



VILLAGE OF WINNETKA

Incorporated in 1869

BUSINESS COMMUNITY DEVELOPMENT COMMISSION

Monday, December 23, 2013
7:00 P.M.

The Winnetka Business Community Development Commission will convene its regular meeting on **Monday, December 23, 2013** in the Village Council Chambers, 510 Green Bay, Winnetka, Illinois, at 7:00 PM.

Agenda

1. Review and Approval of November 25, 2013 minutes
2. Discussion of Parking Regulations
3. Discussion of Zoning Height and Bulk Regulations
4. Discussion of Zoning Overlay District
5. Staff Update from Community Development
6. Public Comment
7. 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
Public Works (847) 716-3568 Water and Electric (847) 716-3558 www.villageofwinnetka.org

BUSINESS COMMUNITY DEVELOPMENT COMMISSION
NOVEMBER 25, 2013 MEETING MINUTES

Members Present:

Jason Harris
Terry Dason
Patrick O'Neil
Jim Sayegh
Paul Dunn

Members Absent:

Arthur Braun
Tom Eilers
Mike Leonard

Village Staff:

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

Call to Order

The meeting was called to order at 7:10 pm, in Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL.

Chair Harris started the meeting with a summary of the ULI TAP recommendations that the BCDC will be addressing. He mentioned that the BCDC will address parking, density, and the overlay district. The Village Council will address liquor licensing and staffing related issues.

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

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

Approval of Minutes

A motion made by Dason, seconded by Sayegh to approve October 28, 2013 minutes

A motion made by Dason, seconded by Sayegh to approve November 11 minutes

1. Discussion of Parking Regulations

Assistant Community Development Director Brian Norkus provided a spreadsheet identifying the commercial district parking regulations of neighboring municipalities. He pointed out that most of the municipalities had gotten away from the one size fits all mentality of minimum parking standards. Norkus said that most tailor the parking requirements to the number of bedrooms.

Mr. Norkus passed out a second handout that included three separate documents. The first is a draft of an amended parking ordinance addressing the issues previously discussed. Norkus said it included parking standards, as well as other issues discussed since the last meeting, between Director D'Onofrio, Jim Sayegh and him.

The first issue Mr. Norkus described included the current parking requirements related to changes of use. He said that the proposed change would not penalize a new use if it was not adding to an existing parking deficiency. Norkus said this change, as well as the others, would add predictability to the zoning ordinance and village code.

Norkus brought up the second issue was how floor area is calculated. He described how under the current regulations parking is calculated based on gross floor area. Norkus said that the proposed language would allow for the calculations to be based on a net floor area calculation. He added that in order to accomplish this revision the definition of floor area would have to be changed. Norkus went on to describe what would be eliminated from the gross floor area definition. He added that the new definition would include what areas were both included and excluded from the calculations. Norkus described how fractional parking spaces would be calculated.

Mr. Norkus next discussed how expansion of an existing parking lot might be affected and suggested that expansion of existing parking lots not be subject to the special use provisions of the zoning ordinance. He mentioned that he had a concern on how new language exempting certain parking from the special use requirements, might be used to circumvent the special use process in the case where such relief is necessary. Norkus concluded that due to this concern staff may want to further examine and refine this proposed change.

Mr. Sayegh expressed a concern about the less restrictive nature of Winnetka's commercial parking requirements as compared to other communities and how they might apply if someone were to create a 7,500 s.f. medical facility at the rear of an existing building, which could create a significant parking demand. He concluded by saying that it is important to incent the right things and not reward the wrong things.

The final issue Mr. Norkus brought up is the parking and loading requirements. He described the parking table that he had put together. Norkus discussed the proposed parking standards for residential uses in the commercial district (currently 2.25 parking spaces/dwelling unit); this included 1.25 spaces for 1 bedroom units, 1.5 spaces for 2 bedroom units, and 2 spaces for 3 bedroom units.

Mr. Sayegh pointed out that the proposed language is aimed at getting away from a one size fits all standard, to one that is more reflective of the occupant load of a dwelling unit. He said that with a parking standard as proposed it would incentivize what is wanted to be built.

Paul Dunn asked why the tiered parking requirement not also be applied to the B-1 and B-2 multifamily zoning districts.

Mr. Norkus responded by saying that those districts were not within the scope of this project. He added that once you get out of the commercial districts, there is not the availability of off-street public parking and public transportation opportunities.

Mr. Dunn suggested that if we are to be more pro-development and business friendly we might want to consider looking at parking standards in the multi-family districts.

Mr. Norkus affirmed Mr. Sayegh's previous comment that if a tiered parking standard had been in place a number of years ago there may have been more diversity in the type of multi-family housing in the commercial districts.

Mr. D'Onofrio described that his experience is the developers of multi-family housing initiate design based on the number of required parking spaces.

Mr. Dunn asked if there was any data on the occupancy rate of parking in multi-family developments in Winnetka. He added that if there are underutilized spaces that it makes the case for the argument that the standards for parking in the B-1 and B-2 districts also be adjusted.

Patrick O'Neil asked if the village was losing out on new multi-family development as a result of the current parking standards.

Mr. D'Onofrio described how the cost of parking affects development. He described the cost of a structured parking space versus the cost of surface parking.

Chair Harris asked staff to find out when Wilmette's parking regulations went into effect.

Chair Harris concluded this portion of the agenda by saying that the outstanding issues included, (1) verifying when Wilmette adopted its parking regulations; (2) consider reducing the studio/one-bedroom standard to 1 space/dwelling unit; (3) develop additional language concerning accessory v. principal use parking; and, (4) expand parking standards to include the B-1 and B-2 multi-family districts.

Mr. D'Onofrio mentioned that once the previously listed four items are resolved the proposed changes to the parking regulations would be referred to the Plan Commission. He added that the parking would not go to the Plan Commission until the discussion concerning building height was completed by the BCDC.

Mr. Sayegh suggested that the parking standard for 3-bedroom units be reduced from 2 spaces/unit to 1.5 spaces/unit. (It was the consensus of the BCDC to revisit the questions).

2. Discussion of Zoning Height and Bulk Regulations

Mr. D'Onofrio handed out a matrix identifying the building height regulations in nine other municipalities. He then described the data on the matrix, which included the

maximum allowable building heights in commercial districts, as well as the maximum heights if there are planned development regulations.

Mr. O'Neil asked if the Fell planned development project died due to the fact that it was turned down due to the proposed height.

Mr. D'Onofrio explained that the planned development was approved. He then went on to discuss the subjective nature of building heights and maximum allowable stories.

Mr. Sayegh gave the example of fairly tall buildings (buildings along Chestnut Court, Tower & Green Bay), that most people would describe as attractive buildings. He said where the issue of height came up was where commercial uses abut single family residential. Sayegh said design is a critical element in considering height.

Mr. Dunn asked if Winnetka were to liberalize the height regulations, what the correct height should be.

Mr. D'Onofrio responded that he thought 35 feet may be the correct height, but that the 2.5 stories might need adjusting. He added that if there is a planned development project involved the height can go up to 45 feet.

Mr. Sayegh asked what the pre-1998 maximum building height was.

Mr. Norkus responded that it was 4-stories and 42 feet.

Mr. D'Onofrio explained that a half story is described as having half the floor area of the floor below it.

Mr. Norkus stated that the half story criterion was a way to create a buffer between commercial and adjacent residential properties to the rear.

Chair Harris asked for further clarification on the 45 foot maximum height. He asked if staff could provide data on existing buildings.

Mr. Sayegh asked if it might be necessary to provide a buffer between the commercial and residential properties. He suggested it might be beneficial to model some of the building height proposals. Mr. Sayegh then raised the issue of the application of the design guidelines and how they are applied.

Chair Harris asked about the height limitations in Lake Forest. He asked Mr. D'Onofrio to provide existing building heights in the village.

Mr. D'Onofrio said that he had done a building height survey and he would provide that data at the next BCDC meeting.

3. **Discussion of Zoning Overlay District**
No discussion or action was taken on this item. Mr. Dunn mentioned that more data will be available for discussion in two weeks.
4. **Staff Updates on Business Development News**
Mr. D'Onofrio mentioned that he met with Bridget Lane of Business Districts Incorporated. He mentioned that she has a number of good ideas related to retail economic development.
5. **Public Comment**
There was no public comment.
6. **Adjournment**
The meeting was adjourned at 8:50 pm.