

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
April 2, 2024

(Approved: May 7, 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 Tuesday, April 2, 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, Tine Dalman, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: None. Also present: Deputy Village Clerk Berina Gradjan, Village Attorney Peter Freidman, Economic Development Coordinator Liz Dechant, Community Development Director David Schoon, Assistant Community Development Director Ann Klaassen, Engineering Director Jim Bernahl, and approximately 16 persons in the audience.
- 2) Pledge of Allegiance. Trustee Orsic led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) April 9, 2024 Study Session All of the Council members present said they expect to attend.
 - b) 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 closed session meeting minutes and matters related to lakefront land.
- 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 Dearborn requests to remove the March 12, 2024, study session minutes of the Village Council from the consent agenda for separate discussion. Without objection, the March 12, 2024 study session minutes of the Village Council were removed from the consent agenda.

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

Approval of the Consent Agenda

 - a) Approval of Village Council Minutes
 - i. March 5, 2024 Regular Meeting
 - b) Approval of Warrant List Dated March 8, 2024 – March 21, 2024 in the amount of

\$2,000,219.02.

- c) Resolution No. R-24-2024: Approving an Outdoor Dining Agreement with Paradise Food Italia LLC D/B/A Tocco (Adoption)
- d) Resolution No. R-38-2024: Upholding the Landmark Preservation Commission Issuance of a Demolish Delay Pursuant to section 15.52.070 of the Village Code for 518 Elder Lane (Adoption)

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

7) Ordinances and Resolutions.

- a) Ordinance No. M-02-2024: Granting an Amendment to a Special Use Permit, Variations from the Winnetka Zoning Ordinance, and a Certificate of Appropriateness for the Construction of Improvements to an Existing Playground within the B-1 Multi-Family Residential District (Sacred Heart School – 1095 Gage Street) (Introduction/Adoption)

Assistant Community Development Director Ann Klaassen advises Council of an amendment to an existing special use permit, zoning variations, and a certificate of appropriateness to allow improvements to an existing playground within the B-1 multifamily zoning district at Sacred Heart School. Council is presented with the zoning and location maps of the subject area, current state of the school's playground, and existing conditions of the site.

The proposed improvements of the redevelopment of the play area consist of replacement of the play equipment, relocation of the basketball hoops, installation of a rubberized play surface and turf field, replacement of perimeter fencing, and installation of landscaping buffers. Additionally, Council is advised of the four zoning variations requested by the applicant. The Zoning Board of Appeals, Design Review Board, and Plan Commission have unanimously recommended approval of the submitted request for improvements.

Kathy Janega addresses Council regarding the need for improvements for Sacred Heart School and advises that staff has been working with the Village to ensure that all requirements are met.

Trustee Albinson suggests that the applicant further consider fencing material due to concerns related to maintenance issues.

Trustee Orsic, seconded by Trustee Dalman, moved to waive introduction of Ordinance No. M-02-2024. By voice vote, the motion carried unanimously.

Trustee Dalman, seconded by Trustee Orsic, moved to adopt Ordinance No. M-02-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None

- 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) (Adoption)

On March 21, 2024 Council reviewed the proposed planned development of a new four-story mixed use planned development submitted by the applicant for the One Winnetka. A representative of 711 Oak Condominium association requested that the applicant hold

regular meetings during the construction of the project and that the condition be included in the approval documents. The applicant has included the requested condition in the approval documents.

Village Attorney Peter Friedman reviews the development agreement, associated with Resolution No. R-35-2024, and the timeline subsequently following adoption of the Ordinance and Resolution. Additionally, Mr. Friedman advises Council of the requirements of the applicant once the development agreement takes effect, Council's requirements and authority regarding the development agreement, conditions of compliance, and construction.

The development agreement outlines building permit fees, required deposits, agreement for applicant to post a cash escrows, matters related to the maintenance agreement, and standards related to liability indemnification provisions.

Deirdre Clein, representing Murphy Real Estate Services, addresses Council regarding the applicant's timeline regarding the development and proposed construction schedule.

Council further discusses the anticipation of deadlines, construction, and ground breaking.

Community Development Director David Schoon discusses the Village's staff review process regarding the One Winnetka plans.

Public Comment.

John Phelan commends Council, John Talty, and John Murphy for their cooperation with 711 Oak Condominiums during the planning process.

Trustee Apatoff, seconded by Trustee Dearborn, moved to adopt Ordinance No. M-01-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None

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

Trustee Albinson, seconded by Trustee Dalman, moved to adopt Resolution No. R-35-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None

d) Resolution No. R-36-2024: Granting an Amendment to a Special Use Permit and a Certificate of Appropriateness for the construction of a Building Addition to an Existing School within the R-2 Single Family Residential District (Crow Island School – 1112 Willow Road) (Public Hearing & Adoption)

A public hearing was advertised for tonight's meeting, granting an amendment to a special use permit and a certificate of appropriateness allowing for the proposed addition at Crow Island School.

Village Attorney Peter Friedman reviews the public hearing guidelines for members of the public. President Rintz administers the oath for members of the public providing public comment or a testimony.

Public Hearing opened at 7:45 pm

Assistant Community Development Director Ann Klaassen advises Council of Resolution No. R-37-2024, approving a plat of subdivision, and Resolution No. R-36-2024, granting an amendment to the existing special use permit and a certificate of appropriateness for a building addition at Crow Island School.

Council reviews the existing lot configurations, special procedures related to zoning for public agencies serving the Village and/or have entered into an intergovernmental agreement with the Village related to construction of stormwater improvements, requirements for special use, approved resolutions related to Crow Island School and the Village stormwater project. Additionally, Council reviews the proposed building addition and renovation consisting of three classrooms, a gymnasium, restrooms, a playground, and renovations to the existing gymnasium and existing library, infrastructure improvements, HVAC upgrades, and security upgrades.

Crow Island School is designated as a national historic landmark, therefore, automatically places the property on the national register of historic places. The district has provided a letter from the Illinois Department of Natural Resources approving the proposed plan.

Crow Island School has withdrawn their request for a proposed driveway off Glendale Avenue to access the existing asphalt play surface in order to provide after-hours event parking.

Brad Goldstein, Chief Financial Officer at Winnetka Public School District 36, addresses Council regarding the proposed addition and renovations, communication between the State Historic Commission and stewardship group, new construction manager, Bulley & Andrews, and the applicant's eagerness to complete the improvements.

Public Comment.

Karen Kennedy expresses concerns related to tree destruction and parking.

Christina Codo expresses support regarding the partnership between District 36, the Village, and the Park District.

Andrea Johnson commends the applicant for withdrawing the proposed driveway and addresses concerns related to tree destruction and fencing.

Emily Rose commends the design work and excitement for the improvements and additions at Crow Island School.

Public Hearing closed 8:10 pm

Council commends the design of the proposed plans, additions, and improvements at Crow Island School.

Trustee Dearborn addresses members of Crow Island School regarding a point of contact for neighbors and members of public to contact for concerns and various outreach.

Trustee Orsic, seconded by Trustee Apatoff, moved to adopt Resolution No. R-36-2024, subject to the resolution and all of its exhibits being amended to eliminate all references to the existing hard surface playground area located on the southeast corner of the school property from being used for after-hour parking, including the elimination of the proposed driveway to and the proposed lighting for that playground area. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None

e) Resolution No. R-37:2024: Approving a Final Plat of Subdivision (1112 and 1140 Willow Road)

Council will consider two resolutions related to the proposed improvements at Crow Island Elementary School; approving a final plat of subdivision, followed by the public hearing, which was advertised for tonight's meeting, for the approval of an amendment to the

existing special use permit and granting a certificate of appropriateness.

Trustee Albinson, seconded by Trustee Orsic, moved to adopt Resolution No. R-37-2024. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None

8) Old Business. None.

9) New Business.

a) March 12, 2024 Study Session Minutes Discussion

Trustee Dearborn suggests that the minutes expand on the scope of the liaison role in order to facilitate collaboration between the Park District liaisons and the Council – General Discussion on Next Steps.

Trustee Handler suggests that clarification be provided regarding Council consensus related to the Post Office Plaza discussion regarding the selection of an architect for the project.

Village Manager Rob Bahan confirms that the amended minutes will be included on the April 16, 2024 agenda for approval.

10) Appointments: None.

11) Closed Session: None.

12) Adjournment. President Rintz asks for motion to adjourn. Trustee Dearborn, seconded by Trustee Albinson, moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:20 PM.

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary