



# VILLAGE · OF · WINNETKA

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## BUSINESS COMMUNITY DEVELOPMENT COMMISSION

**Monday, November 25, 2013**  
**7:00 P.M.**

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, November 25, 2013** in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

### Agenda

1. Discussion of Parking Regulations
2. Discussion of Zoning Height and Bulk Regulations
3. Discussion of Zoning Overlay District
4. Public Comment
5. Adjournment

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of meeting or facilities, contact the Village ADA Coordinator, at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3540; T.D.D. (847) 501-6041).

**510 Green Bay Road, Winnetka, Illinois 60093**

Administration and Finance (847) 501-6000 Fire (847) 501-6029 Police (847) 501-6034  
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**BUSINESS COMMUNITY DEVELOPMENT COMMISSION**  
**OCTOBER 28, 2013 MEETING MINUTES**

**Members Present:**

Jason Harris  
Terry Dason  
Jim Sayegh  
Paul Dunn

**Members Absent**

Patrick Corrigan  
Mike Leonard  
Patrick O'Neil  
Tom Eilers

**Village Staff:**

Michael D'Onofrio, Director Community Development  
Megan Pierce, Assistant to the Village Manager

**Call to Order**

The meeting was called to order at 7:05 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

**1. Review and Approval of September 23, 2013 Minutes**

BCDC reviewed minutes. Motion to approve made by Dason; seconded by Sayegh. Minutes were approved.

**2. Discussion of ULI TAP #1 and #2 and next steps**

Chair Harris mentioned that the BCDC will address six items which were identified in the ULI TAP Report. The first item is the liquor ordinance, which he said were going to be reviewed by the Village Manager. He added that the Manager will be reviewing another one of the six items, potential staffing for economic development activities. Harris said the Village Manager would also be responsible for looking into branding and marketing.

Paul Dunn asked if thought is being given to liberalizing the current liquor license regulations.

Megan Pierce responded that was the case. She mentioned Glencoe, as an example of a neighboring community that has recently changed its liquor regulations to be more restaurant friendly.

Chair Harris briefly described of what he knew about the liquor license regulations in Glencoe and Northfield. He added that he believes that the community is asking for relaxation of the liquor license regulations.

Terry Dason stated that she knew of restaurants that did not open in Winnetka due to the current liquor license regulations.

Chair Harris said that the direction he received from the Village Board President and Village Manager was for the BCDC to address the following items: parking requirements for residential and commercial uses in the commercial zoning districts; building height requirements in the commercial districts; and whether or not to eliminate or modify the Retail Overlay District.

Mr. Sayegh suggests that with respect to the building height requirements that the BCDC begin with an understanding of what triggered the reduction in the allowable height in the late 1990's.

Chair Harris stated that regardless of what the recommendations of the BCDC are, it is going to be a team effort in arriving at them, including both staff and BCDC members.

Michael D'Onofrio provided an overview of the most recent changes to the Retail Overlay District. He further described the three year process from 2006 thru 2009 where the district regulations were reviewed by the BCDC, Plan Commission and the Village Council. He concluded by describing the significant changes made to the district which included: reducing the first floor setback from 100 feet to 50 feet; adding to the geographic boundaries of the district; and, changes that were made to the Commercial Districts use list.

Mr. Sayegh asked what the reasoning behind the Overlay District being established was.

Mr. D'Onofrio responded that the Overlay District came about due to the current Koenig & Strey (Chestnut St. & Elm St.) building becoming a real estate office in the late 1980's. He added that as a result of this property converting from a retail store to an office use, it prompted a regulatory change to the Zoning Ordinance creating the Retail Overlay District.

Ms. Dason mentioned that with respect to uses, that she had an issue with the number of nail salons. She believes there are too many and that eventually some will fail.

Mr. Sayegh asked that if a better way to regulate uses is thru form based zoning.

Mr. D'Onofrio mentioned that to use a form based zoning methodology would be a paradigm shift.

Chair Harris asked about the current parking standards.

Mr. D'Onofrio said that the Village's current parking standards are similar to what other suburbs had adopted over the past number of years. He pointed out that since that time other neighboring municipalities had reduced the required parking for residential uses, in commercial districts, from 2+ spaces per unit to 1.4 to 1.6 spaces/unit. D'Onofrio said he will put together a parking matrix comparing Winnetka with other municipalities for the next meeting.

Mr. Sayegh questioned if there are other building codes that use a net square footage calculation v. gross, in establishing a minimum number of parking spaces.

Mr. D’Onofrio responded that he is not aware of any codes that base parking on net useable floor area.

Chair Harris, after a discussion of the items that need to be reviewed, including an overview of the issues by Mr. D’Onofrio, suggested that the BCDC needs to complete its review of the three ULI Report items that it will study within a three month timeframe.

Mr. Sayegh suggested that the BCDC gain an understanding from ULI as to why it recommended the elimination of the Overlay District.

Ms. Pierce responded that the Village had asked ULI for this data from the peer communities that it had pointed to in its recommendation to eliminate the district. She added that it was her belief that ULI heard from a couple of people that the district should be eliminated and that it then got some traction. Ms. Pierce pointed out that ULI was also recommending that more “experience based retail” be allowed to come into the Village.

**3. Communication and engagement plan for the business districts**

Chair Harris said that he needed to discuss this matter with the Village Board President and Village Manager, prior to the BCDC taking any steps on this matter.

Ms. Dason described the activities that are currently on going to keep people aware of what is going on in the village.

**4. Discussion of BCDC alignment with the Plan Commission, Park District Board, and other boards**

Chair Harris said it is his understanding that some of the BCDC’s recommendations related to the ULI TAP will be forwarded to the Plan Commission for its review.

Mr. Sayegh said his understanding was that the BCDC recommendations would not necessarily go to the Plan Commission.

Mr. D’Onofrio said that he had a meeting with the Plan Commission Chair (Bill Krucks) and it was his understanding that some of the items to be studied by the BCDC would go to the Plan Commission for its review. He suggested that the Village Board President and Village Manager need to clarify which advisory bodies will review which ULI recommendations.

**5. Staff update on business development news**

Mr. D’Onofrio mentioned that a national retail men’s clothing store is considering moving into the former BMO – Harris Bank building at Green Bay and Gage. He described the problems that @ Properties has to gain access to the rear of its building in

order to construct an addition. He also mentioned that Conlon Real Estate has submitted an application for a Special Use Permit for a real estate office at 565 Lincoln Ave.

**6. Public Comment**

There was no public comment.

**7. Adjournment**

The meeting was adjourned at 8:00 pm.

**BUSINESS COMMUNITY DEVELOPMENT COMMISSION**  
**November 11, 2013 MEETING MINUTES**

**Members Present:** Jason Harris  
Terry Dason  
Patrick O'Neil  
Jim Sayegh  
Paul Dunn  
Tom Eilers  
Mike Leonard

**Members Absent:** Patrick Corrigan

**Village Council Members:** Arthur Braun

**Village Staff:** Michael D'Onofrio, Director Community Development  
Brian Norkus, Assistant Director Community Development  
Lori Weaver, Admin. Assistant Community Development  
Megan Pierce, Assistant to the Village Manager

**Call to Order**

The meeting was called to order at 4:25 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

Chair Harris started the meeting with a summary of the ULI points that the BCDC would be addressing. The BCDC will address parking, density, and the overlay district. The Village Council will address liquor licensing and staffing.

Chair Harris asked for point people for mini-study sessions. Paul Dunn will lead the session on the overlay district; Jim Sayegh and Tom Eilers will lead the session on height and density.

Chair Harris stated that the studies and the recommendations should be a joint effort between the BCDC, Village staff, and the community. Any recommendations that are made will be those of the BCDC.

**1. Discussion of Parking Regulations**

Brian Norkus explained the existing parking regulations in Winnetka. He spoke on the ULI's point that the parking ratio may be too high in Winnetka and may be an impediment to redevelopment in Winnetka.

Mr. Norkus continued with an explanation of commercial vs. residential parking standards. He explained that he compared Winnetka's parking regulations with other similar Northshore communities as well as several others in the region. He stated that Winnetka is unique in that it requires 2 ¼ parking spaces for all residential units and this

might be an area to consider for a downward adjustment. He added that the “one size fits all” approach currently in use in Winnetka might need to be reconsidered.

Mr. Norkus continued with a review of the commercial parking requirements; Winnetka requires 2 spaces /1,000 square feet of floor area. Other communities require 3.3 to 4 spaces/1,000 s.f. He concluded that Winnetka does not require a lot of parking compared to neighboring communities. Norkus mentioned that other municipalities have different parking regulations for downtown vs. non-downtown commercial areas.

Chair Harris asked if other communities moved back to smaller numbers.

Jim Sayegh commented that planned unit developments have guidelines and if those standards are not met variations must be granted.

Michael D’Onofrio commented that planned developments do have to meet certain standards; also, is it an exception or a variance that must be granted if they are not met.

Mr. Sayegh asked if Glenview applied their regulations to the gross square footage or the net square footage.

Mr. Norkus stated that the definition of parking requirements be better defined; for example, does it exclude areas such as elevator shafts or mechanical rooms.

Mr. Sayegh said that perhaps a suggestion be made to not count common areas of the first 1,000 square feet towards the parking regulations. He mentioned that current parking requirements limit the size of building that can be built more than the GFA.

Chair Harris asked if Brian Norkus is to be the point person on parking for the BCDC.

Mr. D’Onofrio stated that regardless of what is built, its size will be driven by parking; the footprint of a building is predicated on the amount of parking that is required. Parking always drives what can be built. Different standards may be needed depending on where the developments are located.

Mr. Sayegh said that underground parking needs to be supplied by larger buildings.

Mr. D’Onofrio pointed out that the current zoning ordinance does not require any parking for the first floor of a building; parking comes into play for the 2<sup>nd</sup> and 3<sup>rd</sup> floors of building.

Chair Harris stated that the BCDC should move quickly, but not hastily.

2. **Discussion of Zoning Height and Bulk Regulations**

There was no discussion of this topic.

3. **Discussion of Zoning Overlay District**

Paul Dunn expressed that the BCDC needs to craft the story of the overlay district, including its history, benefits, and current conditions. He stated that the BCDC should anticipate the questions from the community leaders.

Mr. Dunn spoke about the need to include the different grades of change that the BCDC could recommend and about how the overlay district talks to the Winnetka Comprehensive Plan.

Michael D'Onofrio said the Village staff would recommend four topics to be discussed concerning the overlay district – should overlay district be amended, removed, or stay as is; the approval process itself for a special use; geographic boundaries of the overlay district; and, the use list.

4. **Staff Updates on Business Development News**

Terry Dason said that a clothing store is closing, but no name is being mentioned prior to the holidays. She stated the landlords are raising the rents and the temperature of the commercial areas is not good. She said that Elite Design is closing the end of December.

5. **Public Comment**

Arthur Braun commented that stormwater issues would be moving on and the Village Council would then look to redevelopment. He asked the BCDC to consider what they want to see in Winnetka. He stated the Village Council is counting on the BCDC for recommendations.

Tom Eilers added that the Village Council looks to the committees to do the heavy lifting.

6. **Adjournment**

The meeting was adjourned at 5:30 pm.