



VILLAGE OF WILMETTE

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**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF THE
VILLAGE PRESIDENT AND BOARD OF TRUSTEES/PLAN
COMMISSION/AD HOC PLANNING ADVISORY COMMITTEE
FOR THE VILLAGE CENTER MASTER PLAN OF THE VILLAGE OF
WILMETTE, ILLINOIS, HELD IN THE SECOND FLOOR TRAINING
ROOM OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE,
WILMETTE, ILLINOIS ON TUESDAY, OCTOBER 5, 2010.**

I. Call to Order

President Canning called the meeting to order at 7:00 p.m.

Members Present:

President Christopher S. Canning
Trustees Alan Swanson
Mari Terman
Mike Basil
Karen Spillers
Ted McKenna
Cameron Krueger

Plan Commission Richard DeLeo
Susan Friedman
Scott Goldstein
Ron Grossman
Gary Kohn
Charmain Later
Robert Spriggs

Ad Hoc Planning Advisory Committee Randy Tieman
Steve Leonard
Elissa Morgante
Tom Nathan

Guests Present: Linda Goodman, Goodman Williams Group
Scott Freres, The Lakota Group

Tim Doron, Gwalt Hamilton
 Kevin Clark, Lakota Group
 John LaMotte, Lakota Group
 Kirk Bishop, Duncan Associates

Staff Present: Timothy J. Frenzer, Village Manager
 John Adler, Director of Community Development
 Lucas Sivertsen, Business Development Planner
 Lisa Roberts, Assistant Director of Community
 Development

I. Report from Ad Hoc Planning Advisory Committee Regarding Village Center Master Plan

President Canning welcomed the Village Board and Committee members to the evening's presentation and discussion of the Village Center Master Plan.

Mr. Nathan stated the planning process began in 2009 in order to jump-start investment and redevelopment within Village Center and to create a vision for the downtown. The Planning Advisory Committee that was formed to oversee the plan's development was made up of members with a vast experience in real estate. He thanked the committee, staff and the consultant team for their hard work on the plan. The goals of the plan were to create a visionary plan for Village Center that would maximize land, but also be sensitive to the residents and existing community. The plan needed to be predictable for residents, users, and developers. The process was transparent and inclusive and provided many forms of public outreach. This is a great opportunity to make this plan a reality.

Mr. Freres provided a power point presentation of the proposed Village Center Master Plan. (Power point presentation attached)

III. Discussion of Development of Village Center Master Plan

President Canning said the Village Board's intent is to receive the proposed Master Plan and if the Board is comfortable with the Master Plan they will refer the proposed Master Plan to the Plan Commission.

Trustee McKenna asked if the proposed square footage of retail in the development plan supports the demand to attract tenants.

Ms. Goodman said she believes the retail space will support larger restaurants, small shops and some larger retail stores.

Mr. LaMotte said the plan also modernizes the spaces resulting in a better looking development.

President Canning said there were previous studies done for a Village Center Master Plan but Wilmette has a history of plans that were not acted upon. He said the consultants for this plan were asked to create a document that will be adopted as an amendment to the Comprehensive Plan.

Trustee Basil said he wondered if the library would be agreeable to using the proposed parking lot for employees and patrons.

Mr. Freres said they wanted to have proximate parking but were also interested in providing green spaces.

Mr. LaMotte said the idea was to encourage library employees and Metra riders to park their cars in a parking deck that is next to a green space where the walking experience is better.

Trustee Terman said many library patrons have limited mobility and suggested the spaces adjacent to the library could be designated for those patrons.

Mr. LaMotte said the adjacent space could be used for those patrons with limited mobility and also the parking next to the post office could be used.

Trustee Basil said if the Post Office decides to leave in a few years, would the plans for a parking deck in that area have to be reconfigured.

Mr. Freres said the post office space could be redeveloped into a non-commercial use if the post office chooses to leave.

Trustee Swanson said the Village spoke to the Post Office a few years ago and they were amenable to building a parking structure at that time. He asked if more parking would be needed in the area for restaurants and is there a more detailed parking and traffic study that will be done.

Mr. LaMotte said on-street parking was added into the plan and because restaurant parking is mainly in the evening, shared commercial parking could be utilized.

Trustee Krueger asked what the other assets of the Village are that should be protected and maximized.

Mr. Freres said Green Bay Road is a great asset and provided the most development flexibility in the downtown.

Ms. Goodman said Wilmette has the best of both worlds as there is a wonderful main street small town feel to the east side of Green Bay Road with potential for new development on the west side of Green Bay Road.

Trustee Spillers said there was great publicity for the workshops but she wondered if the community was actually engaged.

Mr. Nathan said the workshops were held in a variety of locations around the town to make them accessible to people and there were 300-500 people that took part in the workshops. He is very satisfied with the effort and the plan that the consultants proposed.

Ms. Later asked the Plan Commission members for any questions.

Mr. DeLeo asked what the priority and goal was for the proposed plan.

Mr. Nathan said there was a broad feeling in the Village that people have expressed for years which was the absence of vitality, the absence of predictability for developers to come to the Village and an absence of real alternatives for growth. The opportunity was presented to them for a thoughtful exploration of what viable alternatives could be available to meet the demand for new and different housing needs, for better suited retail stores of a larger stature and to take an area that is lacking vitality and create that. The proposed plan changes the aesthetics, provides more and different housing to be determined by the developers that come in, and provides greater retail experiences as well as financial benefits.

Mr. Freres said the proposed plan provides asset management to protect the business community of the Village.

Mr. Tieman said the plan was also to provide guidance to developers on what they can build in the Village.

Mr. DeLeo said the Village Hall still feels like a symbolic center and that is acknowledged in the proposed plan. He wondered how the proposed plans for shopping in the Village will compare to the shopping at the Old Orchard Shopping Mall.

Ms. Goodman said the Village Center should be complimentary to the Old Orchard Shopping mall. They are not really competing, they are different shopping experiences.

Mr. Leonard said the Village needs a tenant to jump start development that does not need to feed off supporting businesses but will bring business to the Village.

Mr. DeLeo said it would be better to have projects that do not require so much money to be built as it is difficult to find money to build the proposed parking deck in this economy.

Mr. LaMotte said in Palatine they used over six different funding sources to construct a project.

Ms. Friedman said she has a concern with the proposed mixed use building that has retail space on the first floor. She wondered what could be done to ensure that the retail space is marketable.

Ms. Goodman said it is important to make sure the ceiling heights and dimensions are the proper size for retail.

Mr. Freres said the community needs to decide if they want to be open to adaptive uses and provide a range of opportunity for development.

Ms. Friedman asked if there was any thought given to business retention and merchandising for businesses in the Village.

Ms. Goodman said businesses can be relocated and more active business promotion and marketing could be done for existing businesses.

Mr. Goldstein said predictability is important for a developer. In this economy, zoning predictability might be more important than public subsidy. Minimum density should be used rather than just a maximum density. He likes the proposed green space in the west Village Center block and thinks it needs to be visible from Green Bay Road.

Mr. Spriggs said there is a need for a large influx of residents near the Village Center. He does not know if a five story building in the Village Center is enough, maybe larger is necessary as we need to bring in more money from sales tax revenue.

Mr. Kohn said maybe we should allow greater density in the form of height to attract more developers.

President Canning said there is an inherent tension between predictability and flexibility. The Village has lived through the flexibility with the PUD process. He would like to see the Plan Commission resolve that process to have a plan that gives guidance.

Mr. Freres said taller buildings were discussed in the workshops and residents kept coming back to five stories to keep the character of the community.

Trustee Terman moved to refer to the Plan Commission the draft Village Center Master Plan for consideration as an amendment to the Village Comprehensive Plan, seconded by Trustee Swanson. All voted aye, the motion.

President Canning said since a referral has been accomplished, that reflects that the Village Board has accepted the draft Village Center Master Plan for purposes of referral. On behalf of the Village Board, he thanked all members of the Ad Hoc Planning Advisory Committee for the work that was done and the Ad Hoc Committee is now dissolved.

IV. Adjournment

Trustee Swanson moved to adjourn the meeting at 9:30 p.m., seconded by Trustee Spillers. All voted aye, the motion carried.

Respectfully submitted,

Barbara L. Hirsch
Deputy Village Clerk