



4/28/15

Approved 5/12/15

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MINUTES OF THE REGULAR MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILMETTE, ILLINOIS HELD IN THE COUNCIL ROOM OF SAID VILLAGE HALL, 1200 WILMETTE AVENUE, WILMETTE, ILLINOIS ON TUESDAY, APRIL 28, 2015.

The Village President called the meeting to order at 7:31 p.m.

1.0 ROLL CALL

President Bob Bielinski
Trustees Alan Swanson
 Carol Ducommun
 Cameron Krueger
 Ted McKenna
 Daniel E. Sullivan, Jr.
Absent: Julie Wolf

Staff Present: Timothy J. Frenzer, Village Manager
 Michael Braiman, Assistant Village Manager
 Michael Zimmermann, Corporation Counsel
 Barbara Hirsch, Deputy Village Clerk
 John Prejzner, Assistant to the Village Manager
 John Adler, Director of Community Development
 Brigitte Berger, Director of Engineering

President Bielinski stated that Trustee Wolf has recused herself from this meeting. There is a matter this evening on which she does not have a legal conflict of interest, but chooses to recuse herself to avoid the appearance of impropriety. Trustee Wolf's husband is an architect whose firm is currently working on a project for M&R Development. Corporation Counsel has advised that this is not a legal conflict of interest. However, Trustee Wolf desires to avoid the appearance of a conflict, so she has recused herself from the M&R development process.

2.0 PUBLIC COMMENT

Kathleen Bandolik, 127 Linden Avenue, thanked Director of Engineering Brigitte Berger for solving the problem with construction parking on Linden Avenue.

3.0 CONSENT AGENDA

Trustee Krueger moved approval of the Consent Agenda as follows:

- 3.1 Approval of minutes of the Regular Board meeting held April 14, 2015.

LAND USE COMMITTEE CONSENT AGENDA

- 3.2 Presentation of minutes of the Zoning Board of Appeals meeting held January 21, 2015.
- 3.3 Presentation of minutes of the Zoning Board of Appeals meeting held March 4, 2015.
- 3.4 Appearance Review Commission Case #2015-AR-11, 344 Ridge Road, Haute Nails regarding a request for a 15.4% wall sign coverage variation with the provisions that 1) the lower case letters in the body of the text be no greater than 11 inches tall, 2) the upper case letter be no greater than 18 inches tall, and 3) the sign be centered in the sign band.
- 3.5 REMOVE FROM TABLE - Appearance Review Commission Case #2015-AR-04, 721 Green Bay Road regarding a request for an Appearance Review Certificate to remodel the façade and replace existing signage, a 20.4% wall sign coverage variation, a sign variation to display two additional wall signs, and a roof line design variation – REQUEST TO TABLE TO MAY 26, 2015 REGULAR VILLAGE BOARD MEETING.

FINANCE COMMITTEE CONSENT AGENDA

- 3.6 Presentation of the March 2015 monthly financial reports.
- 3.7 Presentation of the Actuarial Valuations for the Police and Firefighters' Pension Funds as of January 1, 2015 to be placed on file; and approval of the transfer of \$2,296,000 to the Firefighters' Pension Fund and \$1,763,100 to the Police Pension Fund toward funding the Village's actuarial requirement for these two pension funds.
- 3.8 Presentation of Actuarial Valuation Report for the Village's Section 105 Program as of January 1, 2015 to be placed on file; and approval of transfer of \$250,700 to the Section 105 Fund to fulfill the actuarial contribution requirement and to fund the post-retirement health insurance benefits for pre-2003 retirees.

ADMINISTRATION COMMITTEE CONSENT AGENDA

- 3.9 Approval of contract extension with Star Atlantic Waste Holdings II, L.P. to December 31, 2020 for the Residential Solid Waste Service Agreement.

- 3.10 Approval of contract extension with Star Atlantic Waste Holdings II, L.P. to December 31, 2020 for the Commercial and Institutional Solid Waste Service Agreement.
- 3.11 Approval of contract in the amount of \$27,905 with Sikich LLP, Naperville, IL for an organizational assessment of the Public Works Department.
- 3.12 Notice of vacancy on the Plan Commission due to the term expiration of Scott Goldstein.
- 3.13 Notice of vacancy on the Plan Commission due to the term expiration of Michael Bailey.
- 3.14 Notice of vacancy on the Human Relations Commission due to the resignation of Judy Panko Reis.
- 3.15 Recommendation of reappointment of Christopher S. Canning to the Fire Pension Fund Board of Trustees from May 2015 to May 2018.
- 3.16 Recommendation of appointment of Melinda Molloy to the Fire Pension Fund Board of Trustees from May 2015 to May 2018.
- 3.17 Recommendation of reappointment of Jeffrey Kinzel to the Police Pension Fund Board of Trustees from May 2015 to May 2017.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.18 Approval of contract in the amount of \$142,800 with American Underground, Inc., Glenview, IL for the 2015 Sewer Televising and Cleaning Program.
- 3.19 Adoption of Resolution #2015-R-12 approving a utility easement relocation at 2801 Glenview Road.

PUBLIC SAFETY COMMITTEE CONSENT AGENDA

- 3.20 Approval of contract in the amount of \$26,691 with L3 Mobile-Vision, Inc., Boonton, NJ for the purchase of replacement in-car video camera systems.

JUDICIARY COMMITTEE CONSENT AGENDA

- 3.21 Presentation of minutes of the Judiciary Committee meeting held March 24, 2015.

- 3.22** Adoption of Ordinance #2015-O-14 to increase the number of Class C licenses to allow the liquor commissioner to issue a Class C liquor license to Napolita Pizzeria & Wine Bar (1126 Central Avenue).
- 3.23** Application of Coffee House Holdings, Inc. d/b/a Starbucks (1555 Sheridan Road) for a Liquor License – Referral to Judiciary Committee.
- 3.24** Introduction of Ordinance #2015-O-18 creating a Brew Pub Liquor License classification and authorizing one license and making a technical amendment to the Liquor Code.

Trustee Ducommun seconded the motion. Voting yes: Trustees Swanson, Ducommun, Krueger, McKenna, and Sullivan, and President Bielinski. Voting no: none. The motion carried.

4.0 REPORTS OF OFFICERS:

4.1 Presentation of Black History Month Student Contest Awards.

Gerald Smith, Chair of the Human Relations Commission, announced the following winners of the Black History Month Contest: Harper Hasbrook, Hope Louis, Erin Donohue, Shana Roytman, Skylar Mills, Elizabeth Feoktistova, Chloe Jerva, Joseph Dienstag, Saskia Ena Lampe, Kayson Ijisesan, Xariah Chase. He congratulated the students and presented each of them with a certificate of appreciation and gift card.

There were no reports from the Village Manager or Corporation Counsel.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER:

No Report.

6.0 STANDING COMMITTEE REPORTS:

6.1 LAND USE STANDING COMMITTEE REPORT

6.11 Plan Commission Case #2015-P-01, 607-617 Green Bay Road regarding the request for approval of a Plan Unit Development Preliminary Plan and Special Use to permit the construction of a mixed-use building containing approximately 6,316 square feet of commercial space and approximately 95 rental apartments located in the VC, Village Center, zoning district – Pedestrian Commercial West Street Frontage in conformance with the plans submitted.

Trustee Swanson moved to grant a request of a Plan Unit Development Preliminary Plan and Special Use to permit the construction of a mixed-use building containing approximately 6,316 square feet of commercial space and approximately 95 rental apartments located in the VC, Village Center, zoning district – Pedestrian Commercial West Street Frontage in conformance with the plans submitted, seconded by Trustee Ducommun.

President Bielinski said in evaluating the proposals for this property, the Village Board sought to balance multiple objectives, including the nature of the project, its contribution to the goals of the Village Center Master Plan and recovery of the Village's investment in the property. Protecting the tax payer's investment in this property is very important and the Village Board takes its fiduciary duty very seriously. This property has been empty since 2005-2006 when the Ford dealership vacated the site. In early 2011 the Village acquired the property for \$3,675,000. The purchase occurred in connection with a lawsuit between the Village and the then owner of the property. In today's real estate market, for the Village to fully recover the taxpayers' investment in this property, a six story development is required on this site. A five story development requires a taxpayer subsidy because if the developer is limited to building a five story building, the purchase price will not be sufficient to fully reimburse tax payers. After acquiring the site in 2011, the Village requested proposals from real estate developers in the community and in late 2012, the Village entered into a contract with a developer to build a six story building on the site but the contract fell through in early 2014. Subsequently, the Village hired a consultant to assist in marketing the property and evaluating the offers. The Board received and reviewed 10 new offers to purchase the property in 2014 and in August of 2014 entered into the current agreement with M & R Development for a six story project for a purchase price of \$4.1 million which is more than a full recovery of the taxpayers' investment in the property.

However, there has been significant negative reaction from the community to the prospect for a six story building on the site, and as many residents have accurately pointed out, the Village Center Master Plan calls for building heights of no greater than five stories. The concerns of residents have been heard and subsequent to the last public meeting on the project, Village staff has been meeting with the developer for changes to its proposal. In an Executive Session of the Village Board, held prior to this evening's meeting, the Village Board reviewed an alternative offer from the developer.

M & R Development has agreed to modify its proposal for the property in the following ways:

- The height of the development will be reduced by one floor, the building will be five floors instead of six floors.
- The purchase price of the property will be reduced from \$4.1 million to \$3.1 million.

Trustee Swanson withdrew his original motion.

Trustee Swanson moved to grant approval of a Planned Unit Development Preliminary Plan and Special Use to permit the construction of a mixed-use building containing approximately 6,316 square feet of commercial space and approximately 75 rental apartments located in the VC, Village Center, zoning district –

Pedestrian Commercial West Street Frontage in accordance with the plan revisions as outlined in John Adler's April 28, 2015 memo to Village Manager Timothy Frenzer (attached), seconded by Trustee Sullivan.

President Bielinski said the item comes without a recommendation from the Plan Commission and under the Zoning Ordinance a majority vote of the Village Board is required for the project to proceed.

Hal Francke, Meltzer Purtil & Stelle LLC, attorney for the petitioner said his clients appreciated the input from the Plan Commission and the public and they would like to present their response to the comments. He said they will focus on the suggestion of the request from the Plan Commission to address the height of the proposed building and the façade of the rear elevation and share the revised plans.

Brad Lewis, Schwarz Lewis Design Group, architect for the project said in response to previous comments, they have made the following proposed revisions to the plans:

- The center portion in the front of the building has been dropped down by five feet.
- The parapet height has been dropped down by a foot.
- The mechanical square footage area has been reduced.
- The building material has been changed to a more perforated look so it will be lighter at the top of the building.
- The west elevation matches the other sides of the building.

Mr. Francke said there was also a suggestion to increase the amount of retail space in the building, but they do not believe that is feasible at this time. They were also asked to work with staff to create better connectivity between the walkway from the rear of the building to the north side of the building and they will continue to do that as the plans go from preliminary to final. There was also a discussion about making a pro-rated contribution to improve the north/south alley based on linear footage and that has been agreed to. They have also agreed to install six trees in the parkway along Park Avenue to screen for site lines. He said there was also some discussion of the contribution to the Housing Assistance Fund and at this time they would like to maintain the contribution already provided for in the real estate agreement.

President Bielinski asked if there was anyone present to speak for or in opposition to the application.

Lorelei McClure said she appreciates the revisions to the proposed plans but she does not believe affordable units were addressed. She would like the Village to address the issue of affordable units.

Jack Kelly, 826 Chestnut, said he is a strong supporter of affordable housing. He believes the Village Board does not have a priority for providing affordable housing in the Village.

Lisa Braganza, 2125 Washington, said the Affordable Housing Plan was adopted in 2004 and she believes the time is now for the Village Board to take action to provide for affordable housing. She noted opportunities for affordable housing units are limited.

Ellen McManus, 705 11th Street, said she supports affordable housing in the Village. She read notes of support from three other people for affordable housing in Wilmette.

Dave Lundy, 322 14th Street, thanked the Village Board for taking the concerns that were expressed at the Plan Commission so seriously. He asked if the Village Board still intended to vote on the revised plans this evening as the residents have not had a chance to view the new plans.

President Bielinski said the tradition of the Village Board is that when an applicant makes a project more conforming, the Board accepts that and moves on. He said the changes are only dropping one floor, reducing the heights and reducing the purchase price. The Village Board will consider the amendments and move forward with the request.

Mr. Lundy said he believes it is a mistake to move forward without letting residents review the plans more thoroughly, and also believes the Village should reconsider affordable housing.

David Rankin, 1731 Wilmette Avenue, thanked the Trustees and the developer for the proposed amendments. He also asked for more time to review the amended plans as the development is a big deal and too important to rush.

Sarah Condry, 629 Park Avenue, said she also believes residents should have more time to review the revised plans. She is very concerned about the aesthetics of the downtown area and the aesthetics of the back of the proposed building.

Chad Boomgaarden, 1315 Central Avenue, said he believes the amended plans are great news but he would also like some more time to review the revised plans.

Elizabeth Drake, 621 Park Avenue, asked if the revised height is in compliance with the Master Plan. She is still concerned with the parking for the proposed building and the contribution to affordable housing. She asked if the units were going to be built with ADA requirements.

Tom Nathan, 923 Westerfield, said he was the Chairperson of the Advisory Plan Commission and the process for the proposed building has been very long and the mission was to vitalize downtown Wilmette. He believes the proposed plans are a good vision for downtown Wilmette and a step in the right direction. He thanked the Village Board for their efforts and urged them to keep moving forward.

Randy Tieman, 905 Linden, thanked the Village Board and Plan Commission for their hard work in the process of the proposed project. He said there are always reasons to delay the project but deals can die with delays and the market is good right now for the proposed project.

Bob Hausheer, Morning Glory, 1135 Central Avenue, said as a business owner he is very much in support of the proposed development and he is encouraged by having the empty space occupied to increase the renewed energy in Wilmette.

Rob Garrison, 2133 Greenwood Avenue, said he owns two restaurants in the Village, The Noodle and Depot Nuevo. He thanked the Village Board for their hard work and the developers for their

revised plans. He can understand some of the concerns of proposed plans but he believes the proposed building will help with a busier and more successful Village Center.

President Bielinski said he would address all the questions asked by residents.

President Bielinski asked John Adler to address the Affordable Housing Plan.

Mr. Adler said the Affordable Housing Plan was adopted in December 2004. The Plan takes a balanced approach against other policies of the Village. It was designed to take a reasoned approach to housing and it acknowledges that there are practical limitations. It does not ignore economic realities which the Village has suffered through in the past few years.

Mr. Adler said there are a number of incentives that the plan has identified:

- Zoning mandates but the plan decided not to adopt them as that would be the same as inclusionary housing.
- Zoning bonuses were determined to be possible if they did not affect neighboring properties.
- Tear down tax and fees to fund affordable housing were discussed but were not adopted.
- Village subsidies were discussed and indicated as possible but rare due to the Village's financial limitations.
- Not for profit subsidies were discussed and that was one of the preferred incentives that the Plan identified.

Mr. Adler said when there is property available that staff believes the economics and zoning works for affordable housing, staff will reach out to local developers regarding the property. He noted that staff has recently reached out to a developer on a specific property. He said the plan does require a developer to meet with staff 60 days prior to submitting a zoning application. At the meeting with staff, the developer is given an affordable housing plan and asked to consider the idea of including affordable housing in the project. The 60 days is intended to allow the Village to consider direct investment and whether it is possible for them to be involved, and to allow the developer to see if it is possible to find any types of monies available to help fund affordable housing in a project.

Mr. Adler said the Affordable Housing Plan places no other types of obligations on the developer to provide affordable housing. The

Village staff does not have the authority to refuse to take action on an application after the 60 days has expired.

Mr. Adler said the Affordable Housing Plan did recommend the creation of a not-for-profit entity to help attain funds from non-village sources for providing incentives for affordable housing.

President Bielinski said the Affordable Housing Plan was written in 2004 and was very clear that in 2004 the Village had very limited funds that it could put forth toward a direct involvement in affordable housing.

Trustee Ducommun asked about the efforts and progress of the not-for-profit donations for affordable housing.

President Bielinski said there have been a lot of meetings and energy regarding the formation of a not-for-profit organization for affordable housing and he hopes to announce in the next few months the results of the efforts.

President Bielinski noted there were questions from residents regarding the height of the proposed development. He asked Mr. Adler to address the heights proposed for the project.

Mr. Adler said the original plans proposed were for a six story building with an over run of height at the top of the building for the elevator and housing. He said the proposed plans are for a five story building without the overrun of height at the top of the building.

Trustee Ducommun asked Mr. Adler to confirm that even though the Village Board has not seen the revised plans with one less story, the façade has not changed and they are just removing one story.

Mr. Adler said that is correct and staff will work with the architect regarding the revision of the new plans for one less story but they will keep everything else in the plans the same. He noted the parking requirements have also gone down due to 20 less apartments in the revised plan.

President Bielinski said there was a resident who asked about public space being provided in the plans.

Mr. Adler said that Trustee Wolf suggested if the proposed PUD is developed on 607-617 Green Bay Road property, that a committee

be formed to look at the north and south ends of the block to provide some type of public space.

President Bielinski said there was concern from some residents regarding parking for the project.

Trustee Swanson said he understands the need for parking in the area but since there will be 20 less units in the proposed project and they are providing parking in the building, it will take pressure off the need for parking in the area.

Mr. Adler said the new Village Code allows parking that is in front of the site towards the requirement for the project and also allows non-commuter off-street public parking that is within 500 feet of the project to count a portion of those spaces towards the requirement for the project.

Trustee Swanson noted that many businesses in Wilmette have co-operative parking with each other for the times when they are not busy to help ease parking issues.

President Bielinski asked if the overall height of the proposed building is conforming with the Village height requirements.

Mr. Adler said it is his understanding that the overall height to the elevator over-run, which is permitted to be 12' above 65' will be conforming. The finished roof height which is permitted to be 65' is proposed at 69'. The parapet of the building is proposed to be 70' which is 3' higher than the Zoning Ordinance requirement.

President Bielinski noted that the reason for the extra few feet is for higher ceilings in the first floor retail area for attractive retail space.

President Bielinski said there was a question about the green area at the bottom of the building.

Mr. Lewis said there will be Boston Ivy planted in the ground and will grow up the base of the wall of the building.

President Bielinski said a resident asked if there were any ADA accessible units in the building.

Bill Schwarz, Schwarz Lewis Design Group, also an architect for the project, said they will be required under the Fair Housing Act to have all of the units accessible and adaptable. Under the International

Building Code, it is required that 2% of the units meet ADA requirements.

President Bielinski asked Mr. Adler for the history of the property.

Mr. Adler said planning for this particular area actually goes back to 1922. The Ford Dealership vacated the property in 2005 and there have been eighteen development proposals since then. A six story building was proposed which was not approved and a medical building with a CVS store was proposed, which was not approved. There was also just a CVS store proposed on the property, which was denied and the Village went to court regarding that decision and purchased the property from that developer in 2011. In 2012 the Village entered into a contract with Lexington to build a six story development. He noted that Lexington tried to acquire more property on the block for approximately 9 months but that did not happen. In 2014, the Village reviewed 10 offers for the property with a consultant and that is how the current applicant was chosen.

President Bielinski asked if there were any questions regarding the process of the proposed project.

Trustee Ducommun asked if there is any reason to think that the Village does not have the best deal that is out there today.

Aaron Gruen, Gruen, Gruen + Associates, consultant for the Village, said the Village had a market research and real estate economic analysis done independently and the Village also tested the market thoroughly with many more inquiries than the actual submissions. The ten applicants were vetted exhaustively and were tested in a variety of ways. There is no reason to think it is not a prudent and beneficial deal from the view of the Village. He noted that in terms of timing, Chicago has a real winter so in order to plan, bid and schedule, the timing of closing is important.

Trustee Ducommun said the Trustees believe the deal with M & R is compelling and robust and they also have the abilities to execute the deal, receive financing and bring the building to completion.

Mr. Gruen said there were a variety of guiding criteria to evaluate the proposals and while price was certainly an important factor, certainty of execution was in some ways more important.

Trustee Krueger asked how much money the Village would lose if they required the developer to build 15% affordable units.

Mr. Gruen said he does not know the exact amount but when you require inclusionary zoning with some units that are below market units, the developer will insist on a market rate return to have a feasible profit and the land value will decline. He believes having more housing built, rather than mandatory affordable units, makes housing more affordable in the long run.

Trustee Ducommun said in reviewing the project and the Comprehensive Plan, she noted that the entire block visualized in the Master Plan is five acres but the proposed project is only using one acre of the that block. She said the Village Board is dealing with the situation on the block and proceeding to deal with one acre at this time.

President Bielinski said if you are looking at this development through the Village Center Master Plan and the time when the Master Plan was developed, this is a very good deal for the Village and the community relative to what the expectations were at that time.

Trustee Krueger asked the developer what would happen if they made all the units in the proposed development one bedroom to create more units.

Mr. Rossi, M & R Development, said the project is based on the local market analysis and who the likely occupant will be renting in the building. He said the market for this project is for two bedroom units. He said it would not be economically affordable to build smaller units for this proposed development.

Trustee Ducommun said some residents expressed concern that development might create a huge influx of students for the local elementary school.

Mr. Rossi said it has been his experience that the higher the rent, the less likely it is for a family to move into the building.

Mr. Frenzer said the development will most likely not have a large amount of renters with children, all of the same age, all going to the same school. It is important to note that the school, park and library districts will all receive tax monies from the proposed development.

Trustee Ducommun said she spoke to District 39 Superintendent Dr. Ray Lechner and he also said the proposed development is not a typical demographic for families so he is not concerned.

Trustee McKenna said the proposed building is a bigger building but the Master Plan suggests that the main concentration of larger structures is in this specific area. There has been many years spent working on the Master Plan with a large amount of public input and this is the conclusion that the Village Board came to.

President Bielinski said one of the benefits of the Village Center Master Plan when it was put into place was to provide this shared community vision of downtown development.

Trustee Swanson said he believes the proposed development meets the criteria of the Master Plan in terms of height, parking, use of the first floor retail space, and the architecture of the building. He said the proposed development is also a green, environmental building. The proposed building will start the development process on the block which he believes is a huge public benefit. He believes this type of development is needed in the Village and he will support the request.

Trustee Ducommun thanked everyone in the community for their commitment in working through the process. She said the Master Plan was passed over four years ago, it was an inclusive process with many talented and dedicated people. The Master Plan did specifically identify the desire to develop the Village Center and within that the 611 block of Green Bay Road. The Village Board selected M & R Development as they are a qualified builder with experience in similar projects. They have demonstrated an ability to get financing for their projects as well as completing the projects. She said the Village Board tried to balance the pros and cons of the project and while we thought we could recover our costs in the investment of the property and develop a six story building, we heard the community say that is too much and we are now willing to take less money and build a five story building. She is not willing to delay the project, the process has been discussed, only one floor is being removed from the proposed plans and she believes it is important to go forward with selling the property to make the Village healthier financially. She supports the proposal.

Trustee Krueger thanked everyone for their comments and said he would like to address the Affordable Housing Plan. He said the Plan has been in effect for about 10 years and there was a comment that affordable housing stock has dropped during that time. He said there are definitely more houses in Wilmette and the definition of affordability is changing. He is not 100% certain that the residents of Wilmette support the Village subsidizing affordable housing. Requiring the developer to build affordable units in the proposed

development would require a direct subsidy. He said that subsidy would probably amount to \$500,000 or higher for this project. That amount is what the Village needs to raise in additional taxes every year to just keep up with the costs of pensions, cost of living and cost of administering the Village. He is not convinced that the residents support that or that the proposed development is the location for affordable housing. He agrees with Trustee Ducommun that the Village needs to make this property financially viable. He thanked M & R for the \$80,000 contribution to the Housing Assistance Fund which will fund it for two to four additional years. He supports the request as it fits with the Master Plan and is aesthetically pleasing.

Trustee McKenna said he is delighted with the long term and recent interest and the public debate with the Plan Commission and resident. He is very pleased with the outcome of the proposed development. He said the Village has worked on this process for a very long time and has paused many times for many reasons and now is the time to move forward on this project. He supports the proposed project.

Trustee Sullivan said he agrees with all his colleagues' comments. As a new member of the Board, he was not aware of all the time and work that has gone into the proposed project. As he read through all the reports and information, he came to the conclusion that now is the time to do something. He believes the proposed project feels right and he supports the request.

President Bielinski thanked all the residents for their emails and concerns. He said everyone has the same goal to make Wilmette a great place to live, work, operate a business and retire. He thanked the members of the Plan Commission and the Village staff. He also thanked M & R Development for their patience and interest in Wilmette as he is very excited about the project. To him, the project is all about continuing to build on the momentum that we have experienced in our downtown over the past several years. Dining, shopping and entertainment activities have never been at a higher level in Wilmette. He believes the promise of the Master Plan has played a role in this and he believes this project will keep the success and attractiveness of the downtown going on in the future and will be a huge public benefit. He will support the project.

Voting yes: Trustees Swanson, Ducommun, Krueger, McKenna, Sullivan, and President Bielinski. Voting no: none. The motion carried.

Trustee Swanson moved to direct staff to work with the developer to amend the existing contract to reflect the changes made tonight so the Village Board can review and approve that contract at its next meeting, seconded by Trustee Ducommun.

Corporation Counsel Michael Zimmermann suggested the item be placed on the Consent Agenda at the next Village Board meeting.

President Bielinski said he did not object as the Trustees and members of the public always have the option to remove an item from the Consent Agenda.

Voting yes: Trustees Swanson, Ducommun, Krueger, McKenna, Sullivan, and President Bielinski. Voting no: none. The motion carried.

6.2 FINANCE STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.3 ADMINISTRATION STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.5 PUBLIC SAFETY STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.6 JUDICIARY STANDING COMMITTEE REPORT

All items listed on the Consent Agenda

6.7 REPORTS FROM SPECIAL COMMITTEES

No Reports.

7.0 NEW BUSINESS

No Report.

8.0 ADJOURNMENT

Trustee Ducommun moved to adjourn the meeting at 10:19 p.m., seconded by Trustee Sullivan. All voted aye, the motion carried.

Barbara L. Hirsch
Deputy Village Clerk



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WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT
DEPARTMENT

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Date: April 28, 2015
To: Timothy J. Frenzer, Village Manager
From: John Adler, Director of Community Development
Subject: Revised Relief – Case 2015-P-01, request for a Planned Unit Development on the Property at 607-617 Green Bay Road

By lowering the roof height, parapet height, mechanical screening height and elevator/stair housing height of the proposed building at 607-617 Green Bay Road the request relief changes as follows:

20-12.3.G.2 limits residential common area at grade to a maximum of six hundred (600) square feet. The petitioner is requesting relief to allow 3,450 square feet of residential common area at grade.

20-12.3.G.3 states that no parking required by dwelling units shall be permitted at grade. The petitioner is requesting relief to allow required residential parking to be located at grade.

20-10.5 establishes ground floor office use as a special use on the Subject Property. The petitioner is asking for relief to allow the residential leasing and management office to be located at ground level.

20-10 Table 10-3 establishes a maximum permitted height in the Core Height District of 65' & five (5) stories. The petitioner is requesting relief to allow a 69', five (5) story building adjacent to Green Bay Road (four (4) stories of residential above one (1) story of commercial) and a 69', six (6) story building adjacent to the alley (four (4) stories of residential above two (2) stories of parking).

20-13.5.C.2 states that ventilation and heating and air conditioning equipment are permitted six (6) feet above the height limit to a height of 71'. The petitioner is asking for relief to allow ventilation and heating and air conditioning equipment to be 73' in height, inclusive of a four (4) foot high mechanical screen wall necessary to conceal the tallest rooftop-mounted mechanical element.

20-13.5.C.4 states that parapets are permitted two (2) feet above the height limit to a height of 67'. The petitioner is asking for relief to allow parapets to be 71' in height.

20-10.7.A.4.a states that for every twenty-five (25) linear feet of building length, roof lines must be either varied with a change in height or with the incorporation of a major focal point feature such as a dormer, gable or projected wall feature. The petitioner is requesting relief to permit the varying roof line heights on the east and west building facades at a distance in excess of 25 linear feet of building length.

20-10.7.A.4.c states that the horizontal ground floor façade elements shall, to the extent possible, align with the horizontal ground floor façade elements of surrounding buildings in order to create continuity at the pedestrian level. The petitioner is requesting relief to allow misalignment between the horizontal ground floor elements of subject building in comparison to those elements of surrounding buildings.

20-10.7.A.4.e states that the upper story horizontal elements should be generally consistent with surrounding buildings. The petitioner is requesting relief to allow misalignment between the upper story building façade elements of the subject building in comparison to those elements of surrounding buildings.

20-14 – Table 14-2 A 9 space reduction in the minimum number of off-street parking spaces devoted to the proposed 6,316 square foot commercial space (in the event all of such commercial space is occupied by one or more limited-service restaurants).

20-14.5.A requires parking spaces to be at least 8.5' in width. The petitioner is asking for relief to allow one (1) parking space to be 8' in width instead of the minimum required 8.5'.

20-10.7.B.5.c requires two pedestrian access paths between the parking area to the public sidewalk. The petitioner is requesting relief to allow one (1) pedestrian access paths.

20-10.7.C requires that ground floor facades maintain a minimum of forty percent (40%) clear glass that allows full view into the building. The petitioner is requesting relief to allow the ground floor transparency to be 32%.

20-13.4.L.1 states that the chimney height on an outdoor fireplace shall not exceed fifteen (15) feet above average abutting grade. The petitioner is requesting permission to construct an outdoor fireplace on the roof deck above the proposed parking area. Because that area begins 20' above grade, relief is necessary.

20-16.10.G.1 limits projecting signs to six (6) square feet in area. The petitioner is requesting relief to allow a sixteen (16) square foot projecting sign to identify the residential use

20-16.10.G.4 limits the distance a projecting sign may project from the face of a building to four (4) feet. The petitioner is requesting relief to allow the residential projecting sign to project up to five (5) feet.

Relief to allow a sign over the residential entrance that doesn't fit into any permitted sign category. The sign is above the small canopy projecting over the residential entrance.