

**WINNETKA PLAN COMMISSION
SPECIAL MEETING MINUTES
MARCH 1, 2023**

Members Present:

Bridget Orsic, Chairperson
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
Liz Kunkle

Members Absent:

Jonathan Alt
John Golan

Non-Voting Members Present:

Tina Dalman

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present. Chairperson Orsic outlined how the meeting would proceed.

Public Comments:

Chairperson Orsic asked for public comments and swore in those speaking.

Katie Stevens, referred to attempts to buy 260 Sheridan Road several years ago and noted her opposition to storm water going into the lake as well as the maintenance shed on Duke Child's field and attempts to save Dwyer Park from being converted to a commercial use. She then stated she has an issue with regard to lake supervision and informed the Commission she kayaked every day on the lake and described zoning codes instituted by surrounding communities. Ms. Stevens stated lakefront oversight is necessary and asked for the Village to do everything possible to protect it. She also asked for the Commission to continue their efforts in prioritizing lakefront protection as well as other functions they perform. No additional comments were made at this time.

Community Development Report:

Mr. Schoon confirmed there is no Community Development Report.

Comprehensive Plan:

a. (Continued from the February 15, 2023, special meeting) Public Hearing on the Proposed Comprehensive Plan for the Village of Winnetka.

Mr. Schoon stated a continued public hearing is scheduled but he would like to briefly summarize the changes provided to the Commission and respond to the questions received. He identified the most significant change was to separate the open space land use and institutional land use discussion which occurred in several places in the Plan. He also identified changes made to the Vibrant Business Districts Pillar to the Key Demands Considerations page to remove inconsistencies and outdated information as well as additional changes summarized in the staff report. Mr. Schoon then stated on page 85 under

1 Initiative 1.7.1, he corrected a Scribner's scrivener's error and stated the consultants are available to
2 answer any questions which would be followed by public comment. He stated if the Commission is
3 prepared to make a motion, wording for a motion to recommend approval to the Village Council is located
4 on page 3 of the agenda packet. Mr. Schoon noted the recommendation included a sentence regarding
5 deferring prioritization of initiatives as identified in the Implementation section to the Village Council.
6

7 Chairperson Orsic also asked if there were any questions. No questions were raised at this time. She then
8 asked for public comment after first explaining the purpose of a Comprehensive Plan and the involvement
9 of the plan. She explained that the Plan is a guide for issues that may arise in the future. It is not a
10 mandate or a punch list or a requirement. The Plan is a living document, and we may need to address
11 issues identified in the plan earlier than anticipated or because the world has changed we may not need
12 to address them in the end. Chairperson Orsic stated regarding those who have spoken on issues related
13 to the lakefront or parking in commercial districts, we have heard you. She noted that the plan does
14 identify the need to study such issues. Regarding the regulation of open space land uses and institutional
15 uses, the Plan identifies studying the proper zoning. Chairperson Orsic explained that the Plan does not
16 say what that zoning may be; the zoning may require even stricter oversight. She stated the Plan is based
17 upon common themes we have heard community members want our community to be. Not every idea
18 has been incorporated in the plan, but if you look through this large document you may find that your
19 issue is addressed in some fashion. Chairperson Orsic stated the Plan attempts to address what the
20 community needs to think about in order to be prepared for the next 20 years.
21

22 Chairperson Orsic swore in those speaking to this matter.
23

24 David Loveland, President of The Mews, referred to Goal 8.1 in Pillar 8 and stated their residents are
25 concerned with the impact of any recommendation that may lead to restricting parking on Green Bay
26 Road between Pine Street and Tower Road. He stated the building's residents are mainly older residents
27 and identified their main entrance on Green Bay Road and its use by guests, deliveries, caregivers, etc.
28 Mr. Loveland stated permit parking is no longer given for areas he identified and described parking
29 restrictions for their residents as significant. He stated they need to be careful with regard to providing
30 bikers a safe area to navigate traffic in an area he identified and asked with regard to Initiative 8.1.1
31 relating to conducting a study that residents not be skipped on the Green Bay Road corridor.
32

33 Stuart Cutler of The Mews stated he is concerned that the document seemed to be a philosophical
34 promise or pledge with regard to the way people see the Village's future. He stated if businesses are filled
35 with restaurants and stores, space is needed for vehicles to park, and additional housing is not needed
36 south of the Community House. He commented the Plan seemed to be too liberal and stated a lot of
37 people do not know about the Plan. Mr. Cutler asked for the Commission to be careful in its presentation.
38

39 Theresa Lucas, owner of Good Grapes, stated she has attended many meetings and noted President Rintz
40 stated the Plan is the work plan for the Village Council. She referred to the amount of time the Commission
41 spent on the Plan's wording and asked for the Commission to be appreciative of business owners'
42 livelihood. Ms. Lucas stated she would like to voice her concern relating to the train, bus, bike and walking
43 recommendations and how it fits with year-round customers. She then referred to a Village Council
44 trustee's comments made at the Village Council meeting after the consultants requested additional
45 funding to restart the planning effort after the pause and whether any of the pre-Covid information could
46 be used and the options provided. Ms. Lucas stated the Village Council voted to spend additional taxpayer
47 money on a Winnetka focused plan and stated there did not appear to be a Winnetka business or
48 customer to support the Winnetka specific train, bus, bike and walkable recommendations from a

1 business or customer perspective. She stated they planned to conduct their own customer survey and
2 stated if they plan to go in that direction, there should be data behind the decision. Ms. Lucas added the
3 parking demand has increased over the years with the Plan.
4

5 Stephanie Hochschild, The Bookstall owner, stated she is also concerned with parking and asked for it to
6 be preserved or expanded as part of the Plan. She reiterated business owners are frustrated with the lack
7 of parking which affected businesses, which areas also serve as community gathering spots. Ms.
8 Hochschild then described various events the businesses sponsor for the community. She also stated
9 businesses compete with online shoppers and stated The Bookstall has been in operation for 90 years.
10 Ms. Hochschild stated Winnetka needed to be accessible for all residents and asked the Commission to
11 ask for a parking study and to include in the Plan a statement for there to be no further reduction in
12 parking.
13

14 Jeffrey Liss stated there have been a lot of references to the current Comprehensive Plan and commented
15 it is important to understand what the 2040 Plan is supposed to do which is to serve as a guide. He agreed
16 with the comments made relating to parking and it is not being addressed as a fundamental aspect of the
17 Plan. Mr. Liss referred to the Post Office site and Dwyer Park and stated if there is an additional
18 entertainment area, those who drive to it will not have anywhere to park. He then stated there should be
19 a default in that multi-family use should not be at the detriment of existing parking. Mr. Liss then stated
20 with regard to Green Bay Road, he commented on the proposal of better marking of entrances/exits to
21 the Green Bay Trail. He stated no changes were made in the Plan relating to these items and suggested
22 they be strongly referenced in the Plan before its presentation to the Village Council.
23

24 Ted Wynnychenko stated there is a lack of acknowledgment in the Plan that the Village owned five to six
25 public beaches in Winnetka and the lack of it being mentioned suggested a decision has been made to
26 give them up. He stated in 1989, he referred to a request to vacate the Elm Street end and the street ends
27 could have provided beautiful opportunities in keeping with the goals of the current Plan which did not
28 come to fruition. Mr. Wynnychenko stated the current Plan failed to mention the street ends and referred
29 to the dashes in the map identifying public land. He commented the fact the Plan dismissed the idea the
30 Village has a right and ownership interest in six access lakefront points is troubling and identified several
31 public access points which should be acknowledged on the map.
32

33 Ms. Stevens referred to the Village's vision with regard to the maintenance of shed view, storm water not
34 going into the lake and Dwyer Park not being sold for private development. She also stated she discussed
35 with former President Carter the steps it took to make a great leader, one of which was to make a plan,
36 keep a plan and review a plan which has to be adaptable. Ms. Stevens stated they have an opportunity in
37 connection with the power plant and its future and encouraged looking to see what other municipalities
38 do. She also stated with regard to zoning, she asked the Commission to tell the Village they are the
39 oversight and that residential areas should be kept residential describing the Commission as the biggest
40 land stewards.
41

42 Jeffrey Liss referred to his previous comments relating to allowing contextually significant property and
43 whether new moderate construction would be allowed in residential areas and suggested the words
44 "contextually significant" in Goal 1 be defined. No additional comments were made at this time.
45

46 Mr. Schoon stated the Commission is now ready to discuss the Plan, whether any further changes are
47 needed and whether they are ready to make a recommendation to the Village Council. Chairperson Orsic
48 stated a lot of discussion and comments have been received and asked for the Commission's comments

1 in terms of next steps. Mr. Foley described Chairperson Orsic's outline at the meeting outset as helpful
2 and stated he is comforted to know most of what they say in the Plan is worded in terms of studying,
3 evaluating, etc. and the tone between aspirational and being "planful" is the right balance and they are
4 as close as they are going to get in terms of a consensus document.

5
6 Mr. Bradley stated it is important to note the consultant's work during the process and commentary
7 reviewed and described those efforts as being done thoughtfully and comprehensively in terms of seeking
8 input in terms of the Plan exercise. He stated for those who shared views in terms of gaps in the work
9 product, he appreciated those thoughts which were shared. Mr. Bradley then stated in terms of
10 presenting it to the Village Council, for the Implementation section, he referred to the non-mandatory
11 directive language and high, medium and low priorities and the timeline. He stated no one knows in 10
12 years' time where the Village will be and they can only provide a guide for future leaders. Mr. Bradley
13 stated it will be up to the Village Council to make the decisions in terms of the guide are they forwarding.
14 He concluded he is ready to turn the work over to the Village Council with the extraordinary help of the
15 consultants, Village staff and the public comments received. He added while he agreed parking is an issue,
16 they have to consider all aspects of the Village.

17
18 Ms. Case agreed with the comments made and stated she is comfortable with the work the consultants
19 have done noting there would never be agreement on every single point. She stated it is up to the Village
20 Council to make the decisions and go through the document.

21
22 Ms. Danley agreed with the comments made and noted they have heard what the public is saying. She
23 described the process as thoughtful and stated they have been very specific in terms of leaving things
24 open ended to be flexible. Ms. Danley referred to the number of meetings, emails and notices distributed
25 to the community to gauge community involvement and she is ready to send it up to the Village Council.

26
27 Trustee Dalman stated the consultants have done an impressive amount of work which began in 2019 and
28 noted that things are very different now in terms of parking, restaurants, etc. She stated the Village
29 Council had to make a decision whether to rely on the process and the data received by the consultants
30 and it is difficult to predict the Village's future. Trustee Dalman commented she is proud of the
31 Commission's work in providing a road map to help determine the Village's future. She then confirmed
32 there is nothing in the document which would take away the residential designation. Trustee Dalman then
33 stated they understand the concerns relating to parking and the Village Council is mindful of it.

34
35 Ms. Kunkle agreed with most of the comments made and stated she is ready to sign off on it. She
36 commented a lot of people have trouble understanding the document and what it is supposed to do and
37 referred to the environmental issues raised during the discussion. Ms. Kunkle stated those issues are being
38 presented in the Plan to consider. She also referred to the amount of time between drafts which included
39 a lot of new items and specifically referred to the Village's responsibility over the lakefront which is an
40 issue that arose recently. Ms. Kunkle stated they should continue to advocate for items which they feel
41 should go in the Plan, and she agreed with Mr. Wynnichenko's street and beach comments. She then
42 referred to the photo at the end of Pillar 4 in the Sustainability and Climate Action section which she
43 suggested be changed, relating the power plant, as well as replacing the rendering with a photo on page
44 161, together with other minor edits. She concluded she is ready to send the Plan to the Village Council.

45
46 b. Consider Recommendation of Approval of the Proposed Comprehensive Plan for the Village of
47 Winnetka to the Village Council.

48 Chairperson Orsic asked if the Commission sent the Plan to the Village Council, the next step would be to

1 hold a joint meeting with the Village Council. Mr. Schoon confirmed that is correct and there would be
2 the ability to adjust the Plan. Chairperson Orsic stated she agreed with the comments made and she is
3 ready to move the Plan to the next level.

4
5 Chairperson Orsic then asked for a motion regarding the 2040 Comprehensive Plan. Ms. Danley moved to
6 recommend the approval of the proposed Comprehensive Plan to the Village Council. The motion was
7 seconded by Mr. Foley. A vote was taken and the motion unanimously passed, 6 to 0:

8 AYES: Bradley, Case, Danley, Foley, Kunkle, Orsic

9 NAYS: None

10 NON-VOTING: Dalman

11
12 **New Business:**

13 a. March 14, 2023, Special Joint Plan Commission/Village Council Meeting Regarding
14 Comprehensive Plan - Quorum Check.

15 The Commission Members discussed their availability.

16 b. March 22, 2023, Regular Meeting - Quorum Check.

17 The Commission Members discussed their availability.

18
19 **Adjournment:**

20 Chairperson Orsic asked for a motion to adjourn. A motion to adjourn was made by Mr. Bradley and the
21 motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

22 AYES: Bradley, Case, Danley, Foley, Kunkle, Orsic

23 NAYS: None

24 NON-VOTING: Dalman

25
26 The meeting was adjourned at 8:15 p.m.

27
28 Respectfully submitted,

29
30 Antionette Johnson

31 Recording Secretary