



Agenda Item Executive Summary

TITLE: One Winnetka Revised Planned Development Concept Plan Review

PRESENTER: David Schoon

AGENDA DATE: January 17, 2023

CONSENT: No

ITEM TYPE: Old Business

ITEM HISTORY:

12/7/21 - The Village Council reviewed a proposed planned development concept plan for the Subject Property.

10/18/22 - Village Council reviewed a revised proposed planned development concept plan for the Subject Property.

EXECUTIVE SUMMARY:

On January 17, the Village Council is scheduled to consider an **amended planned development concept plan application** filed by Murphy Development Group, LLC (the “Applicant”), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the “Owner”), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The “Owner” also has under contract 736 Elm Street, which together with the other properties, make up the Subject Property.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

- a) 59 residential rental units,
- b) 20,936 square feet of commercial space, and
- c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

Attached is a separate staff report providing further details regarding the Applicant's amended request.

RECOMMENDATION:

At the January 17, 2023, Village Council meeting, staff recommends that the Village Council review the Applicant’s amended concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed mixed-use development.

ATTACHMENTS:

1. Staff Report
2. Applicant's Concept Plan Application Materials
3. Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JANUARY 11, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN - MURPHY DEVELOPMENT GROUP, LLC
PLANNED DEVELOPMENT - CONCEPT PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On January 17, the Village Council is scheduled to consider an **amended planned development concept plan application** filed by Murphy Development Group, LLC (the “Applicant”), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the “Owner”), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The “Owner” also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC.

The Applicant has submitted for concept plan review by the Village Council a **four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

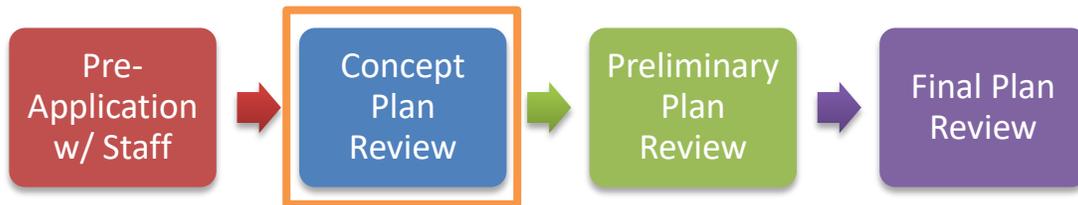
- a) 59 residential rental units,
- b) 20,936 square feet of commercial space, and
- c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The Applicant’s amended concept plan application materials are included in **Attachment 2**.



Figure 1
Proposed Concept Plan -Elm Street Perspective Drawing

The purpose of the Village Council’s review of the concept plan application is to broadly acquaint the Council with the Applicant’s proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. There is not a public notice requirement for the concept plan review stage; however, as a courtesy to property owners immediately to the south and west, staff emailed representatives of the 711 Oak condominium building and the Hadley Institute informing them of the January 17 Council meeting.



After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a notice would be published in the local newspaper, and signs would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies’ findings and recommendations on the preliminary plan and vote to grant, deny, or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan must then be submitted for the Village Council’s consideration. If the Council finds the final plan substantially conforms to the approved preliminary plan, the Council will approve the final plan.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 2). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the “Village Parcel”) would not be part of the Applicant’s redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

Unlike recent concept plans reviewed by the Village Council, the Subject Property and the proposed development **now includes** 736 Elm Street, which is owned by Elm Street Pharmacy, LLC, and which formerly housed Conney’s Pharmacy. Also, unlike recent concepts plans, the 740 Elm Street property, which is commonly referred to as the former Phototronics building, will demolished and incorporated into the planned development.

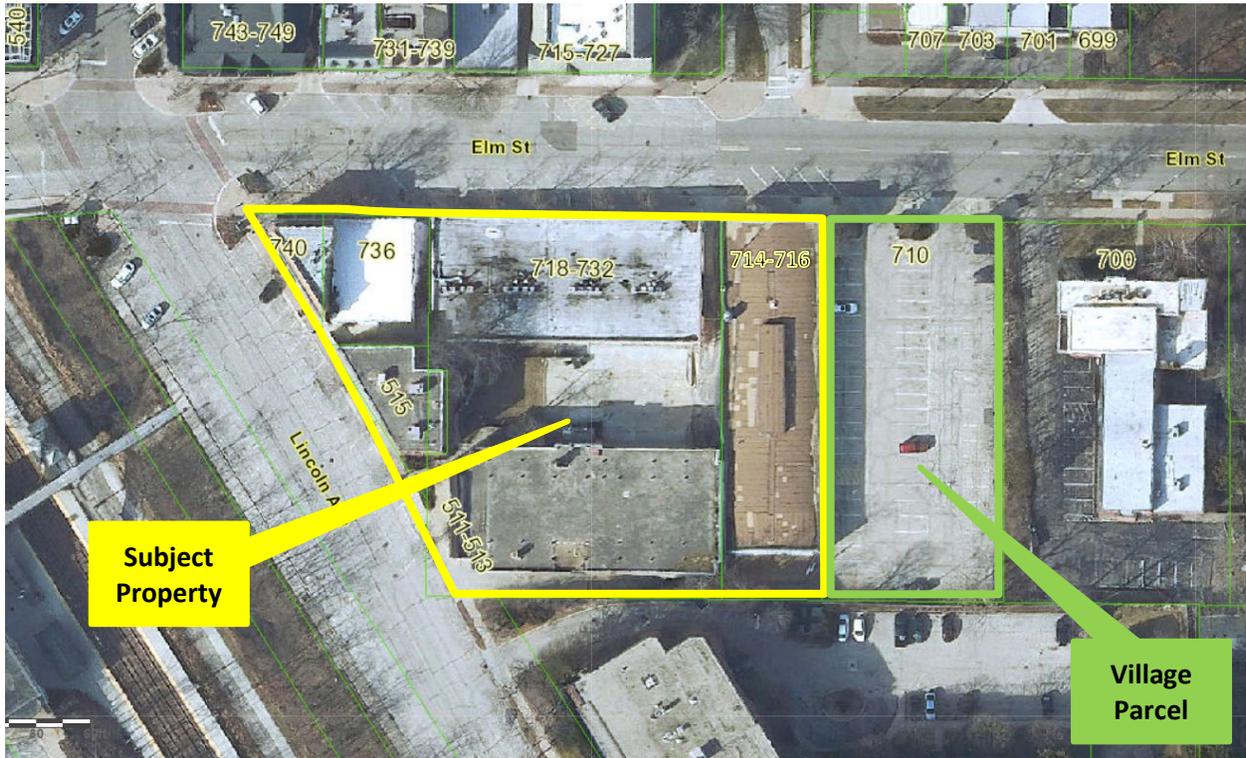


Figure 2 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial, and a portion is located in the C-2 Overlay District as shown in Figure 3.

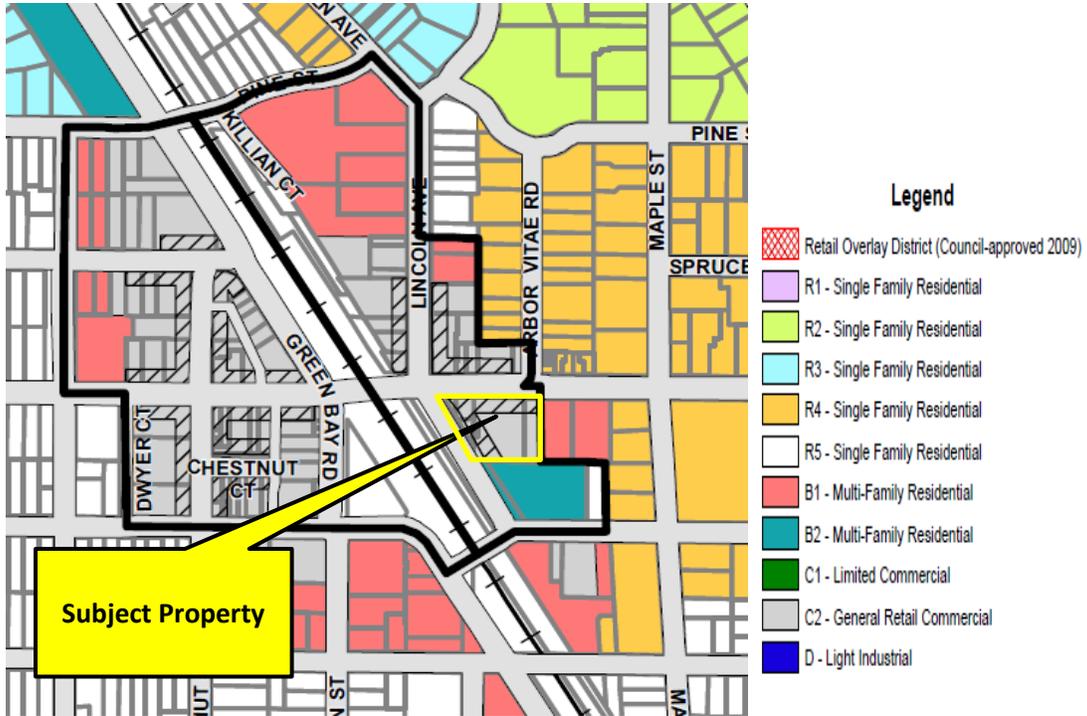


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for mixed-use land uses as shown in Figure 4.

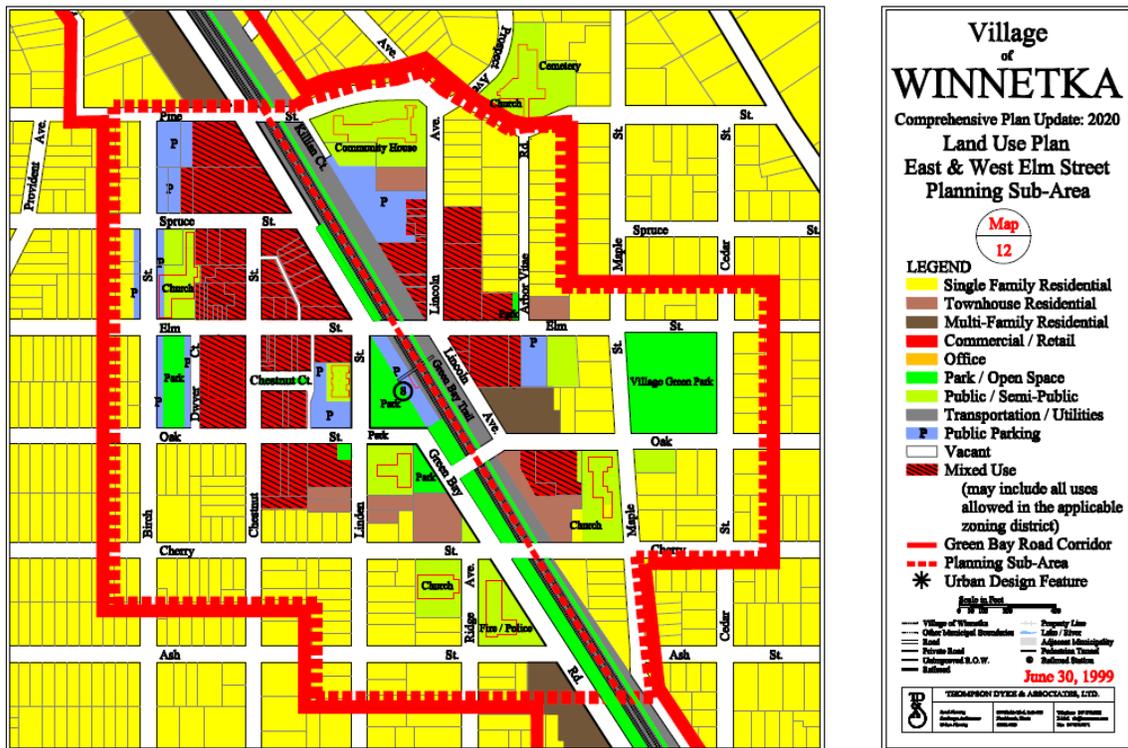


Figure 4 – Comprehensive Plan Land Use Plan

RECENT PROPERTY BACKGROUND

Recent Concept Plan Review - Submittal by Stonestreet Partners, LLC

On December 7, 2021, the Village Council considered a planned development concept plan application filed by Stonestreet Partners, LLC, who was the development entity for the previously approve One Winnetka final planned development for the site. At that time, the application materials stated that Murphy Development Group would serve as the General Partner and OKW Architects, LLC would serve as the architect. The agenda materials and meeting minutes from the December 7 meeting are available on the Village website. That proposal was for a **five-story mixed use planned development** for the Subject Property, which consisted of the following elements:

- a) 74 residential rental units,
- b) 18,000 square feet of commercial space, and
- c) a total of 158 parking spaces consisting of 43 spaces at ground level for the commercial uses and 115 spaces on the lower (underground) level for the residential uses.

During that concept plan review individual trustees provided comments on the proposal. At least three of the trustees stated that they could not support a five-story development on the site. Others questioned the mix of units and size of the units, in particular the number of one-bedroom units. They indicated the developer would need to submit a market study at the time they submitted their preliminary planned development application. The applicant would also need to provide a parking study for the area to support their proposed level of parking, in particular for the commercial uses. Also, during the preliminary planned development application step, they would need to address concerns regarding the access point

on Elm Street in terms of site visibility, and they should meet with the neighbors to discuss their proposal. That applicant did not move forward with the development plan that had been presented.

Recent Concept Plan Review – Submittal by Murphy Development Group

On October 18, 2022, the Village Council considered a planned development concept plan application filed by the Applicant. The agenda materials and meeting minutes from the October 18 meeting are available on the Village website. That proposal was for a **four-story mixed use planned development** for the Subject Property excluding the Conney's Pharmacy parcel, which consisted of the following elements:

- 48 residential rental units consisting of 2 and 3 bedrooms on levels 2-4,
- 18,800 square feet of commercial space at ground level, and
- 155 parking spaces on the ground floor and lower levels.

The 39 parking spaces for the commercial uses on the ground level would have been accessed off Elm Street and the 116 spaces for residential uses on the lower level would have been accessed off of Lincoln Avenue.

During that concept plan review individual trustees provided comments on the proposal. In general, Council members found that the development team heard their comments on the December 2021 concept plan and found the new concept plan an improvement. Most of the Council members expressed an openness to consider special uses for medical and financial service uses on the ground floor, but consideration of such uses will be dependent on the particular tenant in terms of how it would use the space and how it would impact businesses in the area. Some members expressed concerns regarding the mid-point driveway on Elm Street as it related to pedestrian safety using the Elm Street sidewalk.

CURRENT PROPOSED PLAN

The Applicant has submitted a concept plan for a four-story mixed-use building for consideration by the Village Council, which development calls for the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 20,936 square feet of commercial space, and
- 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln, and a mid-block covered pedestrian walkway would connect the commercial parking lot to the Elm Street sidewalk. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the Overlay District.



Figure 5 – Current Concept Plan – Ground Floor Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated stone. It also includes painted wood framework and dark charcoal stucco on the upper portions of the lower level. The façade contains some steeply pitched roof elements as well as bay elements, balconies, terraces, and large groupings of window openings. The application materials include further description of the design team’s approach to the design.



Figure 6 – Current Concept Plan – Elm Street Elevation

In most locations the fourth-story building element would be stepped back from the front property line as required by code. The step back of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential balconies are provided at the second and third floor levels and more extensive terraces at the fourth level. During the preliminary plan review process, the Applicant will need to provide further details regarding the design of all building facades.

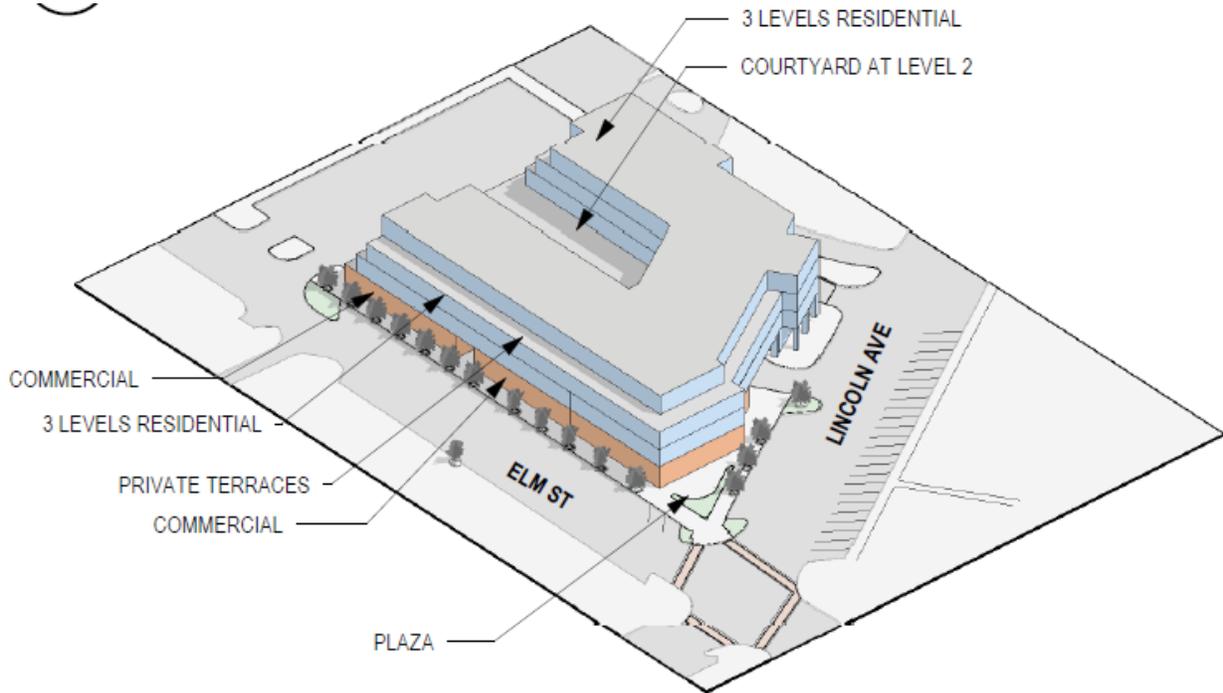
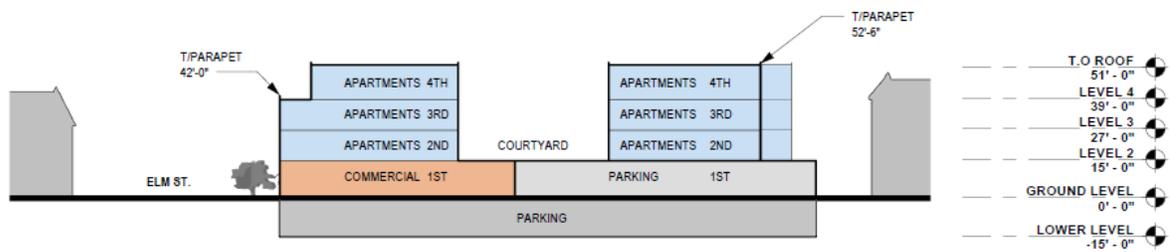
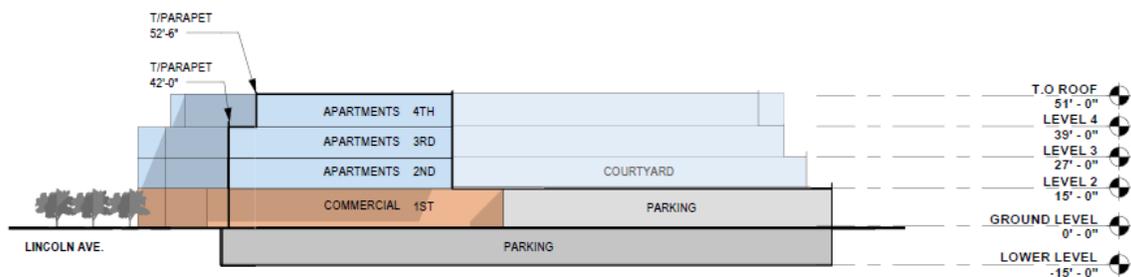


Figure 7 – Current Concept Plan – Axonometric View



1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 40'-0"



2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 40'-0"

Figure 8 – Current Concept Plan – Building Sections

Attachment 3 includes a table comparing: (i) the concept plan submitted by Stonegate Partners, which the Council reviewed in December 2021; (ii) the concept plan submitted by the Applicant, which the Council reviewed in October 2022; and (iii) the current proposed concept plan for the property (January 2023).

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the concept plan submitted to date, the following subdivision and zoning relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

- A. Approval of a Plat of Consolidation, including an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
- B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following *special uses and exceptions* from the requirements of the Zoning Ordinance:
 - a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a four-story building that is 52'-6" to the top of the parapet.
 - b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line.
 - c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes some of the upper-level terraces to be less than three feet from the south property line.
 - d. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
 - e. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
 - f. The proposed parking located on the ground level requires special use approval.
 - g. Medical offices and financial service offices require special use approval as a portion of the uses would be located within Commercial Overlay District.
- C. License Agreement. Upper story elements along Elm Street project over the right-of-way and thus a license agreement will be required for those improvements.

As previously stated, the Applicant is proposing a total of 156 on-site parking spaces. An exception is not required for the number of parking spaces. Based upon the Village Code requirement of 1.25 spaces per 1-bedroom units, 1.5 spaces per 2-bedroom units, and 2.0 spaces per 3-bedroom units, the proposed development is required to provide 96 parking spaces for the residential units; the Applicant is proposing 118 parking spaces. Given that the development could consist of commercial spaces greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of net floor area for the commercial space. Given the total amount of commercial gross floor area counted for parking requirement purposes (approximately 3,140 square feet of the commercial floor area would not be included for parking requirement purposes), the development would not be required to provide more than 38 parking spaces. The Applicant is proposing 38 commercial spaces. Though the Applicant is proposing the minimum required number of parking spaces for commercial uses; if the Applicant does decide to pursue special use approval for medical service or financial service uses, the Applicant will need to demonstrate that adequate parking on-site and in the area would exist for such uses.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 5 of the attached concept plan application materials the following:

The compensating benefits and contributions of this One Winnetka Development will be a continuation and integration of the Downtown Winnetka Streetscape Improvement Plan on both Lincoln Avenue and Elm Street in front of our property, as well as on-site, at-grade parking for the intended commercial uses.

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at this concept plan review step. Any views expressed during the Village Council's review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

Staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions, or recommendations on the proposed mixed-use development.

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials

Attachment 3: Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept Plan for the Site.