



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, DECEMBER 12, 2017.

The Village President called the meeting to order at 7:54 p.m.

1.0 ROLL CALL

Trustees

Julie Wolf
Daniel Sullivan
Senta Plunkett
Kathy Dodd
Joel Kurzman
Stephen M. Leonard

President

Bob Bielinski

Staff Present:

Timothy J. Frenzer, Village Manager
Michael Braiman, Assistant Village Manager
Jeffrey M. Stein, Corporation Counsel
John Prejzner, Assistant Director of Administrative Services
John Adler, Director of Community Development
Lucas Sivertsen, Business Development Planner
Melinda Molloy, Finance Director
Brigitte Berger-Raish, Director of Engineering & Public Works
Dan Manis, Village Engineer

2.0 PUBLIC COMMENT

Alyson Haut, 523 Maple Avenue, said she is Co-President of the League of Women Voters. This year League of Women Voters' member Rebecca Boyd was selected by the League of Women Voters of the United States was selected to be one of ten members with observer status at the 23rd United Nations Climate Conference which was held five weeks ago in Bonn, Germany. The League would like to thank the Village Board and giving priority and to Trustees Wolf and Plunkett for taking part in the North American Climate Summit held in Chicago last week.

Rebecca Boyd said she was at the Climate Conference in Bonn, Germany and also wanted to thank Trustees Wolf and Plunkett for taking part in the Summit held in Chicago last week. She is excited that the Village Board has interest in making sure that Wilmette is part of the movement to address climate change.

Kate Gjaia, 325 Central Avenue, said she is Co-President of the League of Women Voters of Wilmette. The League would like to state its support for the group that has been formed to study the issues of sick leave and minimum wage in the Village. They look forward to the working group obtaining factual information that reflects the interest of all stake holders in Wilmette. They also hope that the working group considers tapping the expertise offered by the many highly qualified persons who volunteered to serve on the group and were not selected. These individuals represent a tremendous resource as they volunteer their time and expertise and should be engaged in this work if at all possible.

3.0 CONSENT AGENDA

Trustee Leonard removed item 3.3 from the Consent Agenda.

Trustee Sullivan moved approval of the remaining items of the Consent Agenda as follows:

- 3.1** Approval of minutes of the Regular Board meeting held November 28, 2017.
- 3.2** Approval of minutes of the Committee of the Whole meeting held November 27, 2017.

LAND USE COMMITTEE CONSENT AGENDA

- 3.4** Adoption of Ordinance #2017-O-91 approving a revised request for a 187.11.11 square foot (2.11%) total floor area variation to permit the construction of a new detached garage on the legal non-conforming structure at 1932 Washington Avenue in accordance with the plans as revised.
- 3.5** Zoning Board of Appeals Report, Case #2017-Z-56, 1202 Chestnut Avenue regarding a request for an 11.08' front yard setback variation to permit the construction of a new home in accordance with the plans submitted; adoption of Ordinance #2017-O-92.
- 3.6** Zoning Board of Appeals Report, Case #2017-Z-57, 1125 Greenleaf Avenue regarding a request for a special use for a medical/dental clinic-small to permit the operation of an optometrist's office in accordance with the plans submitted. The use shall run with the use; adoption of Ordinance #2017-O-93.

- 3.7** Zoning Board of Appeals Report, Case #2017-Z59, 3555 Lake Avenue regarding a request for a special use to expand an existing special use (park/playground), a special use to expand an existing special use (recreation center), a 1.0' accessory structure height variation, a 6.0' light pole height variation, and a 4 space parking variation to permit the construction of two lighted paddle tennis courts in accordance with the plans submitted. The use shall run with the use; adoption of Ordinance #2017-O-94.

FINANCE COMMITTEE CONSENT AGENDA

- 3.8** Presentation of minutes of the Finance Committee meeting held June 7, 2017.
- 3.9** Approval of November 2017 Disbursement Report.
- 3.10** Adoption of Ordinance #2017-O-82 amending Chapter 18 of the Wilmette Village Code regarding water and refuse fees.
- 3.11** Adoption of Ordinance #2017-O-84 abating the tax levy requirements of General Obligation Bond Ordinance #2010-O-66.
- 3.12** Adoption of Ordinance #2017-O-85 abating the tax levy requirements of General Obligation Bond Ordinance 2011-O-70.
- 3.13** Adoption of Ordinance #2017-O-86 abating the tax levy requirements of General Obligation Bond Ordinance 2013-O-64.
- 3.14** Adoption of Ordinance #2017-O-87 abating the tax levy requirements of General Obligation Bond Ordinance #2014-O-54.
- 3.15** Adoption of Ordinance #2017-O-88 abating the tax levy requirements of General Obligation Bond Ordinance #2017-O-58.
- 3.16** Adoption of Ordinance #2017-O-89 abating the tax levy requirements of General Obligation Bond Ordinance #2017-O-58.

ADMINISTRATION COMMITTEE CONSENT AGENDA

- 3.17** Adoption of Resolution #2017-R-28 relating to the Semi-Annual Review of Closed Session Minutes.
- 3.18** Notice of vacancy on the Appearance Review Commission due to the term expiration of Mason Miller.

MUNICIPAL SERVICES COMMITTEE CONSENT AGENDA

- 3.19** Approval of contract in the amount of \$59,971 with Currie Motors Fleet, Frankfort, IL to purchase two Police interceptor utility vehicles.
- 3.20** Approval of contract in the amount of \$65,191 with Atlas Bobcat, LLC, Elk Grove Village, IL to purchase one skid steer loader, trailer and cold planer attachment.
- 3.21** Introduction of Ordinance #2017-O-90 amending the Wilmette Village Code, 1993, as amended, in Chapter 6 "Finance," Section 6-6, "Municipal Contracts and Purchases," Subsection 6-6.5, "Contracts Requiring Bids".
- 3.22** Approval of Intergovernmental Agreement with Glenview as the lead agency for the preliminary engineering for the Skokie Valley Trail in an amount not-to-exceed \$25,500.
- 3.23** Approval of Supplement 1 in the amount not-to-exceed \$9,806 with Stantec, Chicago, IL for Supplemental Analyses of the Separate Storm Sewer System Study.

JUDICIARY COMMITTEE CONSENT AGENDA

- 3.24** Adoption of Ordinance #2017-O-77 creating a Village of Wilmette Administrative Adjudication system.
- 3.25** Introduction of Ordinance #2017-O-95 adopting a Policy Prohibiting Sexual Harassment and amending the Village Code, 1993, as amended, in Chapter 2 "Administration," Section 2-19, "Adoption of State Officials and Employees Ethics Act".

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

4.0 REPORTS OF OFFICERS:

Trustee Wolf said she was able to attend the Climate Summit in Chicago and noted there was new technology that is able to monitor climate change. The highlight was the signing of the Chicago Climate Charter with Chicago Mayor Rahm Emmanuel and the Mayor of Paris. There were large cities and small suburbs represented at the Summit and awards were given for projects that had a positive change for climate change. She also suggested that the Village Board look at the Climate Charter to see if it makes sense for Wilmette to join and what the implications and benefits might be. It was a very positive and interesting conference.

Trustee Plunkett said she was happy to be able to attend the Climate Summit in Chicago. It was a conference of Mayors from the United States and all over the world. Even though the United States has backed out of the Paris Climate Accord, the cities are still in and there is lot they can do.

Village Manager Timothy Frenzer said the Village is currently accepting holiday lights for recycling at the Public Works Yard, 711 Laramie Avenue.

Corporation Counsel Jeffrey Stein said Ordinance #2017-O-77 creating a Village of Wilmette Administrative Adjudication System was approved this evening. This is an option for the Village to contain any type of code violations that occasionally happen in the Village. The Adjudication System is beneficial to the Village and residents and will be a local system that will be held at Village Hall once a month. He also noted that it will be less expensive for residents and the Village and will be more convenient than going to the Circuit Court of Cook County. This will also help encourage compliance and education of Wilmette's Village Code and will allow for better mediation and arbitration between disputed neighbor and business issues.

Trustee Plunkett asked what citations would still be going through the Circuit Court of Cook County.

Mr. Stein said criminal violations as well as speeding and turning violations automatically have to go to the Circuit Court.

5.0 REPORT OF LIQUOR CONTROL COMMISSIONER:

No Report

6.0 STANDING COMMITTEE REPORTS:

6.1 LAND USE STANDING COMMITTEE REPORT

3.3 Adoption of Ordinance #2017-O-76 amending the Village Code, Chapter 20 regarding the West Lake Plaza Local Sign Ordinance.

Trustee Leonard moved to adopt Ordinance #2017-O-76 amending the Village Code, Chapter 20 regarding the West Lake Plaza Local Sign Ordinance, seconded by Trustee Wolf.

Trustee Leonard said he has been following the proposed ordinance and is concerned about it. As a real estate professional who focuses a great deal of time on real estate signage, he has felt for many years that the signage situation at the corner of Lake Avenue and Skokie Boulevard is currently excessive. He believes the signage at West

Lake Plaza does meet the code but in his personal opinion is very large. When he saw there was a request for additional signage with a monument sign of all the tenants in the shopping center, it gave him great concern. He believes adding two additional signs at the corner will be extremely unattractive, unnecessary and believes it will be highly ineffective because of the small type face for each of the tenants. He believes it will be impossible to drive by and read the monument sign and if someone tries to focus on the small print, it could be dangerous. He understands and is sensitive to the reason for the request and that there are spaces that are difficult to lease in the shopping center but he does not believe that this is the right solution.

Trustee Dodd asked if Trustee Leonard was concerned about the intersection prior to this request.

Trustee Leonard said he believes that if this shopping center was being designed and approved today, he would be opposed to the signage quantities that are on the façade of West Lake Plaza. The Edens Plaza signage that was approved is more in keeping with modern sizes and allowances. He believes adding more signage is adding to the problem at West Lake Plaza.

Ann Arnold said she was representing the owners of West Lake Plaza. They are seeking approval of the plan presented, specifically a text amendment to the Zoning Ordinance that governs West Lake Plaza. She reviewed the request in the report, noting the current signage would be replaced with the proposed signage. They believe the approved designs are consistent with the style of the significant improvement to the façade of the shopping center. The owners and tenants believe the monument sign will better market to consumers the services and retail that is available to the neighborhood. The shopping center was built many years ago and would not be built the same way today, it is inefficient for access and viability. The text amendment would allow for a fresh, modern multi-tenant signage that they believe provides proper visibility for business owners.

Trustee Wolf asked if the previous overall text and signage was the same when the headers were redone two years ago.

Lucas Sivertsen, Business Development Planner, said he staffs the Appearance Review Commission. He said the signage for West Lake Plaza prior to the redesign were box signs as opposed to the current channel letter signs. He believes the letter height was probably smaller previously because there were smaller box signs.

Trustee Sullivan asked if there had been any feedback on the new look of the renovation from two years ago.

Ms. Arnold said there has not been complaints from anyone regarding the renovation. There are 26 tenant spaces in the shopping center and there are three empty spaces right now. She noted that there was approximately 22% vacancy when they bought the shopping center two years ago.

Trustee Leonard said if they are trying to expose the least visible tenants, is there a reason why the existing sign could not be refaced.

Ms. Arnold said the least visible tenants are some of the smaller tenants so their lease terms do not always warrant the right to be on the monument sign and the two signs proposed do provide for nearly every space in the shopping center on both sides.

Trustee Dodd asked if the issue in the shopping center is having an east side and a west side and could they advertise differently for that.

Ms. Arnold said it is more about the access points, knowing which tenant is on which side and that is what they believe the signage will address.

Trustee Kurzman asked if Trustee Leonard had an issue with monument signs generally or just for this area.

Trustee Leonard said he believes monument signs are great but they have to be impactful. He believes monument signs are appropriate where there is insufficient visibility from the road and also where the size of the signs can be read and properly impact.

Ms. Arnold showed diagrams of the old sign which is 15' and the new sign which is 12'.

Trustee Leonard said it is not the height of the sign, it is the overall square footage of the new signs.

Trustee Kurzman asked if there was anywhere else in the shopping center where there was a directory.

Ms. Arnold said there is not.

President Bielinski noted there was no one present to speak for or against the issue.

Trustee Wolf said she is fine with the request as she has read in the Appearance Review Report that the applicant amended the font sizes and removed a parking space to accommodate the sign.

Trustee Sullivan said he is supportive of the request as well but he understands the concerns expressed as this is a key traffic area for Wilmette and what is going to be seen. He does not believe the proposed signage will impact the neighbors.

Trustee Plunkett said she believes the modernization of the shopping center over the past two years has been a big improvement on the corner and believes the old signs are rather dated. She does not know if the monument sign is the best look but she does not know how else it could be done and the Appearance Review Commission has reviewed and recommended the proposed plan so she will support it.

Trustee Dodd said she would be in favor of installing two separate signs for the eastern and western sides of the shopping center as it would distinguish the two different sides. She believes it is hard to read the proposed sign and parking is a huge issue in the shopping center so the fact that a parking spot is being removed for the proposed sign concerns her.

Trustee Kurzman said he echoes some of Trustee Dodd's comments as parking there is difficult. He is very concerned about pedestrian and bicycle safety and Trustee Leonard's point about driver safety in trying to read the sign is well taken.

Trustee Leonard said his previous comments remain the same.

President Bielinski said he believes the proposed signs are an improvement over the old signs. He has problems parking in the shopping center but parking does not impact a neighborhood street in this area. He said the Appearance Review Commission has approved the request and he believes it is an improvement over the old signs.

Voting yes: Trustees Wolf, Sullivan, Plunkett, and President Bielinski. Voting no: Trustees Dodd, Kurzman and Leonard. The motion carried.

- 6.11** Zoning Board of Appeals Report, Case #2017-Z-42, 3110 Hill Lane regarding a revised request for a 391.75 square foot (4.28%) total floor area variation, a 19.0 front yard setback variation, a 1.71' combined side yard setback variation, and a 474.37 square foot

(20.54%) front yard impervious surface coverage variation to permit the construction of a garage addition on the legal non-conforming structure in accordance with the plans as revised.

Trustee Leonard moved to remove the item from table, seconded by Trustee Sullivan. All voted aye, the motion carried.

Trustee Leonard moved to grant a revised request for a 391.75 square foot (4.28%) total floor area variation, a 19.0 front yard setback variation, a 1.71' combined side yard setback variation, and a 474.37 square foot (20.54%) front yard impervious surface coverage variation to permit the construction of a garage addition on the legal non-conforming structure in accordance with the plans as revised, seconded by Trustee Wolf.

Elizabeth Hayes, architect for the applicant, reviewed the revised plans noting they reduced the garage by 5', pulled it away from the street farther and still allow Ms. Zhang to have a smaller two car garage.

President Bielinski said the question for the Village Board is whether they are comfortable with the garage being 24' from the curb rather than 43' from the curb.

Trustee Plunkett said at the last meeting we were discussing a one car garage of 14' and with the revised request, the applicant is asking for a 17' garage.

Mr. Adler said when they were discussing the 14' garage, there was still a storage area of 4' and an access door so it was approximately 18' from the house that they were considering.

Ms. Hayes said the garage is approximately 21.3' so the difference is 3.3' with the current revision.

Trustee Plunkett asked if the request is the minimum for the garage and the entrance to the home.

Ms. Hayes said if they try to revise the garage anymore, the applicant will be driving right next to the house and they are one and half feet from the front stoop.

President Bielinski asked what the size of the garage is.

Ms. Hayes said the garage is 21' x 20'.

President Bielinski noted that the standard size of a garage for the Village is 22' x 20'.

Mr. Adler said they look at the exterior dimensions and it appears to be less than an inch smaller than the standard size of the garage at 21.8 x 21'.

Trustee Plunkett at the last meeting, there seemed to be consent for a one car garage and the revised request appears to be three to four feet more than that.

Trustee Leonard said when he looked at the final plans at the resident's property, he was far less offended by the final revised request than by the first request. He is more comfortable today with this proposal than before. His concerns about changing the look and feel of the neighborhood are diminished.

Trustee Kurzman said upon reflection of the last meeting, he thought the Village Board was rough on the applicant. The challenge was born in not being able to provide a certain level of stormwater protection for the neighborhood, as the applicant would not be doing this by choice otherwise. He believes it is a reasonable request as they are problem solving and putting so much money into making the application reasonable.

Trustee Plunkett said two weeks ago we were talking about permeable pavers and a rain garden, but that has not been discussed this evening.

Ms. Hayes said the pavers are included in the revised request.

Trustee Sullivan said he did not believe they were rough on the applicant at the last meeting, he thought it was one of their better dialogues to come up with the right solution for the neighborhood. We all agree that the situation is a challenge and we want to help the flooding issue. He believes they afforded the applicant an opportunity to come back with a solution.

Voting yes: Trustees Wolf, Sullivan, Plunkett, Dodd, Kurzman, Leonard and President Bielinski. Voting no: none. The motion carried.

- 6.12** Plan Commission Report, Case #2017-P-04, 333 Ridge Road regarding a request for a Planned Unit Development Preliminary Plan and Special Use to permit the construction of a three-story residential care facility containing approximately 64 units located in the NR, Neighborhood Retail, zoning district in conformance with

plans submitted. The use to run with the use. The approval conditioned upon the following: 1) The buffer yard to the south being increased in size. 2) No vinyl fencing material will be used on site. A metal picket and brick pier fence will be installed in all areas where the vinyl fence was proposed except on the west property line where a wood fence may be installed. 3) All site plan review comments be addressed.

Trustee Leonard moved to grant a request for a Planned Unit Development Preliminary Plan and Special Use to permit the construction of a three-story residential care facility containing approximately 64 units located in the NR, Neighborhood Retail, zoning district in conformance with plans submitted. The use to run with the use. The approval conditioned upon the following: 1) The buffer yard to the south being increased in size. 2) No vinyl fencing material will be used on site. A metal picket and brick pier fence will be installed in all areas where the vinyl fence was proposed except on the west property line where a wood fence may be installed. 3) All site plan review comments be addressed, seconded by Trustee Wolf.

John Adler, Director of Community Development, reviewed the Planned Unit Development (PUD) process noting that it is a process that allows more flexibility than the typical zoning process. It combines the variation, special use and sometimes the subdivision process. That is the processes of the Zoning Board of Appeals, Appearance Review Commission and the Plan Commission into one process with the final approval resting with the Village Board. It is the applicant's decision to go through the PUD or typical zoning process. He said for a PUD with zoning relief requested, to be granted public benefit is typically required. Public benefits listed in the Zoning Ordinance include community amenities, preservation of historically significant structures, public open spaces and recreational amenities, innovative stormwater management, affordable or senior housing set asides, and the use of sustainable design and architecture.

The applicant began with the preliminary application being filed on September 1, 2017 and were heard by the Plan Commission on November 7, 2017. The Plan Commission recommended approval of the PUD by a vote of 4-1. The primary question before the Village Board is to review the request of zoning relief and determine if the relief requested is justified by the provided public benefits. The applicant's public benefits include providing assisted living for elderly persons afflicted with Alzheimer's disease and related dementias. This is a for profit entity so there will be property taxes paid and the applicant indicated that the current property taxes will more than

likely double. At the Plan Commission meeting, the applicant indicated that they would donate \$20,000 to Housing our Own Wilmette and indicated by re-developing the property, they are going to be upgrading the stormwater management to current standards. Mr. Adler noted the updated modifications the applicant requested to reflect the lowering of the building height by one foot from 43' to 42'. In addition, the applicant increased the southern buffer yard from 5' to 7'.

Jim Griffin, Attorney for the Applicant, said he is with the law firm of Schain Banks and represents the applicant Artis Senior Living. He said they have spent a lot of time to design a plan that fits well in the neighborhood and will be a beneficial use to the area. Mr. Griffin noted he also has with him to answer any questions from the Village Board: Jay Hicks, Senior Vice President of Artis Senior Living, Rick Whitney, Vice President of Fitzgerald Associates Architects and Brian Rieger a Civil Engineer with V3 Engineering.

Mr. Griffin reviewed the request noting that the proposed plan does require relief in the height of the building and they have tried to minimize that relief. They need the proposed building to be three stories to be a viable development and even though it will be slightly taller than surrounding buildings in the neighborhood, they believe it still fits in the neighborhood and will not have any adverse effects to the neighborhood. There is a gas station to the north of the property and they have tried to balance the setbacks in a way that provide a buffer to the gas stations. They believe the proposed building conforms to the existing zoning with the exception of the height and given the location and the setbacks they are not adversely affecting neighborhood properties. He noted the existing shopping center has significant vacancies and is not successful and the proposed use has a true need in the community. They will also be designing a stormwater management plan that will meet the Village requirements. They have also proposed donating \$50,000 to Housing Our Own Wilmette as they are limited in size and cannot propose any type of park area for public benefit. They believe the public benefit they are offering is consistent with relief they are seeking.

President Bielinski asked if the proposed plan was going to do anything beyond what the Metropolitan Water Reclamation District (MWRD) requires for stormwater management.

Brian Rieger, Civil Engineer, said they are definitely meeting the requirements of the ordinance for stormwater detention and they are also reducing the impervious area by 15% on the general site.

Trustee Wolf said in looking at the site plan, there is only a three foot area of landscaping buffer in the front, which she believes is very small. She asked if it was possible to rearrange the area in the back where the generator is to shift the building back and have a larger landscape buffer in the front.

Rick Whitney, architect for the project, said they could possibly arrange to reduce the width of the driveway from two way to make it one way in and out which would allow approximately 10' for landscaping in front.

Mr. Adler said there was a review that was done by the Village's consulting engineer that recommended that the northern drive be a two way drive which the Police Department concurred with as a preferred option.

Trustee Wolf asked if the applicant would consider going for LEED certification for the building.

Mr. Whitney said they would be happy to discuss LEED and other green initiative certifications with the applicant.

Trustee Sullivan said if the proposed courtyard of the building did not have a wall, which is counted in the floor area ratio (FAR), would the applicant still be over the FAR.

Mr. Adler said yes the applicant would still be over the FAR. He noted that the other buildings in the area that were built in the 1960's and 1970's, the lot coverage requirement was 30%.

President Bielinski asked if the applicant had diagrams that showed the height of the building in comparison to the other building elevations on the block.

Trustee Leonard asked for the approximate increase in ambulance runs the new facility would generate.

Mr. Braiman said in response to that question earlier, the Fire Department believed the proposed facility would generate approximately 80 ambulance runs. If the Fire Department transports a patient, there is an ambulance transport fee and that fee depends upon the type of service provided. If there is no transport involved, there is no charge for the service call to the resident or facility.

Trustee Leonard asked if it would be possible to have some type of reconciliation at the end of the year so the Village is not worse off on this line item.

Mr. Griffin said he would be happy to entertain that.

Trustee Leonard said he was interested in the sale tax that has been generated from the shopping center as the Village would no longer be receiving sales tax from the proposed project.

Mr. Griffin said he did not have access to the sales tax information. He said he believes they will double the real estate property taxes with the new development.

Trustee Leonard said he believes there is potential for leasing some of the existing stores in the shopping center.

Dean Pappas said he is currently the managing member of the Wil-Ridge Plaza property. He said looking at the shopping center history, it was built for retail in the 1960's and the retail spaces have changed to more personal services and smaller spaces. Currently, there is one restaurant and one fast food restaurant and the rest of the spaces are personal services. At this time there is a 42% vacancy in the shopping center and due to online shopping there has not been a lot of interest in renting space at the current shopping center.

President Bielinski said the proposed building is large and there is not a huge incremental benefit in the stormwater management plan as other developments would have to do the same. There is the benefit of a contribution to Housing Our Own Wilmette but for the ask of the project he wonders if there is enough public benefit to provide the relief of the size of the building.

Mr. Griffin said this property does not have the land to do something that is commensurate with the height requirement and they have been trying to engage with staff regarding what is appropriate for public benefit.

Mr. Adler said whenever there is a PUD, public benefit is the main thing staff is going to be looking at with the applicant. Staff pointed out that section of the ordinance to the applicant and they know that a LEED equivalent building is something that could be viewed as a public benefit and that was brought up to the applicant. Staff also made it known to the applicant to look into public benefit and try to improve on that and that is why the applicant came back with a proposed donation to Housing Our Own Wilmette.

Trustee Wolf said the increased contribution to Housing Our Own Wilmette is a step in the right direction. She would like to see the development go for LEED or LEED equivalent certification and take a look to see if a modification could be done for a larger landscape buffer in the front of the building.

President Bielinski said he would like to see the elevations of the proposed building and neighboring buildings.

Trustee Dodd said the issue seems to be the height and density of the proposed building which are important to the residents. She believes the applicant should think about LEED certification and some additional work regarding the cost of ambulance runs. She asked the applicant to look at the height of the proposed building to be sensitive to the residents' concerns in the neighboring area.

Trustee Leonard said he would like to see a preference for Wilmette residents to gain entry to the facility.

Trustee Sullivan said he believes Artis would be a welcome addition to Wilmette. The proposed development will be a change to the neighborhood and residents will have to get used to a 45' high building and the impact of it. He agrees that there should be a preference for Wilmette residents and that the building should have some type of LEED or equivalent certification. Stormwater is a big topic for the Village and anyone that is going to develop the property will have to make it to the Village Code and if there is some way to go above and beyond the Code would be beneficial. He appreciates the upgrade of the donation from \$20,000 to \$50,000 to Housing Our Own Wilmette but would like to see a more immediate payment rather than a payment plan over five years. He would like to see more public benefit with the proposed project.

Trustee Plunkett said she believes most of the community would support an Alzheimer's' Care Facility. She believes the building is attractive but it is a large building. She likes the suggestions from other Trustees regarding LEEDS certification, the appearance of height of the building, and a larger landscaper buffer in the front.

Trustee Kurzman said he had some of the same concerns as President Bielinski and Trustee Leonard. He hopes that the businesses currently in the shopping center will be able to stay in Wilmette.

President Bielinski said he realizes economics are a big part of the deal but there are concerns regarding the height and size of the

building for the site. The Board seems to be in agreement that the applicant should meet again with staff and come back to the Village Board at a future meeting.

Mimi Drey said she has lived in Wilmette for 30 years and believes the Village will benefit from the proposed development for senior care.

Beth Tighe, 141 Sterling Lane, said she lives south of the proposed development and noted that she has spoken to 11 neighbors in the area and they are concerned about the size of the proposed building.

Dean Pappas said has been part of Wilmette for the past 40 years and would appreciate if the development can be reviewed expeditiously. He has been negotiating with Artis for the past year and they have also been interacting with the neighbors in the area regarding the proposed project.

Trustee Sullivan moved to table item 6.12 to the January 9, 2018 Regular Village Board meeting, seconded by Trustee Wolf. All voted aye, the motion carried.

6.2 FINANCE STANDING COMMITTEE REPORT

6.21 Public hearing on Village of Wilmette's 2017 Tax Levy.

President Bielinski opened the public hearing at 10:13 p.m.

President Bielinski noted that there was no one present to speak.

President Bielinski closed the public hearing at 10:13 p.m.

6.22 Adoption of Ordinance #2017-O-83 regarding the 2017 Tax Levy.

Trustee Sullivan moved adoption of Ordinance #2017-O-83 regarding the 2017 Tax Levy, seconded by Trustee Wolf.

Voting yes: Trustees Wolf, Sullivan, Plunkett, Dodd, Kurzman, Leonard and President Bielinski. Voting no: none. The motion carried.

6.23 Approval of the creation of the Ad Hoc Minimum Wage/Paid Sick Leave Working Group with the following members being appointed: John Jacoby (Chair), Brian Fabes, John Haser, Beth Lambrecht, George Rafeedie, Laura Saleh, and Therese Steinken.

Trustee Sullivan moved to approve the creation of the Ad Hoc Minimum Wage/Paid Sick Leave Working Group with the following members being appointed: John Jacoby (Chair), Brian Fabes, John Haser, Beth Lambrecht, George Rafeedie, Laura Saleh, and Therese Steinken, seconded by Trustee Plunkett.

Trustee Sullivan said the proposed creation of an Ad Hoc Minimum Wage/Paid Sick Leave Working Group is a follow up to President Bielinski's directive to the Finance Committee to further research the issue. The Finance Committee had several meetings which included resident input and they are proposing the creation of the Group to further research the issue.

President Bielinski asked if there was anyone present to speak on the matter.

Jon Marshall, Prairie Avenue, said he is pleased that the Finance Committee is appointing the Working Group and he has been pleased with the open process so far. He was surprised to read in the agenda packet that the working group members have been changed from what the Finance Committee recommended, replacing Cathy Pratt with Beth Lambrecht. He believes that someone who had already volunteered for the Working Group should have been chosen and he questions the openness and fairness of the decision.

Trustee Sullivan said Ms. Pratt volunteered for the Working Group and then had to withdraw for various reasons. The goal was to have business owners on the Working Group and they had reached out to the business owners as it was difficult to find business employees that would volunteer for the Working Group. It was great that Ms. Lambrecht stepped to volunteer her services on the Working Group. It was important to the Finance Committee to have a Working Group that would be productive and work well together.

Trustee Dodd asked for some information about the volunteers selected for the Working Group.

Michael Braiman, Assistant Village Manager, said at the first Finance Committee meeting there was consensus among the members that the Village needed to lead in terms of selection of the Working Group and the Chair of the Working Group. John Jacoby was selected as Chair as he is well respected in the community as a former Village President and will be fair considering all sides of the issue. Staff did solicit volunteers via email, and individuals that were interested submitted statements of interest to him. Over a 2-3 week period, there were approximately 20 statements of interest submitted to him

and they were reviewed with the Finance Committee. The individuals selected include:

- Brian Fabes is a resident who had helped work on the City of Chicago Paid Sick Leave Study Work Group,
- John Haser, a small business owner at Fourth and Linden
- Cathy Pratt is a Wilmette resident and employer but was not able to participate. He noted that it was difficult to find business owners to participate as they were concerned about the impact it would have on their business. He said Beth Lambrecht has similar contacts and relationships as Cathy Pratt and will be able to help bring the businesses to participate in the process. Ms. Lambrecht is a resident, business owner and former Village Trustee.
- George Rafeedie is a small business owner.
- Laura Saleh is on the Chamber of Commerce Board of Directors.
- Therese Steinken is the former director of the Development of Family Service Center and is a Board member with the League of Women Voters.

Trustee Sullivan said the Finance Committee was charged with gathering as much information as possible and bring it back to the Village Board to have an open process.

President Bielinski said the Working Group is not charged with making any recommendations, they are charged with finding out information.

Trustee Sullivan said the Working Group will work with the Village Manager and Assistant Village Manager regarding what information to collect, how to go about it, what are the right questions and constantly reporting back to the Finance Committee to determine if they are going in the right direction.

President Bielinski noted that the Working Group is subject to the Open Meetings Act, all the meeting notices and agendas will have to be posted and the meetings will be open to the public for comment and participation.

Trustee Kurzman asked if seven members was a standard number for a Board/Commission/Group.

Mr. Braiman said they discussed with the Finance Committee to have five to seven members as that is the number in most Boards and Commissions that seems to work and is effective. The individuals that submitted a statement of interest and were not selected are on a mailing list to be notified of when the meetings are, reaching out to

them for feedback and information and incorporating those individuals as much as possible because they volunteered and are interested in the process.

Trustee Dodd thanked the Finance Committee and the residents and business owners who are willing to participate in the Working Group as it is an important issue.

Voting yes: Trustee Wolf, Sullivan, Plunkett, Dodd, Kurzman, Leonard and President Bielinski. Voting no: none. The motion carried.

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 MATTERS REFERRED TO STANDING COMMITTEES

8.1 Review adding group homes for private school students as a permitted or special use in the residential zoning districts.

9.0 ADJOURNMENT

Trustee Wolf moved to adjourn the meeting at 10:29 p.m., seconded by Trustee Sullivan. All voted aye, the motion carried.

Barbara L. Hirsch
Deputy Village Clerk