MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
June 4, 2024

(Approved: July 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 Tuesday, June 4, 2024, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:00 PM. Assistant Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Bob Dearborn, Kim Handler, and Bridget Orsic. Absent: None. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Freidman, Community Development Director David Schoon, and approximately 21 persons in the audience.

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

3) Quorum

   a) June 11, 2024 Study Session All of the Council members present said they expect to attend.

   b) June 18, 2024 Regular Meeting All of the Council members present said they expect to attend.

4) Public Comment.

   i. Katie Stevens addresses Council regarding safety and visibility along the lakefront and matters related to the stormwater study.

   ii. Susie Schrieber requested that Village staff and Council consider improving and increasing the flag display during Memorial Day weekend.

   iii. Louisa Hernandez addresses Council regarding concerns related to gasoline powered leaf blowers and matters related to climate change.

   iv. Ted Wynnychenko addresses Council regarding closed session meeting minutes and private beaches along the lakefront.

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 Dalman seconded by Trustee Apatoff 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. May 7, 2024 Regular Meeting

ii. May 14, 2024 Study Session

iii. May 21, 2024 Regular Meeting

b) Approval of Warrant List Dated May 3, 2024 – May 16, 2024 in the amount of $2,721,064.71.

b) Approval of Annual Outdoor Seating Area Permit (Adoption)

Trustee Handler 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, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

8) Ordinances and Resolutions.

a) Ordinance No. M-07-2024: Granting a Special Use Permit for the Operation of a Financial Counseling Office within the C-2 Commercial Overlay District of the Village (565 Lincoln Avenue)

Community Development Director David Schoon advises Council of a request for a special use permit to allow a financial counseling office to temporarily be located in the C-2 Commercial Overlay District, located at 565 Lincoln Avenue. The applicant, JPMorgan Chase Bank, is requesting to use the space as a financial counseling office while its main office, located at 791 Elm Street, is redeveloped.

Mr. Schoon reviews floor plan specs, overall space use, business hours, client provided services, off-street parking, and employee parking permits.

The Plan Commission has unanimously recommended approval subject to the applicant removing dividing walls and six months after certificate of occupancy is issued for the new building, the special use will expire the space will need to be vacated.

Council discusses communication matters with neighboring businesses, parking requirements, vacancy history, code compliance, and conditions related to certificate of occupancy and special use.

Public Comment.

Karl Camillucci, Taft Stettinius & Hollister LLP Partner, addresses Council regarding the importance of Chase Bank's operations in Winnetka, compliance regarding the certificate of occupancy and special use, employee parking matters, and urgency related to scheduling.

Christopher McKenna, Managing Director at JPMorgan Chase Bank, addresses Council regarding scheduling and matters related to occupancy.

While Ordinance No. M-07-2024 was initially under consideration for introduction, given the applicants urgency to begin business operations and delay in scheduling, Council unanimously agrees to waive introduction and consider adoption of the ordinance.

Trustee Apatoff, seconded by Trustee Albinson, moved to waive introduction of Ordinance No. M-07-2024. By voice vote, the motion carried unanimously.

Trustee Dearborn, seconded by Trustee Dalman, moved to adopt Ordinance No. M-07-2024 subject to the contingency that if the special use permit and the approvals for the Elm Street permanent special use are not granted, Ordinance No. M-07-2024 will become null and void. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

b) Ordinance No. M-08-2024: Granting a Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Financial Services Uses, and a Preliminary Plat of Consolidation (791 Elm Street) (Chase Bank) (Introduction)

On June 20, 2023, Council reviewed a concept plan for the Chase Bank planned development and proposed changes regarding the building façade.

The proposed planned development consists of a new three-story commercial use planned development and is currently in the preliminary plan review phase. The applicant is seeking approval for a plat of consolidation to create one lot of record, various zoning exceptions, and special use approvals. Community Development Director David Schoon provides an overview of the initial concept plan review, planned development process, and final plan review.

The proposed planned development consists of ground floor retail bank and lobby, corporate offices, and on-site parking. Mr. Schoon advises Council of pedestrian and vehicle access, streetscape design, matters related to existing utilities and the applicants request for an electric transformer, stormwater detention regarding the development, the Design Review Board's suggestions regarding the building façade, and the applicant revisions.

Additionally, Mr. Schoon provides information related to lot consolidation and various exceptions related to zoning relief, special use approval regarding ground floor parking, and special use related to financial use, EV charging stations, compensating benefits of the proposed development, and the tentative construction schedule.

Scott Hurst, Design Principal at Gensler, addresses Council regarding building elevations, refinements, and design evolution.

Public Comment.

Theresa Lucas addresses Council regarding concerns on the construction impacts to businesses in the business districts.

Stephanie Hochschild, owner of the Book Stall, addresses Council regarding concerns related to the construction impacts to businesses operations in the business districts.

Scott Hurst advises Council of the redevelopment timeline, design evolution, current elements of the proposed development, zoning ordinance analysis, floor plan, sustainability, parking study, and compensation benefits.

Council discusses concerns related to building mass, façade elements, proposed design, construction management and impacts to businesses, construction schedule, construction vehicle traffic flow, and proposed changes to the design.

At the request of Council, the applicant will continue to further refine the proposed development in order to minimize the building mass.

Trustee Albinson, seconded by Trustee Dalman, moved to introduce Ordinance No. M-08-2024. By voice vote, the motion carried unanimously.

c) Resolution No. R-54-2024: Approving a Development Agreement (791 Elm Street) (Discussion)

Ordinance No. M-08-2024 and Resolution No. R-54-2024, approving the development agreement, will be on the June 18th agenda for adoption.

9) Old Business. None.

10) New Business. None.

11) Appointments: None.

12) Closed Session for the Purpose of Discussing Closed Session Minutes and Pending or Probable Litigation Pursuant to Sections 2(c)(21) and 2(c)(11) of the Open Meetings Act.

Trustee Albinson, seconded by Trustee Dearborn, moved to adjourn to Closed Session for the purpose of discussing closed session minutes and pending or probable litigation pursuant to Section 2(c)(21) and 2(c)(11) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

The Council adjourned into Closed Session at 9:26 p.m.

13) Adjournment. The Closed Session meeting ended at 9:50 pm

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary