

**WINNETKA PLAN COMMISSION REGULAR MEETING MINUTES
MAY 22, 2024**

Members Present:

Layla Danley, Chairperson
Matthew Bradley
Mamie Case
Chris Foley
Liz Kunkle
Cyrus Subawalla

Members Absent:

Jonathan Alt
Chris Enck

Non-Voting Members Present:

Rob Apatoff

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

Call to Order & Roll Call:

The meeting was called to order by Chairperson Danley at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of April 3, 2024, Special Meeting Minutes:

Chairperson Danley asked for a motion to approve the April 3, 2024, special meeting minutes. A motion to approve the April 3, 2024, special meeting minutes was made by Mr. Bradley and seconded by Mr. Foley. A vote was taken, and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Danley, Foley, Kunkle, Subawalla

NAYS: None

NON-VOTING: Apatoff

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon provided the Commission Members with an update on the Hubbard Woods playground improvements and Toned Yoga studio.

New Applications:

a. **Case No. 24-13-SU: 1155 Oak Street - Winnetka Public School Nursery:** An application seeking approval of an amendment to an existing ordinance granting a Special Use Permit and Variations that allowed construction of an addition to Carleton Washburne School on the Subject Property. The requested amendment would allow improvements to the existing Winnetka Public School Nursery playground located at 1155 Oak Street. The Village Council has final jurisdiction on this request.

Ms. Klaassen provided a summary of the nursery school playground application and identified the proposed improvements. She also identified the property's location and zoning classification and outlined how the request is consistent with zoning and the Comprehensive Plan. Ms. Klaassen referred to site

1 photos and described the playground equipment removal and replacement, play surface improvements
2 and the sheds and pergola replacement. She noted the existing fence would remain and identified the
3 new 4-foot fence to be installed. Ms. Klaassen described the proposed play equipment and landscaping
4 improvements. She noted the Village Forester reviewed the plans and approved one tree's removal and
5 replacement and preservation measures to be taken during construction for the existing trees that are to
6 remain.

7
8 Ms. Klaassen stated zoning variations would be considered by the ZBA at a future meeting and noted that
9 the existing improvements are also currently nonconforming. She informed the Commission the Design
10 Review Board reviewed the proposal and recommended approval of the design. Ms. Klaassen stated no
11 public comment was received and a draft motion is included in the packet on page 17. She then asked if
12 there were any questions.

13
14 Mr. Subawalla asked for clarification in connection with the use of wood chips versus rubberized surface.
15 Ms. Klaassen stated that it would be best for the applicant to answer that question and referred to the
16 cost of the rubberized play surface. Ms. Kunkle referred to the tree replacement and its diameter and
17 questioned why the 1:1 ratio was not followed. Ms. Klaassen confirmed it is not a 1:1 replacement and
18 the request was approved by the Village Forester. Ms. Kunkle stated the reasoning should be explained.
19 Mr. Schoon informed the Commission if the Village Forester did not believe a 1:1 replacement can be
20 accommodated on the property, it would not be required, and further clarification can be provided. He
21 also referred to tree quality and durability with the Village Forester to confirm if that is a factor in terms
22 of its replacement. No additional questions were raised at this time.

23
24 Chairperson Danley swore in those speaking to this matter. Rebecca Levine, with Winnetka Public School
25 Nursery, and Philip Cox, with GRB Playscapes, introduced themselves to the Commission and offered to
26 answer Commission Member questions.

27
28 Mr. Bradley referred to the 4-foot fence to be located between the sheds. Ms. Levine confirmed it would
29 replace an existing fence and represented a contained play area. Mr. Bradley questioned the timetable
30 and how summer programming would be affected. Ms. Levine responded construction would take place
31 during the summer and noted the preschool leased the playground and interior and exterior space which
32 is used for summer camps. Mr. Cox informed the Commission the certified playground wood chips would
33 be installed at a 12-inch depth and are considered a playground safety surface. He noted the poured-in-
34 place surface is significantly more expensive. Mr. Bradley asked if the project would encompass the
35 school's future ADA needs. Ms. Levine responded the project was not specifically designed for ADA
36 accessibility although children in wheelchairs have been able to enjoy the playground along with the new
37 equipment. Mr. Subawalla questioned the maple tree's canopy which defined the tree root zone. Ms.
38 Levine stated the Village Forester can answer that question and described how the existing tree has
39 outgrown the area.

40
41 Chairperson Danley asked if there were any other questions. No additional questions were raised at this
42 time. Chairperson Danley commended the applicant on the proposal and called the matter in for
43 discussion.

44
45 Ms. Case stated the request is consistent with the Comprehensive Plan and special use permit standards'
46 purpose and she is in support of the request. Mr. Foley stated he is also in support of the request and
47 agreed the equipment needs refreshing. He stated the proposal is the least impactful in comparison to
48 other playground requests they have reviewed. Mr. Bradley agreed the request is consistent with the

1 Comprehensive Plan and the standards although one tree would be lost. Mr. Subawalla stated his only
2 concern related to the loss of one tree and he is otherwise in support. Ms. Kunkle stated her concern
3 related to a further explanation of the tree replacement standard and described the proposal as
4 thoughtfully designed and the least impactful and appreciated the applicant working with the Village
5 Engineer and Village Forester.

6
7 Chairperson Danley asked for a motion to recommend approval. Mr. Foley moved to recommend approval
8 of the request as indicated on page 17 of the agenda packet. Ms. Kunkle seconded the motion. A vote was
9 taken, and the motion unanimously passed, 5 to 0:

10 AYES: Case, Danley, Foley, Kunkle, Subawalla

11 NAYS: None

12 NON-VOTING: Bradley, Apatoff

13
14 **New Business.**

15 a. June 26, 2024, Meeting – Quorum Check.

16 The Commission Members discussed their availability.

17
18 **Adjournment:**

19 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Ms. Case and
20 seconded by Mr. Bradley. A vote was taken, and the motion unanimously passed, 6 to 0:

21 AYES: Bradley, Case, Danley, Foley, Kunkle, Subawalla

22 NAYS: None

23 NON-VOTING: Apatoff

24
25 The meeting was adjourned at 7:30 p.m.

26
27 Respectfully submitted,

28
29 Antionette Johnson

30 Recording Secretary