



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

**MINUTES OF THE LAND USE COMMITTEE-SPECIAL ZONING COMMITTEE
TUESDAY, DECEMBER 1, 2020
2:00 P.M.
REMOTE MEETING**

Members Present: Trustee Peter Barrow, Chairman
Trustee Kathy Dodd
Trustee Senta Plunkett

Members Absent: None

Staff Present: John Adler, AICP, Director, Community Development

I. Call to Order

Chairman Barrow called the meeting to order at 2:04 p.m.

II. Approval of the October 19, 2020 Minutes

Trustee Dodd moved to approve the minutes of the October 19, 2020 Land Use Committee/Special Zoning Committee meeting. The motion was seconded by Trustee Plunkett. Voting yes: Chairman Barrow, Trustee Dodd, and Trustee Plunkett. Voting no: none. The motion carried.

III. 2020-SZC-03 Review requiring development in the Village Center Zoning District over a certain size and/or on a certain sized lot to obtain Planned Unit Development (PUD) approval

Review and possibly amend the Zoning Ordinance by requiring development in the Village Center Zoning District over a certain size and/or on a certain sized lot to obtain Planned Unit Development (PUD) approval.

Chairman Barrow discussed the genesis for the concern about height and bulk in the Village Center. He talked about the upcoming Comprehensive Plan review process and how changes to the Village Center regulations may come out of that review. He said that although the height and bulk concern arose during consideration of the Optima project, staff is recommending that the suggested approach not be limited to parcels bordering Green Bay Road, but rather extended to the entire Village Center. He asked Mr. Adler to explain the proposed changes.

Mr. Adler explained the reasoning behind the 42' height and 3.0 FAR PUD special use requirement thresholds. The 42' and 3.0 FAR were similar to the requirements in place when the Optima and Verona buildings were constructed in 1995-1996. While the appearance of the Optima building was a concern at the time it was reviewed by the Appearance Review Commission, the massing of that building and the Verona building have generally been well received. He explained that 42' is also 10' lower than the by-right building constructed at 1123 Greenleaf, which is a building that most people believe fits in contextually with the surrounding properties.

Mr. Adler also explained that with the 2014 Zoning Ordinance, a 14' first floor height minimum was established. The extra 2' would allow a more appropriate first floor height than was built in the Optima and Verona buildings.

Mr. Adler said that after further discussion with Corporation Counsel Stein, staff is now recommending not including the 10,000 square foot minimum lot area for the height and FAR thresholds to apply. This is because, while larger development on lots less than 10,000 square feet is unlikely, if such a development was proposed, review through the PUD special use process would be justified.

Chairman Barrow said that requiring the PUD process for these certain sized developments while the Comprehensive Plan is being reviewed will allow greater input by the Plan Commission, Village Board, and other interested parties until the new Plan is complete. He asked Mr. Adler to describe the PUD process for those watching that may not know how the Village's PUD process works.

Mr. Adler explained that the PUD process was a more flexible way to review development, while ensuring the development meets several approval standards. A PUD that is requesting zoning relief also must provide some form of public benefit to be considered for approval.

Trustee Plunkett asked if the Village has heard from any Village Center property owners. Mr. Adler said he heard from three property owners who asked what the impact of the amendment would be. Those owners owned smaller properties that already generated income and they had no intention to redevelop, so there were no concerns on their part.

Trustee Plunkett asked how long this may delay a current by-right project that would now require PUD approval. Mr. Adler answered approximately 3 months.

Trustee Plunkett asked if these developments would be by-right but for the proposed amendment, what would the Village Board be looking at when reviewing such a PUD. Mr. Adler said it would most likely be the massing of the building. Where taller portions of the structure might be located relative to the surrounding properties. The way the VC development standards were written, there are many VC properties that could almost be built lot line to lot line. While this was intentional and other controls are in place to reduce bulk, the amendment would allow us to look at such developments a little closer and make sure there would be no massing impact on neighboring properties.

Trustee Dodd asked Mr. Adler to clarify the 3-month delay a by-right development would face if the PUD process was now required. Mr. Adler said, yes 3 months if the developer moved through the final plan process quickly. He said that a current by-right building would probably move through the PUD process quickly because given its size, such a building wouldn't be too complicated.

Trustee Dodd said what started this the neighbors of the 1210 Central Optima proposal felt that the Village was veering away from the Master Plan in terms of height and density along Green Bay Road. Her support of the Optima approval was related to her understanding that the Village would be careful about what was allowed bulk wise along the rest of Green Bay. She talked about VC properties that don't adjoin residential and are not located on Green Bay and asked the Committee whether impacting those properties with the amendment was what they wanted to do.

Chairman Barrow agreed with Trustee Dodd on how this concern came before the Committee but felt that the same concerns should be had for properties such as the Chase Bank property. By and large the massing of buildings in the east Village Center is minimal compared to the newer buildings. While the Optima building at 11th and Central is taller than adjacent buildings, it has less mass than what currently could be built as a matter of right. Because this additional height could have a negative effect if not done right, he believes the amendment should include the entire VC and not just along Green Bay.

Trustee Plunkett agreed with Chairman Barrow but wanted it to be clear that this amendment isn't saying no to density and height, as those things can be positive. She said having this process to look at each development individually to make sure it fits in with the neighboring properties makes sense.

Trustee Dodd asked if the 42' was to the top of the roof or parapet. Mr. Adler clarified that the 42' would apply to roof height, with parapet height permitted up to 44'.

Trustee Plunkett felt the 2' shouldn't be a problem since it doesn't necessarily allow an additional floor. She said that most people would have preferred the Optima building at 11th and Central, which is 40' in roof height, to have a taller first floor, which is now required by the ordinance.

The Committee had no further questions for staff, so Chairman Barrow asked for public comments. There being no public comment, Chairman Barrow closed the public testimony portion of the hearing.

The Committee further discussed whether the appropriate height threshold should be 40', which was the height limit applied to the Optima and Verona buildings, or 42'. The Committee agreed that 42' was an appropriate height threshold given the now required 14' first floor height.

Trustee Plunkett moved to recommend amending the Zoning Ordinance of 2014 to require development in the Village Center Zoning District that exceeds 42' in height or 3.0 FAR to obtain Planned Unit Development (PUD) approval. Seconded by Trustee Dodd.

The vote was as follows:

Trustee Dodd	Yes
Trustee Plunkett	Yes
Chairman Barrow	Yes

Motion approved.

Chairman Barrow closed the public hearing.

VI. New Business

There was no new business.

VII. Public Comment

There was no public comment.

VIII. Adjournment

Trustee Plunkett moved to adjourn the meeting, Trustee Dodd seconded the motion and **the motion carried unanimously.** The meeting was adjourned at 3:09 p.m.

Respectfully Submitted,

John Adler, Director
Community Development