



VILLAGE OF WILMETTE

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**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE
VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
WILMETTE, ILLINOIS, HELD IN THE SECOND FLOOR TRAINING ROOM
OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE,
ILLINOIS ON THURSDAY, FEBRUARY 28, 2008.**

I. Call to Order

President Canning called the meeting to order at 7:35 p.m.

Members Present:

President Christopher S. Canning
Trustees Alan Swanson
John Levin
Mari Terman
Mike Basil
Lali Watt
Karen Spillers

Staff Present:

Michael J. Earl, Village Manager
Timothy J. Frenzer, Corporation Counsel
Bob Amoruso, Director of Finance
Michael Braiman, Assistant to the Village Manager
Brigitte Mayerhofer, Director of Engineering
John Adler, Director of Community Development
Lisa Roberts, Assistant Director of Community
Development
Lucas Sivertsen, Business Development Planner
Erika Fabisch, Planner I

Guests Present:

Vincent McBrien, Former Plan Commission Chair
Vernon Voigt, Plan Commissioner

I. Report from Plan Commission Regarding West Village Center Plan

Representatives of the Plan Commission reviewed the West Village Center Recommendations which were detailed in a report presented to the Village Board dated August 2, 2007. Mr. Voigt noted that the report's recommendation received unanimous support from the Plan Commission.

Trustee Levin stated that the Village needs to be specific in regards to its requirements for this area. This will create some level of certainty for a developer and will help clarify the value of the real estate.

Trustee Watt agreed that the Village must be specific in terms of requirements but should do so by creating three lists: 1) Legal code-related requirements 2) Items the Village wants and will not negotiate 3) Items the Village strongly would like causing developers to provide a good reason for not including them in their proposal. Trustee Watt expressed concern regarding the fairness and necessity of height limitations for the proposed buildings.

Trustee Swanson commented that everything is negotiable during the PUD process, the Village must be clear as to what it is we want.

Trustee Basil stated that he was concerned about pushing traffic onto Park Avenue. Trustee Basil noted that he agrees with the concept of making the Village's requirements specific.

Trustee Spillers stated that the Village should have as much certainty as possible during the PUD process. Mr. McBrien added that it is important to be clear with the development community.

Ron Rodgers, of the Wilmette Public Library, requested that the Village Board take into account possible upward expansion of the library when considering height limitations.

President Canning commented that the proposed open space in the Plan Commission's report is in contrast with the need of the Village to maximize available property and sales tax revenue and that such space would be an underutilization.

After further discussion on the Plan Commission report, President Canning summarized the Village Board's comments in regards to the Plan Commission's recommendation. President Canning noted that discussions with developers will start with the desire to have a mixed use development, five foot setbacks on Green Bay Road and ten foot setbacks on Central and Wilmette Avenues, buildings will be no taller than 50 feet (4 stories), a parking garage will be assumed, and landscaping/streetscape should be unified. Further discussion will be needed

concerning widening of the alley which may increase traffic on Park Avenue, burying of utilities in the alley, the number of curb cuts on Green Bay Road, and the location and necessity of open space.

II. Report Regarding Benefits of West Village Center Parking Structure

Trustee Swanson, Chair of the Ad-Hoc West Village Center Parking Committee, provided a summary of the West Village Center Parking Structure report submitted by Rich and Associates. There was consensus that in order for a parking structure to move forward, funds from State, Federal or a private developer would be needed. There was further consensus that a pricing mechanism would need to be developed in order for developers to contribute to a parking fund as part of any PUD process.

III. Discussion of Development of Village Center Master Plan – Follow Up to Urban Land Design Presentation

Director of Community Development Adler summarized his memorandum dated February 19, 2008 regarding the Urban Land Institute's Village Center Master Plan recommendation. Director Adler recommended that the Village Board direct staff to prepare an RFQ to identify firms that will complete the Master Plan.

There was consensus to move forward with an RFQ for a Master Plan that would include the entire West Village Center and Village Center and focus on the identified priority areas of Metra, Chase Bank and Village Hall. Trustee Levin requested that the Master Plan include at least two concepts, one with Village Hall at its current location and another concept without Village Hall at its current location. President Canning advised that the consultant would be expected to provide a few conceptual plans.

Discussion ensued regarding the appropriate venue for review of the RFQ, the Business Development Advisory Group or the Plan Commission. After further discussion, it was agreed that staff would draft the RFQ and forward it to President Canning for review.

IV. Adjournment

Trustee Terman moved to adjourn the meeting at 10:30 p.m., seconded by Trustee Swanson. All voted aye, the motion carried.

Respectfully submitted,

Michael Braiman
Assistant to the Village Manager