



Village of Winnetka

Plan Commission Special Meeting

June 6, 2022 at 6:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

- 1. Call to Order & Roll Call**
- 2. Public Comment**
- 3. Community Development Report**
- 4. Comprehensive Plan Visioning Work**
 - a. Review all Pillars and continue discussion of Opportunity Sites in preparation for presentation to the Village Council.
- 5. Other Business**
 - a. Potential Special Joint Meeting with Village Council Quorum Check - Tuesday, July 12, 2022.
- 6. Adjournment**



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: BRIAN NORKUS, ASSISTANT DIRECTOR
DATE: JUNE 2, 2022
SUBJECT: COMPREHENSIVE PLAN - REVIEW ALL PILLARS (1-10) GOALS & INITIATIVES

At the June 6, 2022, Plan Commission special meeting The Lakota Group and Village staff will facilitate additional discussion with the Commission, working to refine and finalize elements of the Comprehensive Plan. **Attachment A** contains the agenda The Lakota Group plans to use to guide the discussion during this item on your meeting agenda.

The Commission will review the following Plan elements, which will ultimately serve as the basis for a presentation and update to the Village Council in July:

- Comprehensive Plan Mission Statement
- Statements, Goals, and Initiatives for each of the ten (10) pillars
 - Pillar 1 – Quality Livable Neighborhoods
 - Pillar 2 – Vibrant Business Districts
 - Pillar 3 – Community Heritage & Placemaking
 - Pillar 4 – Sustainability and Climate Action
 - Pillar 5 - Educational Excellence
 - Pillar 6 – Healthy and Engaging Lifestyles
 - Pillar 7 – Community Infrastructure, Services & Technology
 - Pillar 8 - Mobility and Accessibility
 - Pillar 9 – Civic Engagement
 - Pillar 10 – Operational Efficiencies and Regional Coordination
- Opportunity Sites

Attachment B identifies the proposed mission statement for the Comprehensive Plan, incorporating language from earlier discussions. **Attachment C** contains the revised vision statements, goals, and initiatives for each of the pillars based on all of the Commission's previous discussions and work to-date. **Attachment D** incorporates the latest iteration of the Opportunity Sites exercise.

We look forward to receiving any additional thoughts or comments as we prepare to present your efforts in the form of a Community Vision to the Village Council in July. Presentation to the Village Council is tentatively scheduled for the Council's study session on Tuesday July 12, at 7:00 pm.

ATTACHMENTS

Attachment A: Agenda for the Comprehensive Plan Visioning Work Agenda Items

Attachment B: Mission Statement

Attachment C: Draft Vision Statements, Goals, and Initiatives

Attachment D: Updated Opportunity Sites Materials

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

WINNETKA FUTURES 2040 PLAN

AGENDA: Visioning Working Session

DATE: June 6, 2022

LOCATION: Winnetka Village Hall

1) Mission Statement for the Comp Plan

2) Community Pillars 1-10

- a. Vision Statement for each Pillar
- b. Goals and Initiatives for each Pillar

3) Opportunity Sites

- a. Summary memo for the exhibits
- b. Exhibits with zoning analyses

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Mission Statement Winnetka Comp Plan

Winnetka Futures 2040 – Our Heritage Forward

116 West Illinois Street
 Floor 7
 Chicago, Illinois 60654
 p 312.467.5445
 f 312.467.5484
 thelakotagroup.com

Winnetka, the “Beautiful Land,” is a treasured North Shore lakefront village with easy access to the Chicago metropolitan center. Our community is committed to the stewardship of all its natural resources, its built environment, and to its family-friendly heritage of:

- *Pedestrian-friendly, safe, and tree-lined neighborhoods.*
- *Housing for all stages of one’s life.*
- *Vibrant and walkable core areas for commerce and community gathering.*
- *Active and engaged multigenerational citizenry.*
- *Primary and secondary school educational excellence.*

Note: The mission statement for individual pillars are each listed below as a tool to provide the Commission a convenient view of how each Pillar’s individual vision statement contributes to the overall vision statement above.

Pillar 1: Quality Livable Neighborhoods

“A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways and a variety of well-maintained housing offerings to meet the needs of all of its residents. All of these create a unique and powerful sense of place.”

Pillar 2: Vibrant Business Districts

“A community with a strong commitment of supporting and enhancing its unique, walkable mixed-use business districts, which serve both as the community’s commercial cores and its social centers.”

Pillar 3: Community Heritage and Placemaking

“Winnetka’s authentic heritage can be found in its walkable streets, its rich tapestry of commercial and residential architecture, and in its cultural activities.”

Pillar 4: Sustainability and Climate Action

“A forward-looking community with a strong heritage of innovation and commitment to stewardship of our natural environment and manmade resources.”

Pillar 5: Educational Excellence

"A community with a strong heritage rooted in education that honors the wholechild, fosters creativity and confidence, inspires lifelong learning, and develops civic responsibility."

Pillar 6: Healthy and Engaging Lifestyles

"A unique lakefront community that values a variety of carefully-managed and well-connected parks and open spaces and that treasures unlimited access to recreational opportunities and cultural pursuits to help residents achieve a balanced and fulfilled lifestyle."

Pillar 7: Community Infrastructure, Services, and Technology

"A forward-thinking tradition of delivering exceptional and efficient public services and infrastructure systems to meet the current and future needs of the community."

Pillar 8: Mobility & Accessibility

"A progressive community with forethought in developing safe and efficient local and regional mobility connections for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks."

Pillar 9: Civic Engagement

"A community heritage founded on the fundamental principle of fostering beneficial public dialogue through active community engagement and volunteerism."

Pillar 10: Operational Efficiencies and Regional Coordination

"A community with a strong heritage of thought-leadership supporting and enhancing our (local and regional) intergovernmental relationships to ensure efficient, prudent community management through data-supported planning, organizational synergies and effective communication."

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 1 – Quality Livable Neighborhoods
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
 Floor 7
 Chicago, Illinois 60654
 p 312.467.5445
 f 312.467.5484
 thelakotagroup.com

NOTE: Goals and initiatives have been updated to reflect discussion at the May 23, 2022, Plan Commission meeting. Text that has changed is noted in red.

Pillar 1: Quality Livable Neighborhoods

“A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways and a variety of well-maintained housing offerings to meet the needs of all of its residents. All of these create a unique and powerful sense of place.”

GOAL 1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Initiatives

- 1.1 To strengthen and maintain the rich and diverse character of the Village’s neighborhoods, consider steps to highlight a neighborhood’s character and sense of identity by identifying each neighborhood’s unique elements that contribute positively to the Village. Factors such as irregular terrain (Sheridan Road ravines area), former estates platted as narrow “country lanes” (Fisher Lane, Private Lane, DeWindt Road), larger lot post-war subdivisions in northwest Winnetka, and the “tree streets” west of downtown each have unique characteristics which may be built upon and enhanced.
- 1.2 Consider creating a document that provides guidance for the scale and form of new single-family residential construction envisioned in Winnetka’s various neighborhoods to encourage development that is complementary to and compatible with existing homes. Guidance may include window forms, building setbacks and height, architectural styling, and building materials
- 1.3 Review Village building codes, zoning regulations, permitting processes, Village utility requirements, and other policies to ensure they do not present obstacles for residents wishing to renovate their homes to encourage renovation of existing houses instead of demolition and new construction.
- 1.4 Encourage renovation of existing homes to reduce environmental impacts of new construction and to maintain housing diversity for such segments of the community as young families and empty nesters.
- 1.5 Consider conducting an architectural survey to identify important Winnetka architectural and historic resources and other physical contributions to its heritage and character.
- 1.6 Evaluate and provide information on traditional tools and programs that support the preservation of historic and architecturally significant homes. This may include providing web-

based information on local landmarks (maps & photographs), the Illinois Historic Residence Assessment Freeze program, and general educational material on historic preservation, and building renovations.

- 1.7 Consider updating the Village's subdivision regulations to make the process clearer and to simplify the process for minor subdivisions, such as simple lot line adjustments or plats of consolidation.
- 1.8 For those R-5 District areas of the community that have lots that are predominately 50 feet wide, consider revising the R-5 zoning standards to reduce the minimum lot width from 60 feet back to 50 feet.

GOAL 2: The Village will explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Initiatives

- 2.1 Evaluate existing single family zoning areas to identify areas where additional housing units may be appropriate through rezoning certain areas along arterial streets, at major intersections, or near institutional uses to a low-density multifamily residential district for such uses as townhomes, apartments, and condominiums.
- 2.2 Explore a multi-year pilot Accessory Dwelling Unit (ADU) program to encourage infill housing options, such as in-law apartments, carriage houses, etc.
- 2.3 Continue to update the Village's adopted affordable housing plan when required by Illinois State Law.
- 2.4 Consider amending the Village's subdivision and zoning regulations to allow for more unique site designs that may allow for alternative forms of housing such as "cluster cottage housing".
- 2.5 Evaluate areas of the community that may be appropriate for independent senior housing and / or assisted living facilities and ensure zoning regulations allow effective development of the land use.

GOAL 3: The Village will maintain and enhance the walkable and bicycle friendly nature of the community's neighborhoods.

Initiatives

- 3.1 Establish a sidewalk infill program that identifies public and private streets where sidewalks are missing or incomplete and survey residents to evaluate levels of interest in completing sidewalk connections. Prioritize sidewalk installation based on survey results and proximity to parks, schools, and transit nodes.
- 3.2 Identify dedicated walking routes, through wayfinding signage, that utilize the community's sidewalk and pathway network to facilitate increased pedestrian mobility throughout the Village. Loops can vary in length and incorporate Village assets like parks, natural resources, or commercial sites.

- 3.3 Consider expanding the Village's existing stop sign request process to consider neighborhood requests for other types of traffic calming techniques on public streets to ensure that Village streets remain safe for pedestrians and bicyclists.

GOAL 4: The Village will continue to ensure that institutional uses such as schools, churches, the Public Library, and Park District parks and facilities are compatible with the residential neighborhoods in which they are located.

Initiatives

- 4.1 Consider establishing a specific zoning district for such institutional uses or establishing specific zoning standards for such uses within existing residential zoning districts to create more appropriate zoning standards for such uses.
- 4.2 Continue regular conversations with local institutions to understand their future needs and how to address those needs in a particular neighborhood.

GOAL 5: The Village will continue to support its policies and resident's efforts that maintain and enhance inviting, neighborly, and sustainable private outdoor spaces in our residential neighborhoods and the public parkway.

Initiatives

- 5.1 Continue to enhance Village policies and requirements that support the maintenance and enhancement of the community's tree canopy on private property and the public parkway, which is one of the main features that gives Winnetka its unique sense of place.
- 5.2 Consider establishing landscape design guidelines that allow residents to establish native or ecologically beneficial plantings in place of lawns on private property and within the public parkway.
- 5.3 Continue to encourage the removal of invasive plant species, such as buckthorn, throughout the community. Information on identifying invasive species and best practices for their removal should be made available **through a variety of channels.**
- 5.4 Given changing technology and changing use of residential yard space, consider establishing performance standards to address increasing complaints regarding outdoor lighting and equipment noise, such as outdoor living areas as well as generators, A/C condensers, and pool equipment.
- 5.5 Review the Village's regulations regarding permanent accessory structures (e.g., sheds, play equipment, treehouses, outdoor kitchens, etc.) as well as temporary accessory structures (e.g., storage pods, boats, RVs, ice rinks, etc.) to determine if the regulations continue to meet the needs of individual homeowners while maintaining the character of the residential neighborhood.
- 5.6 Review the Village's fence regulations, such as the ability to construct a 6.5' tall fence or a chain link fence in a required front yard **setback** anywhere throughout the Village, to determine if the standards are still appropriate.

- 5.7 Continue to consider options that reduce "light pollution" when replacing or upgrading existing streetlights.

GOAL 6: The Village will encourage multifamily unit development near and in the downtown commercial districts

Initiatives

- 6.1 Consider major revisions to both multi-family zoning districts that will lead to the development of townhomes and other multi-family buildings with massing, scale, roof form, and vertical rhythm consistent with the predominate single-family nature of the community.
- 6.2 Encourage retention of rental apartments above commercial storefronts rather than conversion to offices space or other non-residential use.
- 6.3 Incentivize the conversion of upper-story office space / non-residential space to residential use. Examples of incentives might include reduced or waived building permit fees for conversions and administrative design review for exterior modifications.
- 6.4 Discourage other alterations of mixed-use buildings that compromise residential occupancy (elimination of required building components or systems, such as means of access, mechanical systems, etc.)
- 6.5 Allow the creation of live/work land uses in the downtown commercial districts.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 2 – Vibrant Business Districts

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

NOTE: Revisions following the May 23, 2022, Plan Commission discussion are incorporated into the Goals and Initiatives below. Text that has changed is noted in red.

Pillar 2: Vibrant Business Districts

“A community with a strong commitment of supporting and enhancing its unique, walkable mixed-use business districts, which serve both as the community’s commercial cores and its social centers.”

GOAL 1: The Village will continue to provide a future vision for the Village’s commercial districts.

Initiatives

- 1.1 Continue to implement the action plan outlined in the 2016 Downtown Master Plan.
- 1.2 Regularly review and update the Downton Master Plan to adjust to changing market conditions and community needs.
- 1.3 Given the train stations serving the Indian Hill, Elm Street, and Hubbard Woods business districts and the PACE bus line that runs along the Green Bay Road corridor, consider Transit Oriented Development (TOD) principles when planning, developing regulations, and making infrastructure improvements in the business districts. **This may include adequate bicycle parking, reduced vehicle parking requirements, pedestrian & walkability improvements, and appropriate multifamily residential density.**

GOAL 2: The Village will provide zoning and development regulations and processes that allow land uses offering the products, services, and housing opportunities that residents desire and that allow such uses in the most timely manner while also ensuring their compatibility with goals of the district in which they would locate.

Initiatives

- 2.1 Given that each of Winnetka’s three business districts may have its own unique market niche it could serve, consider establishing unique zoning regulations, in particular allowed land uses, for the Hubbard Woods and Elm Street business districts, as was done with the C-1 Neighborhood Commercial District in the Indian Hill Business District. **This may occur through the creation of**

new zoning districts or through amendments to the existing C-1 District, the C-2 General Retail Commercial District, or the Commercial Overlay District.

- 2.2 When considering changes to the commercial zoning districts, study what land uses should be allowed in each district and consider adding a catch-all category such as “Commercial Uses Not Otherwise Regulated” as a special use to allow consideration of new land uses not currently contemplated within the Zoning Code.
- 2.3 Consider amending the Zoning Code to only require review by the Plan Commission and approval by the Village Council for those special uses located in the C-1 Neighborhood District and the C-2 General Retail Commercial District, similar to what is now required for special uses in the Commercial Overlay District.
- 2.4 Review regulations for pop-up or short-term land uses. This might include streamlining occupancy permit reviews or sign permit applications and review processes.
- 2.5 Encourage multifamily development in and around the commercial districts to serve a diverse range of residents and to provide additional housing opportunities near commercial activity and the train stations.

GOAL 3: The Village will encourage the highest-quality design, materials, and maintenance for building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor.

Initiatives

- 3.1 Update the 2003 Design Guidelines to allow for alternative styles of architectural design that can complement the existing Tudor aesthetic while allowing creativity and more contemporary styling. The updated guidelines should be presented in a more user-friendly format.
- 3.2 Update the Sign Code regulations to ensure they adequately address current sign technology and the needs of Winnetka businesses and institutions while maintaining the pedestrian-focused community character of these areas that residents have come to expect.
- 3.3 Updates to the Design Guidelines and Sign Code should consider changes that would allow the administrative approval of certain exterior building, landscaping, and signage improvements as well as changes that would allow for variations of these standards to allow, when appropriate, creative, yet compatible designs.
- 3.4 Conduct an architectural survey of the buildings in the Village’s commercial districts to identify historic and architecturally significant buildings and review the Village’s development processes to identify obstacles to the preservation of such buildings.
- 3.5 Provide information and access to financial incentives, such as the Cook County Class L temporary property assessment reduction and the Federal rehabilitation tax credits, for the preservation and restoration of historic commercial buildings
- 3.6 Given the age of Winnetka’s commercial building stock, consider the role enhanced code enforcement could have in preserving commercial districts and promoting investment in the rehabilitation of older commercial and mixed-use structures.

GOAL 4: The Village will provide a business environment focusing on retaining successful existing businesses, attracting businesses to the community that meet a market need, and assisting start-up business through the local permitting and licensing process.

Initiatives

- 4.1 Continue to employ a full-time economic development coordinator to lead the Village's business retention and attraction efforts as well as promotion and marketing activities.
- 4.2 Work with commercial property owners and the real estate brokerage community to identify target tenants for commercial districts that advance strategic marketing initiatives.
- 4.3 Explore how to leverage the Village's current retail market strengths of high-end apparel stores, home good stores and interior design businesses, and dining establishments to attract complementary and compatible businesses.
- 4.4 Consider developing targeted financial incentives that encourage investment in buildings to assist with the retention of businesses and to attract new businesses.
- 4.5 Explore regulatory tools that disincentivize long-term commercial vacancies and consider implementation of such tools.
- 4.6 Advocate for changing Cook County Assessor's Office commercial vacancy assessment practices that tend to inadvertently encourage long-term vacancy.
- 4.7 When appropriate, consider streamlining special approval and permitting processes so it is easy and convenient for prospective businesses to follow the requirements.

GOAL 5: The Village will partner with others to provide public infrastructure to support vibrant business districts.

Initiatives

- 5.1 Continue the Village streetscape improvement efforts that are occurring in the Elm Street Business District by implementing similar, but district-appropriate improvements in the Hubbard Woods and Indian Hill business districts and along the Green Bay Road corridor.
- 5.2 Establish a clear requirement that new developments in the business districts are responsible for streetscape improvements consistent with those for the business district in which it is located.
- 5.3 Invest in the utility infrastructure needed to provide reliable utility services and to allow for future redevelopment.
- 5.4 Provide community gathering spaces unique to the needs of each of the three business districts to serve as gathering and event spaces.
- 5.5 Continue to support Pace's and Metra's efforts to provide commuter bus and rail service to provide access for employees and visitors of Winnetka businesses.
- 5.6 To ensure the Village's commercial districts maintain their traditional design and pedestrian friendly streetscapes, establish a clear policy regarding the Village's role and the private sector's role for providing parking for commercial uses and multi-family residential uses in the Village's

business districts. As part of that effort evaluate alternative Zoning Code parking requirements, such as reductions based on proximity to transit, a fee-in-lieu program, or reductions to off-street parking requirements for the provision of car-sharing facilities and bicycles.

GOAL 6: The Village will partner with the Chamber of Commerce, Winnetka merchant groups, and other community organizations to promote and market Winnetka businesses and community events to let the region know of the community as a niche retail, dining, and event destination.

Initiatives

- 6.1 Develop and implement a branding campaign that promotes and markets Winnetka businesses to increase the awareness of Winnetka retailers to potential customers in surrounding communities and the region.
- 6.2 Promote and market the existing fashion and design districts as well as dining opportunities within the Village.
- 6.3 Continue existing efforts to build relationships and communication with local businesses and entrepreneurs to identify needs and opportunities (e.g., businesses retention visits, regular business community surveys).
- 6.4 Explore the creation of more small business nights to activate commercial zones and increase awareness of local retailers to those diners that come to the area in the evening.
- 6.5 Explore creation of a program to activate vacant storefront windows that would have existing businesses place displays in vacant storefront windows or by collaborating with art organizations and local school programs to produce materials to place in empty windows.
- 6.6 Encourage temporary and permanent street and sidewalk installations and activities that foster social interactivity, such as small musical performance groups on street corners, installations of interactive public art, as well as marked walking routes.
- 6.7 Continue to partner with others to promote business and community events, such as the Winnetka Music Festival, the Farmers Market, and Art in the Village, which provide vibrancy and a sense of community.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

**RE: Pillar 3 – Community Heritage and Placemaking
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward***

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Pillar 3: Community Heritage and Placemaking

"Winnetka's authentic heritage can be found in its walkable streets, its rich tapestry of commercial and residential architecture, and in its cultural activities."

GOAL 1:

The Village will adopt and utilize tools that support Winnetka's rich physical heritage, which is reflected in its history, architecture, neighborhood character, open space, and natural resources.

Initiatives

- 1.1 Engage in initiatives identified in Pillar 1, Quality Livable Neighborhoods, that will encourage renovation of existing homes and construction of new homes that strengthen and maintain the rich and diverse character of the Village's residential neighborhoods.
- 1.2 Continue efforts to maintain and enhance the tree canopy on public and private lands throughout the community.
- 1.3 Build upon Winnetka's history of major public works initiatives which have reshaped the community in the past, including lowering the railroad grade, enhancement of the Skokie Lagoons, and the purchase and conversion of the former *Chicago North Shore and Milwaukee* railroad to establish the *Green Bay Trail*.
- 1.4 Consider allowing the use of open space and parkway lands for pollinator gardens, community gardens and native plants.

GOAL 2:

The Village will create and maintain new educational tools, publications, and programs that inform residents, developers, and commercial property owners about the benefits of contributing to the community's heritage.

Initiatives

- 2.1 Provide summary information and links to federal and state financial incentives, such as the State of Illinois Property Tax Assessment Freeze or federal and state historic tax credits, so that Winnetka property owners are aware of programs to offset costs to restore qualifying historic structures.

- 2.2 Provide to Winnetka property owners information concerning non-financial tools and resources available to assist with preservation of historic and architecturally significant structures.
- 2.3 Publish information regarding potentially historic and architecturally significant buildings so as to educate property owners and developers of the Village's potentially significant buildings and structures.

GOAL 3:

The Village will identify policies, code amendments, and regulatory mechanisms that encourage context-sensitive design and building conservation solutions to maintain Winnetka's authentic commercial, institutional, and multi-family residential community character and sense of place.

Initiatives

- 3.1 Update existing commercial design guidelines to address current design issues, concerns, and contexts more adequately.
- 3.2 Review sign regulations to ensure they adequately address current sign technology and the needs of Winnetka institutions and the business community while maintaining the pedestrian-focused community character of these areas that residents have come to expect.

GOAL 4:

The Village will encourage the enhancement of its public spaces, streetscapes, plazas, alleys, and corridors through creative, cost-effective placemaking and public art initiatives to enhance social gathering, events, and recreation for residents of all ages and abilities.

Initiatives

- 4.1 Continue to implement the Village's Downtown Master Plan and Downtown Master Streetscape and Signage Plan by constructing streetscape improvements, similar to those in the Elm Street Business District, in the Hubbard Woods and Indian Hill business districts so that these commercial streets are for both mobility and public spaces for gathering, events and socializing.
- 4.2 Pursue Green Bay Road improvements that increase and contribute to placemaking through the Village.
- 4.3 In cooperation with the Park District, pursue Green Bay Trail improvements that enhance its usability, through improved access and signage, and that enhances the landscaping through upgrades to the natural systems.
- 4.4 To maintain a vibrant dining experience throughout the Village's commercial areas, encourage more outdoor dining opportunities in Winnetka by establishing a Village-wide policy for such temporary uses on public sidewalks, public streets, parking lots, and in public parks.
- 4.5 Activate streets and open spaces with temporary and permanent uses that can be catalysts for future investment and growth. Strategies include pop-up businesses, art fairs, recreational activities, cultural celebrations, and civic functions
- 4.6 Create gateways at Village entrances that integrate elements such as signage, wayfinding, landscaping, and building forms unique to Winnetka.

- 4.7 Benchmark and measure the outcomes of public investment in placemaking initiatives. Examples include the visibility of cultural groups or businesses in the community, the activation of underutilized public spaces around the Village, or a reduction in vacant storefronts over a period of time as visitors and foot traffic increase in the commercial districts.

GOAL 5:

The Village will be prudent in its investment and management of public placemaking initiatives seeking a sustainable, long-term view in the selection of high-quality materials, product durability, product lifecycle, and maintenance responsibility.

Initiatives

- 5.1 Use decorative streetlights and other outdoor lighting as effective placemaking tools used along Green Bay Road, the Green Bay Trail and other high traffic commercial areas.

GOAL 6:

The Village will continue to support community-wide arts and cultural efforts by providing welcoming spaces to support active participation, promotion, and programming efforts.

Initiatives

- 6.1 Identify and create additional gathering spaces in the community, whether public, non-profit, or private, for cultural and entertainment events such as live performances and concerts.
- 6.2 Partner with Winnetka institutions and businesses to integrate public art and art spaces throughout the Village and continue to support Winnetka as an arts and cultural destination.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 4 – Sustainability

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Pillar 4: Sustainability and Climate Action

“A forward-looking community with a strong heritage of innovation and commitment to stewardship of our natural environment and manmade resources.”

GOAL 1 – The Village will establish a community framework for Sustainability and consider appropriate public resources to guide, manage and educate the residents on the value of the Sustainability Action Plan.

Initiatives:

- 1.1 Continue to develop the Sustainability Action Plan (“SAP”) that will address the following areas in terms of sustainability: Climate, Economic Development, Energy, Land, Leadership, Mobility, Municipal Operations, Sustainable Communities, Waste & Recycling, and Water.
- 1.2 Identify grant funding to support the efforts of the identified in the Sustainability Action Plan.
- 1.3 Evaluate what will be the appropriate staffing for community sustainability initiatives either through dedicated staff resources, on-call consultant, or a sustainability team as a shared responsibility.
- 1.4 Implement sustainable practices within residential neighborhoods to the extent possible.

GOAL 2 – The Village will *continue to* develop local and regional partnerships with other organizations to leverage and share information on sustainable initiatives, shared resources, technical assistance, and tools for broader community engagement.

- 2.1 Continue to evaluate and support, *to the extent that is realistically achievable by the Winnetka community*, the goals of regional sustainability plans such as the *Metropolitan Mayors Caucus’ Greenest Region Compact 2* and the *Metropolitan Mayors Caucus 2021 Climate Action Plan for the Chicago Region*.

2.2 Partner with local school districts, the Winnetka Park District, and other local agencies to reduce **greenhouse gas emissions** and address other sustainability initiatives.

2.3 Partner with the Winnetka-Northfield-Glencoe Chamber of Commerce and other Winnetka business organizations to assist businesses with finding technical and financial resources to assist them with operating their businesses in a more sustainable manner.

GOAL 3 – Implement initiatives throughout this Comprehensive Plan that reflect sustainability as a core value in the Village of Winnetka.

It became clear throughout the community engagement process that sustainability is a core value of Winnetka residents. While the Winnetka Futures Comprehensive Plan includes a section dedicated to Sustainability and Climate Action, there are initiatives within nearly every Community Pillar that reflect the Village’s commitment to preservation and protection of natural resources. The Comprehensive Plan will include summary paragraphs for several Community Pillars that identify how actions taken under them are consistent with a culture of sustainability. Two examples are provided below.

Pillar 1: Quality Livable Neighborhoods

“The greenest building is the one already built.” Initiatives in Pillar 1 support residents to renovate existing homes in lieu of demolishing houses and building new. Further, initiatives recommend ongoing review of regulations to remove potential obstacles that renovation and restoration projects may encounter. Safe and connected non-motorized transportation routes through Winnetka’s neighborhoods encourage residents to walk and bike, leaving vehicles at home and reducing carbon-based travel. Initiatives under Pillar 1 recommend completing gaps in sidewalk connectivity and identifying travel routes to encourage their use.

Pillar 8: Mobility and Accessibility

Initiatives under Pillar 8 facilitate improved access to the Green Bay Trail, encourage increased use of public and non-motorized transportation, and acknowledge the importance of active transportation throughout the Village. For example, residents and visitors are more likely to ride bicycles to the business districts if safe, dependable bike parking is available. Pillar 8 recommends increased bicycle parking to support this. Goals in Pillar 8 also recommend improvements to the Green Bay Trail, such as increased lighting and sustainable landscaping with native plant species, that will improve its utilization and positive impact on the environment.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 5 – Educational Excellence

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Text in red reflects changes from the May 25, 2022 Plan Commission discussion.

Pillar 5: Educational Excellence

“A community with a strong heritage rooted in education that honors the wholechild, fosters creativity and confidence, inspires lifelong learning, and develops civic responsibility.”

GOAL 1: Recognizing that educational excellence is one of the primary reasons residents choose Winnetka, the Village will support the community’s public school districts, private schools, and other educational organizations by fostering a culture of student engagement lifelong learning **as well as supporting the health and safety of students .**

Initiatives

- 1.1 Consider amendments to the Zoning Ordinance to provide additional clarity regarding pre-kindergarten and daycare institutions to better support the establishment and operation of early childhood education in the Village. This could include **changing certain special uses to permitted uses**.
- 1.2 Help foster civic responsibility among students by exploring with local schools the creation of a program to educate students regarding local government, such as partnering with local schools to develop a local government curriculum by which Village staff members would visit classrooms to talk about various areas of local government or establish a one-day program where students of a certain grade visit Village facilities to learn about local government.
- 1.3 Communicate the importance of Winnetka’s heritage of educational excellence in Village publications.
- 1.4 **Continue to provide high quality police and fire assistance for safety training and education for staff and students that is consistent with State legislation and national best practices.**

GOAL 2: The Village will seek to collaborate with education-focused organizations to find synergies and efficiencies by sharing facilities, resources, and other assets.

Initiatives

- 2.1 Collaborate where possible with public school districts to find synergies and cost-savings as well as identify grants and other fundings sources. **Identify similar opportunities for collaboration with other educational and institutional organizations.**
- 2.2 **Consider creating specific zoning amendments or a district** for institutional uses to reduce procedural burdens caused by school facilities needing to comply with zoning standards designed for single-family homes.
- 2.3 As part of the Village's efforts to encourage community involvement, collaborate with the schools on ways seniors and other non-parents could help meet the need for school volunteers.
- 2.4 **Collaborate with other best-in-class school districts and villages for ways they partner together to create strong, more cohesive communities.**

GOAL 3: The Village will create a child-friendly environment that supports safety and independence.

Initiatives

- 3.1 Encourage student independence and physical activity by providing safe, attractive, and welcoming pedestrian, bicycle, and public transit access to schools and throughout the village.
- 3.2 **Consider** educational interpretive signs and exhibits, interactive public art, and technology-enhanced educational information in the public realm **to foster learning, creative problem-solving, and environmental awareness.**

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 6 – Healthy & Engaging Lifestyles
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

NOTE: Revisions reflect the May 23, 2022, discussion with the Plan Commission. Text that has changed is noted in red.

Pillar 6: Healthy and Engaging Lifestyles

“A unique lakefront community that values a variety of carefully-managed and well-connected parks and open spaces and that treasures unlimited access to recreational opportunities and cultural pursuits to help residents achieve a balanced and fulfilled lifestyle.”

GOAL 1:

The Village will promote and encourage partnerships with other units of government and agencies to conserve, restore and enhance natural features and ecosystems, to ensure accessibility to and among natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.

Initiatives

- 1.1 Continue to collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka.
- 1.2 Continue to collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.
- 1.3 Coordinate the sharing of information with the Park District, non-profit service providers, private leagues, and the school districts so that the public is made aware of the full range of available recreational opportunities.
- 1.4 Ensure that local regulations do not discourage businesses and not-for-profits from providing private recreational and physical fitness training facilities in the community.
- 1.5 **Regularly** share information with other local governments regarding grant opportunities to fund enhancements to the natural environment, public parks and open spaces, and public recreational facilities and programs.

GOAL 2:

The Village will support and promote community institutions and other units of government in the advancement of programs and facilities that provide life-long educational opportunities that broaden all Winnetka residents' understanding of the world in which we live.

Initiatives

- 2.1 Support the efforts of community institutions such as the Winnetka-Northfield Public Library, Oakton Community College, and the Winnetka Youth Organization to create programs that provide life-long learning opportunities about Winnetka and the world.
- 2.2 Ensure that local regulations and processes do not discourage businesses and not-for-profits from providing supplemental educational opportunities for Winnetka parents and their children.

GOAL 3:

The Village will support community-wide arts and cultural efforts that provide cultural enrichment to community members through active participation, promotion and programming efforts with other businesses, community institutions and arts entities.

Initiatives

- 3.1 Collaborate with businesses and community organizations, such as the North Shore Art League, to create programs that encourage participation in arts and culture programs.
- 3.2 Consider creating a cultural arts advisory board to collaborate with local businesses and organizations to facilitate the programming of additional cultural and arts activities, as well as the installation of public art around the Village. These could include temporary installations in public buildings, sculptures in public open space, or school projects displayed in public places.
- 3.3 **Develop a program** by which residents may provide dedications in memory of or to honor Winnetka residents and business owners.

GOAL 4:

The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.

Initiatives

- 4.1 Support and promote health and wellness for all its residents through a safe, connected, and accessible pedestrian and bicycle network, and resources for recreation.
- 4.2 Continue to encourage information-sharing with local bodies of government and other public and non-profit organizations regarding open space and recreation to foster the sharing of resources, ideas, and concerns so as to lead to new solutions or efficiencies.
- 4.3 Improve existing or create new non-motorized linkages between recreation and open space facilities for Village residents, businesses, and schools, and between the facilities themselves. Ensure adequate linkages to regional trail systems are also in place.

- 4.4 Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services from existing recreation service providers.
- 4.5 Partner with the local school districts and other community organizations to enhance local programs to support the social and emotional health of our youth and to support innovative learning.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 7 – Community Infrastructure, Services, and Technology

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Pillar 7: Community Infrastructure, Services, and Technology

***“A forward-thinking tradition of delivering exceptional and efficient public services and infrastructure systems to meet the current and future needs of the community.*”**

GOAL 1 – The Village will ensure infrastructure systems and services are evaluated, updated, and modernized to meet the needs of current and future residents.

Initiatives:

- 1.1 Continue ongoing condition/risk assessments of all Village managed utilities including stormwater, water, sewer, and electric infrastructure to identify and prioritize required infrastructure updates or modernization.
- 1.2 Continue to annually update the Village’s Five-Year Capital Improvement Program to guide funding, scheduling, and implementation of improvements to Village managed utility infrastructuresystems.
- 1.3 Encourage municipal finance practices and purchasing policies to be consistent with sustainability and reinvest cost savings into sustainability initiatives.
- 1.4 Audit, benchmark, and track energy usage in Village facilities, and budget energy audits and retro commissioning studies.
- 1.5 Where feasible and economical, adopt energy efficiency measures, procure, or install renewable energy resources, and develop renewable energy resources for Village facilities and underutilized properties.

GOAL 2 – The Village will adequately fund essential public works services and water, sewer, and electric utility systems to keep up with evolving regulations, and changes in demand, as well as technology.

Initiatives:

- 2.1 Continue to maintain a database of potential infrastructure funding options and schedules for applications to help in identifying funding resources for essential public works services and water, sewer, and electric utility systems, and changes in technology.
- 2.2 Evaluate opportunities to migrate fleet to alternative fuel vehicles.
- 2.3 Track, analyze, and manage data regarding public works services and public infrastructure to advance sustainability.

GOAL 3 – The Village will continue to update the community stormwater management systems, implementing both constructed and green infrastructure solutions, to alleviate flood risk and improve stormwater runoff quality.

Initiatives:

- 3.1 Continue implementation of the Stormwater Management Plan for West and Southwest Winnetka based on the *Stormwater Alternatives Study for Western and Southwestern Winnetka*.
- 3.2 Develop a Stormwater Management Plan for Eastern Winnetka.
- 3.3 Consider incentives or credits to the Village's stormwater management policies and regulations to require or encourage stormwater best management practices such as rain barrels, permeable pavement, rain gardens, natural landscaping, and bioswales and bio-retention basins.
- 3.4 Evaluate the effectiveness of existing floodplain and stormwater management regulations for development and consider modifications to improve effectiveness.
- 3.5 Protect surface and groundwater from runoff and contamination, support post-development runoff reduction and mitigation and encourage residents and businesses to address flood risks on their property.

GOAL 4 - The Village will continue to strive to improve water quality in its natural systems of lakefront, bluffs, rivers, creeks, ponds, channels, and wetlands to enhance the natural environment and overall community quality of life.

Initiatives:

- 4.1 Set guidelines and standards for water quality that are measurable.
- 4.2 Annually test water quality in natural systems against measurable standards.
- 4.3 Establish local construction standards and best management practices to minimize the impact of construction site stormwater run-off on surface water quality.

GOAL 5 - The Village will provide a reliable and safe water source through cost-effective intake, treatment, and distribution of Lake Michigan's water resource.

Initiatives:

- 5.1 Perform a condition/risk assessment of Water Treatment Plant equipment and facilities to identify and prioritize short- and long-term facility needs.
- 5.2 Determine viability and appropriateness of an elevated tank to sustain pressures in the distribution system.
- 5.3 Update the water distribution system study with condition/risk assessment information and continue a prioritized replacement of water main with a goal of annually replacing a minimum of 1% of the water distribution system.
- 5.4 Anticipate the growing cost of providing water, including chemicals, equipment, and labor and include these costs in the utility Capital Improvement Program, while also tracking and forecasting long-term expense escalations.
- 5.5 Address and manage water quality issues and future regulations as they are developed through USEPA and IEPA.
- 5.6 Implement the installation of Advanced Metering Infrastructure (AMI) "smart meters" to increase accuracy of measuring customer consumption and provide customers with increased awareness to potential water leaks in their system.
- 5.7 Implement water efficiency measures in Village operations and encourage residents and businesses to identify and mitigate water losses, which in the long term will reduce Winnetka's water consumption.
- 5.8 Replace lead service lines over time, minimizing lead exposure in drinking water.

GOAL 6 – The Village will provide a reliable and cost-effective sanitary sewer system maintenance, management, and operate a plan in conformance with the Metropolitan Water and Reclamation District of Chicago (MWRD), Watershed Management Ordinance (WMO).

Initiatives:

- 6.1 Completion of sanitary sewer televising, smoke testing, manhole rehabilitation and relining program.
Complete - example of completed or near completed initiative.
- 6.2 Continue implementation of a long-term management program based on the WMO for reducing inflow and infiltration into the sanitary sewer system due to sanitary sewer system deficiencies.
- 6.3 Reduce infiltration and inflow into the sanitary sewer system due to private sources such as deficiencies in sanitary sewer laterals and non-sanitary connections.
- 6.4 Reduce beach closures due to pollution.

GOAL 7 – The Village will continue to operate and maintain a cost-effective, efficient, and affordable electrical distribution system.

Initiatives:

- 7.1 Continue to incorporate radial distribution circuits into looped circuits to improve electric supply reliability to facilities currently served by radial circuits.
- 7.2 Expand the current electrical infrastructure replacement program to improve electric supply reliability.
- 7.3 Continue conversations with AT&T, or its successors, regarding its joint ownership with the Village of utility poles and a plan and strategies to bury existing overhead utilities.
- 7.4 Review and set Village direction and discussion regarding upcoming IMEA agreement termination and fiscal impact of aging electrical generation system reinvestment options.
- 7.5 Implement the installation of Advanced Metering Infrastructure (AMI) “smart meters” to improve operation of electric distribution system and create the ability to provide customers with additional information for the management of their energy consumption.
- 7.6 To complement the Village’s installation of energy efficient LED street lighting, work with IDOT and residents on private roads to develop plans to install LED lighting on state owned roadways and on private streets.
- 7.7 Continue to evaluate and convert existing underground transformer vaults to pad mount

transformers designs to improve system operations and safety for commercial and residential properties.

GOAL 8 – The Village will regularly assess, maintain, and improve Village roadways, parking facilities, accessibility, sidewalks, station areas, and bike facilities.

Initiatives:

- 8.1 Continue to perform a roadway inventory and condition assessment of all Village roadways on a regular cycle to identify and prioritize required roadway maintenance and improvement needs.
- 8.2 Develop a Roadway Improvement Program to guide funding, schedule, and implementation of improvements to Village roadways.
- 8.3 Update the Village-wide-accessibility plan and consider new accessibility initiatives based upon legal requirements and best practices.
- 8.4 Implement pedestrian and traffic safety and crossing improvements at signalized intersections along the Green Bay Road corridor, in collaboration with IDOT, as part of on-going road repair, or new streetscape and utility projects
- 8.5 Invest in projects that further a network of on- and off-street bike improvements to enhance east-west connections to the Green Bay Trail as well as other destinations such as the Skokie Lagoons, schools, train stations, and the lakefront.

GOAL 9 – The Village will identify and support the incorporation of new technologies to assist infrastructure and public safety systems efficiencies, cost effectiveness and advanced community communications or fiber optic.

Initiatives:

- 9.1 Collaboratively work with telecommunication service providers to ensure Winnetka residents, businesses, and institutions have access to the most robust and reliable broadband and wireless telecommunication services infrastructure.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 8 – Mobility & Accessibility
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Text in red identifies changes made following the May 25, 2022 Plan Commission discussion.

Pillar 8: Mobility & Accessibility

“A progressive community with forethought in developing safe and efficient local and regional mobility **connections for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks.”**

GOAL 1: The Village will work to redefine Green Bay Road as an attractive, safe, walkable, and bikeable corridor through the community that connects the three business districts, **as well as educational and community institutions.**

Initiatives

- 1.1 Conduct a corridor study with a traffic analysis to examine ways to enhance the visual character, walkability, and safety of Green Bay Road to support the full range of users including, walkers, bicyclists and transit riders and the variable land uses along the corridor.
- 1.2 Coordinate with the **Illinois Department of Transportation** (IDOT) to discuss the community vision for Green Bay Road and determine the feasibility of a streetscape or corridor improvement project. This process can determine the need for a jurisdictional transfer, based on needs and available resources for implementation.
- 1.3 Prioritize bus stop amenities, including shelters, benches, real-time bus arrival information, and bike parking along Green Bay Road to improve access to local businesses and facilitate transit use.

GOAL 2: The Village will **continue to improve access to and from the Green Bay Trail to enhance this regional asset as a form of recreation and **active** transportation for trips through the Village.**

Initiatives

- 2.1 Add directional wayfinding signs identifying entry points to **and from** the Green Bay Trail to promote additional usage and recognition. **In addition**, identify community assets along the trail route such as restaurants and coffee shops, as well as institutions such as schools, library and Village Hall.

- 2.2 Upgrade access points to meet ADA standards to ensure access is available to all users, including those with limited mobility, and when necessary, coordinate those improvements with Metra and the Union Pacific Railroad.
- 2.3 Continue to **expand** bike parking throughout the business districts to invite and encourage trail users to access local businesses.
- 2.4 Consider retrofitting existing access stairs with a bike ramp to increase access points for cyclists.
- 2.5 **Evaluate lighting along the Green Bay Trail and add lighting as necessary to improve aesthetics, increase user safety and promote evening, all season usage.**
- 2.6 **Consider sustainable landscaping improvements along the Green Bay Trail. This could include replacing non-native vegetation with native plantings, installing rain gardens, or other sustainable practices.**
- 2.7 **Consider a program for pop-up vendor opportunities along the trail as an amenity to trail users.**

GOAL 3: The Village will enhance bicycle and pedestrian connectivity, safety, and comfort throughout Winnetka with a focus on east-west bicycle routes and pedestrian connections to key destinations.

- 3.1 As identified in the Quality Livable Neighborhood pillar, establish a sidewalk infill program that prioritizes sidewalk connections along school routes, **along parks that border a road**, to/from transit stops, and to/from commercial districts.
- 3.2 Designate school walking and biking routes for each school and partner with relevant school organizations to adopt the US Department of Transportation's *Safe Routes to School* program.
- 3.3 Develop a policy to mark high-visibility crossings in key locations, including those adjacent to schools and along school walking routes, at transit stops, throughout the business districts, park access points, and other prominent destinations.
- 3.4 Identify east-west family-friendly bike routes and determine the appropriate design to encourage bicycle use while encouraging slow vehicle speeds to maintain a comfortable and safe environment for bicyclists of all ages and abilities.
- 3.5 As identified in the *Healthy and Engaging Lifestyles* pillar, cooperate with the Village of Northfield and Forest Preserve District of Cook County to enhance pedestrian and bicycle routes to and through the Forest Preserve District as an enhanced east-west connection between the two communities, and as an effort to greater capitalize on this regional recreational asset.
- 3.6 Identify preferred routes for on-street bicycle travel throughout the Village and designate the routes through signs and markings. **Reconsider existing restrictions to bicycle travel on local streets such as Hill Road and remove restrictive signs where possible to increase the viability of using bikes to travel through the Village.**
- 3.7 Develop an ADA Transition Plan to bring infrastructure in public rights-of-way into full compliance with the Americans with Disabilities Act. This supports users of all ages and ranges of mobility by upgrading transportation infrastructure, particularly the pedestrian realm.
- 3.8 **Consider installing additional pedestrian crossing signs at key locations with improvements to maximize their visibility that are consistent with best practices in traffic and pedestrian safety.**
- 3.9 **As also identified in the Quality Livable Neighbor Pillar, consider establishing a neighborhood traffic calming program. This program could include neighborhood-wide traffic studies to review**

the existing use of intersection traffic control and identify appropriate strategies to reduce traffic speeds and volumes on local streets.

Goal 4: The Village will continue to support **quality transit service and encourage increased ridership.**

- 4.1 Improve the experience of accessing Metra by upgrading and concentrating amenities at the different stations, such as upgraded and sheltered bicycle parking.
- 4.2 Recognizing the role that transit plays in achieving larger community goals like health, equity, and sustainability, ensure zoning regulations support and encourage transit-oriented development patterns around transit corridors and nodes that generate frequent pedestrian traffic at various times of the day to provide mutual benefit for local transit users, business owners, and Pace and Metra service.

Goal 5: The Village will manage its parking assets to support the success of its business districts while balancing parking location and supply with the needs of the **distinctive walkable and transit-oriented character that is uniquely Winnetka.**

- 5.1 Continue to prioritize walking and biking as viable and attractive options for getting to each business district so as to reduce demand for parking. That can be achieved through streetscape improvements, intersection crossing enhancements, more bike parking, and improved connections to the Green Bay Trail.
- 5.2 Manage existing parking resources efficiently by simplifying usability by providing wayfinding systems to make it more convenient to find parking, simplify parking regulations, and improve regulatory signage.
- 5.3 Continue the Village policy of providing the bulk of customer and employee parking spaces in each business district to maintain a consistent shared pool of publicly available parking. Regularly conduct parking studies to evaluate utilization of public parking facilities to determine if the parking supply is adequate for various users (customers, employees, commuters, and district residents).
- 5.4 Review and make any necessary adjustments to the Village's parking requirements for commercial and multi-family residential uses. Consider establishing an off-street parking maximum ordinance **for new development in the Village**, as well as minimum bicycle parking requirements, particularly within the business districts adjacent to transit.

Goal 6: The Village will support the progress of transportation through the exploration of new mobility services in **Winnetka.**

- 6.1 Anticipate increased demand for electric vehicle charging and plan to increase the number of charging stations in public parking lots and to encourage private development to include charging facilities in new off-street parking areas.
- 6.2 Through a review of peer **communities**, explore additional sustainable transportation policy options related to electric vehicles, electric golf carts, and electric-assist bicycles and scooters

(e-bikes and e-scooters). Study the viability of bikeshare as a way to expand Green Bay Trail access in partnership with other communities along the Green Bay Road corridor.

June 06, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 9 – Civic Engagement

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

NOTES: This reflects discussion from the May 23, 2022 Plan Commission meeting. Text that has changed is noted in red.

Pillar 9: Civic Engagement

“A community heritage founded on the fundamental principle of fostering beneficial public dialogue through active community engagement and volunteerism.”

GOAL 1:

The Village will nurture a culture among community residents that is welcoming, inclusive, and equitable, and that promotes diverse perspectives and cultivates community engagement.

Initiatives

- 1.1 Orientation for new Council, board, or commission members, will include training on how the Village provides a welcoming and inclusive way in which all members of the public may participate in Village public processes.
- 1.2 Utilize active businesses and business groups to cultivate engagement among their customers and connect with different segments of the population.

GOAL 2:

The Village will foster and promote ample opportunities for robust community dialogue to support and enhance community in Winnetka.

Initiatives

- 2.1 Continue to support the effective use of digital civic engagement and traditional tools, including social media, for use of how residents of all ages and abilities interact with the Village.
- 2.2 Continuously explore new technology that provides additional ways for the public to **engage in** public meetings and to provide input on agenda items and Village sponsored projects before they become final.
- 2.3 Continue to make a high priority of posting online user-friendly information on Village finances, fiscal transparency, and projects.

GOAL 3:

The Village will continue to develop and improve strategies for active recruitment, engagement, and retention of a diverse and multigenerational cohort of volunteers.

Initiatives

- 3.1 Explore creating a means by which to recruit and grow the field of volunteers and future board and commission members for the community and Village.
- 3.2 Pursue a variety of methods to attract volunteers such as holding open houses, creating a citizen's academy, collaborating with groups such as the Community House Winnetka, and reaching out to younger generations.
- 3.3 Use the Village's website to advertise the satisfactions and benefits volunteers receive from civic engagement.
- 3.4 Provide training to volunteers and employees to improve their data and information literacy and how they interact with the Village.
- 3.5 Identify obstacles and factors deterring residents from serving on Village boards and commissions. Provide comprehensive and detailed training to Village board and commission members and all commissioners.

GOAL 4:

Continue to cooperate with those organizations utilized by its Village residents to enhance civic involvement including various clubs, organizations, leagues, and the caucus system.

Initiatives

- 4.1 Inform Winnetka residents of community organizations that provide services to residents and include engagement of Village-sponsored projects.

June 06, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Pillar 10 – Operational Efficiencies and Regional Coordination
Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

Pillar 10 – Operational Efficiencies and Regional Coordination

“A community with a strong heritage of thought-leadership supporting and enhancing our (local and regional) intergovernmental relationships to ensure efficient, prudent community management through data-supported planning, organizational synergies and effective communication.”

GOAL 1 - The Village will manage an efficient and an effective public review and entitlement process that provides clarity and predictability to both public and private reinvestment in the community.

Initiatives

- 1.1 Engage the Village Council, Zoning Board of Appeals, and the Plan Commission to consider changes to the zoning and subdivision entitlement regulations and processes to make them as clear and understandable for residential and commercial applicants as well as for the impacted residents and businesses that will participate in the processes.
- 1.2 Engage the Design Review Board to consider recommending streamlining the multi-family, commercial, and institutional design review process while still ensuring that compatible design is achieved.
- 1.3 Consider Environment and Forestry Commission (EFC) representation on other Village commissions as well as amending the EFC’s enabling Ordinance to allow it to serve as an advisory body to the Council on additional environmental and/or forestry related issues.
- 1.4 Engage all respective boards, commissions, and Village staff to consider recommending changes to streamline development and entitlement regulations and processes while still ensuring that desired development is achieved, and the public review process is transparent and consistent

GOAL 2 - Whenever operationally efficient and fiscally effective, the Village will deliver exceptional public services through shared intergovernmental or regional cooperation and synergies.

Initiatives:

- 2.1 Continue to maintain a single, integrated, five-year capital improvement program (CIP) for all Village facilities, equipment, and infrastructure, which program identifies how each project helps achieve of the mission and goals of the Comprehensive Plan.
- 2.2 Continue the practice of communication among local taxing jurisdictions (New Trier High School District, School District 36, Park District, Village), to inform and coordinate on infrastructure and facility improvements.
- 2.3 Create and continue to maintain a facilities master plan.
- 2.4 Coordinate the utility infrastructure Capital Improvement Program with the Village's Roadway Improvement Program for efficient and effective programming of improvements under both programs.
- 2.5 Establish or strengthen an inter- and intra-entity Green Team.
- 2.6 Partner with federal, regional, state, other local governments, (such as local school districts and the Park District) and other entities to undertake initiatives that promote energy efficiency, sustainability, and climate action.

GOAL 3 – The Village (governance and management) will effectively evaluate, educate, and communicate changing and current community issues with its residents, businesses, and institutions.

Initiatives:

- 3.1 When appropriate engage community service organizations, such as the Winnetka Historical Society, local gardening clubs, service clubs, into local issues and help create community.
- 3.2 Seek the use of other innovative technology to communicate with residents in real time, such as community sign boards.

GOAL 4 – The Village will evaluate opportunities to approach municipal operations with effective sustainability measures, addressing current and future climate concerns.

- 4.1 Measure emissions from Village operations to develop a GHG emissions reduction target for those operations, followed by monitoring to validate/optimize.
- 4.2 Adopt policies that reduce in the most cost-effective manner Village-wide carbon emissions for all Village buildings, facilities, and equipment.
- 4.3 Apply best management practices to all Village projects, to the extent possible.

June 6, 2022

To: Winnetka Team

Fr: Lakota Team

RE: Community Development Study Sites Discussion

Winnetka Comp Plan – *Winnetka Futures 2040 – Our Heritage Forward*

116 West Illinois Street
Floor 7
Chicago, Illinois 60654
p 312.467.5445
f 312.467.5484
thelakotagroup.com

As part of our Pillars of Livable Neighborhoods and Vibrant Business Districts, our planning process has identified a number of potential future redevelopment sites within the community. These sites generally fall within the boundaries of the commercial business districts and along the connective corridor of Green Bay Road (see Overall Site Development Area map exhibit).

Exhibits focus on the following sites that represent a range of possible development in the Village:

1. The Village-owned parcels at the Indian Hill Train Station (auto-centric site)
2. 746-748-750 Green Bay Road - Havlecek Florist and Adjacent Office Site (Green Bay Road Corridor)
3. 966-972 Green Bay Road- Former Boris Cafe and adjacent vacant lot (Hubbard Woods Commercial District)
4. 714 – 740 Elm Street & 511-515 Lincoln Avenue - southeast corner of Elm and Lincoln (East Elm Business District)

Our team has reviewed the current site context and regulatory framework and has anticipated land use options that may be considered for each of these sites. A summary of each is provided as part of our review package. We have also integrated into our thinking the input, ideas, and desires of the community as to what types of uses or development might best support the community's mixed-use commercial areas.

The following concepts have been prepared to help illustrate potential development scenarios or outcomes for each of these sites and how the Village's policies, codes, and practices impact them. Further, these concepts **DO NOT** reflect a final development plan or approved approach to any of these sites. These plans **DO NOT** reflect an architectural style or design. They are simply color-coded massing studies to help illustrate the scale and land use structure inherent in buildings with more than one floor or layers of mixed-uses.

The concepts illustrated on these sites reflect the Village's current zoning and land use regulations. **The goal is not to design these four sites.** Instead, it is to illustrate how development of the sites and other parcels are impacted by a host of land use, design, regulatory and economic impacts that may restrict Winnetka from reaching its Vibrant Business Districts and Livable Neighborhood Goals.

At the last two Commission meetings, the Commission has had discussions on whether Winnetka is "in or out of step" with best practices in urban planning and community development. Our team of urban designers/planners, market and development advisors, and national zoning experts focused on key questions such as:

- Good Design vs. Zoning Codes
- Parking as the key influence on site design and density
- Density vs. Intensity
- Good Design vs. height/bulk
- Believable Fiction vs. Achievable Reality

At its last meeting, the Commission discussed the merits of further discussions and inclusion of the “One Winnetka” site. At the June meeting, we are specifically looking for direction from the Commission regarding whether to include this opportunity site on to the Village Council.

Our goal in this exercise is to inform the Comprehensive Plan and to help shape and manage community development through the right balance of good design, regulatory mechanisms, and market realities.



Winnetka Futures

2040 PLAN

OPPORTUNITY SITES

JUNE 6, 2022

Opportunity Sites



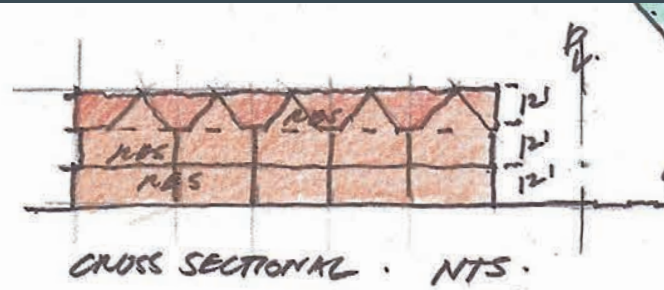


CHARACTER IMAGES | ROWHOMES / MULTI-FAMILY DEVELOPMENTS

CONCEPT A



CROSS SECTION



LEGEND

- A RESIDENTIAL ROWHOMES**
 - 3 Stories at 36' Height
 - TOTAL 15 Front Loaded Units
 - 24 - 25' wide
 - 2,200 - 2,400 SF
 - Full 2 car Driveway / Unit
 - Full 2 car Garage / Unit
 - 4.25 cars / Unit
- B COMMON GREEN SPACE**
 - TOTAL 6,108 SF
- C VISITOR PARKING**
 - TOTAL 6 cars

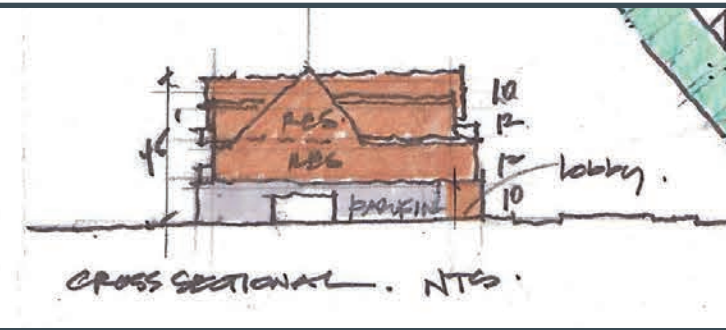
SITE ZONING REQUIREMENTS

- Zoning:** B1 Multi-Family Residential District
- Maximum Height:** 2.5 Stories, 35 Feet
- Maximum Density:** 24 Units / Acre
- Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

Area: 51,650 SF

CONCEPT B

CROSS SECTION



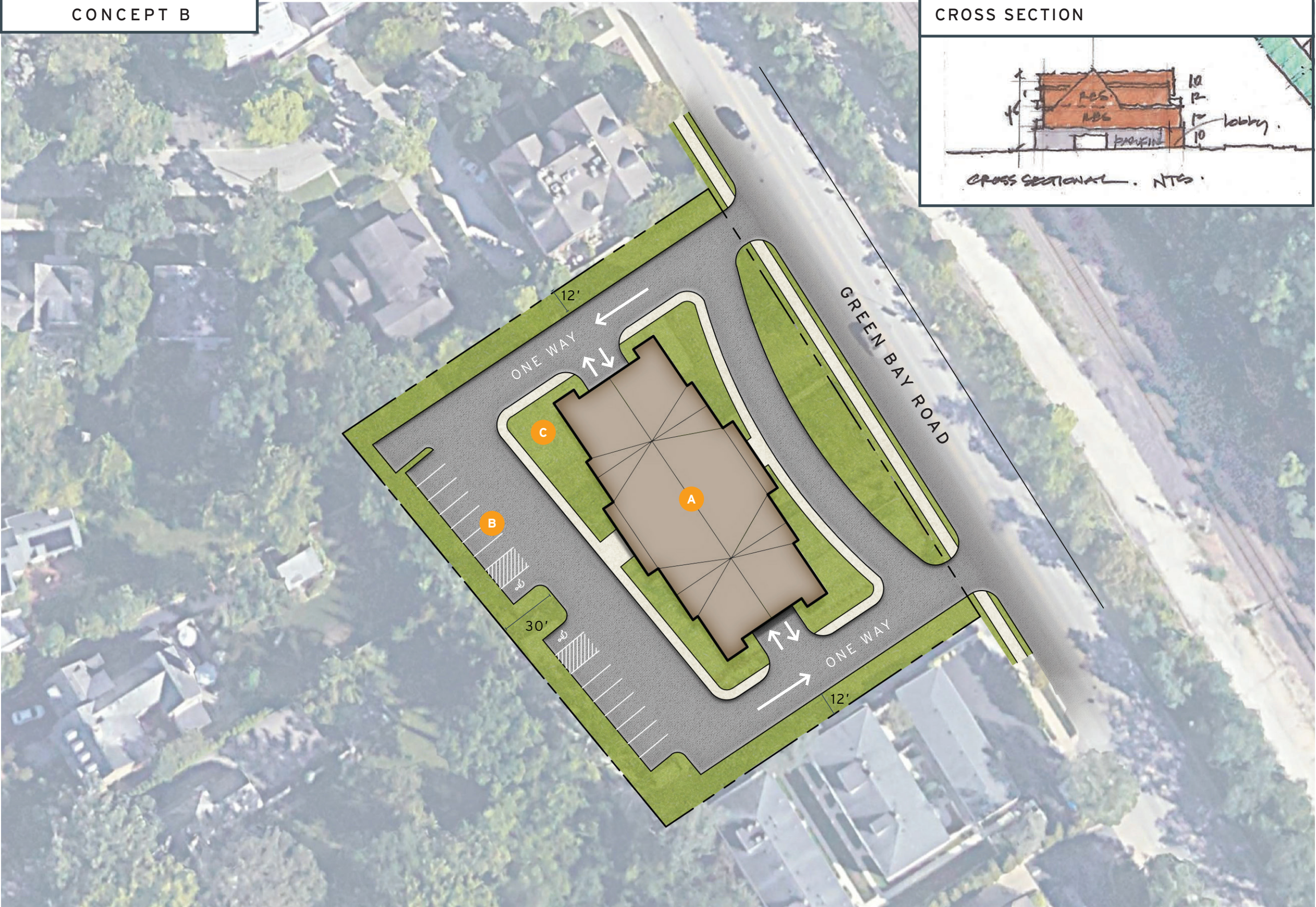
LEGEND

- A MULTI-FAMILY DEVELOPMENT**
 - 3.5 - 4 Stories at 44' Height
 - TOTAL 12 Condominiums OR
 - TOTAL 22 Apartments
 - Parking 50 cars
 - 2.3 cars / Unit (based on apartment)
- B VISITOR PARKING**
 - TOTAL 16 Cars
- C GREEN POCKETS**

SITE ZONING REQUIREMENTS

- Zoning:** B1 Multi-Family Residential District
- Maximum Height:** 2.5 Stories, 35 Feet
- Maximum Density:** 24 Units / Acre
- Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 30' abutting SFR District

Area: 51,650 SF



SITE ZONING REQUIREMENTS

- **Zoning:** B1 Multi-Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Maximum Density:** 24 Units / Acre
- **Required # of Parking Spaces:**
 - Residential = 2.5 Cars / Unit
- **Setbacks:**
Front 25'
Side 12'
Rear 30' abutting SFR District

- Area: 51,650 SF
- Land Use Conditions:
- Non-conforming uses in B1 Multi-Family Residential District
 - Operating Florist / Greenhouses / Medical Office / Parking
 - 1 - Story Building
 - Bulk Standards Not Compliant

CONCEPT A
15 Residential Units 66 Parking Spaces (Residential & Visitors)

- 2.5 Stories Rowhomes / Townhomes Development (Rental or For Sale)
- 36' Height to Roof Peak
- 15 Units @ 2,200 to 2,400 SF
- 12.7 Units / Acre
- 30 Garage Parking / 30 Driveway Parking (4 Cars / Unit)
- 6 Visitor Off-Street Parking

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 36'

CONCEPT B
12 or 22 Residential Units 56 Parking Spaces (Residential & Visitors)

- 3.5 to 4 Stories Multi-Family Apartments / Condominiums
- OR
- For Sale = 12 Condominiums
 - For Rent = 22 Apartments
 - 10.2 or 18.6 Units / Acre
 - 1st Floor Lobby / Covered Parking
 - 2nd - 3rd Floor Residential
 - Building Height at 45'
 - Indoor Garage Parking Residential at 40 Cars
 - Surface Parking Residential / Visitor at 16 Cars
 - Total Parking Ratio Provided
 - Condominiums (4.7 Cars / Unit)
 - Apartments (2.5 Cars / Unit)

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 44'

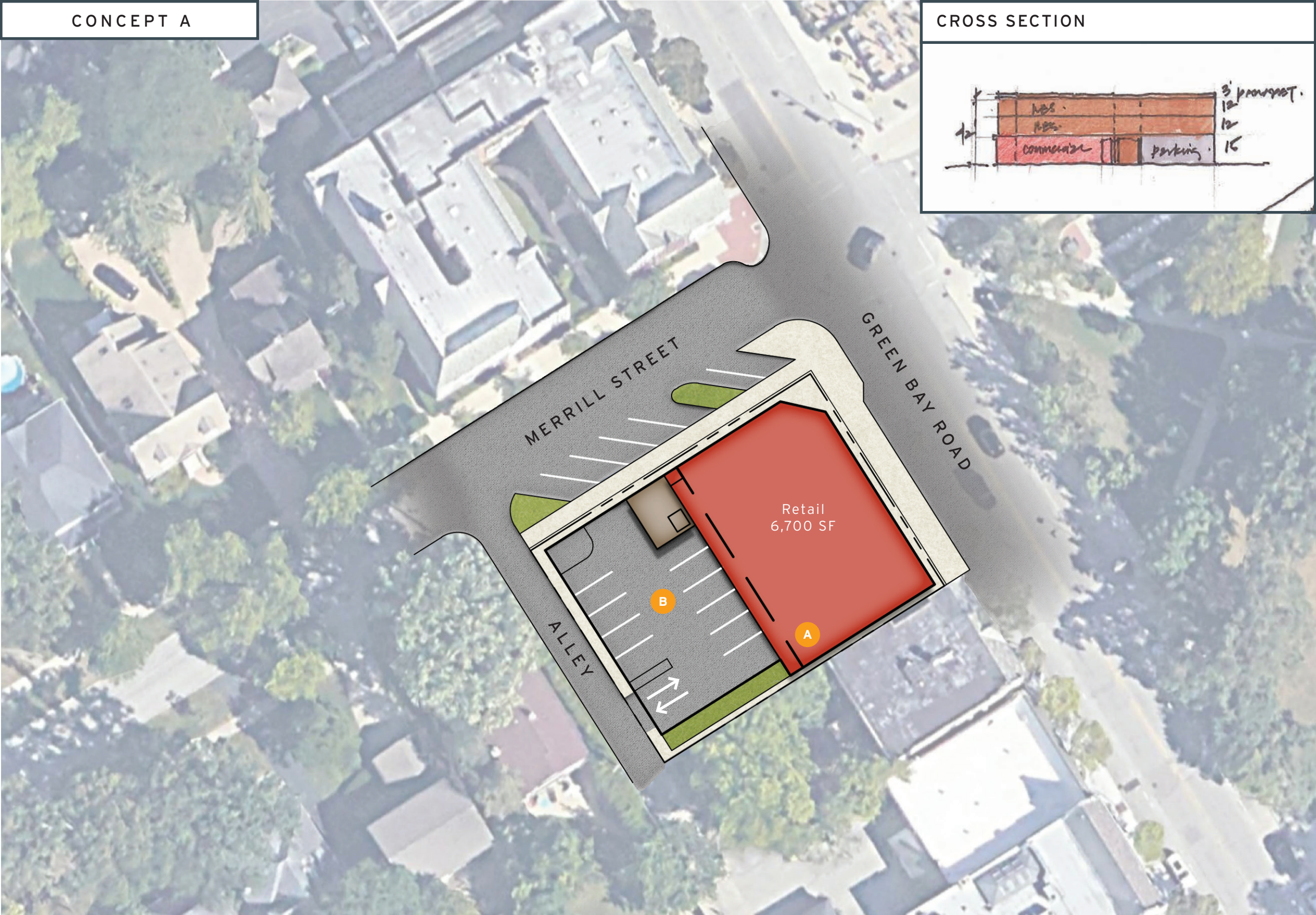
CONCEPT A

CROSS SECTION



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 6,700 SF
- B INDOOR PARKING (RES.)**
 - TOTAL 11 cars
 - 0.92 Car / Unit

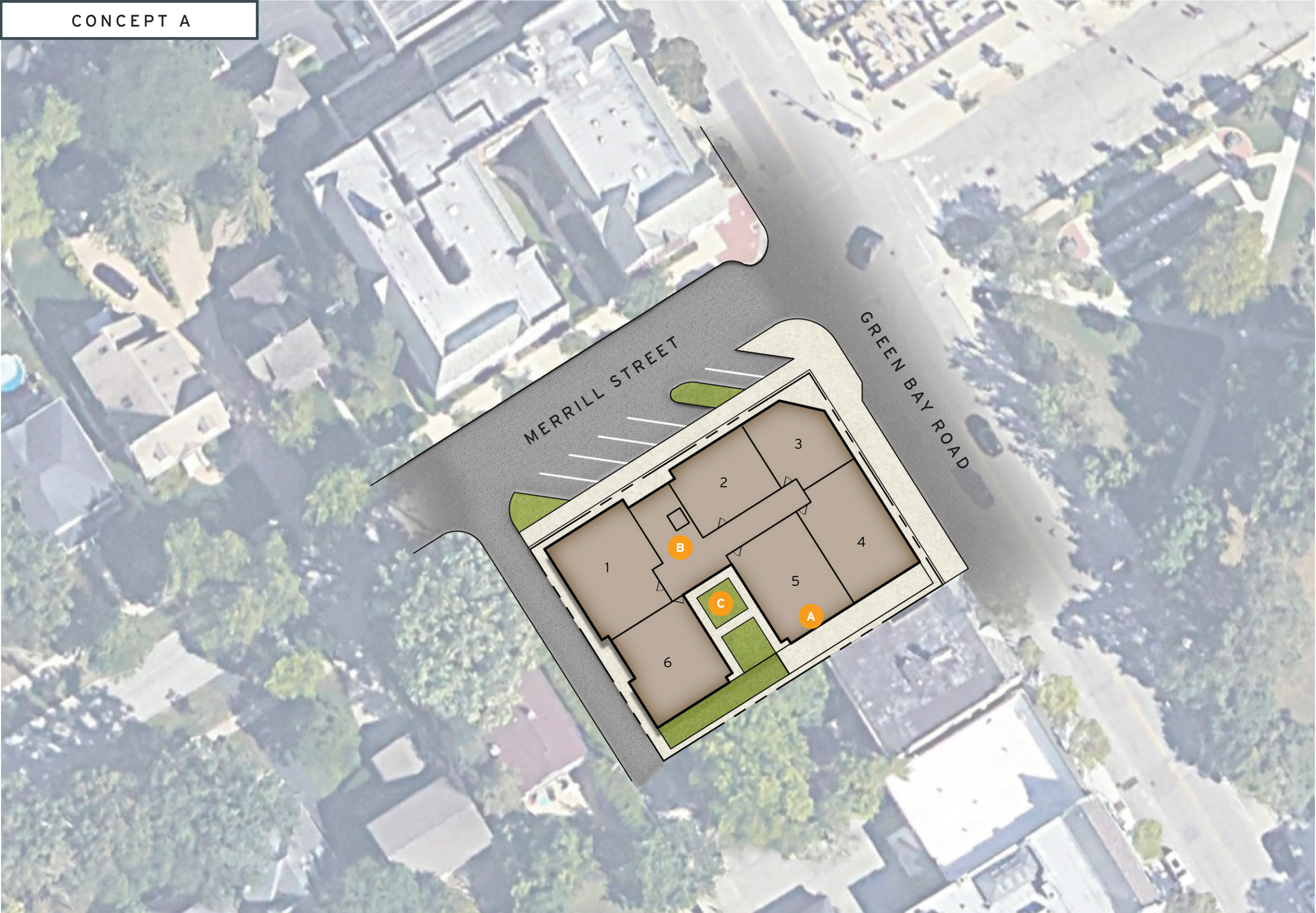


SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:** 3 Stories, 35 Feet Transitional Height District
- Setbacks:** Front 0' to 3' Side 0' (if provided at least 3') Rear 10'

Area: 13,500 SF

CONCEPT A



LEGEND

- A MIXED-USE DEVELOPMENT**
 - 3 Story building
 - TOTAL 12 Apartments (6 units / Floor)
- B LOBBY**
- C ROOF DECK**

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:** 3 Stories, 35 Feet Transitional Height District
- Setbacks:** Front 0' to 3' Side 0' (if provided at least 3') Rear 10'

Area: 13,500 SF

CONCEPT A



LEGEND

- A** MULTI-FAMILY DEVELOPMENT
- B** LOBBY
- C** ROOF DECK

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:** 3 Stories, 35 Feet Transitional Height District
- Setbacks:** Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 13,500 SF

SITE ZONING REQUIREMENTS

- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 3 Stories, 35 Feet
- **Required # of Parking Spaces:**
 - Residential:
1 Bdrm Unit = 1.25 Cars / Unit
2 Bdrm Unit = 1.5 Cars / Unit
3 + Bdrm Unit = 2 Cars / Unit
 - Commercial:
2 Cars / 1,000 SF
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 13,500 SF

Land Use Conditions:
Vacant 1-Story Restaurant and Adjacent Lot

CONCEPT A
12 Residential Units
6,700 SF of Retail
11 Parking Spaces (Residential Only)

- Mixed-use Commercial at 3 Stories at 42' Height
- 1st Floor Retail / Restaurant / Lobby 6,700 SF
- 2nd / 3rd Floor Residential Apartments = 12 Units
- 1st Floor Covered Parking = 11 Cars
- Residential Parking Provided = 11 Cars (0.92 Cars / Unit)
- Commercial Parking = 0 Cars

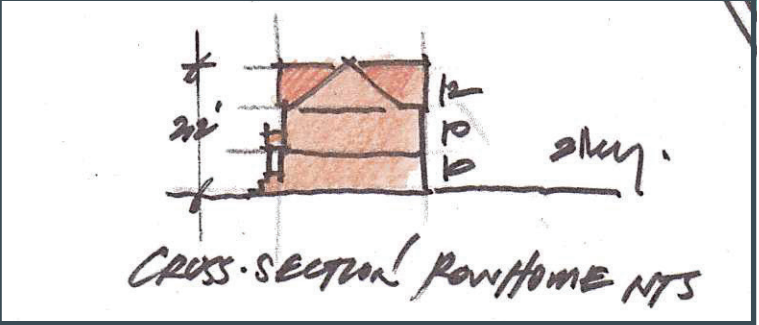
DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 42'
- Parking Relief (Residential & Commercial)

CONCEPT A



CROSS SECTION



LEGEND

- A RESIDENTIAL ROWHOMES**
 - 2.5 Stories at 32' Height
 - TOTAL 12 Units
 - 2200 - 2400 SF
 - Rear Load
 - Full 2 Car Garage / Unit
 - Full 2 Car Parking / Unit
- B SURFACE PARKING**
 - 28 Cars
- C EXISTING SURFACE PARKING**
 - 180 - 195 Cars (+ - 30 Cars)
- D EXISTING TRAIN STATION**

SITE ZONING REQUIREMENTS

- **Zoning:** B2 Multiple Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 20' (except 30' abutting SFR District)

Area: 89,000 SF

CONCEPT B

CROSS SECTION

Cross section diagram showing building heights and setbacks. The diagram indicates a total height of 50' for the building, with setbacks of 15', 12', 12', and 10' from the street. The building is labeled 'APARTMENT BUILDING' and 'CROSS SECTION'.

CROSS SECTION

50'
15'
12'
12'
10'

KBS
KBS
KBS

parking lobby

CROSS SECTION. APARTMENT BUILDING NTS

A MULTI-FAMILY DEVELOPMENT

- ## B RESIDENTIAL PARKING

- ### C EXISTING METRA PARKING

- ## D EXISTING TRAIN STATION

- ## NEW METRA PARKING

- ## SITE ZONING REQUIREMENTS

- **Setbacks:**
Front 25'
Side 12'
Rear 20' (except 30' abutting
SFR District

Area: 89,000 SF



CONCEPT C

LEGEND

- A COMMERCIAL / OFFICE**
 - 2 Stories
 - 7,000 SF per floor
 - Total = 14,000 SF
 - Loss of parking = 30
- B DEDICATED PARKING**
 - 28 Cars
- C EXISTING METRA PARKING**
- D VILLAGE PARCEL NORTH**
- E EXISTING TRAIL STATION**

SITE ZONING REQUIREMENTS

- **Zoning:** B2 Multiple Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
 - Front 25'
 - Side 12'
 - Rear 20' (except 30' abutting SFR District)

Area: 89,000 SF

SITE ZONING REQUIREMENTS

- **Zoning:** B2 Multiple Family Residential District
- **Maximum Height:** 2.5 Stories, 35 Feet
- **Setbacks:**
Front 25'
Side 12'
Rear 20' (except 30' abutting SFR District)

Area: 89,000 SF

Land Use Conditions:

- **Parking:** 235 Spaces
 - NTHS = 157 Cars
 - Commuter = 62 Cars
 - Taxi / Short = 11 Cars

CONCEPT A
12 Residential Units
48 Parking Spaces (Residential Only)

- New 2.5 Story Rowhomes at 32' height to Peak of Roof.
- 12 Units
- 24 Garage Parking / 24 Driveway Parking (4 Cars / Unit)
- Existing Surface Parking = 180 - 195 (+-30 Cars)

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Plat of Subdivision

CONCEPT B
42 - 44 Residential Units
90 Parking Spaces (Residential Only)
24 Parking Spaces (Existing Metra)
230 Parking Spaces (New Metra Parking)
Net loss (100 - 150 Cars)

- New 4 Story Multi-Family Development at 50' height to Peak of Roof
- 1st Floor Covered Parking
- 42 - 44 Units
- Residential Parking = 90 Cars (2 Cars / Unit)
- Existing Metra Parking = 24 Cars
- New Metra Parking = 230 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 50'
- Plat of Subdivision
- Shared Land Relationship (100 - 150 Cars) with UP Railroad / Metra

CONCEPT C
14,000 SF of Retail / Office
28 Parking Spaces (Commercial Only)
Net loss = ~58

- New 2 Story Commercial / Office.
- 14,000 SF Total (7,000 SF / Floor)
- Parking = 28 Cars
- Net Loss in Parking = ~58 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Setback Variations
- Rezone portion for office building to the C1 District.
- Plat of Subdivision

CONCEPT A



- LEGEND**
- A COMMERCIAL/RETAIL**
 - TOTAL 12,540 SF
 - B RESIDENTIAL ROWHOMES**
 - 3 Story Urban Rowhomes Walkups
 - TOTAL 14 units
 - C MULTI-FAMILY APARTMENTS**
 - TOTAL 40 Apartment Units
 - D PLAZA / OPEN SPACE**
 - TOTAL 7,600 SF
 - E LOWER PARKING DECK**
 - 144 Cars

- SITE ZONING**
- Zoning:** C2 Commercial District & Overlay District
 - Maximum Height:** 4 Stories, 45 Feet
 - Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

Area: 71,810 SF
(includes Village Lot Parking)



- LEGEND
- A

MULTI-FAMILY DEVELOPMENT
 - TOTAL 36 Apartment Units

B

RESIDENTIAL ROWHOMES
 - 3 Story Urban Rowhomes
 - Walkup Garden
 - TOTAL 14 units

C

MULTI-FAMILY DEVELOPMENT
 - TOTAL 40 Units
 - 4 Stories

D

PLAZA / OPEN SPACE
 - TOTAL 7,600 SF

E

LOWER PARKING DECK
 - 144 Cars

90 UNITS TOTAL
APARTMENTS = 76 ROWHOMES = 14 UNITS
PARKING = 144 CARS 144 / (90) = (1.6 CARS / UNIT) (Net loss 62 Spaces Village Lot)

- SITE ZONING REQUIREMENTS
- Zoning:

C2 Commercial District & Overlay District

Maximum Height:

4 Stories, 45 Feet

Setbacks:

Front 0' to 3'

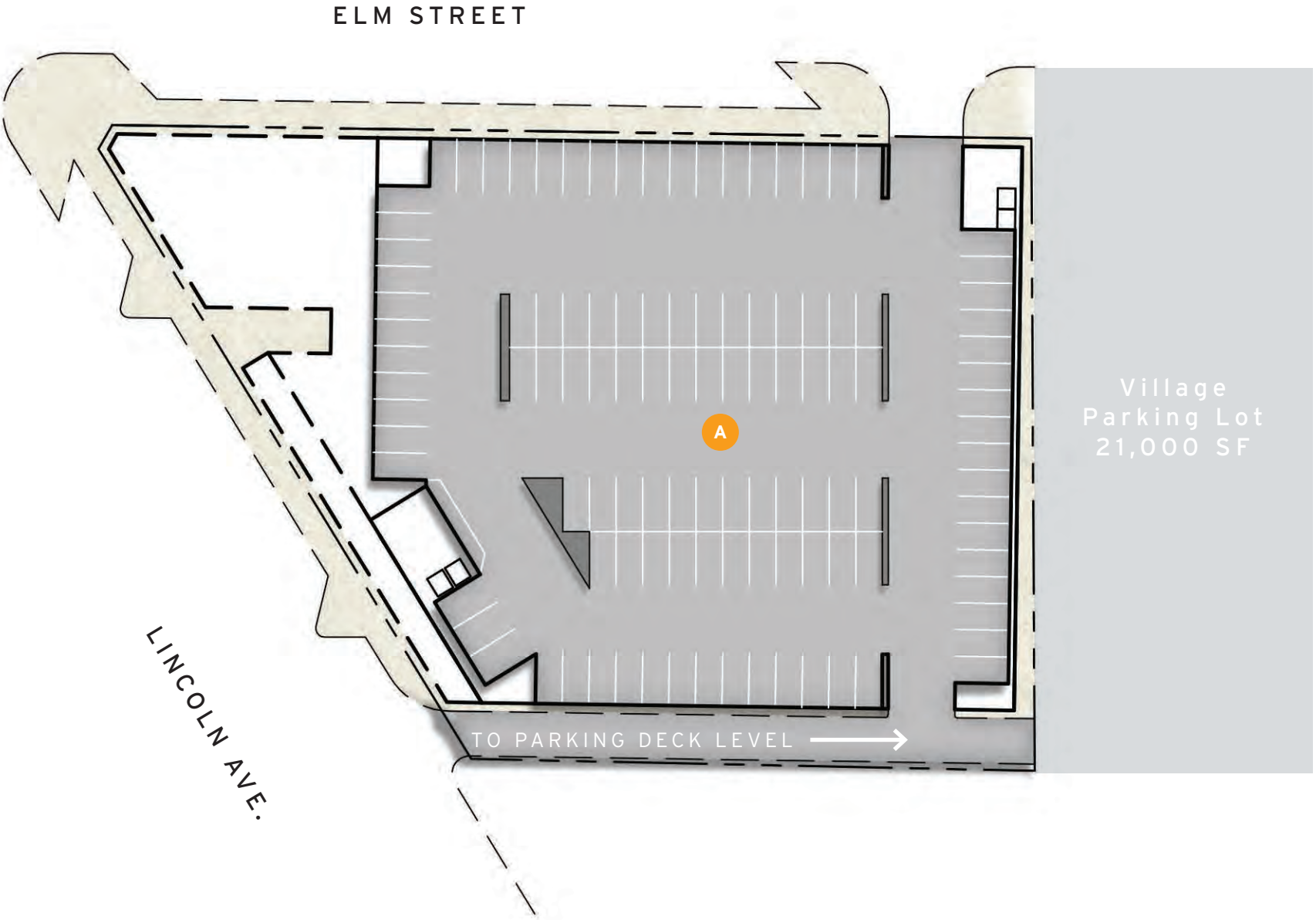
Side 0' (if provided at least 3')

Rear 10'

Area: 71,810 SF
(includes Village Lot Parking)

LEGEND

- A GARAGE PARKING PRIVATE**
- Lower Level Below Grade
 - TOTAL ~123 Cars
 - Total Residential Units = 53
 - 123 / 53 = 2.32 Cars / Unit



SITE ZONING REQUIREMENTS

- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:** Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 50,810 SF
(does not include Village Lot Parking)





- LEGEND**
- A RESIDENTIAL APARTMENTS**
 - TOTAL 37,350 SF / Floor
 - 21 units/ Floor (1,750 SF / Unit)
 - 42 Units
 - B OPEN COURTYARD**
 - TOTAL 5,140 SF
 - C LOBBY**
 - TOTAL 1,500 SF

- SITE ZONING REQUIREMENTS**
- Zoning:** C2 Commercial District & Overlay District
 - Maximum Height:** 4 Stories, 45 Feet
 - Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

Area: 50,810 SF
(does not include Village Lot Parking)



LEGEND

- A RESIDENTIAL APARTMENTS**
 - TOTAL 21,725 SF / Floor
 - 11 units/ Floor (1,920 SF / Unit)
 - 11 Units @ Floor 4
- B OPEN COURTYARD**
 - TOTAL 5,140 SF
- C LOBBY**
 - TOTAL 1,500 SF
- D GREEN ROOF**
 - TOTAL 8,620 SF

SITE ZONING REQUIREMENTS

- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:** 4 Stories, 45 Feet
- **Setbacks:**
 - Front 0' to 3'
 - Side 0' (if provided at least 3')
 - Rear 10'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT A



LOOKING SOUTHEAST

LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 12,540 SF
- B RESIDENTIAL APARTMENTS**
 - TOTAL 76 Units
- C RESIDENTIAL ROWHOMES**
 - TOTAL 14 Units
- D PLAZA / OPEN SPACE**
 - TOTAL 7,600 SF

90 UNITS TOTAL

APARTMENTS = 76
ROWHOMES = 14 UNITS

PARKING = 144 CARS
 $144 / (90) = (1.6 \text{ CARS} / \text{UNIT})$
(Net loss 62 Spaces Village Lot)

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:**
4 Stories, 45 Feet
- Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 71,810 SF
(includes Village Lot Parking)

CONCEPT A



LOOKING SOUTHWEST

LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 12,540 SF
- B RESIDENTIAL APARTMENTS**
 - TOTAL 76 Units
- C RESIDENTIAL ROWHOMES**
 - TOTAL 14 Units
- D PLAZA / OPEN SPACE**
 - TOTAL 7,600 SF

90 UNITS TOTAL

APARTMENTS = 76
ROWHOMES = 14 UNITS

PARKING = 144 CARS
144 / (90) = (1.6 CARS / UNIT)
(Net loss 62 Spaces Village Lot)

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:** 4 Stories, 45 Feet
- Setbacks:** Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 71,810 SF
(includes Village Lot Parking)

CONCEPT B



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 14,500 SF
- B RESIDENTIAL APARTMENTS**
 - TOTAL 53 Units
- C OPEN COURTYARD**
 - TOTAL 5,140 SF
- D GREEN ROOF**
 - TOTAL 8,620 SF

53 UNITS TOTAL

TOTAL PARKING = 192 CARS

RESIDENTIAL = 123 CARS
(2.32 CARS / UNIT)

COMMERCIAL = 69 CARS
(4.75 CARS / 1000 SF)

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:**
4 Stories, 45 Feet
- Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 50,810 SF
(does not include Village Lot Parking)

CONCEPT B



LEGEND

- A COMMERCIAL/RETAIL**
 - TOTAL 14,500 SF
- B RESIDENTIAL APARTMENTS**
 - TOTAL 53 Units
- C OPEN COURTYARD**
 - TOTAL 5,140 SF
- D GREEN ROOF**
 - TOTAL 8,620 SF

53 UNITS TOTAL

TOTAL PARKING = 192 CARS

RESIDENTIAL = 123 CARS
(2.32 CARS / UNIT)

COMMERCIAL = 69 CARS
(4.75 CARS / 1000 SF)

SITE ZONING REQUIREMENTS

- Zoning:** C2 Commercial District & Overlay District
- Maximum Height:**
4 Stories, 45 Feet
- Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'

Area: 50,810 SF
(does not include Village Lot Parking)

SITE ZONING REQUIREMENTS

- **Area:** 71,810 SF (Concept A)
- **Area:** 50,810 SF (Concept B)
- **Zoning:** C2 Commercial District & Overlay District
- **Maximum Height:**
4 Stories, 45 Feet
- **Setbacks:**
Front 0' to 3'
Side 0' (if provided at least 3')
Rear 10'
4th + Story Along Front 10'
- **Required # of Parking Spaces:**
 - Residential:
1 Bdrm Unit = 1.25 Cars / Unit
2 Bdrm Unit = 1.5 Cars / Unit
3 + Bdrm Unit = 2 Cars / Unit
 - Commercial:
2 Cars / 1,000 SF

Area: 71,810 SF (Concept A)

Area: 50,810 SF (Concept B)

Land Use Condition:
Vacant retail 1 - 2 Stories

CONCEPT A
90 Residential Units
12,540 SF Retail (limited to Elm St.)
144 Parking Spaces (Residential Only)
Uses Village Parking Lot

- New 4 Story Mixed Use Development at 60' height.
- 1st Floor Retail, Lobby, Rowhomes, Apartments
- 76 Apartments
- 3 Story Urban Rowhomes Walkups
Total 14 Units
- Total 90 Units
- Below Grade Parking = 144 Cars
144/90 = (1.6 Cars / Unit)
- Net loss of 62 Spaces on Village Lot
- Commercial Parking = 0 Cars

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 60'
- Parking Relief (Residential & Commercial)
- 4th Story Stepback Variation

CONCEPT B
53 Residential Units
14,500 SF Retail (includes Lincoln Ave.)
192 Parking Spaces (Residential & Commercial)
Village Parking Lot remains available

- New 3 - 4 Story Mixed Use Development at 60' height.
- 1st Floor Retail, Lobby, Parking 16,700 SF - 69 Cars
- Below Grade Parking
- 2nd - 4th Floor Apartments / Condos
53 units
- Residential Parking Provided at 119 Cars
123 / 53 = (2.32 Cars / Unit)
- Commercial Parking Provided at 69 Cars
(4.75 Cars / 1,000 SF)

DEVELOPMENT REGULATORY RELIEF NEEDED

- Planned Development
- Building Height Variance to 60'
- Rear Yard Setback Variation
- 4th story stepback variation