WINNETKA PLAN COMMISSION REGULAR MEETING MINUTES
FEBRUARY 28, 2024

Members Present:	Layla Danley, Chairperson Jonathan Alt Matthew Bradley Chris Enck Chris Foley Liz Kunkle
Members Absent:	Mamie Case Cyrus Subawalla
Non-Voting Members Absent:	Tina Dalman
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development

<u>Call to Order & Roll Call</u>:
The meeting was called to order by Chairperson Danley at 7:04 p.m. Ms. Klaassen took roll call of the Commission Members present.

<u>Approval of January 24, 2024, Meeting Minutes</u>:
Chairperson Danley asked for a motion to approve the January 24, 2024, meeting minutes. A motion to approve the January 24, 2024, minutes was made by Mr. Bradley and seconded by Mr. Foley. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Alt, Bradley Danley, Enck, Foley, Kunkle
NAYS: None

<u>Public Comment:</u>
No comments were made at this time.

<u>Community Development Report</u>:
Mr. Schoon provided an update on the Chase Bank special use permit application for the temporary retail banking facility on Lincoln Avenue as well as the planned development application.

<u>New Applications</u>:

a. <u>Case No. 24-01-SU: 1095 Gage Street - Sacred Heart School</u>: An application seeking approval of an amendment to an existing Special Use Permit, which allowed construction of an addition on the west side of the existing school building at 1095 Gage Street. The requested amendment would allow improvements to the existing playground located on the north side of the existing school building. The Village Council has final jurisdiction on this request.

Mr. Bradley identified his affiliation with the applicant and stated he would not have a conflict of interest considering the application. Ms. Klaassen identified the site's location, zoning classification and limited range of special uses allowed in the multi-family residential zoning district noting the applicant's use is consistent with the Comprehensive Plan. She then referred to the existing and proposed site condition photos and outlined the proposed improvements in detail. Ms. Klaassen also identified the proposed 6 foot and 8 foot high proposed fencing on the site as well as renderings of proposed play equipment and play surface materials. She noted that although not the purview of the Commission it was important to note that four zoning variations are requested as part of the approval with the applicant intending to provide the necessary infiltration system beneath the rubberized surface and artificial turf to receive a 25% impermeable lot coverage allowance. Ms. Klaassen stated the final design was not yet determined and would result in an impermeable lot coverage decrease if the surfaces qualified for the allowance. She stated the ZBA and DRB recommended approval of the request and proposed improvements with the one public comment received included in the agenda materials. Ms. Klaassen stated following the applicant's presentation, public comment and Commission discussion, a Commission Member may wish to make a motion as indicated beginning on page no. 15. She then asked if there were any questions.

Chairperson Danley also asked if there were any questions. No questions were raised at this time.

Chairperson Danley swore in those speaking to this matter. Matt Cronin, the project architect and Andrew Heinen of Kimley-Horn introduced themselves to the Commission. Mr. Cronin informed the Commission the school held open houses which resulted in positive feedback with the neighbors' questions being addressed. He stated with regard to the engineering design, they are required to have an infiltration system and are working through the details. Mr. Cronin then asked if there were any questions.

Mr. Foley questioned the rationale for the 8 foot high fencing. Mr. Cronin stated that some neighbors would like a 20-foot fence to prevent balls from going onto their property. He explained that they relocated the basketball hoops to help alleviate that issue. Mr. Cronin explained that the fence height would step down to 6 feet along portions of the side lot lines to be respectful of neighbors and the public view. He also stated the proposed composite fencing would allow for better maintenance. No additional questions were raised at this time.

Chairperson Danley asked for public comment. No comments were made at this time. She then called the matter in for discussion.

Mr. Alt commented the project is good for the school and the change from blacktop to a portion being an artificial field is also an improvement for the area at large. He commended the applicant for the project and stated he is in support. Ms. Kunkle stated as an EFC member, she supported the project and with regard to zero waste, she would not prefer vinyl artificial turf and the rubber play surface material but would prefer to see natural options. She agreed there would be an overall benefit as a result of the project. Mr. Foley identified the school as a Winnetka institution and stated he is in favor of the playground being made better and safer. He also described the proposed surface as state of the art as well as fence material improvement. He added the request is consistent with the Comprehensive Plan and the special use standards. Mr. Foley stated he is also in favor of the request. Mr. Enck stated it is an overall improvement and that he would hope to see the existing play equipment be repurposed, if possible, rather than going to a landfill. Chairperson Danley agreed with the comments made and added the plan for tree maintenance and the addition of trees is appreciated as well as the applicant working with the neighbors. She stated she is also in favor of the request.

Chairperson Danley then asked for a motion. Mr. Foley moved to recommend approval of the amendment to the existing special use as indicated on page nos. 15 and 16. Ms. Kunkle seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Alt, Danley, Enck, Foley, Kunkle
NAYS: None

NON-VOTING: Bradley

New Business.

a. March 27, 2024, Meeting – Quorum check.

The Commission Members discussed their availability and alternate meeting dates.

Adjournment:

Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Ms. Kunkle. The motion was seconded by Mr. Alt. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Alt, Bradley Danley, Enck, Foley, Kunkle

NAYS: None

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary