

3.3.4 Commercial (Retail, Office, Mixed Use)

Mixed-use buildings are typical of the Winnetka business districts and help establish the compact, attractive small town character of the Village. Commercial uses on the first floor with office or residential above provides complementary uses. Residents living in or near one of the business districts can combine trips to work and errands without the need for an automobile. Residents and visitors arriving by car can consolidate trips after parking, thus reducing congestion and maximizing the benefits of a pedestrian environment. Because Winnetka was built before extensive use of the automobile, most of its commercial buildings front on the sidewalk, forming a cohesive pedestrian environment without the interruptions of curb cuts for parking lots on each parcel.

Commercial buildings are permitted to cover 90% of a lot, and until recently were allowed a height of 4 stories or 42 feet. Recent concern about redevelopment that could significantly alter the scale and intensity of the business districts plus the associated increase in traffic led the Village Council in 1998 to reduce allowable height to 2-½ stories or 35 feet. Developers must provide parking for upper floor uses, but not for first floor tenants.

Limited Retail Commercial District (C-1): This zoning designation provides a neighborhood service district, complemented by multiple-family residential uses, that *offers retail convenience goods and provides personal services to accommodate the day-to-day shopping or service needs of persons living or working within or near the District.* Retail, service or office uses are permitted on the first floor; office or multi-family residential units are allowed on upper floors.

The entire C-1 District is located in Indian Hill. Because of its close proximity to single-family neighborhoods, permitted uses are limited. Other commercial uses require a special use permit approval based on the compatibility of the proposed use with its residential surroundings.

General Retail Commercial District (C-2): This zoning classification creates a community commercial district that *offers a wide range of goods and services for residents of the village and a wider market area.*

Portions of this District (a subdistrict called the C-2 overlay district) require retailing and personal services businesses on the ground floor *in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic,* while keeping that traffic in concentrated areas throughout the District. Offices or professional services are allowed as first floor uses outside the retail overlay district. Hubbard Woods and both Elm Street business districts are zoned C-2.

Please refer to Chapter Five for a discussion of C-1 and C-2 in the individual business district sections.