would be a 0-0 wash. Mr. Hackley stated when you alter the property and there is any change to the
25 footprint, they are required to meet the standards for drainage, impervious surface and submit to
26 engineering. He also stated regardless of how much square feet they have; they have to do civil
27 engineering in Winnetka. Mr. Swierk referred to whether they cannot take credit for what was there
28 after demolition. Ms. Klaassen informed the Commission that Mr. Saunders commented on the
29 application. She also stated while plans have not been submitted, Mr. Saunders didn't have a concern
30 with storm water because of the existing improvements at 710 Walden. Ms. Klaassen stated it will be
31 reviewed when they submit plans. Mr. Swierk stated the applicants would get more direction from the
32 Village staff before the Village Council review.

33
34 Chairperson Dalman asked with the pool and structures, if it would be less impervious surface or the
35 same. Mr. Hackley responded they would be increasing impervious surface and noted 4,100 square feet
36 of that is the pool and deck with 1,800 to 2,000 being the bocce court with the amount of increase being
37 exactly that. He also stated it would be at 40% versus 50% which is the maximum allowable. Mr. Hackley
38 noted Midwest Arbor Landscaping would be reviewing the plans but not until they know what they are
39 dealing with and there is a lot of shifting going on. He then stated they wanted to show the Commission
40 what the maximum might be and the site plan may indicate too much paving and there may be less
41 concrete around the pool.

42
43 Mr. Swierk asked if what was presented today had nothing to do with the consolidation. Chairperson
44 Dalman confirmed that is correct and stated they cannot build whatever they want and it needed to
45 meet the requirements. She commented it is helpful to see what is anticipated.

46
47 Chairperson Dalman then asked if there were any other questions and described the case as chicken or
48 egg. She noted while it is not within the Commission's scope but if they do allow the two lots to be

1 joined together, this is why they were asked if they ever said no to a request when two properties are
2 conforming. Chairperson Dalman indicated placing covenants on the request might be a good idea and
3 stated with regard to the character of the neighborhood, the Walden side is the accessory structure side
4 of the property where there is a traditional road and homes facing the street. She stated now, they are
5 going to have a landscaped backyard and it is going to be used by the driveway for the ancillary use.
6 Chairperson Dalman indicated you do not normally see that in this type of neighborhood. She then
7 stated her concern is that it is not going to be a two-story structure.
8

9 Ms. Case stated for access off Walden for this site, she referred to the feel of the neighborhood since
10 there are smaller structures and questioned how that would fit in with the rest. She then stated she had
11 no problem in joining the two properties and they can be un-joined. Ms. Case stated the problem is the
12 fact that it is not what you would normally see in this neighborhood and if it was an estate
13 neighborhood, it would be different.
14

15 Chairperson Dalman stated they have to be careful and someone can tear down the home and build a
16 much bigger structure on the consolidated lot which would be even less in keeping with the
17 neighborhood. She referred to the smaller homes Ms. Case is worried about on the east side of Walden.
18 Ms. Case stated that is the more traditional home layout. Chairperson Dalman then stated accessory
19 buildings and pools are allowed with the size of the lot. Ms. Case stated the issue is how it is going to
20 change the character of the street. Ms. Orsic asked if her concern was whether it would change the
21 character and how will it look as a backyard. Ms. Danley confirmed that is why she asked her previous
22 question.
23

24 Mr. Hackley informed the Commission they deal with this all the time and they are very sensitive to the
25 rhythm and balance of the neighborhood and context. He stated it pained him to see the things which
26 are put up here. Mr. Hackley stated there are no rules as to what can be built and it could be a stainless
27 steel box since there is no control over the design. He referred to the concern of having the tail end on
28 Walden and they do not want that but want it feel like a front yard as well while dealing with security.
29 Mr. Hackley then stated it is more of a question as to what is better, to either have a missing tooth or a
30 giant inappropriate tooth which would disrupt the neighborhood rhythm. He stated he understood their
31 concerns and knew there are lots of areas with enormous yards facing the street.
32

33 Ms. Case referred to not having driveway access on that side and having all access on Locust. Mr.
34 Hackley stated the problem is the slope and where to locate the buildings. He also stated if they play it
35 down too much, it would truly be a backyard and fence as opposed to it being open.
36

37 Ms. Orsic stated she had the same concern as Ms. Case and asked if there is a way this could be
38 appealing from the street and designed so you do not know what it is. She stated she did not want it to
39 be a big disruption or look tacky. Ms. Orsic then stated on the bend, there are a lot of homes which have
40 giant Arbor Vitae with many structures hidden on the street by Arbor Vitae. Ms. Orsic questioned
41 whether there is some possibility of that because of the bend and unusually shaped lots depending on
42 the building design.
43

44 Chairperson Dalman stated the Commission could recommend denial of the consolidation and put the
45 home on the market where a huge home could be built. She stated they cannot control that. Ms. Case
46 stated she had no problem with the consolidation and the question is how far set back is the Arbor Vitae
47 and considered the front yard. Chairperson Dalman stated the rhythm concerns are valid and the
48 question is whether it is better to have a driveway look more like a residential lot than the condition of

1 removing the driveway and having it look more like a fenced in backyard. Ms. Case referred to the home
2 at the corner of Westmoor with the split rail fence and trees and stated you can tell it is a larger lot and
3 is set back enough with fencing and trees so it did not feel out of place. She stated if they added a
4 second driveway there, it would look out of place and the problem related to keeping the extra
5 driveway.

6
7 Chairperson Dalman asked if there were any other questions. No additional questions were raised at this
8 time. She then called the matter in for discussion and noted for the record, there is no one here for
9 public comment.

10
11 Chairperson Dalman stated good points were raised and normally, she would lean toward the
12 improvement of an area and solving the storm water issue and these concerns are valid. Ms. Danley
13 stated that of the three criteria, two relate to neighborhood character and whether this felt out of
14 character with that portion of the neighborhood. She stated if it was in a differently zoned area and in a
15 more estate like neighborhood, it would not be as out of character having two driveways. Ms. Danley
16 then stated obviously, they have granted consolidations before and for this particular neighborhood, it
17 feels off although it is conforming.

18
19 Ms. Orsic stated she had the same concerns and hoped this would not look like a backyard. She also
20 stated it would be out of character for Walden but not the neighborhood since there are a lot of weird
21 lots and referred to other through lots. Ms. Case stated if there was no driveway, it would not be an
22 issue for her. Mr. Bradley stated that would stand out for the Walden character and it fully complies
23 with the regulations. He agreed when you look at the area, you would be hard pressed to see open
24 greenery and Arbor Vitae as opposed a huge home when walking.

25
26 Ms. Case referred to 730 Walden with a pool through to Locust and no driveway on Locust. Mr. Bradley
27 commented that hurt the character of the homes on Locust. He then stated if it is going to be a
28 backyard, to remove the driveway, they should treat it like that and not have any association with the
29 street and they would really be getting a rear end look. Mr. Bradley also stated he is concerned with its
30 use for only maintenance vehicles although they do not have final plans yet. He referred to the spirit of
31 the new structure and development on the consolidated lot moving them away from Walden and closer
32 to the center of the combined lot and noted the trucks would go in as deep as possible to access the
33 structures which are intentionally being put closer to the midpoint of the consolidated lot. Mr. Bradley
34 then stated if the pool was right at the front yard setback of Walden, he would agree 100% with Ms.
35 Case. He also stated with regard to the criteria of open space, it is meant to be guarded against the
36 character going the other way of a box as opposed to having greenery. Mr. Bradley concluded there is
37 no reason why the consolidation should be held back by a covenant when it otherwise complied.

38
39 Ms. Orsic commented it is well done and while they have no control over it, there would be no control
40 over what someone else builds and she would rather not have a fence and clear backyard, but rather
41 the illusion of another property. She only suggested there be a covenant if they tear down the front
42 home and for it to convert into two separate lots again. Ms. Orsic then referred to the other document
43 given to them earlier today which reverts it back to two lots. Mr. Swierk stated it does not automatically
44 revert back.

45
46 Chairperson Dalman stated Walden is a narrow street and taking trucks off the street would be a huge
47 help. Mr. Golan stated the driveway maintains the character of the neighborhood although a retractable
48 gate would not. He then stated they can fence off the pool and eliminate the gate. Mr. Hackley asked

1 what the rules for gate and fence height are. Ms. Klaassen responded the maximum permitted height is
2 6.5 feet and the pool enclosure must be at least 4 feet in height. Mr. Hackley stated they do not want a
3 stockade fence and they have not gotten that far yet. He added they do not want it to be Fort Knox
4 which would not be appropriate.

5
6 Mr. Golan referred to whether a retractable gate would be adequate pool protection if it is 4.5 feet or
7 not unless there is a separate gate. Ms. Klaassen stated they would have to prove the gate would
8 automatically close to enclose the pool with a mechanism to close the gate. Ms. Orsic stated there are
9 often interior enclosures around pools and referred to fencing around the periphery with a gate off the
10 street. Mr. Hackley indicated they may do that anyway and there is room for it. He stated they would
11 also deal with vegetation and would like a natural woody area.

12
13 Mr. Golan asked if it is within the code to have a driveway in the front and back and the applicants are
14 not asking for a variation. Ms. Klaassen confirmed that is correct.

15
16 Mr. Swierk stated Walden is already heavily landscaped and referred to two other homes with a pool on
17 Locust that you cannot see. He stated they could have driveways on those properties without a
18 variance. Ms. Klaassen stated the code limits the number of access points to two and the lot to the
19 north currently has a circular driveway. She then indicated they could eliminate the circular driveway
20 and put in another driveway on Locust. Mr. Schoon referred to the home on the east side of Blackthorn
21 with access to Blackthorn.

22
23 Chairperson Dalman agreed it is a unique area and asked if there were any other comments. No
24 additional comments were made at this time. She referred to the recommendation for a condition on
25 the recommendation for approval and stated there is no other support for that. Chairperson Dalman
26 then stated the Commission is to vote to recommend the affirmative approval or to have conditions and
27 referred to the draft recommendation and findings that the Commission finds the proposal for the
28 consolidation satisfies the two findings and for the signature blocks to comply with the subdivision
29 requirements. Ms. Klaassen informed the Commission it is owned by a trust and the language needs to
30 be revised to reflect the trust. Chairperson Dalman then asked for a motion.

31
32 Ms. Orsic moved that the Commission finds that the proposed St. John's Subdivision Final Plat
33 consolidating 711 Locust and 710 Walden into a single Lot of Record meets the subdivision standards for
34 approving such final plat and it is consistent with the Comprehensive Plan with language as included on
35 page 8 of the agenda packet and the Commission recognizes that the recommendations for the
36 subdivision approval are subject to getting the appropriate signature blocks. Mr. Golan seconded the
37 motion. A vote was taken and the motion passed, 5 to 1.

38
39 AYES: Bradley, Dalman, Danley, Golan, Orsic
40 NAYS: Case
41 NON-VOTING: Swierk

42
43 **Old Business – Comprehensive Plan Status Update**

44 Mr. Schoon informed the Commission there was a study session last week asked if they still had their
45 worksheets to please turn them in. He then stated in February, the consultants would be meeting with
46 the other Boards and the Commissions and there would be focus groups held during the week of
47 February 10 and they would continue to work with the consultant on analysis, background and data
48 collection. Mr. Schoon noted their next meeting is with the LPC next Monday and they are invited to

1 participate in the open house in March.

2
3 Mr. Golan asked for the minutes from last week's workshop meeting to get up to date. Mr. Schoon
4 responded that meeting was structured differently and they would be emailing the Commission a link to
5 the website to sign up to receive notifications regarding the plans. He also stated the PowerPoint
6 presentation is on the website.

7
8 **New Business**

9 No new business was discussed at this time.

10
11 **Next meeting - February 26, 2020**

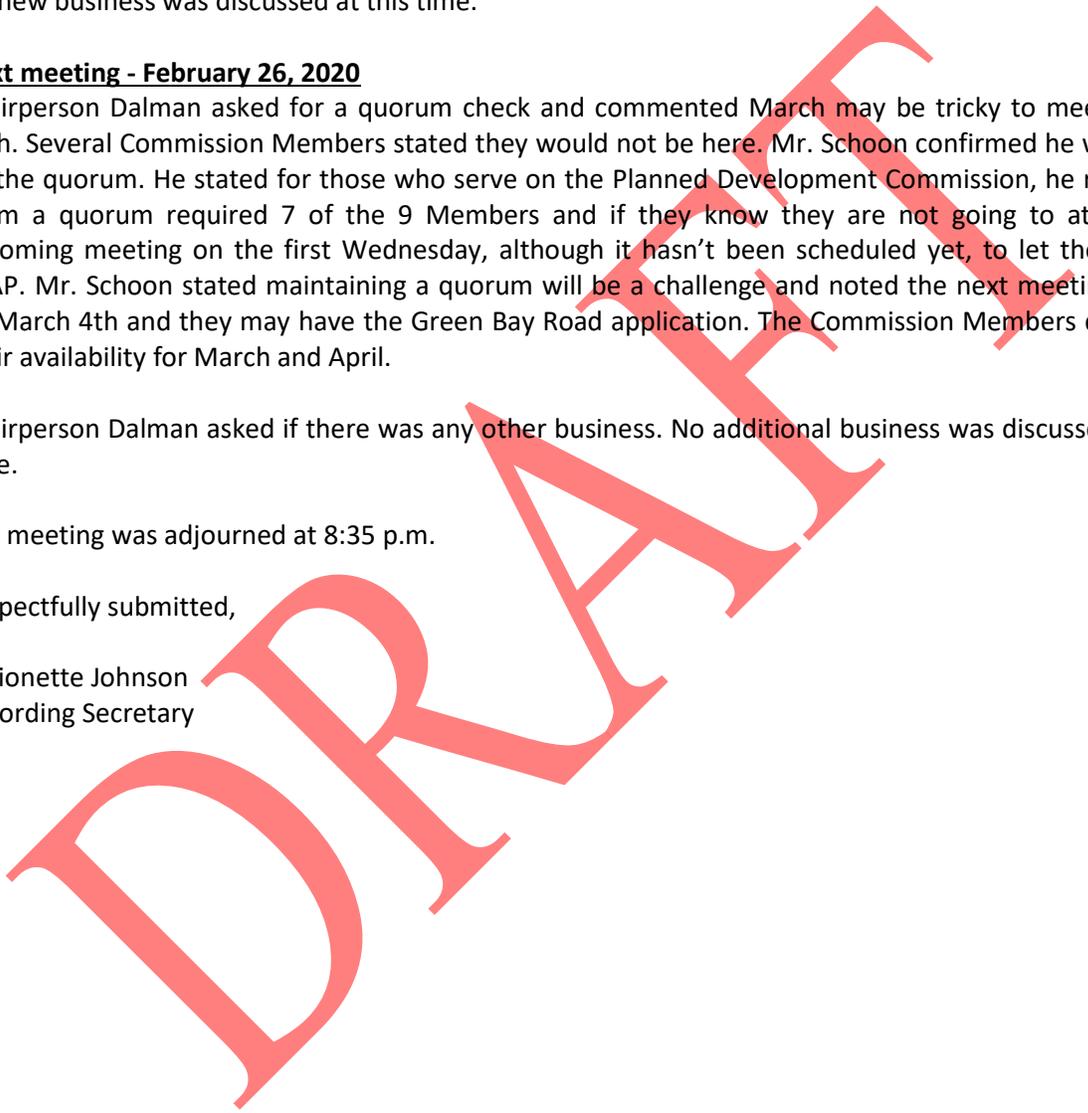
12 Chairperson Dalman asked for a quorum check and commented March may be tricky to meet on the
13 25th. Several Commission Members stated they would not be here. Mr. Schoon confirmed he will check
14 on the quorum. He stated for those who serve on the Planned Development Commission, he reminded
15 them a quorum required 7 of the 9 Members and if they know they are not going to attend the
16 upcoming meeting on the first Wednesday, although it hasn't been scheduled yet, to let them know
17 ASAP. Mr. Schoon stated maintaining a quorum will be a challenge and noted the next meeting would
18 be March 4th and they may have the Green Bay Road application. The Commission Members discussed
19 their availability for March and April.

20
21 Chairperson Dalman asked if there was any other business. No additional business was discussed at this
22 time.

23
24 The meeting was adjourned at 8:35 p.m.

25
26 Respectfully submitted,

27
28 Antionette Johnson
29 Recording Secretary





MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: FEBRUARY 20, 2020
SUBJECT: CASE NO. 20-05-SU: 717 ELM STREET - BLOWDRY BOUTIQUE SPECIAL USE PERMIT

INTRODUCTION

On February 26, 2020, the Plan Commission is scheduled to consider an application submitted by BlowDry Boutique, Inc. (the “Applicant”), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow a hair salon on the ground floor at 717 Elm Street (the “Subject Property”). The Applicant is the lessee of the Subject Property, which is owned by Winnetka I, LLC (the “Owner”).

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is one of the first-floor commercial spaces located in the three-story multi-use building at 715-723 Elm Street, located on the north side of Elm Street between Lincoln Avenue and Arbor Vitae Road. The space at 717 Elm Street is currently unoccupied. In 2017, the Subject Property was part of the space that was to be occupied by the *One Winnetka Sales Office*; that approved Special Use is no longer effective. Other tenants in the building include *Winnetka Dental Group – Dr. Czarkowski, DDS*, immediately east of the Subject Property, and a combination of office uses and apartments on the floors above. In 2018, *Definition Fitness* received approval of a Special Use Permit to occupy space in the lower level of the Subject Property. There is a vacant space immediately west of the space the Applicant proposes to occupy. Figures 1 and 2 on the following page identify the Subject Property.

The Subject Property is located within the Village’s **Commercial Overlay District**, which places limits on many non-retail uses, including personal services such as a barber shop, beauty salon, nail salon, etc., requiring that they be evaluated by the Plan Commission and Village Council as a special use.



Figure 1 – 715-723 Elm Street



Figure 2 – Subject Property

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019. Prior to the 2019 amendments, hair salons were a permitted use and did not require special use permit approval.

ELM STREET BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Elm Street Business District is included below as Figure 3. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

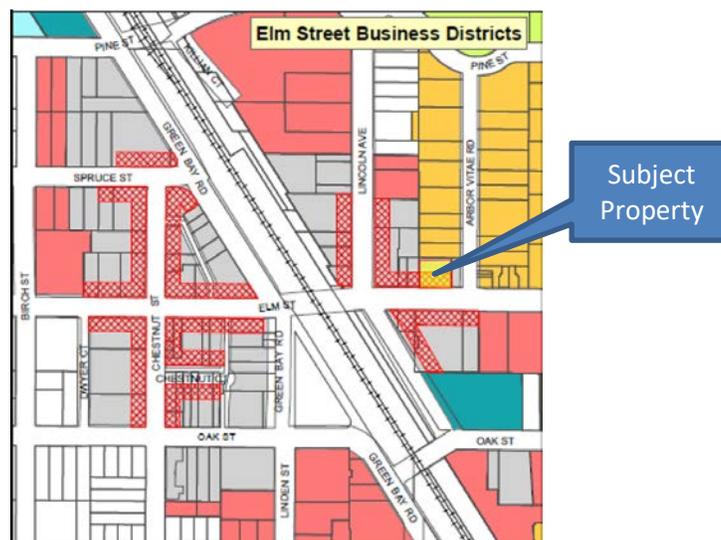


Figure 3 – Elm Street Business Districts

DESCRIPTION OF REQUEST

The Applicant is proposing to operate BlowDry Boutique in the approximately 900-square foot space at 717 Elm Street. BlowDry Boutique is currently located at 552-554 Lincoln Avenue in the East Elm Business District; the business did not require special use approval when it opened in its current location as hair salons did not require such approval until July 2019. As noted in the attached explanation, the Applicant intends to be open from 9am until 6pm or 7pm, depending on client needs. The salon would have eight stylist stations and three wash bowls. The Applicant's current salon has six stylist stations and two wash bowls. According to the Applicant, on average there are four stylists on site, with four clients receiving services at one time. The Applicant explains in the response to the standards, that stylists park in Village parking lots designated for employee parking and that on-street parking is currently available on Elm Street for clientele.

Due to the fact the Applicant currently operates in the East Elm Business District as well as the Subject Property's proximity to the off-street parking available across Elm Street, it was determined by staff that a parking study would not be necessary.

STANDARDS FOR REVIEW / FINDINGS

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards.

Following conclusion of public comment and Commission discussion, the Commission may choose to consider the following motion:

The Plan Commission recommends **approval [denial]** of the requested special use to allow a hair salon on the ground floor at 717 Elm Street within the C-2 Commercial Overlay District, based on the following findings of fact:

"The proposed hair salon **is [is not]** consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, as follows:

1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses."

In addition, the Commission may also wish to consider if there are any conditions it may want to place on the facility's operation. If the Commission chooses to place conditions as part of its recommendation, it will want to include the conditions at the end of the findings of fact.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials

ATTACHMENT A



Village of Winnetka
510 Greenbay Road
Winnetka, IL 60093

Dear Ann Klaassen and Village Council / Board Members

This letter with attached applications, proof of ownership, plat of survey and floor plan constitute the application for special use for Blowdry Boutique's move from 554 Lincoln east to 717 Elm Street. Blowdry Boutique will operate as a hair salon and has been in Winnetka 5 years. When they moved to Winnetka their use was not a special use but is now classified to as a special use. Attached is information to show the relocation will activate not only the area of town they are moving to but also activate the space they are leaving to a new use.

Blowdry Boutique is already in operation in the East Elm Business District and contributing to the fabric of this area. Residents love their service and visit our business district to visit Blowdry Boutique daily.

The building where Blowdry Boutique is currently operating is undergoing a Hoffman repositioning and Blowdry Boutique has found a new location at 715 Elm Street in the same trade area and on the edge of the Retail Overlay District as it is in the last building on the North side of Elm Street across from the stalled One Winnetka Project.

The space is approximately 900SF and can be seen in the "723 Elm Banner" attached to this application. This space is where a Special Use Permit for the One Winnetka Sales Office, along with the 650 additional SF to the west, was previously approved. To the east is Winnetka Dental and the building houses Definition Fitness, personal fitness training studio, office space and apartments. The space 650 SF to the west is being marketed to retail users as a turnkey ready space for general retail, pending finding a client and city approval based on use. As of application date there are no active leads for this space.

Blowdry Boutique is excited about this space because it is in the same trade area they already work, the landlord is working hard to see them succeed and the excitement of what will come to the One Winnetka Site over the coming years. Blowdry Boutique plans to operate similar hours to the current location. They are currently 9AM and at the latest 6 or 7PM depending on client's needs. Blowdry Boutique's is proud to be an exciting addition to the current East Elm Winnetka Business District and is thrilled to find a space to continue the business long term.

STANDARD RESPONSES

- 1) Blowdry Boutique as they operate now and as will operate in a bright, new, beautiful space will promote general welfare as it will bring potential clients to the business district and enhance the community by bringing people to this extremely quiet area. Blowdry Boutique operating in this new location will not endanger the public health, safety, comfort, morals, or general welfare of the Village of Winnetka.
- 2) Blowdry Boutique as a user will increase area property values and enjoyment to the community as it will increase foot traffic and vibrancy to an extremely underutilized area of the business district. The space and block having Blowdry Boutique will hopefully start the revitalization of this block.
- 3) There will be no changes to the building and this use is in line with other health tenants in the building and area and Blowdry Boutique will reactivate the area and hopefully spur new uses permitted by right to come to this block.
- 4) Ingress and egress for Blowdry Boutique staff and clients will use the vestibule of 715-717 Elm Street shared with Winnetka Dental. Trash Removal and emergency egress will be done in the rear of the building. The additional street traffic will not be detrimental to any adjacent properties.
- 5) There are adequate utilities, access and drainage no improvements to the exterior of the property are necessary. The current underutilized parking is beyond ample but not preferably as Blowdry Boutique is very excited to see development in the area. T
- 6) We believe this special use will in all respects conform to the applicable village regulations, codes and ordinances and provide long-term stability to the business district. Blowdry Boutique will encourage more people to continue to visit the East Elm Business District and clients will visit area businesses before and after visits for pharmacy, dining and shopping. Blowdry Boutique clients are already part of the Winnetka Community and support all sorts of Winnetka ventures.
- 7) Blowdry Boutique will bring people to this area and promote vitality and village residents to have a reason to come to this area in the same way any retail use would.
- 8) Blowdry Boutique will be in keeping with existing and potential, continuity of retail users on this block and in the village.
- 9) The front of Blowdry Boutique will have retail items and a staffed front desk. They currently sell, dryers, brushes and hair products and are exploring complimentary products like fun event jewelry for people coming in to get ready for a night out.
- 10) The nature of this space gives a clear front middle and back and the front will be reception and a store. The middle will be a salon and the back will be restrooms and mechanicals.
- 11) The existing building is not changing but the area will only have more vibrancy by having a tenant in this space.
- 12) Parking in the East Elm shopping district is underutilized as is. Once the space next door (Old Miranis) and across the street are redeveloped (One Winnetka) Blowdry Boutique is eager to have a vibrant street. Blowdry Boutique has on average 4 stylists in the store at any time and hopefully 4 clients! Blowdry boutique strives to never make people wait and keep the stylists busy all day long. Many clients walk or stop by when visiting other businesses and could potentially take 4 of the spots along Elm Street hourly parking. Stylists drive and park in City Parking Lots designated for employees or take the train as the location is so convenient to public transit (Metra and Busses).

We hope this addresses any concerns and gets the village excited about the new location and continued success in Winnetka.

Thanks for your help,

Kearby Kaiser
BJB Evanston , Building Management

Caroline Shamoun
Blowdry Boutique, Owner

Attached:

- Completed Application Form
- Deed Proving Ownership
- Plat of Survey
- Existing Floor Plan as "723 Elm Banner"
- Site Plan as "Blowdry Boutique Plans"



MM SURVEYING CO., INC.

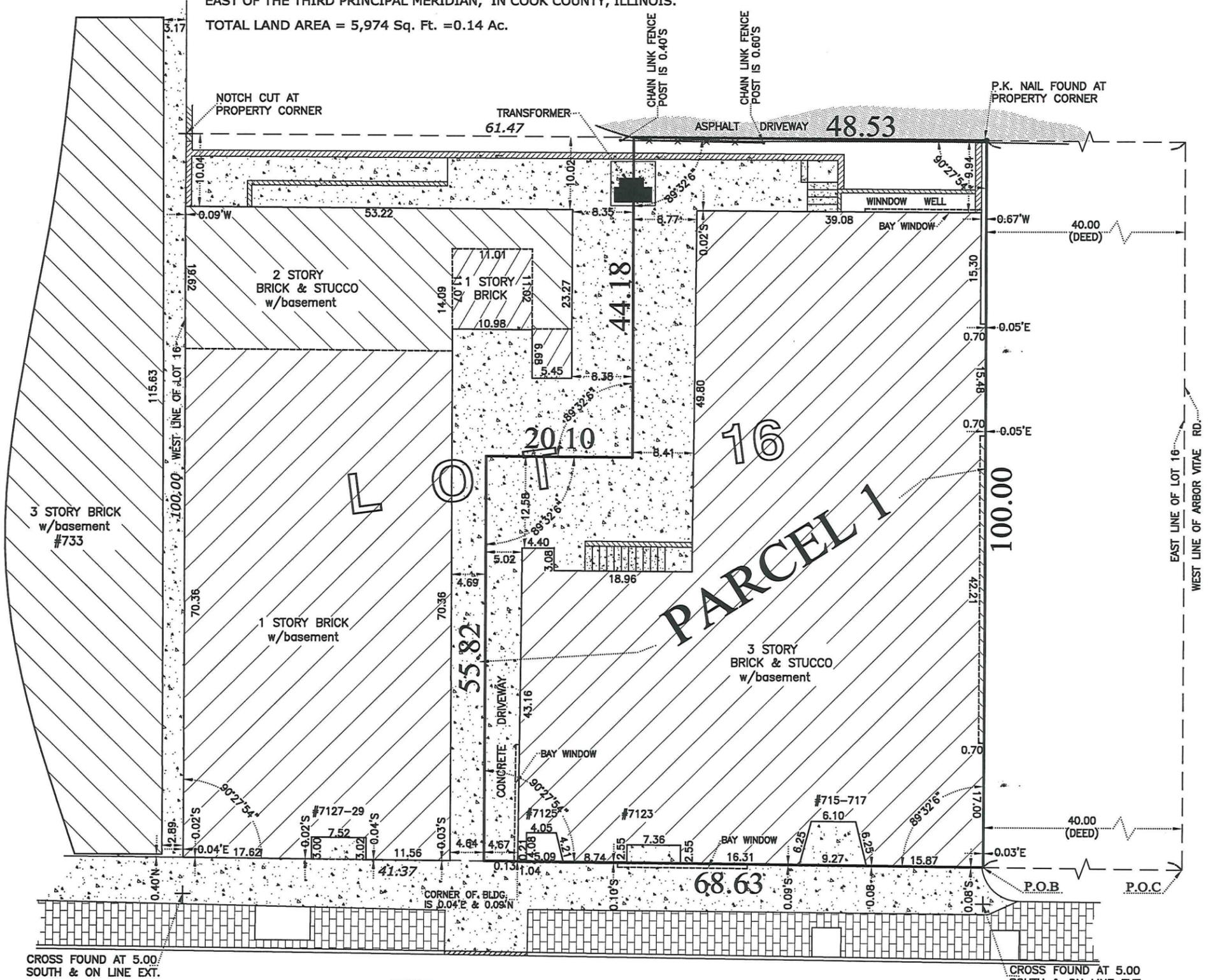
PROFESSIONAL DESIGN FIRM NO.184-003233

PLAT OF SURVEY OF

PHONE: (773) 282-5900
FAX: (773) 282-9424
EMAIL: MMSURVEY1285@SBCGLOBAL.NET

PARCEL 1:
THAT PART OF LOT 16 (EXCEPT THE EAST 40 FEET THEREOF) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 16, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING WEST ALONG SOUTH LINE OF SAID LOT 16, A DISTANCE OF 68.63 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID LOT 16, A DISTANCE OF 55.82 FEET, THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 20.10 FEET, THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID LOT 16, A DISTANCE OF 44.18 FEET, TO THE NORTH LINE OF SAID LOT 16, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 48.53 FEET, THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LOT 16, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING, ALL IN MCGUIRE AND ORR'S ARBOR VITAE ROAD SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING EAST OF THE EAST LINE OF LINCOLN AVENUE IN WINNETKA, A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 20, AND THE NORTH FRACTIONAL ½ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 5,974 Sq. Ft. = 0.14 Ac.



ELM ST.

LEGEND :

- x — x — CHAIN LINE FENCE
- [Pattern] — CONCRETE PAVEMENT
- [Pattern] — BRICK PAVEMENT
- O.M.P. — OPEN METAL PORCH
- O.C.P. — OPEN CONCRETE PORCH
- O.F.P. — OPEN FRAME PORCH
- E.F.P. — ENCLOSE FRAME PORCH
- R.O.F.P. — ROOFED OPEN FRAME PORCH
- E.C. — EDGE OF CONCRETE
- PL — PROPERTY LINE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING

CERTIFY TO:

1. PEAK6 LLC, A DELAWARE LIMITED LIABILITY COMPANY
2. SB ONE WINNETKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3. FREEDOM TITLE CORPORATION

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, M M SURVEYING CO., INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ORDER NO. 85948

SCALE: 1 INCH = 16 FEET

FIELDWORK COMPLETION DATE : DECEMBER 28, 2015

ORDERED BY: GERARD WALSH
BJB PARTNERS, LLC

Ref:#83358, 83359, 83360

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE: 11-02-2016

SIGNATURE: [Signature]

REG. ILL. LAND SURVEYOR NO. 35-3758
PC Agenda Packet - Blow Dry Boutique, Page 9
LTC. EXP. NOVEMBER 30, 2016

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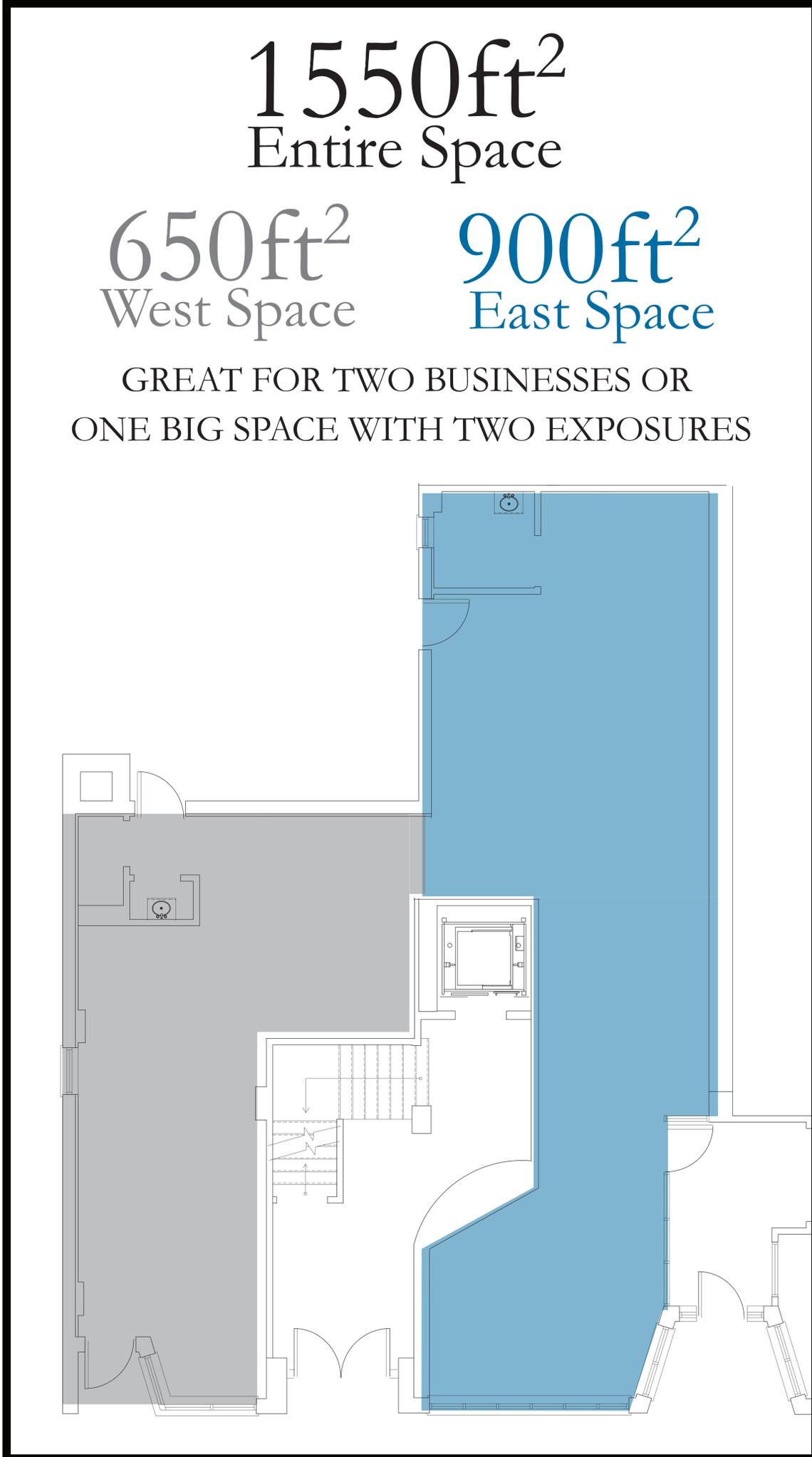
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West Space

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DEMOLITION NOTES

SCOPE OF WORK

THE WORK CONSISTS OF ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY AND REQUIRED TO COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1. REMOVE EXISTING DOORS, WINDOWS, FRAMES, PARTITIONS, AND FINISHES AS INDICATED
2. REMOVAL AND DISPOSAL OF DEMOLISHED MATERIALS

GENERAL

THE CONTRACTOR AGREES TO PROTECT, DEFEND AND HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND OWNER AND THEIR EMPLOYEES, AGENTS, AND CONSULTANTS FROM ANY CLAIMS, DEMANDS OR EXPENSES ON ACCOUNT OF ANY BODILY INJURY ALLEGED OR REAL TO PERSON INCLUDING SICKNESS, DISEASE OR DEATH OR ANY DAMAGE ALLEGED OR REAL ARISING OUT OF ANYTHING DONE UNDER THIS CONTRACT BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER EXCEPT WHEN DIRECTLY DUE TO ERRORS IN THE CONSTRUCTION DOCUMENTS.

THE OWNERS AND ARCHITECTS RESPONSIBILITY LIES IN THE PERMANENT RESULTS AND DO NOT INCLUDE THE MEANS SEQUENCES OR PROCEDURES EMPLOYED BY THE CONTRACTOR IN EXECUTING AND COMPLETING THE WORK. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE PROCEDURES OF CONSTRUCTION AND TO PROVIDE SAFE AND ADEQUATE MEANS OF SHORING, BRACING, SCAFFOLDING, LADDERS, STAGES, HOIST, TEMPORARY SUPPORTS AND OTHER FACILITIES OR METHODS AS HE MAY DETERMINE ARE REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK.

CODES AND SPECIAL REQUIREMENT

- A. CONFORM TO ALL BUILDING CODE REGULATIONS PERTAINING TO WRECKING INCLUDING PAYMENT OF ANY SPECIAL PERMITS.
- B. PERFORM WRECKING OPERATIONS IN SUCH A MANNER AS TO INSURE THE LEAST POSSIBILITY OF DAMAGE TO ADJOINING AREAS.
- C. BE LIABLE FOR ANY REPAIR DAMAGE TO STRUCTURES, MATERIALS, OR EQUIPMENT CAUSED BY WRECKING OPERATIONS.

SUBMITTALS

- A. SCHEDULE: SUBMIT PROPOSED METHODS AND OPERATIONS OF DEMOLITION AND REMOVAL WORK TO ARCHITECT FOR REVIEW PRIOR TO START OF WORK, INCLUDE IN SCHEDULE COORDINATION FOR SHUTOFF CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.
- B. PERMITS AND NOTICES AUTHORIZING DEMOLITION.
- C. CERTIFICATES OF SEVERANCE OF UTILITY SERVICES.
- D. PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS.

JOB CONDITIONS

- A. CONDITIONS OF AREAS: THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF AREAS OF BUILDING TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE.
- B. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.

C. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.

D. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.

E. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSON.

1. PROVIDE SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES AND ADJACENT FACILITIES TO REMAIN.

F. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.

G. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN. KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

1. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.

2. CONTRACTOR SHALL ARRANGE FOR SHUTOFF OF UTILITIES SERVING STRUCTURE TO BE DEMOLISHED. DISCONNECTING AND SEALING OF INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATION IS PART OF THIS WORK.

DEMOLITION AND REMOVAL

A. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, ALL SALVAGE AND PRODUCTS OF DEMOLITION AND REMOVAL SHALL BECOME THE PROPERTY OF THEIR CONTRACTOR.

B. POLLUTION CONTROL: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

1. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS BUT NOT LIMITED TO ICE, AND FLOODING.
2. CONCRETE BREAKERS, PNEUMATIC HAMMERS, AND SIMILAR NOISY METHODS OF BREAKING OUT MASONRY AND CONCRETE ARE PERMITTED ONLY AS SCHEDULED WITH THE OWNER.

C. CLEAN ADJACENT STRUCTURES OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF WORK.

D. DEMOLISH MASONRY IN SMALL SECTIONS. WORK SHALL BE EXECUTED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE PUBLIC.

E. LOCATE DEMOLITION EQUIPMENT THROUGHOUT STRUCTURES AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS TO SUPPORTING WALLS, FLOORS, AND FRAMING.

DISPOSAL OF DEMOLISHED MATERIALS

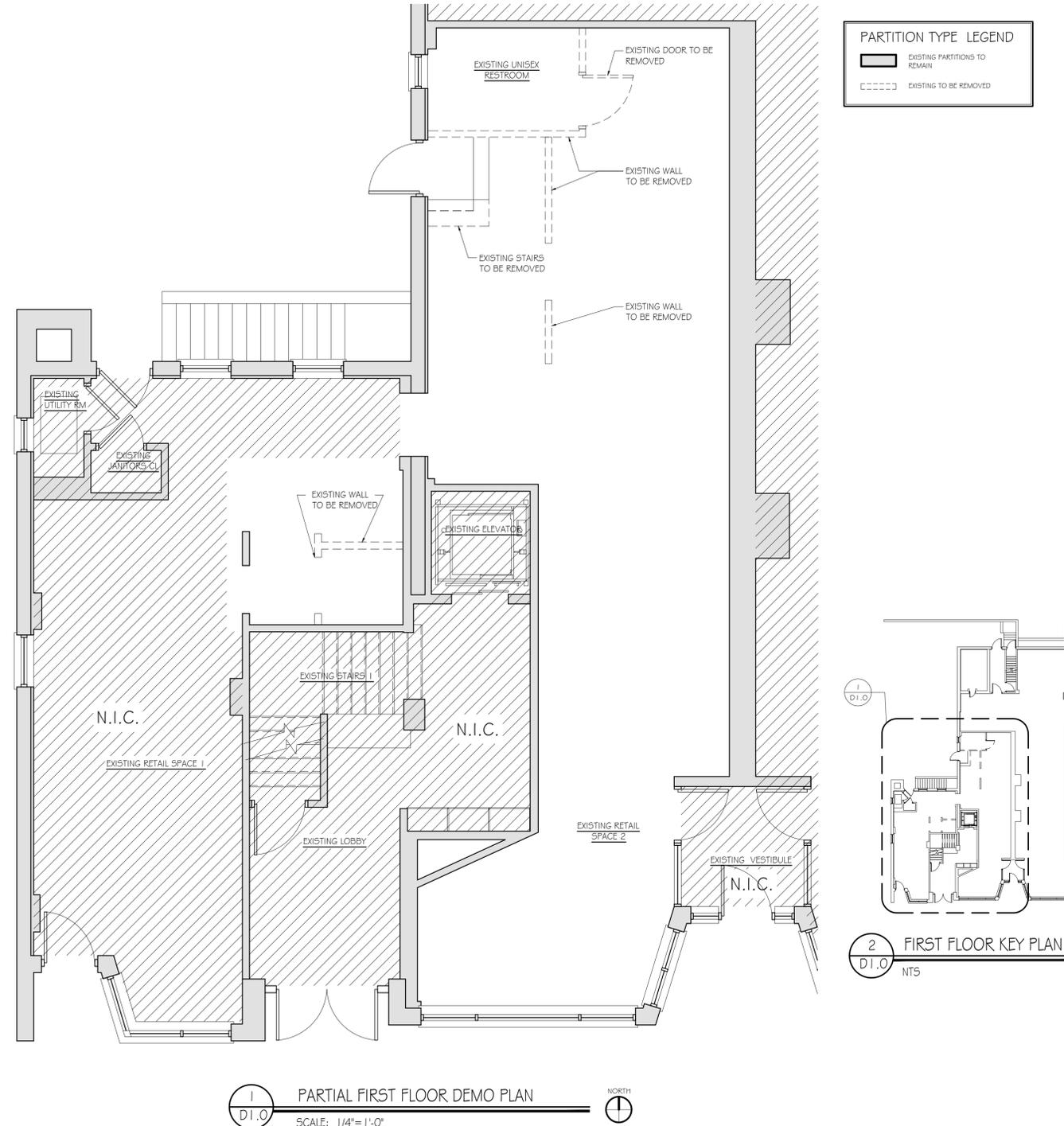
A. CONTRACTOR SHALL REMOVE ALL ITEMS OF SALVAGE AND ALL RUBBISH AND DEBRIS FROM THE BUILDING AS QUICKLY AS IT ACCUMULATES, SO AS TO PREVENT ANY FIRE HAZARDS OR UNDUE HARDSHIPS IN MAINTAINING BUILDING AND UNLOADING OF NEW MATERIALS.

B. STREETS AND DRIVES SHALL BE KEPT REASONABLY CLEAN AND SHALL BE SWEEPED WHEN NECESSARY TO REMOVE SPILLED DEBRIS.

C. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE.

D. REMOVAL: CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR TIMES FOR ACTUAL TRUCKING AWAY OF DEBRIS.

E. TRANSPORT MATERIALS REMOVED FROM STRUCTURES AND LEGALLY DISPOSED OF OFF SITE.



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THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

STATE OF ILLINOIS
#001 019017
REGISTERED ARCHITECT
LUIS A. BOLIVAR
EXPIRATION DATE: 11/30/20

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PARTIAL FIRST FLOOR DEMO PLAN & DEMO RC PLAN

SHEET:
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EXCERPT OF PROPOSED FLOOR PLAN

