

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
March 21, 2024

(Approved: April 16, 2024)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Thursday, March 21, 2024, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: Trustee Tina Dalman. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Freidman, Community Development Director David Schoon, and approximately 14 persons in the audience.

2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.

3) Quorum.

a) April 2, 2024 Regular Meeting All of the Council members present said they expect to attend.

b) April 9, 2024 Study Session All of the Council members present said they expect to attend.

c) April 16, 2024 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dearborn.

4) Public Comment.

i. Ted Wynnichenko addresses Council regarding the Bertling-Hill-Woodland pathway vacation and the release of closed session meeting minutes.

5) Reports.

a) Trustees. No report.

b) Attorney. No report.

c) Manager. No report.

d) Village President. No report.

6) Establishment of the Consent Agenda.

Trustee Apatoff seconded by Trustee Handler moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.

7) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. December 12, 2023 Special Meeting as Amended

ii. February 13, 2024 Study Session

iii. February 20, 2024 Regular Meeting

- b) Approval of Warrant List Dated February 23, 2024 – March 7, 2024 in the amount of \$2,468,108.67.
- c) Resolution No. R-33-2024: Waiving Bidding Requirements and Extending a Contract with Asplundh Tree Expert LLC for Utility Line Clearance Services (Adoption)
- d) Resolution No. R-34-2024: Approving the Disposal of a Public Works Tractor Vehicle and Purchase of a Public Works Tractor Vehicle from Brown Equipment Company (Adoption)

Trustee Albinson seconded by Trustee Orsic, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dearborn, Handler, and Orsic. Nays: None. Absent: Trustee Dalman.

8) Ordinances and Resolutions.

- a) Crow Island School Special Use Permit & Public Hearing (1112 Willow Road) – Public Hearing to be Continued to April 2, 2024

At the request of the applicant, and without objection, the Crow Island School Special Use Permit and Public Hearing is being continued to the April 2, 2024 Village Council regular meeting.

- b) Ordinance No. M-01-2024: Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511 – 515 Lincoln Avenue and 714 – 740 Elm Street) (One Winnetka) (Introduction)

On January 17, 2023, Council reviewed the concept plan for the One Winnetka planned development and provided direction for the applicant to further consider. The applicant incorporated Council's feedback and revised the development for the preliminary plan review phase.

Community Development Director David Schoon presents the preliminary plan of the four-story mixed-use development consisting of 20,955 square feet of commercial space, 59 residential units, and on-site parking totaling 152 spaces. Council is presented with the revised design of the development, matters related to special use findings, special use permits for medical and financial services, incorporated limitations related to spacing due to concerns regarding the approval of tenants, the five special use standards and compensating benefits, and requested zoning and subdivision relief.

The applicant has ensured that the proposed streetscape improvements are consistent with the Village's streetscape plan, will provide stormwater detention and electric transformers, and will provide an easement allowing other properties to access the transformer, if needed.

Council further discusses the proposed planned development and components related to landscaping, façade, and development revisions, medical and financial services, temporary street permits for moving trucks, and concerns regarding permitted special use tenants.

Jon Talty addresses Council regarding floor plans, renderings and façade, matters related to the discretion of transformer and accessibility, and the overall scale of the proposed development.

Public Comment

Frank Petrick requests that the Ordinance include a condition that during the construction

of the project, the applicant hold regular meetings with the 711 Oak condominium association.

Council unanimously commends the proposed planned development.

Trustee Dearborn, seconded by Trustee Handler, moved to introduce Ordinance No. M-01-2024. By voice vote, the motion carried unanimously.

- c) Resolution No. R-35:2024: Approving a Development Agreement (511 – 515 Lincoln Avenue and 714 – 740 Elm Street) (One Winnetka) (Introduction)

The approval of the development agreement will be on the April 2, 2024, agenda for adoption.

- 9) Old Business. None.

- 10) New Business.

- a) Appeal of Landmark Preservation Commission Determination to Issue 270-Day Demolition Delay for 518 Elder (Policy Direction)

The Landmark Preservation Commission issued a 270-day demolition delay for the property located at 518 Elder Lane. The applicant, in accordance with Village Code, appealed the decision within seven days of the issuance of the order. Community Development Director David Schoon provides information regarding the demolition review process, current state of the property, required Historical Architecture Impact Study and its standards, and the Landmark and Preservation Commissions review process and considerations related to its findings for the demolition day.

Francis Ostian, the applicant's attorney, addresses Council regarding the state of the property and requests that Council reverse the Landmark Preservation Commission's decision to issue a 270-day demolition delay.

The applicant, Matan Aharoni, also advises Council regarding the state of the property, concerns related to the rehabilitation of the property, the urge for demolition, and timeline and demolition process.

Public Comment

Kate McNally urges Council to reconsider the 270-day demolition delay.

Lance Knox addresses Council regarding the historic value of 518 Elder and urges the developer to reconsider demolition of the property.

Council emphasizes the significance of preserving historic properties in the Village and urge the applicant to either consider rehabilitating the property or selling the property to a buyer willing to rehab the home.

Council provides consensus to uphold the 270-day demolition delay and directed staff to prepare the appropriate Resolution for consideration at the April 2, 2024 Council meeting.

- 11) Appointments: None.

- 12) Closed Session: None.

- 13) Adjournment. President Rintz asks for motion to adjourn. Trustee Dearborn, seconded by Trustee Apatoff, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:04 PM.

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary