WINNETKA PLAN COMMISSION MEETING MINUTES
APRIL 26, 2023

Members Present:	Bridget Orsic, Chairperson
	Jonathan Alt
	Mamie Case
	Layla Danley
	John Golan
	Chris Foley
	Liz Kunkle
Members Absent:	Matthew Bradley
Non-Voting Members Present:	Tina Trustee 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.

Approval of Minutes:

a. March 22, 2023, Regular Meeting Minutes

Chairperson Orsic asked for a motion to approve the March 22, 2023, meeting minutes. A motion was made by Ms. Case by to approve the March 22, 2023, meeting minutes. Mr. Golan seconded the motion. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Case, Danley, Foley, Golan, Kunkle, Orsic
NAYS: None
NON-VOTING: Dalman

Public Comments:
No comments were made at this time.

Community Development Report:
Mr. Schoon stated the Village Council approved the special use requests for North Shore Country Day School and for Hubbard Woods School. He also stated the Village Council adopted the new Comprehensive Plan with a copy being made available on the website, and he can provide hard copies upon request. Mr. Schoon provided an update with regard to the One Winnetka proposal that was presented to the Design Review Board (DRB) which provided architectural comments noting consideration was deferred until their May meeting. He stated once the DRB makes a recommendation they will determine when the request will be presented to the Planned Development Commission.

New Applications:

a. **Case No. 23-04-SU: 564 Green Bay Road: An application seeking approval of a Special Use Permit to allow off-street parking at street-level along the alley for a new four-story mixed-use building at 564 Green Bay Road. The Village Council has final jurisdiction on this request.**

Ms. Klaassen stated in 2022, the applicant submitted an application to allow a three-story mixed-use building, with a roof top deck, with the Village Council approving the request. She stated the applicant is now asking for approval for a fourth story for an additional residential unit. Ms. Klaassen identified the property's location and zoning classification stating the proposed development of the site is consistent with the newly adopted land use map in the Comprehensive Plan and the zoning designation.

Ms. Klaassen then identified photos of the site noting the existing building would be demolished. She also referred to the proposed site plan with a rear yard setback of 3 feet which required approval of a zoning variation. Ms. Klaassen described the commercial and residential units occupying the space noting Engel & Völkers would occupy the commercial space on the first floor and lower level.

Ms. Klaassen identified the proposed first floor plan and two rear off-street parking spaces accessed from the alley which required special use approval because the parking spaces are on the ground level. She described the residential units, their sizes and the minimum parking space requirements noting on-site parking is not required for the commercial use since it measured less than 2,500 square feet for parking requirement perspectives. She also identified the 4th floor plan which changed as a result of the DRB comments and eliminated the setback variation previously requested.

Ms. Klaassen also identified the proposed front and rear elevations, as well as a rendering provided by the applicant. She explained the DRB comments regarding the project to the Commission and noted the DRB voted to recommend approval of the request. She also noted that no public comment was received and the Commission is to consider whether the special use request to allow parking at-street level met the standards for granting a special use. Ms. Klaassen then stated after the presentation by the applicant, and public comment, the Commission is to consider recommending approval or denial of the request with a draft motion provided on page nos. 21-22. She then asked if there were any questions.

Chairperson Orsic asked for clarification with regard to the number of parking spaces the Commission Is to consider for approval which Ms. Klaassen clarified for the Commission. Ms. Case asked if parking for the 4th floor unit is to be considered. Ms. Klaassen responded the Zoning Ordinance did not recognize off-site parking for residential uses with the variation being for three parking spaces when the applicant is providing two parking spaces, whereas a minimum of 5 is required for the residential units. She noted the Zoning Board of Appeals (ZBA) recommended approval with a vote of 4 to 1. Ms. Kunkle asked if the two parking spaces would be for residential use only. Ms. Klaassen stated the applicant can respond to that question. No additional questions were raised at this time.

Chairperson Orsic swore in those speaking to this matter. Cal Bernstein, the applicant's attorney, confirmed the approvals requested in the application are the same as were approved in 2022 with the only change being one additional residential unit versus the roof top deck and explained the reasoning for the change which related to economic considerations. He described the lot's conditions which only allowed for two parking spaces. Mr. Bernstein referred to the ZBA discussion relating to the number of parking spaces and alternatives for the project and its proximity to surrounding parking uses. He then stated the standards have been addressed in the application and asked if there were any questions.

Chairperson Orsic asked if the units would be apartments and Mr. Bernstein confirmed that is correct. Ms. Danley questioned whether two spaces would be able to fit on the lot.

Chairperson Orsic then swore in Nate Kipnis, the project architect. Mr. Kipnis confirmed two parking spaces would fit on the site. Mr. Golan referred to the narrow alley size. Mr. Kipnis responded a larger vehicle may require a three-point turn. Mr. Bernstein then referred to the previous discussion that it would be detrimental to have parking off of Green Bay Road. Mr. Golan asked if residential access would be in the front and Mr. Kipnis identified the residential access points with the main entrance being on Green Bay Road. Mr. Alt asked if underground parking was explored and Mr. Kipnis responded it would not be feasible on a lot this size. Ms. Kunkle asked if the larger vehicle shown in the illustration is accurate to size. Mr. Kipnis stated a large and small vehicle would fit in the garage.

Ms. Danley asked if financial feasibility studies were done to confirm they could finance the project. Chairperson Orsic swore in Paul Lazarre, manager of 564 Green Bay LLC, who stated the previous proposal would have only contained two residential units and was when interest rates were much lower. He went on to explain how the interest rates have affected construction of the building and they need the fourth story to make the project feasible.

Chairperson Orsic then asked if there were any public comments. No comments were made at this time. She then called the matter in for discussion.

Chairperson Orsic informed the Commission she spoke with Mr. Bradley who provided a summary of the ZBA's discussion in that the location is unique and there would be no precedent and there is a desire for this type of housing being needed with the market determining if apartments can be rented without parking being provided. She then stated she was initially concerned and stated the request would not take up street parking or overnight parking and described the request as an interesting experiment. Chairperson Orsic stated underground parking is not an option and concluded the additional residential unit would not impact surrounding uses.

Ms. Kunkle stated she was initially concerned as well because of the changes made although she appreciated the project's thoughtfulness being altered to make it fit. She stated an additional Pillar relating to parking from the Comprehensive Plan should be addressed and referred to Goal 8.5 which this application specifically related to. Ms. Kunkle stated they are asking for fewer spaces than are required. Ms. Danley stated knowing the two parking spaces would be the Village standard and the request is exactly the same as previously approved, she agreed with the project being a good experiment and stated she is in favor of the request.

Mr. Foley agreed with the comments made and stated he would be in favor of the request in light of the extensive Comprehensive Plan discussions and that the request met the standards. Mr. Golan stated the Commission is not to address the setback issue which would be between the applicant and tenants. He also stated the request met the criteria with regard to Pillar Nos. 1, 2 and 8 and the criteria for granting special use permits, concluding he would be in favor of the request. Ms. Case agreed with the comments made and stated she is in favor of the request. Mr. Alt stated while he also agreed with the comments made, he referred to the challenge of going to the Village Council with a request for a four-story building with two parking spaces and concluded he is in favor of the request.

Trustee Dalman stated they have consistently heard the need for more housing for empty nesters and young professionals which the project would provide. She agreed the request would be a great opportunity to see if a project like this would work and she would be in support of the request when it is presented to the Village Council.

Chairperson Orsic then asked for a motion. Mr. Golan moved to recommend approval of the special use to allow off-street parking on the street level accessed from the alley as outlined on page nos. 21 and 22 of the agenda packet and referred to the findings. Ms. Kunkle seconded the motion. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Case, Danley, Foley, Golan, Kunkle, Orsic
NAYS: None
NON-VOTING: Dalman

New Business.

a. May 24, 2023, Meeting – Quorum check.

The Commission Members discussed their availability. Chairperson Orsic stated she would no longer be the Commission's Chair. Mr. Schoon indicated there may not be a May meeting. Ms. Kunkle informed the Commission of the recently passed resolution relating to recognizing compost awareness week and distributed information to the Commission. The Commission Members thanked Chairperson Orsic for her service.

Adjournment:

Chairperson Orsic asked for a motion to adjourn. A motion to adjourn was made and seconded by multiple Commissioners. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Case, Danley, Foley, Golan, Kunkle, Orsic
NAYS: None
NON-VOTING: Dalman

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary