



5/12/15

Approved 5/26/15

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, MAY 12, 2015.**

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The Village President called the meeting to order at 7:34 p.m.

**1.0 ROLL CALL**

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

Absent:              Carol Ducommun

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

**2.0 PUBLIC COMMENT**

None.

**3.0 CONSENT AGENDA**

President Bielinski removed item 3.2 from the Consent Agenda.

Trustee Wolf moved approval of the remaining item of the Consent Agenda as follows:

**3.1**    Approval of minutes of the Regular Board meeting held April 28, 2015.

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

**4.0 STANDING COMMITTEE REPORTS:****4.1 LAND USE STANDING COMMITTEE REPORT**

No Report.

**4.2 FINANCE STANDING COMMITTEE REPORT**

No Report.

**4.3 ADMINISTRATION STANDING COMMITTEE REPORT**

Item 3.2 was removed from the Consent Agenda for discussion.

- 3.2** Introduction of Ordinance #2015-O-22 amending the real estate sale and developer's agreement for the property known as 611 Green Bay Road; Waiver of rules – Adoption of Ordinance #2015-O-22 amending the real estate sale and developer's agreement for the property known as 611 Green Bay Road.

Trustee Krueger moved introduction of Ordinance #2015-O-22 amending the real estate sale and developer's agreement for the property known as 611 Green Bay Road; Waiver of rules – Adoption of Ordinance #2015-O-22 amending the real estate sale and developer's agreement for the property known as 611 Green Bay Road, seconded by Trustee Sullivan.

Trustee Wolf said she is recusing herself from Item 3.2 (real estate sale and developer's agreement for the property known as 611 Green Bay Road) .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.

Trustee Wolf left the Council Chambers.

President Bielinski summarized the process that the item has been through noting that the Village Board addressed residents' concerns regarding the height of the project and amended the request to a five story development and a \$3.1 million purchase price at the last Village Board meeting with unanimous approval. The Ordinance proposed for adoption this evening is to approve the amended agreement for legal purposes.

President Bielinski asked if there was anyone present to speak regarding the proposed ordinance.

Lorelei McClure, 1135 Wilmette Avenue, said she is requesting that the Village Board consider attention to a need for more affordable housing in Wilmette.

Jennifer Peters, 2427 Romona Lane, said she feels deceived that the price of the property was lowered at the expense of the property owners.

Ellen McManus, 705 11<sup>th</sup> Street, said she is disappointed that affordable housing was not included in the proposed development.

Gail Schechter, Open Communities Executive Director, said she no longer lives in Wilmette but her parents do. She also noted that she sits on the State Housing Appeals Board which is a Governor appointed Board that enforces the State's Affordable Housing Plan and Appeal Act. She is also disappointed that there is no affordable housing in the proposed development. She said the previous Village President Christopher Canning wrote a letter to her a few years ago stating why there could be no affordable housing at 611 Green Bay Road. The letter reads "Imposing a mandatory affordable housing set aside would have required the Village to either permit a much taller project than the one under consideration so as to allow the developer to recoup its losses on the affordable units or would have required the Village to devalue the property and sell it at a considerable economic loss to the taxpayers". She said there was a more substantial project proposed at the time and the developer still could not seem to be able to afford affordable housing units and now there is a smaller project and it is devalued in the sense that the Village paid more for the property than what it is selling it for. She said it looks to her like it is subsidized housing going to those who can afford it not to the ones that can least afford it. She believes what is needed in Wilmette are some elevator buildings and accessible units in state of the art buildings for people with disabilities who also have low incomes, where it is perfect for them to live in the Village Center as they would not need a car. She said the developer was talking about housing for empty nesters and young professionals, which she believes smacks of housing that is not for families with children which is against fair housing laws. She would like to know what the public benefit of the proposed project is for residents.

President Bielinski said he would like to respond to some of the comments expressed this evening. He noted that former Village

President Canning's letter Ms. Schechter read was in response to a different six story project and he believes the letter is saying that perhaps a seven or eight story building then would have been needed to sufficiently allow the economics to work for affordable housing.

He said the question of a smaller development weighed on the Village Board and at the last regular Village Board meeting, the Board spent a significant amount of time making sure they covered every issue that had been raised at the Plan Commission meeting, via email and at the Village Board meeting. The bottom line is that there was a trade-off between the cost that could be recouped by the Village given the fair market value of the land for a five story development versus a six story development. The Village Board made the judgement that the community was better served by a five story building that resulted in a lower purchase price of \$3.1 million versus \$4.1 million.

President Bielinski said the developer is not receiving a subsidy from the Village of Wilmette, the developer is paying market price for the property. The Village had price discovery through a competitive process and a consultant engaged in the process as well.

President Bielinski noted that one of the speakers suggested that they were deceived by taking a loss on the purchase price of the property. He said the Village is recovering less than it has invested in the property in exchange for a five story building. The Village could have recovered more for the property with a six or more story development but he does not believe many residents would think a larger development is right for Wilmette. If there is a subsidy involved, it is the residents subsidizing the master plan and quality of life versus the height of the building.

President Bielinski said there is no question that the Village Board supports fair and open housing. Whether a particular type of development is attractive to a family to live is another matter.

Trustee Krueger said the developer did make a contribution to the Affordable Housing Fund and he believes that is in essence, a direct or indirect subsidy of the Village to that fund. He believes the developer has done the right thing in providing funds to the organization in charge of finding appropriate recipients for affordable housing. He does not believe the proposed development is appropriate for affordable housing.

Trustee Swanson said he believes there is a very significant benefit in the proposed development. There is benefit in the affordable housing contribution and the proposed “green” building and the economics of having a development on the vacant property. He said there seems to be an implication that there is an abundance of moderate rental units for empty nesters or young professional and there is not. He said there is a need for the proposed development and he supports it.

Trustee McKenna said there needs to be understanding of the Village Board’s decision regarding development and affordable housing and where affordable housing should be located in the Village and how the affordable housing funds are administrated.

Trustee Sullivan said he disagrees with the comments that residents feel deceived by the decision of the Village Board regarding the proposed development. He believes the proposed development is the best one the Village has seen since the Ford dealership left many years ago. The Village Board worked with the developer to find the right type of building for the property and received \$3.1 million dollars which is a good investment. He believes this is the right project for the property and the Village will be proud of the finished project.

President Bielinski said there is a written Affordable Housing Plan and the suggestion that the plan makes for its preferred way to accomplish affordable housing in the Village is a not-for-profit entity. The Affordable Housing Plan states “Forth this plan requests the Housing Commission to consider and make recommendations regarding the creation of a not-for-profit entity to obtain funding from non Village sources and take actions to provide incentives or otherwise promote the development of affordable housing consistent with this plan. Highland Park provides an example of such an entity but the Housing Commission is encouraged to consider a broad scope of such possibilities”.

President Bielinski said the not-for-profit that is being formed currently to take over funding for the HAP program has nothing in its charter that would limit it from becoming this not-for-profit that eleven years ago someone suggested we create to find funds for these types of projects. Even in 2004, the Affordable Housing Plan warns that the Village does not have any money to put towards this and if you look at the Village finances post-recession, they have not improved.

Trustee McKenna said he would be more apt to listen to a proposal from a developer saying they want to develop affordable housing and would need zoning relief instead of trying to force a developer to do something.

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

Trustee Wolf returned to the meeting.

**4.4 MUNICIPAL SERVICES STANDING COMMITTEE REPORT**

No Report.

**4.5 PUBLIC SAFETY STANDING COMMITTEE REPORT**

No Report.

**4.6 JUDICIARY STANDING COMMITTEE REPORT**

No Report.

**5.0 BUSINESS PERTAINING TO THE APRIL 7, 2015 CONSOLIDATED ELECTION**

**5.1** Announcement of Official Certificate of Results of the April 7, 2015 Consolidated General Election.

Timothy Frenzer, Village Clerk, said the official results received from the Cook County Clerk stated “ The Cook County Clerk, having completed a canvass of all votes cast for Wilmette Village Trustee, hereby certifies the vote totals, certifying Senta Plunkett, Daniel E. Sullivan, Jr. and Julie Wolf being elected as Village Trustees”.

**5.2** Acknowledgement of the retirement of Trustee Mike Basil.

Trustee Swanson said Trustee Basil and he had regular discussions over lunch with Trustee Basil to share ideas and different opinions. He enjoyed his time spent with Trustee Basil and with each expressing different opinions, usually seemed to come to the same conclusion about an issue.

President Bielinski had a note from Trustee Ducommun saying that she learned a lot from both Trustees Swanson and Basil and thanked them both for serving time on the Village Board.

Trustee Krueger said he has appreciated Trustee Basil’s council and guidance and we would be hard pressed to find anyone caring more about the Village and its residents.

Trustee Wolf said Trustee Basil had a very good way of relating to the public and being involved in the community. It has been a pleasure to work with him.

Trustee McKenna thanked Trustee Basil for his civic duty above what most people do and the challenges it involves.

Trustee Sullivan said he did not work with Trustee Basil but thanked him for his eight years of service to the Village.

Village Manager Timothy Frenzer thanked Trustee Basil for his eight years of service to the Village. The Village staff has always been impressed with Trustee Basil's intellect, commitment, graciousness, kindness and support.

President Bielinski said he had the honor of serving with Trustee Basil for four years. He admired his passion for public service, his commitment to the Village and his willingness to take issues head-on. He noted that Trustee Basil is going to continue his life in public service as he has taken a very important job in State government. He believes Trustee Basil's energy and expertise will serve the residents of Illinois well.

Trustee Basil said he enjoyed the eight years he worked with the Village Board. It is not an easy job but the hard work is worth it and an opportunity to do right by the tax payers of Wilmette. He thanked the Village staff noting they are the gold standard for municipal governance and operation. He thanked the residents for voting for him and his family for supporting him.

### **5.3 Acknowledgement of the retirement of Trustee Alan Swanson.**

Trustee Krueger said he did not know if there was anybody who knew more about traffic, engineering, or building. He helped educate other Village Board members and they will struggle to replace his wisdom and guidance.

Trustee Wolf said Trustee Swanson was direct, well-spoken and very knowledgeable about engineering. It has been a pleasure to work with him and he will be greatly missed.

Trustee McKenna thanked Trustee Swanson for his service. He enjoyed working with him and found his professionalism on various subjects great.

Trustee Sullivan thanked Trustee Swanson for his service and said he appreciated what he has done for the Village.

Village Manager Timothy Frenzer thanked Trustee Swanson for his ten years of service. He said all the staff members valued his insight and really appreciate his kindness, graciousness and support.

President Bielinski said Trustee Swanson has served for ten years for the Village Board and provided wisdom and guidance to the Village Board. He led the rewriting of the Zoning Code which took a number of years. He also served on the Transportation for eight years before that. President Bielinski said Trustee Swanson will be greatly missed.

Trustee Swanson said to have a good local community government you need elected officials that care and do the work responsibly and he believes the Village Board does that. He said you must have a good staff and the Village of Wilmette is second to none with the staff that they employ. Finally, he believes it is important to have residents involved in the process as the Village Board does listen to residents and tries to do what is best for Wilmette. He thanked his wife for supporting him in the time commitment that is involved in being a Village Trustee.

**5.4 Administration of Oath of Office to Trustee-elect Senta Plunkett.**

Timothy J. Frenzer, Village Clerk, administered the oath of office to Village Trustee Senta Plunkett.

**5.5 Administration of Oath of Office to Trustee-elect Daniel E. Sullivan, Jr.**

Timothy J. Frenzer, Village Clerk, administered the oath of office to Village Trustee Daniel E. Sullivan, Jr.

**5.6 Administration of Oath of Office to Trustee-elect Julie Wolf.**

Timothy J. Frenzer, Village Clerk, administered the oath of office to Village Trustee Julie Wolf.

**6.0 ADJOURNMENT SINE DIE:**

At 8:33 p.m., Trustee Swanson moved to adjourn Sine Die, seconded by Trustee Sullivan. All voted aye, the motion carried.

Barbara L. Hirsch  
Deputy Village Clerk



5/12/15

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**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, MAY 12, 2015.**

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The Village President called the meeting to order at 8:42 p.m.

**1.0 ROLL CALL**

President Bob Bielinski  
Trustees Daniel E. Sullivan, Jr.  
Julie Wolf  
Cameron Krueger  
Ted McKenna  
Senta Plunkett

Absent: Carol Ducommun

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

**2.0 PUBLIC COMMENT**

None.

**3.0 CONSENT AGENDA**

Trustee Krueger moved approval of the Consent Agenda as follows:

**LAND USE COMMITTEE CONSENT AGENDA**

- 3.1** Presentation of minutes of the Zoning Board of Appeals meeting held March 18, 2015.
- 3.2** Approval of Temporary Use Permit #2015-Z-03 to permit two food trucks in conjunction with a triathlon at Gillson Park on Sunday, August 23, 2015.

- 3.3 Zoning Board of Appeals Report, Case #2015-Z-09, 2214 Old Glenview Road regarding a request for a 7.26' front yard setback variation to permit the construction of a second-story addition in accordance with the plans submitted; adoption of Ordinance #2015-O-19.
- 3.4 Zoning Board of Appeals Report, Case #2015-Z-10, 347 Oak Circle regarding a request for a 22.78' rear yard setback variation, a 22.03' rear yard eave setback variation, and a 3.45' accessory structure separation variation to permit a detached garage in accordance with the plans submitted; adoption of Ordinance #2015-O-20.
- 3.5 Zoning Board of Appeals Report, Case #2015-Z-11, 1139 Wilmette Avenue regarding a request for a special use for a brew pub at Depot Nuevo Restaurant in accordance with the plans submitted. The use shall run with the use; adoption of Ordinance #2015-O-21.
- 3.6 Zoning Board of Appeals Report, Case #2015-Z-05, 422-444½ Ridge Road regarding a revised request for a special use to expand an existing special use (townhouses), a 36.32' combined side yard setback variation, a 30.32' combined side yard window well setback variation, a 2.25 window well separation variation, a 3,056.18 square foot (17.79%) combined side yard impervious surface coverage variation, a 3.0' front yard air conditioner condenser setback variation, a 5.17' aisle width variation, a 3.33' aisle width variation, a variation from the requirement that 50% of all parking spaces be enclosed, and a variation to alter an existing non-conforming structure in accordance with the plans submitted. The use shall run with the use-REQUEST TO REMAND BACK TO THE ZONING BOARD OF APPEALS.

#### **FINANCE COMMITTEE CONSENT AGENDA**

- 3.7 Approval of the April 2015 Disbursements Report.

#### **ADMINISTRATION COMMITTEE CONSENT AGENDA**

- 3.8 Reappointment of Christopher S. Canning to the Fire Pension Fund Board of Trustees from May 2015 to May 2018.
- 3.9 Appointment of Melinda Molloy to the Fire Pension Fund Board of Trustees from May 2015 to May 2018.
- 3.10 Reappointment of Jeffrey Kinzel to the Police Pension Fund Board of Trustees from May 2015 to May 2017.
- 3.11 Notice of vacancy on the Historic Preservation Commission due to the resignation of James Keighley.

- 3.12 Notice of vacancy on the Transportation Commission due to the resignation of Craig LeMoyné.
- 3.13 Adoption of Resolution #2015-R-13 appointing a Director and an Alternate Director to the Solid Waste Agency of Northern Cook County.

#### **MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA**

- 3.14 Approval of contract in the amount of \$101,742 with Auto Truck Group, Bartlett, IL for outfitting of two trucks (cab and chassis) with a snow plow, dump body, V-box salt spreader and liquid deicer system.
- 3.15 Adoption of Resolution #2015-R-14 approving a Local Agency Agreement for Federal Participation and Preliminary Engineering Services Agreement for Federal Participation for the Skokie Boulevard and Hibbard Road Intersection Improvements, Phase II design services.

#### **JUDICIARY COMMITTEE CONSENT AGENDA**

- 3.16 Adoption 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.
- 3.17 Introduction of Ordinance #2015-O-15 to decrease the number of Class M liquor licenses and increase the number of Class M-1 liquor licenses to allow the liquor commissioner to issue a Class M-1 liquor license to Firefly Kitchen (111 Green Bay Road); Waiver of rules – Adoption of Ordinance #2015-O-15 to decrease the number of Class M liquor licenses and increase the number of Class M-1 liquor licenses to allow the liquor commissioner to issue a Class M-1 liquor license to Firefly Kitchen (111 Green Bay Road).

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

#### **4.0 REPORTS OF OFFICERS:**

- 4.1 Approval of recommendation of Village Board committee assignments.

President Bielinski presented his recommendations of Village Board committee assignments:

Land Use: Daniel Sullivan, (chair), Carol Ducommun and Ted McKenna

Finance: Carol Ducommun (chair), Daniel Sullivan and Ted McKenna

Administration: Julie Wolf (chair), Cameron Krueger and Senta Plunkett

Municipal Services: Cameron Krueger (chair), Daniel Sullivan and Julie Wolf

Public Safety: Ted McKenna (chair), Senta Plunkett and Julie Wolf

Judiciary: Senta Plunkett (chair), Cameron Krueger and Carol Ducommun

Trustee Sullivan moved to approve the recommendation of the Village Board committee assignments, seconded by Trustee Wolf.

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

Village Manager Timothy Frenzer thanked the members of the District 39 Educational Foundation for their donation of an artistic bike rack to the Village of Wilmette. The bike racks were designed by District 39 students Elle Linetsky from Central School and Nika Chuzhoy from Highcrest Middle School.

**5.0 REPORT OF LIQUOR CONTROL COMMISSIONER:**

No report.

**6.0 STANDING COMMITTEE REPORTS:**

**6.1 LAND USE STANDING COMMITTEE REPORT**

All items listed on the Consent Agenda

**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**

No Report.

**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 Plunkett moved to adjourn the meeting at 8:49 p.m., seconded by Trustee Sullivan. All voted aye, the motion carried.

Barbara L. Hirsch  
Deputy Village Clerk