



PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, SEPTEMBER 23, 2020 - 7:00 PM

In accordance with social distancing requirements, Governor Pritzker's Executive Order 2020-52 and Senate Bill 2135, the Winnetka Plan Commission meeting on Wednesday, September 23, 2020 **will be held virtually**. The meeting **will be livestreamed via the Cisco WebEx platform**. In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location**. Pursuant to Executive Order 2020-52 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first-come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Plan Commission meeting, including the ability to provide testimony or comments**. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only)**. Call: 408-418-9388; when prompted enter the Meeting ID – 126 031 5642 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed)**. Download the Cisco WebEx meetings app to your smart phone, tablet or computer, and then join Meeting ID – 126 031 5642 ; Event Password – PC09232020

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending an email to planning@winnetka.org;
- 2) By sending a letter to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving a voice mail message at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

510 Green Bay Road, Winnetka, Illinois 60093

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**PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, SEPTEMBER 23, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of June 24, 2020 meeting minutes.
4. **Case No. 20-07-SD: 1415 and 1423 Asbury Avenue:** An application submitted by Judy Lesnik seeking approval of a Final Plat of Subdivision and zoning variations to allow a two-lot resubdivision of 1415 Asbury Avenue and 1423 Asbury Avenue and construction of a detached garage on Proposed Lot 2 (1415 Asbury Avenue). The requested zoning variations would (a) permit the existing residence, independent of the proposed detached garage, at 1415 Asbury Avenue to exceed the maximum permitted building size (GFA); and (b) permit the existing residence at 1415 Asbury Avenue to observe less than the minimum required side yard setback from the east property line. The Village Council has final jurisdiction on this request. *At the request of the applicant, the public hearing on this application will be continued to the October 28, 2020 meeting. No public comment will be received regarding this application this evening.*
5. **Case No. 20-26-SU: 901-905 Green Bay Road – Rebel House Interior Design:** An application submitted by Rebel House, LLC seeking a Special Use Permit to allow an interior design office in the C-2 General Retail Commercial Overlay District at 901-905 Green Bay Road. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Community Development Report
 - b. October 28, 2020 Meeting - Quorum check.
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
JUNE 24, 2020**

Members Present:

Tina Dalman, Chairperson
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
John Golan
Louise Holland
Bridget Orsic

Non-voting Members Present:

John Swierk

Members Absent:

Jay Vanderlaan

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

Village Attorney:

Benjamin Schuster

Introductory Remarks Regarding Conduct of Virtual Meeting.

Chairperson Dalman read the Oral Declaration into the record as follows: "Pursuant to recently adopted amendments to the Illinois Open Meetings Act included in Public Act 101-0640, public bodies may, in certain circumstances, hold entirely virtual meetings without a quorum physically present in one location. On March 17, 2020, President Rintz issued a Declaration of Emergency pursuant to authority granted by the Village Code, the Illinois Municipal Code and the Illinois Emergency Management Agency Act to address the health threat posed by the Covid-19 pandemic. On May 29, 2020, Governor Pritzker issued a Disaster Proclamation that declared in-person attendance at public meetings of more than ten people at the regular public meeting location to be infeasible, in accordance with the Open Meetings Act, as amended by Public Act 101-0640. On June 16, 2020, President Rintz executed a written determination that given the ongoing emergency associated with the Covid-19 pandemic, in-person meetings of the Village's Village Council are not practical or prudent at this time and until further notice. In accordance with the Governor's Disaster Proclamation and the Village President's Declaration of Emergency and Determination regarding meetings of the Village Council, I, as Chair of the Plan Commission, hereby determine that in-person meetings of the Plan Commission are not practical or prudent at this time and until further notice."

Call to Order & Roll Call:

The meeting was called to order by Chairperson Dalman at 7:10 p.m.

Chairperson Dalman stated for those who did not participate last month's meeting, she would go over how the meeting would be conducted. She stated even though the meeting is virtual, members of the public would have ample opportunity to participate. Chairperson Dalman stated the public has been able to submit public comment prior to the meeting via email, letters or voicemail which would be transcribed

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for the Commission as well as being able to dial in or onto the WebEx platform.

Chairperson Dalman stated the procedure would be more formal and adhere strictly to procedural rules. She stated once attendees are let into the room with microphones turned on, no one is allowed to speak unless recognized by her as Chair. Chairperson Dalman stated speakers must identify themselves before speaking and she would swear in those speaking. She then stated all votes would be done by roll call. Chairperson Dalman stated any reference to documents or pages in the packet be referenced to ensure a clear record. She stated they would first open the public meeting and Village staff would make their presentation followed by Commission Member questions. Chairperson Dalman stated the petitioner and the petitioner's team would make their presentation followed by Commission Member questions. She stated they would then move on to the public comment portion of the meeting and the Commission would then take action to continue the meeting to a date certain or vote on a recommendation to the Village Council.

Approval of May 27, 2020 meeting minutes.

Chairperson Dalman asked for a motion to adopt the May 27, 2020 meeting minutes followed by any changes or corrections. A motion was made by Ms. Holland and seconded by Ms. Case to adopt the May 27, 2020 meeting minutes. Chairperson Dalman then asked if there were any corrections. No corrections were made at this time. A vote was taken and the motion unanimously passed.

AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic

NAYS: None

NON-VOTING: Swierk

Case No. 20-11-SU: 547 Lincoln Avenue – Delos Therapy: An application submitted by Delos Therapy, LLC seeking a Special Use Permit to allow a medical pain management treatment office in the C-2 General Retail Commercial Overlay District at 547 Lincoln Avenue. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the application was filed by Delos Therapy for a special use permit to allow a medical pain management treatment office on the ground floor at 547 Lincoln Avenue. She stated the subject property is one of the first-floor commercial spaces located in the two-story multi-use building at 545-561 Lincoln Avenue. Ms. Klaassen noted the space is currently vacant and was most recently occupied by Mark Beard Salon. She stated other building tenants include Aerial Fitness to the north and Café Aroma to the south as well as a combination of office uses and apartments above.

Ms. Klaassen stated the subject property is located in the commercial overlay district identified in the zoning map in the red hatched area. She stated the overlay district allows non-retail uses such as personal services uses as well as medical uses but required they be evaluated by the Commission and Village Council as a special use. Ms. Klaassen stated it is important to note that a use that is classified as a special use is an allowed use as long as the applicant can demonstrate the use in its proposed location meets the applicable standards for granting a special use.

Ms. Klaassen then stated the applicant is proposing to operate Delos Therapy in the approximately 1,100 square foot space which occupied 17 feet of building street frontage. She stated the applicant's service is a specialized therapy service for chronic pain, muscle stiffness and athletic injuries and has been in operation since 2012 with five locations in Chicago, Hinsdale and Oak Brook and they intend to operate 7 days a week by appointment only. Ms. Klaassen stated Monday through Friday, their hours would be 6am to 7pm and Saturday and Sunday between 7am and 4 pm.

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3# Ms. Klaassen stated there would be three treatment rooms with 1 or 2 full time therapists initially with
4# possibly 4 or 5 full time therapists after being in operation for 3-5 years. She stated the applicant estimates
5# during peak hours, the maximum utilization of the space would be 10 people with the average utilization
6# of 6 including staff and clients. Ms. Klaassen stated the applicant included three supplemental reports in
7# response to the special use standards included in the agenda materials. She noted the three reports are
8# the Kimley-Horn parking study, an appraisal prepared by Linberger & Company and an Okrent Kisiel
9# Associates evaluation report.

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32# Ms. Klaassen noted the Director of Public Works/Village Engineer, Steve Saunders, had the following
33# comments on the parking study suggestions: "(1) Due to the COVID-19 stay-at-home order and the related
34# business restrictions, the typical methodology of identifying total parking capacity in the vicinity and
35# current parking availability could not be accurately employed; (2) For the proposed use, on-street parking
36# is currently available on Lincoln Avenue and Elm Street, and surface parking is located at the Lincoln
37# Avenue and Elm Street Parking Lots; (3) The parking inventory provided in Kimley-Horn's report includes
38# 44 C-Permit permit parking spaces that are primarily designated for commuters. Based on past occupancy
39# counts showing that these spaces are nearly 100% used by commuters, they should not be included as
3: # part of the available parking inventory; (4) Kimley-Horn evaluated comparative occupancy and parking
3; # demand between the previous tenant, a hair salon, and the proposed Delos Therapy, by comparing the
42# total number of stations/rooms and assuming full use of the facilities. This methodology shows a
43# reduction in comparative parking demand of -12 parking spaces. This is an aggressive, best-case scenario
44# that assumes full occupancy of the previous business. A conservative approach that assumes 50% of the
45# stations in the salon were occupied would result in a net-zero comparative parking demand; and (5) It
46# would appear that granting the Special Use Permit would not result in impairment of parking within the
47# East Elm Business District." Ms. Klaassen then stated in terms of public comment, four letters of support
48# were included in the agenda materials and noted they have not received any additional comments.

49# Ms. Klaassen stated following public comment and Commission discussion, a Commission Member may
4: # make a recommendation to the Village Council. She noted a draft motion is provided on page nos. 6-7 of
4; # the agenda report. She then asked if there were any questions for the Village staff.

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53# Chairperson Dalman also asked if there were any questions for the Village staff. No questions were raised
54# at this time. She then asked for the petitioner's presentation. Chairperson Dalman, Mr. Schoon and Mr.
55# Norkus allowed members of the petitioner's team to enter the meeting. Lenny Asaro, Eric Owens and
56# Mimi Bosika entered the meeting. Mr. Asaro introduced himself as the attorney for the applicant and
57# stated there would be a PowerPoint presentation. He also introduced Ms. Bosika and Mr. Owens as co-
58# founders of Delos Therapy, Peter Lemmon, an engineer with Kimley-Horn, George Kisiel of Okrent Kisiel
59# Associates and Mary Linberger of Linberger & Company, a real estate appraisal and consulting firm.

5: #
5; # Chairperson Dalman then swore in those speaking to this matter. Peter Lemmon, George Kisiel, Mimi
62# Bosika and Eric Owens agreed with the statement swearing them in.

63#
64# Mr. Asaro stated they submitted a Memorandum in Support of a special use application as part of the
65# agenda packet. He stated they would show the Commission videos to show them what the applicant does
66# as well as the locations of the other facilities and a video of Mr. Owens and Ms. Bosika. Mr. Asaro stated
67# the next video would show a day in the life of the applicant as well as one of their other facilities. He then
68# stated three videos are testimonials from clients along with letters of support. Mr. Asaro stated he would
69# then ask Mr. Owens and Ms. Bosika background questions to supplement the information seen in the
6: # video followed by presentations from Mr. Lemmon, Mr. Kisiel and Ms. Linberger followed by their

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3# conclusion.

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5# Mr. Asaro stated they submitted a floor plan and wanted to show a side by side use of the space as a hair
6# salon and number of stations to visualize the maximum intensity of the use compared to the proposed
7# use and identified the three rooms and the reception area. He then asked Ms. Klaassen to play the medical
8# animations video which was without audio which the Commission viewed at this time. Mr. Asaro identified
9# the first video in the packet as Medical Animations Introduction/Medical Animations Technique and asked
:# Mr. Owens to explain the video.

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32# Mr. Owens stated as shown in the video, the focus of their therapy is to restore muscle pliability. He
33# explained muscle tissue has a tendency to get tight and it should be soft when relaxed. Mr. Owens stated
34# around any joints that hurt, such as with knee pain or back pain, the muscles feel hard all the time. He
35# stated clients usually try massages or stretching for relief, but the fibrotic surface is not addressed with
36# those activities. Mr. Owens stated they discovered applying direct pressure into the tissue forces it to
37# separate as shown in the animation. He stated the medical field is looking at imaging for chronic muscular
38# problems and the fibrosis that happened inside the muscle does not show up on imaging. Mr. Owens
39# stated applying pressure to the tissue would break it up and restore the health of the muscle. He stated
3:# the videos help explain to clients why pressure is the answer to solving muscular problems.

3;#

42# Mr. Asaro then asked Mr. Owens to speak with regard to his educational, athletic and professional
43# background which led him to Delos Therapy followed by Ms. Bosika. Mr. Owens informed the Commission
44# he has a long history of being a professional athlete and played all over the world successfully as a table
45# tennis player. He stated his father, an engineer, was also a table tennis player and had a chronic shoulder
46# injury. Mr. Owens stated for him seeking relief, his father discovered interesting observations with regard
47# to how muscles work in the 1980's. He stated his father's business was successful and treated many
48# famous people. Mr. Owens stated he knew his professional career would be limited and that he would go
49# into professional therapy.

4:#

4;# Mr. Owens then informed the Commission he received a degree in Biochemistry and a Master's degree in
52# Biomedical Science and performed research on rheumatoid arthritis and inflammatory conditions. He also
53# stated Ms. Bosika's father was his former coach and she became his partner 25 years later and they have
54# been business partners for 8 years. He informed the Commission he received his Bachelor's degree in
55# Biochemistry and a Master's degree in Biomedical Science and went to medical school at Midwestern
56# University in Downers Grove. Mr. Owens stated the therapy was so effective and innovative, he
57# reconnected with Ms. Bosika and their business grew very quickly.

58#

59# Mr. Asaro asked Ms. Bosika if she grew up in Serbia and started playing table tennis at 5 years old. Ms.
5:# Bosika confirmed that is correct and stated her father was her and Mr. Owens's coach. Mr. Asaro asked
5;# Ms. Bosika if she moved to the U.S. at 11 years old and if she ever played against Mr. Owens. Ms. Bosika
62# confirmed that is correct. Mr. Asaro asked Ms. Bosika if she took over managing her father's business
63# while he was a coach and took on an organizational role for the U.S. Olympic table tennis center. Ms.
64# Bosika confirmed that is correct. Mr. Asaro asked Ms. Bosika where she attended college. Ms. Bosika
65# responded she did her undergraduate study at Washington University and studied business and went to
66# the University of Chicago Booth School of Business to finish her MBA. Mr. Asaro asked Ms. Bosika why
67# Delos Therapy selected Winnetka for their newest location. Ms. Bosika responded it had a lot to do with
68# the clients they serve on the North Shore and they received offers to open locations within different
69# fitness studios, etc. She felt Winnetka was the most appealing location for their brand and vision and
6:# many of their clients live on the North Shore who come to the Lincoln Park location for treatment. Ms.

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3# Bosika noted they have five locations, three in Chicago, one in Oak Brook and one in Hinsdale. Mr. Asaro
4# asked Ms. Bosika if those facilities are located in free standing spaces. Ms. Bosika stated the Hinsdale
5# location is located within a fitness studio, Shred 415, whose clients used their services. She stated the Oak
6# Brook facility is a stand-alone location in the commercial area. Ms. Bosika stated the Lincoln Park facility
7# is a stand-alone location and they have another facility within a strength training studio, Strength Society,
8# as well as a facility in the Groupon Building at 600 W. Chicago. Mr. Asaro asked Ms. Bosika how long Delos
9# Therapy has been in business. Ms. Bosika responded since March 2012. Mr. Asaro asked if they signed a
10# lease with two renewal terms of 5 years each. Ms. Bosika confirmed that is correct. Mr. Asaro asked if
11# they are responsible for any part of the buildout. Ms. Bosika responded they are responsible for any
12# portion not in the tenant improvement allocation. Mr. Asaro asked what the approximate total buildout
13# budget is. Ms. Bosika stated they estimated it to be between \$60,000-\$70,000 and anything over \$40,000
14# is their responsibility. Mr. Asaro asked how long the buildout would take before they are able to begin
15# operation. Ms. Bosika estimated it to be 6-8 weeks. Mr. Asaro asked what the hours of operation are, how
16# many clients they plan to serve and how many treatment specialists would work in the facility. Ms. Bosika
17# stated they would begin with a lower capacity and anticipate their hours to be similar to their other
18# locations with one therapist on site to start. Mr. Asaro asked Ms. Bosika what the breakdown of clients is
19# they expect to see. Ms. Bosika stated they would see teens involved in sports and the average
20# demographic is 30-50 year old professionals and those engaging in fitness/sports as well as older patients
21# who make up 20% of the clients.

22#
23# Mr. Asaro referred to the PowerPoint presentation and the testimonial video link and asked the
24# Commission to view them at a later date. He stated they also submitted letters of support, one from
25# Steven Kao, a Winnetka resident and investor as well as letters from Dr. Levy, Eric Tepper and Sherry
26# Weber which were included in the written materials. Mr. Asaro noted Dr. Levy is also present to speak.
27# Chairperson Dalman asked the applicant to conclude their presentation first with those who have been
28# sworn in.

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30# Mr. Asaro then introduced Peter Lemmon of Kimley-Horn, 111 W. Jackson, Chicago. He asked Mr. Lemmon
31# to provide a summary of his background and qualifications. Mr. Lemmon stated he received a degree in
32# Civil Engineering from Purdue and he is a licensed professional engineer in Illinois and Indiana, as well as
33# being a certified professional traffic engineer practicing for the last 22 years in Chicago. He informed the
34# Commission they work with a wide range of public and private sector clients such as schools and hospitals.
35# Mr. Asaro asked Mr. Lemmon what his assignment was. Mr. Lemmon responded they were asked to
36# evaluate the parking characteristics for the proposed use and given Covid-19 and its influence on traffic
37# and parking, they did not follow the same methodology. He stated they were still able to make an
38# assessment of this use compared to the previous use as well as to put it into context with the surrounding
39# areas and identify whether the proposed use would be detrimental to parking inside the business district.
40# Mr. Asaro asked if the two points in the PowerPoint presentation summarize the opinions for the
41# proposed use. Mr. Lemmon confirmed that is correct. Mr. Asaro asked Mr. Lemmon if a written report of
42# their analysis and opinions was prepared. Mr. Lemmon confirmed that is correct. Mr. Asaro asked Mr.
43# Lemmon if the illustration represented the proposed site location where the property is located and its
44# boundaries. Mr. Lemmon confirmed that is correct and stated the site is the small yellow box north on
45# Lincoln on the east side of the street. He noted the blue area represented on and off-street parking in the
46# area east of the tracks. Mr. Asaro asked Mr. Lemmon to summarize his analysis shown on the two pages
47# in the illustration. Mr. Lemmon responded Table 1 represented an estimate of the potential peak parking
48# demand with the previous salon use assuming the space is full. He then stated Table 2 reviewed the
49# program for the proposed use including therapists and administrative staff and if the three treatment
50# rooms are full and clients waiting, there would be up to 13 spaces. Mr. Lemmon then stated the next table

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3# compared the salon use and the proposed use with a difference of 12 spaces. He added even with a 50%
4# full approach, it would net out with an even parking impact.

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6# Mr. Asaro then introduced George Kisiel of Okrent Kisiel Associates. He asked Mr. Kisiel for an overview
7# of his background qualifications. Mr. Kisiel responded he is a licensed architect and certified planner with
8# 40 years of experience. He stated he received his undergraduate degree in Architecture and a Master's in
9# Policy Planning from the University of Illinois at Chicago. Mr. Kisiel informed the Commission he has been
: # accepted as an expert in courts in Cook, Lake, DuPage and Will counties and appeared before numerous
; # boards in different cities and municipalities including Winnetka. Mr. Asaro asked Mr. Kisiel if he prepared
32# a written report of his analysis and opinions. Mr. Kisiel confirmed that is correct. Mr. Asaro noted the
33# report is attached as Exhibit D to the Memorandum and asked Mr. Kisiel what was his assignment. Mr.
34# Kisiel responded he was to evaluate the proposed special use in the proposed location with respect to the
35# applicable special use standards. Mr. Asaro asked Mr. Kisiel if he familiarized himself with the surrounding
36# properties and described it in the report. Mr. Kisiel confirmed that is correct. Mr. Asaro asked Mr. Kisiel if
37# he described the proposed special use in the report. Mr. Kisiel confirmed that is correct. Mr. Asaro asked
38# Mr. Kisiel to summarize the land use context and overview of the report's opinions and to express his
39# opinion when considering the special use standards. Mr. Kisiel responded the property is located in
3: # downtown Winnetka with the West Elm district split into various dining options and boutiques and the
3; # East Elm district consisting of upscale dining, boutiques, jewelry stores, etc. He stated the subject
42# property's neighbors include Little Ricky's and Café Aroma, etc. Mr. Kisiel also stated other service uses in
43# the area include Aerial Fitness, Spa Nail City, etc. within the land use context. He stated a review of the
44# standards indicates the proposed use would be less intense than the prior use on the site and would be
45# compatible and complementary to the existing uses in the area. Mr. Kisiel noted the proposed use would
46# have no negative impact on surrounding uses.

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48# Mr. Asaro then introduced Mary Linberger. Chairperson Dalman swore in Ms. Linberger and others who
49# were not sworn in previously. Mr. Asaro asked Ms. Linberger if she prepared a written report and
4: # summary of her background and qualifications. Ms. Linberger confirmed that is correct. Mr. Asaro asked
4; # Ms. Linberger to provide an overview of her qualifications, educational and professional background. Ms.
52# Linberger informed the Commission she received her undergraduate degree in Political Science in New
53# York and received her graduate degree from the University of Illinois at Chicago. She stated she has been
54# a commercial real estate appraiser for 35 years and has done a wide variety of work for lenders and
55# developers and focused on litigation matters providing testimony similar to what is being given tonight.
56# Mr. Asaro asked Ms. Linberger if she testified on multiple zoning matters for different municipalities. Ms.
57# Linberger confirmed that is correct. Mr. Asaro asked Ms. Linberger what her assignment in this case was.
58# Ms. Linberger responded she was asked to evaluate the proposed special use and its surroundings to
59# determine whether there would be any negative impact on the surrounding properties. She then stated
5: # in the preparation of her report, she investigated the nature of Delos Therapy and visited other locations
5; # in the Chicago area as well as considered the surrounding neighborhood property in Winnetka and the
62# other five locations. Ms. Linberger noted she came to the conclusion that there would be no negative
63# impact on the values of the surrounding properties if Delos Therapy operated as a special use in Winnetka.
64# Mr. Asaro asked Ms. Linberger if she is an Illinois licensed appraiser. Ms. Linberger confirmed that is
65# correct and added she is a member of the Appraisal Institute.

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67# Mr. Asaro stated that concluded their witness presentations and asked for the submitted documents to
68# be officially entered into the record. He then stated that concluded their presentation.

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6: # Chairperson Dalman stated for the record, as part of the Commission packet, she confirmed they received

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all of the information presented ahead of time with links to the videos. She asked Mr. Schoon to confirm no new evidentiary materials were received. Mr. Schoon responded they received background information on some of the witnesses which was submitted since the Commission Members received the meeting materials. Chairperson Dalman asked the petitioner to confirm they encountered no technical difficulties which precluded them from making their presentation. Mr. Asaro confirmed there were no difficulties.

Chairperson Dalman then asked if there were any questions from the Commission. She stated the Commission is to consider whether the standards for approving a special use permit have been satisfied and asked for the Commission Members to focus on the criteria with regard to the overlay district.

Ms. Holland asked the applicant if they looked at other locations not in the overlay district which are less congested and which had more parking than the proposed location. Ms. Bosika informed the Commission they spent a year looking for a location on the North Shore and six other properties in Winnetka. She then stated they found the surrounding businesses in the proposed location to be very complementary. Ms. Bosika stated it made sense to be in this location from a usage and consumer behavior perspective. She also stated they would have the lowest maximum capacity than any other business in the area. Ms. Bosika noted their treatments last 25 or 50 minutes with no overlap. She also stated their usage would contribute to the area.

Ms. Holland stated that Mr. Lemmon included the commuter lot to the north and noted it is also used by the Community House in the parking study and referred to the difficulty finding parking during normal times. She stated the public lot on Elm Street was also mentioned and is also heavily used. Ms. Holland then stated many parking companies do studies in the Village and conclude parking is great but they do not live here. She added East Elm has become very popular and it is difficult to get a parking space even in Covid times.

Mr. Lemmon responded the two lots mentioned contain permit parking and a combination of permit parking for employees which they would recommend park there. He then stated the Elm Street lot is permit parking limited to 2 hours and stated there are 189 on-street spaces in the area. He also stated they would normally count the number of spaces occupied during different times of the day and the report showed the opportunities available. Mr. Lemmon then stated the main takeaway is the effect of the use on parking compared to the previous use and they concluded it would be neutral or less in terms of the proposed use being half of that of the previous use. He noted they are taking a conservative approach since the proposed use would not be fully occupied.

Ms. Holland referred to paragraph 5 on page 14 and stated they signed a long lease. She asked if they knew of any efforts to build a new building on that property. She referred to the building at the corner of Elm Street and Lincoln which is celebrating its 150th anniversary and is a very important part of the community. Mr. Asaro responded they were only cited Section 17.44.020(b)(ii)(v) of the ordinance as the standard. He confirmed they are not proposing a new building. Mr. Foley and Mr. Golan stated they had no questions at this time.

Ms. Orsic stated the front window appeared to be the waiting room and asked if there would be anything else in the front area. Ms. Bosika responded they usually have a screen with occupational content and confirmed there would be a reception desk and it would be a beautiful area in terms of the aesthetics.

Mr. Bradley thanked the applicant for their presentation. He stated for any of their other locations, he

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3# asked if they held out details or discussion of having retail or if there is any retail in their other locations.
4# Ms. Bosika responded there is a limited amount and they are working on expanding the selection. Mr.
5# Bradley stated the other locations have a partnership with Shred 415 and noted there is a Shred 415 in
6# Northfield and asked if they discussed partnering with them. Ms. Bosika confirmed they did and there is
7# no availability where they are located. Mr. Bradley then referred to page 39 addressing standard no. 10
8# relating to the multi-use areas and their response is that it is not applicable. He also referred to a drawing
9# of the space utilized, the plans for the breakrooms to be toward the back and waiting room with retail
: # down the road. Mr. Asaro stated they interpreted that standard to mean having multiple uses in that area
; # as opposed to multiple uses in the entire space.

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33# Mr. Kisiel referred to whether any other uses would be classified as separate uses and with regard to
34# organization, there would be reception seating and space at the rear. He stated the way in which the
35# space is organized, he referred to the focus on the street side with transparent glass. Mr. Kisiel also stated
36# those inside would have a view of the street. Ms. Bosika stated it is going to be their fanciest location to
37# date and described the proposed interior. Mr. Bradley then stated the reason for moving to the North
38# Shore is for their clients who travel to the city and asked if the business would draw people who would
39# otherwise travel to the city increasing the demand. Ms. Bosika stated it takes time to ramp up operations
3: # to full capacity with Oak Brook being similar in size to this location. She referred to their partnerships with
3; # Winnetka residents and that demand would grow steadily but capacity constraints would apply here in
42# that they could not see more people than the space allowed.

43#

44# Ms. Case stated most of the other facilities are not on the ground level and asked if they considered
45# second floor spaces in the area. She also asked why a first floor space so important. Ms. Bosika responded
46# it is a deliberate business decision they made last year and they want to gain brand recognition and equity
47# that comes with retail level locations. Ms. Bosika informed the Commission for their Lincoln Park location;
48# they are finalizing the details to move to a retail location. She referred to Athletico which has a similar
49# concept of ground floor locations. Ms. Case asked if they considered a space not in the center of
4: # restaurants and which are actual retail spaces and referred to the location next door. Ms. Bosika
4; # responded that it was a deliberate business decision because their clients will be customers at those
52# places. She explained that oftentimes because their treatments are short, they are 25 minutes, people
53# are coming during their lunch breaks, and especially on the North Shore they have a lot of parents who
54# bring their teenagers who are involved in sports and the parents need places to be patrons of so the
55# restaurants are going to be great for those people. Ms. Bosika stated furthermore it is a deliberate
56# decision to be near those places like Aerial Fitness and the gym that is across the street because they are
57# complementary so oftentimes those patrons would go to the fitness location first and follow-up with our
58# location so it works really well in terms of convenience for them. She stated that also goes back to the
59# parking question because with those partnerships, they know the folks that own Aerial Fitness, that means
5: # it is one customer and one parking spot that will be using both locations.

5; #

62# Ms. Danley referred to standard no. 9 and asked for more specific examples of what the space would look
63# like compared to other businesses in the area. Ms. Bosika stated they plan to create something beautiful
64# and the treatment rooms would have glass panels to make the space feel more open. She also stated
65# while their clients would only be there for 25 or 50 minutes, there is activity between sessions but there
66# is not a lot of overlap but it would be lively which is part of the culture they create. Ms. Bosika stated it
67# would be designed to be a lively location.

68# Chairperson Dalman stated she had no questions. She then asked for public comment and asked if there
69# were any other comments from the Commission. No additional comments were made at this time.
6: # Chairperson Dalman stated after public comment, the Commission would be asked if they had additional

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3# questions. Ms. Klaassen confirmed they have not received any additional written public comment.

4#

5# Mr. Schoon stated they would have to swear in speakers one at a time. Mr. Norkus stated Dr. Levy is no
6# longer on the call and asked for Eric Tepper's comments. Mr. Tepper, 3090 Wordler Place, Highland Park.
7# Chairperson Dalman swore in Eric Tepper. Mr. Tepper informed the Commission he is the CEO of Jens
8# Strong Fitness and friend of the applicants as well as a client. He stated with regard to the accuracy of
9# their therapy and the character of the applicants and their employees, a lot of people suffer from pain.
: # Mr. Tepper stated people do not like to live with the impact of pain and the pain treatment options are
; # limited and provide temporary relief. He stated Delos Therapy is a solution which brings functionality back
32# to your body. Mr. Tepper confirmed the treatment works and worked consistently. He stated they are
33# always working on developing their craft and their ability to build relationships with clients, they
34# participate in all kinds of community events and partner with many businesses in the area. Mr. Tepper
35# stated if they are looking for a business which would positively contribute to the community and help
36# people lead more functional lives, they should invite Delos Therapy to the community. Chairperson
37# Dalman asked the Commission if they had any questions for Mr. Tepper. No questions were raised at this
38# time. Mr. Norkus confirmed Mr. Tepper was the only registered speaker for this matter with several
39# unregistered members in attendance. Chairperson Dalman stated for the record, Dr. Levy included a letter
3: # dated June 15, 2020 which is in the packet.

3; #

42# Mr. Norkus then asked each caller whether they planned to speak on this matter. Chairperson Dalman
43# swore in Terry Dason. Terry Dason, Executive Director of the Chamber of Commerce, stated she is
44# intrigued by the business since she is in pain and asked if it is physical therapy or if they accepted
45# insurance. Mr. Owens responded it is not like physical therapy and described it as what they took a look
46# at in terms of medical therapy. He stated it worked after patients go to physical therapy and they get cases
47# that no other therapy is able to resolve and they are able to help people live their lives without physical
48# therapy. Mr. Owens stated there is no medical code to define their type of therapy and it is considered an
49# out of pocket expense and not covered by insurance. He added patients are able to use their health
4: # savings accounts.

4; #

52# Mr. Norkus asked Sarah Dippold if she had any comments. No comments were made at this time. Mr.
53# Norkus then asked if Caller No. 2 had any comments. No comments were made at this time. Mr. Norkus
54# asked Caller No. 3 if there were any comments. The caller identified himself as the architect and stated
55# he was available to answer any questions. Mr. Norkus asked if Caller Nos. 5, 7, 8, 9 and 11 had any
56# comments. No comments were made at this time. Mr. Norkus stated that concluded comment from the
57# dial in callers. Ms. Klaassen confirmed no additional emails were received for this matter.

58#

59# Chairperson Dalman stated the Commission would now ask questions of the petitioner. Mr. Bradley asked
5: # for confirmation as to the primary location as owners and the testimony that they are active in the
5; # community. He asked if they planned to be in this location on a daily basis or if at all. Ms. Bosika stated
62# she and Mr. Owens visit each location every week and as they grow, they cannot be at each location every
63# day. She stated when they open a new location, they have more visibility there. Ms. Bosika stated with
64# regard to community events, she informed the Commission they did 120 community events in 2019 which
65# amounted to doing free therapy twice a week in different locations.

66#

67# Chairperson Dalman asked if there were any questions. Ms. Danley asked Mr. Norkus how long the space
68# had been vacant. Ms. Klaassen responded she did not have a definitive answer. Chairperson Dalman asked
69# if the previous salon was grandfathered in or did it receive a special use in the overlay district. Ms. Holland
6: # stated that salon had been there many years. She described the presentation as excellent and thanked

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the petitioner for finding a solution for pain. Ms. Holland stated there was an application from a physical therapy applicant a year ago which wanted to locate in the Overlay District which was denied. She stated they found a second floor location and they are now expanding which resulted in a great solution for them and the Village. Ms. Holland stated she is a great proponent of the overlay district and if it was for any location other than the overlay district, she would support the proposal. She stated she is also concerned with an increase in parking.

Chairperson Dalman asked Ms. Holland and each Commission Member to reference which standards specifically they did not think the request satisfied. Ms. Holland referred to special use standard nos. 7, 9 and 12 are not met. Ms. Klaassen confirmed the salon left the space in July 2019.

Chairperson Dalman asked if there were any other comments. Ms. Case agreed with Ms. Holland and while she commended the applicant, the space chosen is not conducive to this type of business. She stated the area they chose is an area the Village wants to promote for dining and retail with other similar businesses coming in. Ms. Case stated this proposal would be more conducive to the second floor or on the perimeter of the overlay district as opposed to in the middle of restaurant and shopping uses. Ms. Case stated special use standard no. 7 has not been met and she would not be in support of the application. She also referred to standard no. 12 relating to parking. Ms. Case concluded their business is wonderful and asked for them to find a different location in Winnetka.

Mr. Golan disagreed with Ms. Holland and Ms. Case and described the applicant as a high quality group of people and they have received rave reviews online. He stated they are talking about 17 feet of street frontage with a restaurant on one side and an athletic facility on the other side and he did not see them breaking up the retail corridor. Mr. Golan also stated they have a high quality group of clients that would be desired as patrons of other stores. Ms. Orsic stated her initial thought was that this was a good request and described their presentation as superb but she agreed with Ms. Holland and Ms. Case. She referred to the physical therapy business on Chestnut and the Coldwell Banker application. Ms. Orsic stated she has concerns regarding the impact on retail uses in the Overlay District if more of these uses kept creeping in, she agreed while she would want this business in Winnetka, she agreed with Ms. Holland and Ms. Case and it is too important of a stretch of the Overlay District. Chairperson Dalman confirmed the applicant Ms. Orsic referenced is Body Gears.

Ms. Case stated in response to Mr. Golan's comments, they are a fabulous business but this location is the problem. She commended the applicant on their amazing presentation but could not support this specific location. Mr. Foley stated the use would be consistent with the standards and agreed the applicant and team put a lot of work into the request. He stated while the former tenant was grandfathered in and was a similar use, he referred to parking as well and he gave a lot of weight to Mr. Saunders' opinion. Mr. Foley also stated he was impressed they would be signing a 7-year lease which would be positive for the community and the Village. He stated he is leaning with the group. Ms. Danley agreed with Ms. Holland, Ms. Case and Ms. Orsic. She stated while it would be a great business for the Village, the issue related to this particular location. Ms. Danley stated she was initially concerned with standard no. 12 and the net zero change in parking. She then stated it came down to standard nos. 7 and 9 as a concern for her and agreed the presentation was fabulous and her concern related to this particular location.

Mr. Bradley stated they constantly deal with what has been grandfathered in, what has been done in different iterations of different boards and changes made to the ordinance, particularly to the preservation of the retail overlay district. He stated he has always said the pursuit of perfection becomes

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3# the enemy of the good and that retail is under attack. Mr. Bradley stated they can wait another year and
4# see if another application comes forward or embrace a proven business signing a 7-year lease and which
5# is unique to the North Shore and would draw visitors. He commented it would be penny wise and pound
6# foolish for them to make businesses like this consider locations on the outer fringes of the community if
7# they do not concede some ground waiting for brick and mortar stores to return. Mr. Bradley also stated
8# if they do not take advantage of this opportunity, they would find a home somewhere else and the
9# residents will travel to that location. He stated he did not understand the Commission Members' concerns
: # relating to parking when the use would have a minimum number of guests. Mr. Bradley stated another
; # use in this space would be 3 to 10 times more impactful in terms of the number of people. He compared
32# a use with 5 people in at one time to another use such as a restaurant and whether it could be profitable
33# with the same number of guests. Mr. Bradley stated parking would be at an advantage with regard to the
34# way they are attempting to set this up with 25 to 50 minute sessions. He stated the standards have been
35# met, this is a unique business that has proven itself and would be a long running tenant. Mr. Bradley
36# concluded he is in favor.

37#

38# Mr. Swierk stated the location has been vacant for a year and he agreed with Mr. Bradley's comments
39# relating to a restaurant being a permitted use in this location with a lot more people there. He stated he
3: # hoped to see the applicant at the Village Council meeting. Ms. Orsic stated parking is not a great concern
3; # and the fact they would draw people as an established business. She stated the idea if they keep conceding
42# ground, at what point do they realize they have conceded too much. Mr. Bradley stated in terms of going
43# too far, he referred to office uses and this use would be different and described it as middle ground. Ms.
44# Case referred to the Body Gears application which was turned down and they found another location and
45# are happy with it. She reiterated it would be a great service but not in this space.

46#

47# Chairperson Dalman stated she is torn and agreed it would be a strong business. She also referred to the
48# difficulty of it being a tough space to rent at 17 feet wide and referred to the Body Gears application.
49# Chairperson Dalman stated what is challenging is that they cannot rely on what was done 6 months ago
4: # and they do not know what the future looks like for brick and mortar stores. She stated she felt strongly
4; # that she cannot support the application since the petitioner did not address any of the special use criteria.
52# Chairperson Dalman stated there was no evidence showing with regard to criteria nos. 3, 7, 8, 9, 10 and
53# 12. She then stated she regretted the adjacent fitness use did not generate a lot of traffic with no collateral
54# benefit to surrounding businesses. Chairperson Dalman stated the clientele may come and go quickly and
55# hoped they found another location in Winnetka and she could not support an approval recommendation.

56#

57# Mr. Golan referred to the fitness center location and the amount of people generated in the morning and
58# evening with this use being a high quality service business with people lining up for appointments
59# throughout the day. He agreed with Mr. Bradley's comments relating to another use hopefully coming in
5: # for a year or so and they have to consider the quality of the business. Mr. Golan stated holding out 17 feet
5; # of space in the retail overlay district is not appropriate. Chairperson Dalman agreed and stated if it was
62# further north on Lincoln or at the end of Elm Street, she would be more comfortable with that.

63#

64# Mr. Asaro stated with regard to certain standards not being addressed to their satisfaction, Mr. Kisiel's
65# report identified all of the sections of the standards and they were addressed. Chairperson Dalman stated
66# although they were mentioned in the report, there was not enough factual information to support the
67# argument. She asked if there were any comments and it appeared the votes appear to lean toward a
68# recommendation of denial with Mr. Bradley, Mr. Golan and Mr. Foley in support and Ms. Holland, Ms.
69# Case, Ms. Danley, Ms. Orsic and herself recommending denial. Chairperson Dalman then asked for a
6: # motion in support of a recommendation of denial and asked if there was any objection to the framing of

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the motion. No objection was noted. She stated the motion is that the Commission recommends denial of the special use to allow a medical pain management treatment office on the ground floor at 547 Lincoln Avenue within the C-2 Commercial Overlay District based on the findings of fact in the record.

The motion was made by Ms. Orsic as stated by Chairperson Dalman to recommend denial as the request is not consistent with the standards for granting a special use permit for the commercial overlay district as far as standard nos. 2, 3, 7, 8, 9 and 12. Ms. Danley seconded the motion. A vote was taken and the motion passed, 5 to 3.

AYES: Case, Dalman, Danley, Holland, Orsic

NAYS: Bradley, Foley, Golan

NON-VOTING: Swierk

Chairperson Dalman informed the request would now go to the Village Council which has final jurisdiction.

Chairperson Dalman asked the Commission Members if they would like to continue on with the next agenda item since it is 10:00 p.m. The Commissioners agreed to move forward with the next agenda item. Mr. Bradley moved for the Commission to take a 5 minute break. Ms. Holland seconded the motion. A vote was taken and the motion unanimously passed.

AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic

NAYS: None

NON-VOTING: Swierk

Mr. Schoon and Mr. Norkus confirmed those who dialed into the meeting along with the applicant. Mr. Schuster and Chairperson Dalman reconvened the meeting.

Case No. 20-12-SU: 930 Green Bay Road – Engel & Völkers: An application submitted by Live & Play Chicago North Shore, LLC d/b/a Engel & Völkers North Shore Real Estate office seeking a Special Use Permit to allow a real estate office in the C-2 General Retail Commercial Overlay District at 930 Green Bay Road. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated Live & Play Chicago North Shore d/b/a Engel & Völkers North Shore Real Estate filed an application seeking approval of a special use permit to allow a real estate office on the ground floor at 930 Green Bay Road. She stated the subject property is one of two commercial spaces located in the one story commercial building at 928-930 Green Bay Road located on the west side of Green Bay Road between Tower Road and Gage Street. Ms. Klaassen stated the space is currently unoccupied and was most recently occupied by Robert Bryan Home until August 2019. She noted the other tenant in the building is Alexandra Kaehler Design to the south. Ms. Klaassen stated in 2018, that tenant received approval of a special use permit to operate an interior design office. She stated the property is located within the Village's Commercial Overlay District which allows non-retail uses such as offices and professional uses as special uses which requires an Applicant to demonstrate to the Commission and Village Council that it meets the standards for granting such a special use.

Ms. Klaassen stated the applicant is proposing to open a branch of Engel & Völkers Real Estate in the 2,100 square foot space and noted the applicant has locations worldwide. She informed the Commission they are a service company specializing in the sale and rental of premium residential property, commercial real estate, yachts and aircrafts. Ms. Klaassen stated this branch would have 20 real estate advisors and two full time staff. She stated they anticipate no more than five advisors and two staff present at the same time on a daily basis. Ms. Klaassen noted their hours would be from 9am to 5pm Monday through Saturday and 10am to 4pm on Sunday. She stated the applicant typically held meetings with advisors and staff twice

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3# a month in the mornings for 1.5 hours with no more than 17 people attending the meetings. Ms. Klaassen
4# then stated the applicant provided a parking study prepared by KLOA with Village Engineer, Steve
5# Saunders, evaluating the study and providing the following comments: "(1) Mr. Saunders concurs with the
6# findings that permitting this special use will not result in impairment of parking within the Hubbard Woods
7# Business District; and (2) It should be reinforced that the two full-time employees should park on-site in
8# the spaces behind the building, and that the remaining employees and advisors obtain and use Zone A
9# Business Employee Parking Permits." She stated in terms of other advisory body reviews, the DRB
:# considered a Certificate of Appropriateness to allow alterations to the exterior façade. Ms. Klaassen
;# informed the Commission by a vote of 4 to 0, the DRB approved the request with the recommendation
32# that the brick on the side columns of the building also be painted white to match the rest of the front
33# façade's brick. She stated the applicant is aware that any proposed signage would need to be approved
34# by the DRB at a future meeting.

35#

36# Ms. Klaassen then stated following conclusion of public comment and Commission discussion, a
37# Commission Member may choose to make a recommendation to the Village Council regarding the request
38# and a draft motion is provided on page nos. 6-7 of the agenda report. She noted no public comment
39# concerning this request was submitted to the Village prior to the meeting. Ms. Klaassen then asked if
3:# there were any questions.

3;#

42# Chairperson Dalman also asked if there were any questions for the Village staff. No questions were raised
43# at this time. Chairperson Dalman then asked for the petitioner's presentation.

44#

45# Hal Francke of Meltzer, Purtill & Steele stated they submitted new evidentiary material in the form of
46# additional slides as part of their presentation. He introduced Paul Lazarre of Engel & Völkers North Shore,
47# Javier Milan of KLOA and Elizabeth Kivland, the architect. Mr. Francke then stated he would provide
48# background on the application followed by Mr. Lazarre.

49#

4:# Chairperson Dalman then swore in those speaking to this matter. Mr. Francke, Mr. Lazarre and Mr. Milan
4;# confirmed being sworn in. Mr. Schoon noted Michael Schatz is on the phone. Mr. Francke responded Mr.
52# Schatz and Ms. Kivland are not part of their presentation and can be sworn in later if needed. Ms. Kivland
53# confirmed being sworn in at this time.

54#

55# Mr. Francke referred to the previous application and began by stating they are in the Hubbard Woods
56# Design District and it is a different type of use. He stated with regard to the applicant's offices and
57# operations worldwide, Mr. Lazarre would speak to the office in Lincoln Park and his background and
58# address the standards. Mr. Francke informed the Commission the applicant is the contract purchaser of
59# the property and would spend significant funds on the acquisition and improvement of the property. He
5:# then stated the applicant already has real estate signs up in the community with a temporary office down
5;# the street. Mr. Francke then introduced Mr. Lazarre.

62#

63# Paul Lazarre stated Engel & Völkers is a different brand established in 1977 in Europe and is a well-known
64# brand in Europe, Asia, South Africa and worldwide. He stated they are a lifestyle company and provide a
65# luxury experience. Mr. Lazarre stated they also do commercial real estate, yachts and aircrafts as part of
66# their luxury component. He referred to several photos which showed their participation in community
67# events. Mr. Lazarre reiterated their brand is unique and called their offices shops as opposed to offices
68# and referred to photos of their shops across the world. He referred to the hospitality of their shops and
69# brand affiliation in the communities they occupy worldwide.

6:#

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3# Mr. Lazarre then identified their artist display case which is changed regularly with the North Shore shop
4# serving the region. He stated they have a camera in front of one of their locations showing people looking
5# into their locations to look at their properties. Mr. Lazarre then identified a shop image in Sun Valley,
6# Colorado and design respecting the architecture of the area as well as photos of other locations. He stated
7# the aesthetic is meant to be beautiful, welcoming and clean and identified the reception area in a photo.
8# Mr. Lazarre informed the Commission they produce a magazine in 7 languages and identified the open
9# space design which is meant to host community events. He then identified photos of different community
: # events. Mr. Lazarre also referred to their receipt of a Certificate of Appropriateness from the DRB.

; #

32# Javier Milan of KLOA stated they conducted a parking study for the proposed development. He stated
33# there were three specific tasks they undertook which included a parking occupancy survey of the Hubbard
34# Woods District on Thursday, March 5, 2020 and Saturday, March 7, 2020 from 9am to 5pm. Mr. Milan
35# noted the surveys were conducted prior to the Covid-19 shelter in place order and reflect normal business
36# conditions. He stated, secondly, they projected the parking demand and third, evaluated the adequacy of
37# available parking in the Hubbard Woods Business District.

39# Mr. Milan then stated the applicant would be open from 9am to 5pm Monday through Saturday and 10am
3: # to 4pm on Sunday with a total of 2 full time employees and no more than 5 advisors on a typical day at
3; # any given time. He then stated after the Covid restrictions are lifted, the office would hold meetings twice
42# a month in the mornings with approximately 17 employees present which would last 90 minutes. Mr.
43# Milan then stated they also looked at adjacent businesses in the area and noted a great majority of them
44# opened later in the morning. He informed the Commission the closest restaurant to the site, Spirit
45# Elephant, opened when the applicant is ready to close for the day.

47# Mr. Milan stated the Hubbard Woods business district has approximately 257 on-street parking spaces
48# and 281 off-street parking spaces. He then stated as part of their survey, on Thursday, the on-street peak
49# parking demand was 212 spaces which left 45 surplus spaces with off-street parking having a demand of
4: # 165 spaces and a surplus of 116 spaces at noon for both. Mr. Milan stated on Saturday, the on-street
4; # parking peak demand was 182 spaces resulting in a surplus of 75 spaces at 1pm with an off-street peak
52# parking demand of 115 spaces resulting in a surplus of 166 spaces at 11am. He stated they concluded
53# there is adequate parking to accommodate the existing parking demand of the area for on and off-street
54# parking spaces.

56# Mr. Milan stated they then evaluated the parking demand for the applicant. He noted the 2 staff members
57# would not utilize parking demand and would park on the west side of the building and the 5 advisors are
58# limited to the Zone A business employee parking locations. Mr. Milan then stated the peak client parking
59# demand would be five since there is a 1:1 basis for client and advisor interaction. He stated the staff
5: # meetings would result in a projected parking demand of 15 noting it can be absorbed by Zone A parking
5; # and 2 hour and 4 hour permit parking. Mr. Milan noted the estimates are conservative and they would
62# use their own vehicles as opposed to walking or ride sharing. He stated no clients would also be patrons
63# of nearby uses and they are assuming the worst-case scenario.

65# Mr. Milan referred to Table 5 and informed the Commission there is a minimum of 75 permit parking
66# spaces available for advisors and a minimum of 41 non-permit parking spaces available for clients. He
67# stated at the time of staff meetings, there would be a minimum of 88 permit and non-permit spaces
68# available for advisors and on Saturday, a minimum of 129 permit parking spaces are available for advisors
69# and a minimum of 96 non-permit parking spaces are available for clients. Mr. Milan noted there would be
6: # ample parking provided for the projected demand for clients and advisors of the applicant.

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3# Mr. Milan stated to recap, the office would have an hourly parking demand of 5 spaces which can be
4# accommodated by existing parking in the area. He stated during the twice monthly staff meetings, parking
5# can be accommodated in the 2 hour, 4 hour and Zone A parking spaces. Mr. Milan stated they
6# recommended given the proposed hours of operation and timed parking restrictions for the on-street and
7# off-street parking spaces in the area, the advisors should obtain Zone A employee business parking
8# permits. He stated in conclusion, they found that the operation and location of the proposed business
9# would not significantly diminish the availability of parking for clientele wishing to patronize existing
: # businesses in the Hubbard Woods business district.

; #

32# Mr. Francke then referred to the special use standards addressed in the application. He stated they
33# highlighted certain standards of interest to the Commission where real estate offices were considered in
34# other parts of town and following the previous applicant's presentation. Mr. Francke then stated standard
35# no. 5 relating to parking adequacy is a big concern with real estate offices proposing to locate in the
36# Commercial Overlay District. He noted Mr. Saunders reviewed the KLOA report and found the conclusions
37# to be credible that there would not be a deleterious effect on parking for businesses in the area. Mr.
38# Francke then referred to the standard that the use would encourage and thrive off of pedestrian street
39# use and is a standard that needed to be satisfied in the Overlay District. He then referred to standard no.
3: # 9 that the proposed use at this location will provide for active display windows and facades which was
3; # addressed in Mr. Lazarre's testimony. Mr. Francke stated with regard to standard no. 12, they believe it is
42# adequate based on the proposed use and recommended conditions that two full time staff park in the
43# two available off-street parking spaces and advisors obtain Zone A parking permits and they feel that this
44# standard would not adversely impact parking for existing clientele wishing to patronize other businesses
45# in the area. He stated they are now available to answer questions.

46#
47# Chairperson Dalman then asked if there were any questions from the Commission. Ms. Danley stated on
48# page 26, she referred to the merchandise display case and the mention that the property photos are a
49# retail display and asked what merchandise is in the display case. She also asked if the community events
4: # are at all locations and not specific to the Lincoln Park location and how the events are planned. Mr.
4; # Lazarre stated with regard to merchandise, they do sell merchandise which consists of china, branded
52# hats, t-shirts, etc. He stated with regard to their events, they are locally and European inspired events.
53# Mr. Lazarre informed the Commission there are a number of North Shore residents who are their advisors
54# and the goal is to be responsive to the community.

55#
56# Mr. Bradley stated Mr. Francke mentioned they are planning to acquire the property as opposed to being
57# a tenant and asked if that drove the decision to anchor the new office in Winnetka. He also stated he saw
58# signage on the other side of the street and asked if that is a temporary location. Mr. Lazarre stated they
59# were not sure how long this process would go on since it is contingent on zoning approval and commented
5: # they love the area. He stated they felt it would be a nice, neutral spot for their location. Mr. Lazarre then
5; # referred to Covid contributing to the delay and the lease for the temporary location on the second floor
62# at 903 Green Bay Road was going to be for 6 months. He informed the Commission their brand required
63# them to be in a retail location and as far as permanent space, the improvements they do are very
64# significant. Mr. Lazarre then referred to the Lincoln Park location which cost \$500,000 and it made sense
65# to own it.

66#
67# Mr. Bradley asked if they are owners or tenants in the other stores. Mr. Lazarre stated they own some
68# and lease other locations which were not economically feasible to own. He stated for the Lincoln Park
69# location, there are a lot of people moving to the North Shore area. Mr. Bradley stated Winnetka is not
6: # Aspen, Paris or Lincoln Park and referred to the scarcity of space Winnetka has committed to a commercial

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3# district. He asked if they operated in spaces inside of a commercial overlay district or something similar.
4# Mr. Lazarre responded there is nothing like the North Shore anywhere and indicated there were
5# comparables in terms of Aspen having high end retail. He also stated with regard to nearby restaurants
6# and the building itself as well as foot traffic, it is very important to them along with community events.
7# Mr. Lazarre then stated they are required by the brand to have store frontage and to have a retail
8# configuration which is effective worldwide. Mr. Bradley then asked if they are not granted a special use
9# permit, would they still purchase the property. Mr. Lazarre responded they would not.

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Mr. Golan asked if they are a franchisee or work for the corporate office. He also asked what their primary
business is. Mr. Lazarre responded they are a franchisee of the brand and have been in luxury real estate
for years. He stated they purchased the brand initially for Chicago and expanded from there. Mr. Lazarre
stated their business is primarily real estate. Ms. Case asked if they filmed people coming to their
windows. Mr. Lazarre responded they have retail cameras which are not permanent recordings which are
retained for 24 hours. He stated the purpose is for retail engagement to count the traffic on the street.
Ms. Case also asked if people know they are being filmed. Mr. Lazarre stated it is for engagement purposes
only. Chairperson Dalman stated in terms of rights to be filmed, it is different for every state.

Chairperson Dalman stated in Vail, Colorado, she saw one of their locations and could not figure out what
their brand is. Mr. Lazarre stated that location would not be comparable and they can provide a list of
where they had to go through zoning requirements. He stated the core neighborhood areas are hard to
get into which is why they want to own and enhance the communities they are in. Chairperson Dalman
asked Mr. Milan with regard to the traffic study, the stay at home order went into effect on March 15,
2020 and referred to Walgreen's across the street. Mr. Milan responded the traffic counts were done on
March 5 and 7, 2020 before the stay at home order went into effect. He stated they also counted the
entire Hubbard Woods parking district for on-street and off-street parking, etc. Mr. Milan stated with
regard to demand, they did not include Core Power Yoga parking and only included what could be used
by this office.

Mr. Bradley asked Mr. Milan for clarification with regard to the Tower Road parking lot. Mr. Milan
identified the two level parking garage and the surface lot on the south side of Tower Road and Green Bay
Road. Mr. Bradley stated they did not discuss clients or customers going into the space along with 5
advisors and 2 staff and he asked what the typical length of time an advisor session is. Mr. Lazarre
responded it depends and advisors book appointments and estimated an initial meeting for a home sale
consultation to be an hour to 75 minutes.

Ms. Orsic stated she is a real estate agent and buyers leave their cars at the office and tour properties in
the agent's car and asked if that happened. Mr. Lazarre responded it is rare for the Lincoln Park shop, that
would be rare and for the North Shore agents, it is important to be able to have interaction and it would
be discouraged to leave a vehicle in the area. He stated in those instances, they would use the two parking
spaces at the rear of the building and plan to be good neighbors to the community.

Chairperson Dalman asked if there were any other questions. No additional questions were raised at this
time. Chairperson Dalman then asked for public comments. Mr. Norkus asked Sarah Dippold for her
comments. Chairperson Dalman first asked if written comments were received during the hearing. Ms.
Klaassen confirmed Sarah Dippold sent an email in case she was not able to speak and confirmed there
were no other written comments. Sarah Dippold stated she owns Sarah Dippold Designs at 906 Green Bay
Road. She then read her email in support of the application into the record. Mr. Norkus then asked Arnold
Newman, Terry Dason and Michael Schatz for their comments. No comments were made at this time.

#

3# Chairperson Dalman then asked if there were any other comments from the Commission. No additional
4# comments were made at this time. She stated they would now deliberate on the application. Chairperson
5# Dalman first asked if Jeannie Balsam Design left the upstairs space at 903 Green Bay Road. Ms. Klaassen
6# confirmed that is correct. Mr. Schuster asked Chairperson Dalman to confirm with the applicant that they
7# did not experience any technical difficulties with the hearing. Chairperson Dalman asked the applicant for
8# confirmation that they did not experience difficulties with tonight's hearing. Mr. Lazarre confirmed there
9# were no difficulties.

: #

; # Chairperson Dalman asked the Commission Members for their comments on the application. Mr. Foley
32# described the application as difficult and it often comes down to the standards for granting of the special
33# use permit and standard nos. 7 and 8. He stated while he understood why the business wanted to be in
34# the Retail Overlay District, he struggled with how it would encourage and enhance the retail district. Ms.
35# Danley stated she is also struggling with the request and although there would be window displays, it
36# would still read as a real estate office. She stated as engagement with the community, it is already a part
37# of the brand. Ms. Danley stated the use did not fit in with the service concept of the district as well as
38# whether it would increase retail traffic.

3: # Mr. Bradley stated he appreciated the presentation and think they would be an energetic member of the
3; # community. He then stated it would be an office and not a shop which the Retail Overlay District
42# specifically called out to be guarded against. Mr. Bradley referred to the applicant's testimony regarding
43# foot traffic and lingering and there is a difference between this use and an interior design firm. He
44# described the window display as marketing and it is appeased that parking is not an issue with 5 advisors
45# and 2 staff. Mr. Bradley then stated standard nos. 7 and 8 are not met and the Retail Overlay District called
46# out real estate offices as a threat and this office use would not be suitable in the unique space they have
47# reserved for retail use. He concluded he would not be in support.

49# Chairperson Dalman asked if any Commission Members are leaning in favor of an approval
4: # recommendation. Mr. Golan referred to the recent approval for the dentist offices and others and they
4; # have lost the retail corridor for this part of Winnetka. He also stated they would rather see a real estate
52# office there as opposed to nothing and which would have a retail component which they have required
53# other special uses to do. Mr. Golan also stated they want to buy the building and he would be in support
54# although he understood everyone's concerns. He then questioned how many other spaces are being
55# rented by real estate offices. Mr. Swierk stated being in the design district, it could be a great business
56# which could bring new clients in buying homes and it could contribute to other business. Ms. Orsic
57# referred to the Coldwell Banker expansion which she regretted and which divided up the street. She stated
58# all real estate agencies are community involved which is how they get clients. Ms. Orsic stated although
59# it would be savvy, it is still a real estate office. She then referred to the testimony of how clients would go
5: # to lunch, etc. which they have heard before. Ms. Orsic concluded it would still be another real estate office
5; # in the middle of town.

63# Chairperson Dalman asked if there were any comments. She stated she was impressed by the Vail,
64# Colorado office she was in which was high end and commented the current space is in bad shape.
65# Chairperson Dalman then stated she would love for the business to be in Winnetka but not in this space.
66# She referred to the designer's office space next door that began its operations prior to receiving a special
67# use permit. Chairperson Dalman then stated she is not convinced the space is right for the business and
68# referred to Coldwell Banker's intention to have pop-up shops which did not happen and the request did
69# not satisfy standard nos. 7, 8, 10 and 12.

6: #

#

Mr. Francke asked to respond and Chairperson Dalman stated the applicant was not allowed to in the prior application. Mr. Francke then asked for the Commission to be very specific regarding the standards not being met. He stated the Village has already said that real estate offices are an appropriate use in the district if the standards are met. Mr. Francke stated it is not fair for the Commission to say it is not appropriate because it is a real estate office. Chairperson Dalman stated the Commission is not entertaining rebuttal at this time. She stated the concern related when approving a use that is permitted in the district, it has to satisfy the 12 criteria and weigh whether the use is going to feed other retail uses and create pedestrian intensity. Chairperson Dalman confirmed they are not saying it is not an appropriate use but are to consider whether it satisfied the 12 standards for the criteria for that use. She asked if there were any other comments.

Ms. Holland stated she is concerned and upset by the Commission's decision to give 2,100 square feet to the dentist offices. She also stated while the parking survey is complete, the area is heavily used by families. Ms. Holland stated standard nos. 7, 9 and 12 are not met and added there is not a lot of available parking in Hubbard Woods.

Chairperson Dalman stated standard no. 7 is the biggest standard and there are more vacancies on that particular block. She stated they are not measuring it against the other businesses there but what they are trying to create. Chairperson Dalman stated based on the type of business, it did not satisfy creating the pedestrian nature similar to that of a retail use. She asked if there were any other comments. No additional comments were made at this time.

Chairperson Dalman then asked for a motion to recommend denial of the requested special use to allow a real estate at 930 Green Bay Road within the C-2 Commercial Overlay District based on the following findings of fact that the proposed real estate office is not consistent with the standards for granting of special use permits in the Commercial Overlay District as it relates to standard nos. 7, 8, 9 and 12. Mr. Bradley moved to recommend approval of the motion as stated by Chairperson Dalman. Ms. Case seconded the motion. A vote was taken and the motion passed, 7 to 1.

AYES: Bradley, Case, Dalman, Danley, Foley, Holland, Orsic

NAYS: Golan

NON-VOTING: Swierk

Chairperson Dalman informed the applicant the Village Council has final jurisdiction on this matter.

Other Business.

a. Community Development Report

Mr. Schoon confirmed there is nothing to report.

b. July 22, 2020 Meeting - Quorum check.

The Commission Members discussed their availability for the July 22, 2020 meeting.

Public Comment

Chairperson Dalman asked if there was any public comment for items not on the agenda. No comments were made at this time.

Adjournment

Chairperson Dalman asked for a motion to adjourn. A motion was made by Ms. Holland and seconded by Ms. Orsic. A vote was taken and the motion unanimously passed.

#

3# AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Orsic

4# NAYS: None

5# NON-VOTING: Swierk

6#

7# The meeting was adjourned at 12:04 a.m.

8#

9# Respectfully submitted,

: #

; # Antionette Johnson

32# Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 18, 2020
SUBJECT: 1415 & 1423 ASBURY AVENUE - FINAL PLAT APPROVAL - LESNIK
RESUBDIVISION (CASE NO. 20-07-SD)

The Applicant has requested a continuance until the next regularly scheduled Plan Commission meeting on October 28, 2020. After hearing the comments and concerns expressed by the Zoning Board of Appeals during its consideration of the request on September 14, the Applicant is exploring alternatives to reduce the extent of zoning relief necessary for the proposed subdivision and detached garage.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: SEPTEMBER 18, 2020
SUBJECT: 901-905 GREEN BAY ROAD - REBEL HOUSE INTERIOR DESIGN SPECIAL USE PERMIT (CASE NO. 20-26-SU)

INTRODUCTION

On September 23, 2020, the Plan Commission is scheduled to hold a virtual public hearing, in accordance with social distancing requirements, and Governor Pritzker's Executive Orders and Senate Bill 2135, to consider an application submitted by Rebel House, LLC (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow an interior design office on the ground floor at 901-905 Green Bay Road (the "Subject Property"). The Applicant is the prospective lessee of the Subject Property, which is currently owned by 901-05 Linden LLC (the "Owner").

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public meeting. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has received 9 written comments from the public regarding this application. The comments are provided in Attachment B of this report.

PROPERTY DESCRIPTION

The Subject Property is the entire first floor commercial space located in the two-story commercial building at 901-905 Green Bay Road, located on the east side of Green Bay Road between Tower Road and Gage Street. The Subject Property is currently vacant. *Engel & Völkers*, a real estate office, currently occupies office space on the second floor above the Subject Property. On September 3, 2019, the Village Council adopted Ordinance No. M-14-2019 granting a Special Use Permit to allow *Jeannie Balsam Interior Design* to operate an interior design office in the space the Applicant is proposing to occupy. *Jeannie Balsam Interior Design* did not take occupancy of the Subject Property. *Skandal*, a home design and women's and children's apparel store, is located to the north of the Subject Property, and to the south are *Benvenuti and Stein*, a design build and custom cabinetry business, and *Grateful Bites Pizza Shoppe*. Figures 1 through 3 on the following pages identify the Subject Property and the neighboring businesses.

The Subject Property is located within the Village's **Commercial Overlay District**, which allows non-retail uses such as interior design offices and professional uses; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use.



Figure 1 – Subject Property



Figure 2 – *Skandal* – north neighbor of Subject Property



Figure 3 – Benvenuti and Stein and Grateful Bites Pizza Shoppe – south neighbors of Subject Property

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019.

HUBBARD WOODS BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Hubbard Woods Business District is included on the following page as Figure 4. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

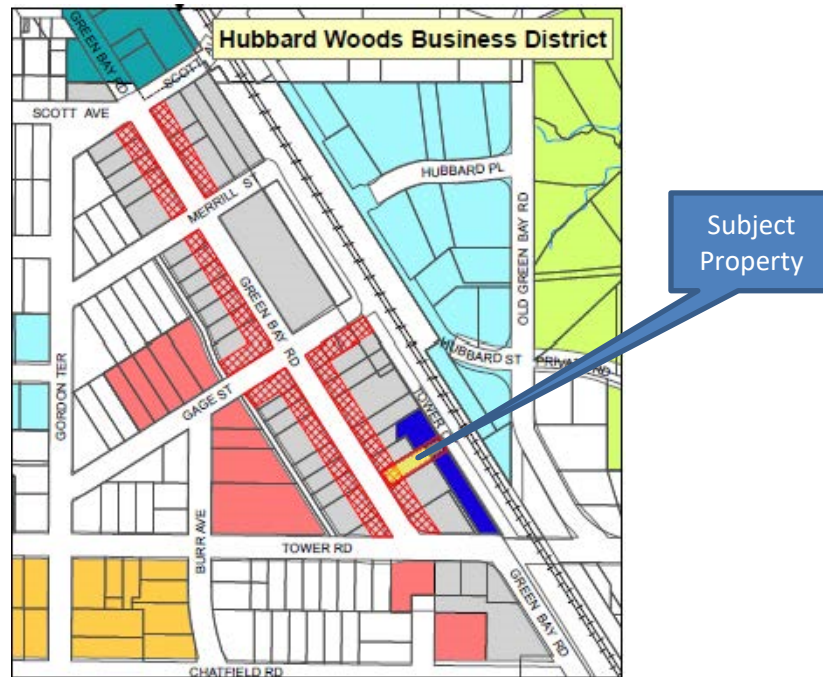


Figure 4 – Hubbard Woods Business Districts

DESCRIPTION OF REQUEST

The Applicant is proposing to relocate their design studio from Chicago to the approximately 1,700 square foot space at 901-905 Green Bay Road. The space occupies approximately 47 feet of building street frontage. As described by the Applicant in the attached application materials (Attachment A), their team currently has four members. Two members would commute together and would obtain and use the necessary Zone A Business Employee Parking Permit, while the other two would use public transportation. According to the Applicant, they would periodically have clients or vendors visit the site for meetings or presentations. They currently average 1-2 per week, each lasting 1-2 hours. The hours of operation would be 9am-5pm Monday through Friday. At this time, they do not intend to have regular retail hours; however, they would be available to service retail clients by appointment.

The intended layout of the space is illustrated in an excerpt of the proposed floor plan in Figure 5 on the following page. This layout mimics what was proposed by *Jeannie Balsam Interior Design*. The area identified as “salon” in Figure 5 would include furniture for sale. Other merchandise the Applicant would have for sale would be concentrated in the front of the space, visible from the street.

Due to the low amount of client and employee parking demand generated by the use, it was determined by staff that a parking study would not be necessary.

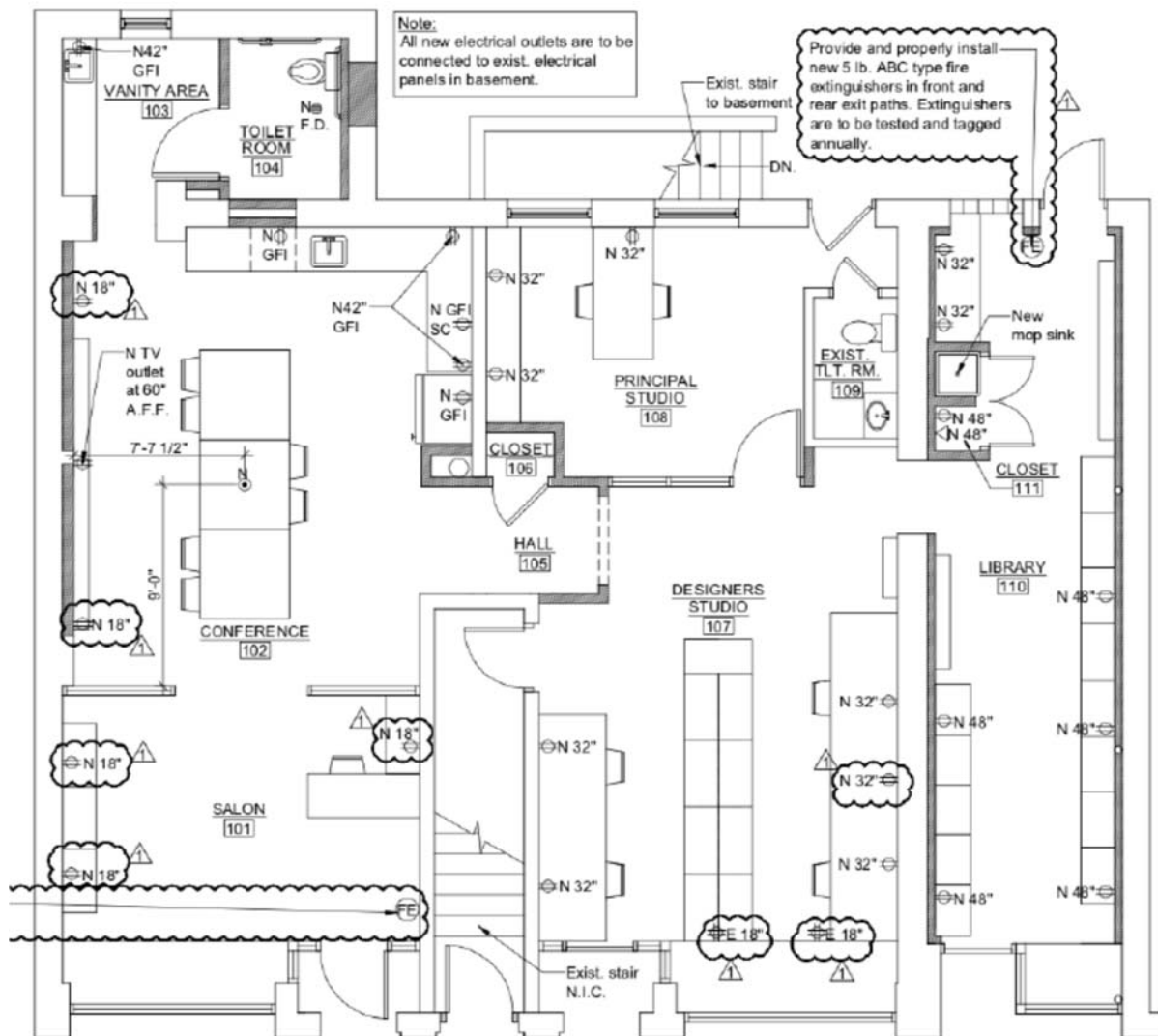


Figure 5 – Excerpt of Proposed Floor Plan

STANDARDS FOR REVIEW / FINDINGS

The “Purpose” section of Chapter 17.56, Special Uses, states the following regarding special uses:

It is recognized that there are special types of uses which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location.

A land use classified as a special use is an allowed land use as long as the Applicant can demonstrate that the proposed use in its proposed specific location meets the applicable standards for granting special use approval.

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards.

Following conclusion of public comment and Commission discussion, a Commission member may choose to make the following motion:

I make the motion that:

The Plan Commission recommends **approval [denial]** of the requested special use to allow an interior design office at 901-905 Green Bay Road within the C-2 Commercial Overlay District, based on the following findings of fact:

"The proposed interior design office is [is not] consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:

1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses."

The Commission's recommendation is subject to **no conditions [the following conditions]**:

1. [Insert conditions...]

As noted above, the Commission may also wish to consider if there are conditions it may want to place on the facility's operation.

This request is subject to final approval by the Village Council.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Public Comments

ATTACHMENT A

Village of Winnetka

SPECIAL USE PERMIT – C2 COMMERCIAL OVERLAY APPLICATION**V I L L A G E O F W I N N E T K A , I L L I N O I S****DEPARTMENT OF COMMUNITY DEVELOPMENT****SPECIAL USE PERMIT APPLICATION****C-2 COMMERCIAL OVERLAY****Case No. 20-26-SU****Property Information**Site Address: 901-905 Green Bay Rd, WinnetkaProposed type of occupancy: Business (Interior Design Studio)**Applicant Information**Name: Rebel House LLCAddress: 4001 N Ravenswood Ave, #403ACity, State, ZIP: Chicago, IL 60613Applicant Signature: [Signature]Primary Contact: Michael KreuserPhone No. [Redacted]Email: interiors@rebelhousedesign.comDate: 8.24.2020**Attorney Information**Name: TBD

Primary Contact: _____

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Architect InformationName: N/A

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Acknowledgment

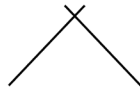
I hereby certify that I am the owner of the property located at 901-905 Green Bay Rd, and have provided the attached proof of ownership.
 (address)

I consent to the filing of an application for a Special Use Permit by Rebel House LLC.

DocuSigned by:
 [Signature]
 Property Owner Signature: [Signature]

(Applicant name)
 Date: 8/24/2020

Printed Name: Kevin Maloney



REBEL HOUSE

I N T E R I O R D E S I G N

901-905 GREEN BAY RD, WINNETKA **108.24.201**
SPECIAL USE APPLICATION



901-905 GREEN BAY RD. WINNETKA **108.24.201**

SPECIAL USE WRITTEN APPLICATION MATERIALS

Rebel House LLC is pleased to apply for a special use permit to relocate our design studio from Chicago to the C-2 Commercial Overlay District of Winnetka. We are excited for the opportunity to join the Hubbards Wood Design and Dine District. Owners, Michael and Marli Kreuser, are Glencoe Residents with Marli's North Shore roots extending to being raised in Lake Forest. We are hopeful Rebel House will be a welcome complement to the already exciting developments within the HWDD.

Marli founded Rebel House LLC in 2016 after time as a Senior Designer with AJ Capital Partners in Chicago and previously served as a Senior Designer at Martha Angus Interiors (now Angus-McCaffrey Interior Design) in San Francisco. While in the Bay Area, one of our favorite parts of the city was the design district on Sacramento Street. Stores like Hudson Grace, March, and the Future Perfect were nestled among interior design firms to create a vibrant destination for lovers of the intersection between interiors and art. We believe HWDD is already establishing their own draw of a similar patron and we would be thrilled to be a part of it.

Our team is currently 4 members strong. Our parking needs are minimal. Marli and Michael will commute together and purchase the necessary parking pass. Our other two full-time employees do not have vehicles and will be taking public transportation to the office. We will periodically have clients or vendors visit our office for meetings or presentations. The current average is 1-2 per week lasting 1-2 hours each. Any opportunity we have for a lunch-and-learn with a vendor, we will request a local establishment provide the lunch when possible. Our hours of operation are 9 AM - 5 PM Monday through Friday.

Our occupancy of the proposed building will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the area.

Our special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity. We will be creating design presentations, sourcing furniture and finish selections, and meeting with clients and vendors. Our proximity to vendors in the surrounding area (the Shade Store, Material Possessions, Bedside Manor) will only increase the likelihood we include their merchandise in our design.

The establishment of our special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern. By creating interesting window displays, particularly in the salon section of our office, we will hopefully be drawing people to window shop and potentially patronize Grateful Bites or Vivid Art Gallery.

Our team members and visitors will have adequate ingress and egress without creating pedestrian or vehicular congestion in the public ways.

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exist.

Our special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes, to the best of our knowledge.

Our proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses. As mentioned, our window displays, particularly in the salon area, will be a matter of interest for anyone interested in art and design. We would also love to facilitate community events or showcase local makers in short run pop-ups.

The location of our proposed special use along a block frontage will not interrupt in the existing and potential continuity and concentration of the retail uses along the block's frontage.

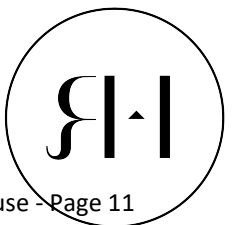
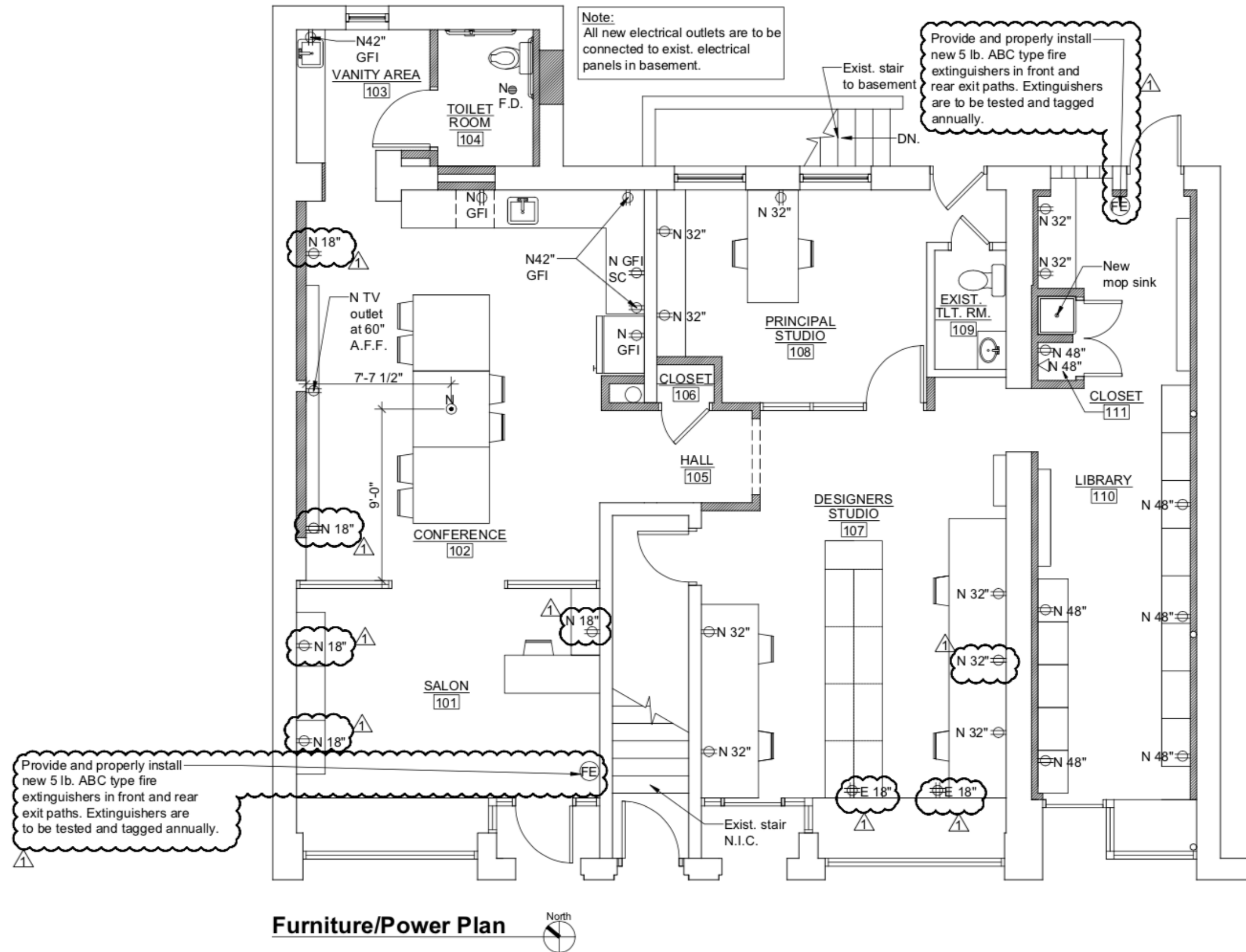
Our proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses. As previously mentioned, the area marked salon on our floor plan will include furniture for sale which we have designed or partnered with the maker to offer.

The area we will have items which are available to be purchased shall be concentrated in the front of the building, clearly visible from the street.

We do not currently have plans to offer regular hours for retail shopping, but rather would include an opportunity to book by appointment. While our business is a reseller, we will not be staffed to maintain regular hours. Our staff will be focused on serving our interior design clients, making it only viable to service retail clients who make appointments.

Our parking needs will be fairly minimal with only one company car (which will be parked in the permitted lot while on site) and periodic vendor and client visits.

Thank you very much for considering our application for this special use. We appreciate the opportunity and let us know if we may further provide anything for your review.



PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE BR 3-5315

EVANSTON TELEPHONE UN 4-6315

BOOK 80 PAGE 1243

ORDER NO. 80-1243

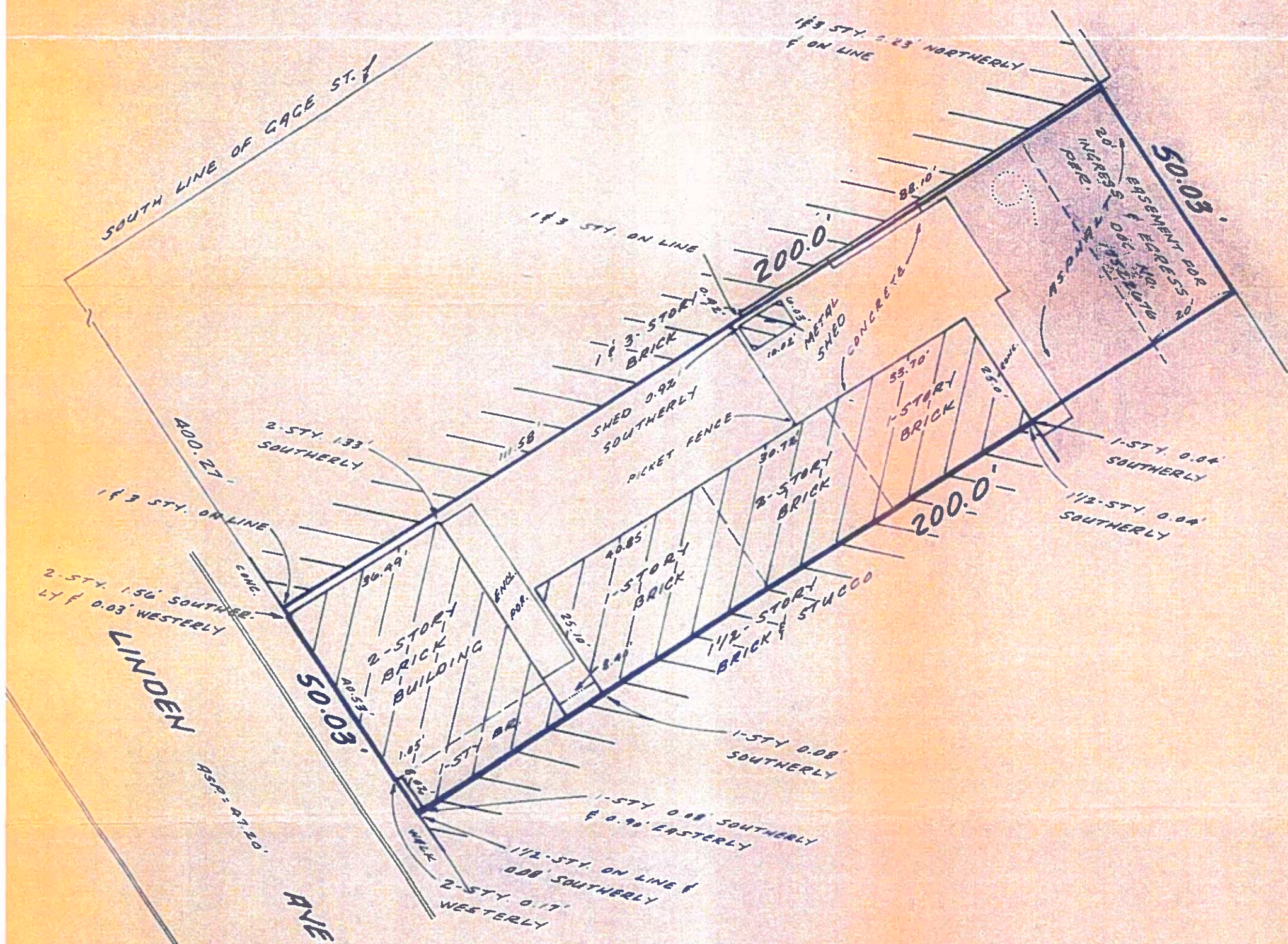
EVANSTON NOV. 14, 1980

ORDERED BY DAVID R. BRYANT

FOR _____

LOT 9 IN BLOCK 5 IN JARBO GAGE'S SUBDIVISION OF PART OF THE E. 1/2 OF THE NW. 1/4 AND PART OF THE W. 1/2 OF THE NW. 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.
COMMONLY KNOWN AS: 901-905 LINDEN AVENUE WINNETKA, ILLINOIS.

COMMONLY KNOWN AS: 901-905 LINDEN AVENUE WINNETKA, ILLINOIS.



SCALE 1" = 25' ft
TOP OF PLAT IS NORTH

EVANSTON, NOV 14, 1980

EVANSTON, NOV. 14, 1980

STATE OF ILLINOIS,)
COUNTY OF COOK,) ss

STATE OF ILLINOIS,)
COUNTY OF COOK,) ss

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, except as noted.

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey

**B. H. SUHR & COMPANY
SURVEYORS**

By Herbert R. Smith

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.
This survey has been prepared for use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.

ATTACHMENT B

Ann Klaassen

From: Sara Elsasser <[REDACTED]>
Sent: Friday, August 28, 2020 12:56 PM
To: Ann Klaassen
Subject: Rebel House

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ann,

My name is Sara Elsasser and I am a resident of Glencoe. I am writing to send an email in support of Rebel House opening on the 1st floor retail space on Green Bay Road. I have had the opportunity to work on a rehab/design project with Rebel House and found them to be an incredible business that will provide much value to Winnetka and the North Shore. Additionally, I serve as a zoning commissioner in Glencoe and understand the need for their move to require a special permit. I believe that Rebel House's design aesthetic and deep commitment to the North Shore community will ensure they use the space well and fit in with the rest of the community.

I would be thrilled to have Rebel House located in the community as I plan to continue to use their business for several more future projects.

Thanks,

Sara Elsasser
[REDACTED] Glencoe, IL

Ann Klaassen

From: Jonathan Gordon <jgordon@experientialcg.com>
Sent: Friday, August 28, 2020 7:25 AM
To: Ann Klaassen
Subject: Rebel House Design - Letter of Support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ann - As a former client and big fan of Rebel House Design, I think that allowing the team to have a retail storefront on Green Bay Road is a terrific idea. They have a strong network of clients and a wonderful reputation. The village should be thrilled to support their request. It would seem especially critical to fill the towns street level retail with vibrant businesses at this uncertain time and Rebel House will be a stable addition to your business district.

Reach out if you need anything more from me.

Take care,
Jonathan

Jonathan Gordon
Experiential Capital Group
experientialcg.com
773-710-4748

Ann Klaassen

From: Lea <[REDACTED]>
Sent: Tuesday, September 1, 2020 5:00 PM
To: Ann Klaassen
Subject: Rebel House LLC - special use permit application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Klassen:

We are writing to express our support for approval of Rebel House LLC's special use permit application to open an office on Green Bay Road in Winnetka.

Marli Jones and Rebel House LLC, were highly recommended by a family member who worked closely with them when designing and furnishing a new construction house in Wilmette.

Based on their recommendation, we engaged Rebel House to help us with the remodel design and subsequent interior decorating of our Winnetka condo.

Our experience with Marli and her team at Rebel House has been great. They have been very professional and a pleasure to work with. We believe they would be a positive addition to the community.

Sincerely,

Paul Harberger
L. Yovovich-Harberger

Ann Klaassen

From: Dave Liu [REDACTED] >
Sent: Friday, August 28, 2020 8:40 AM
To: Ann Klaassen
Cc: Caroline Liu; Michael Kreuser; Marli Jones
Subject: Rebel House Design - Letter of Support [Special Use Permit Application]

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Ms. Klaasen,

It's our understanding that the Rebel House Design team is applying for a special use permit on first floor retail space in Downtown Winnetka so that they can open a showroom / office on the north shore.

We are currently in the process of moving from downtown Chicago to a home in Wilmette and have engaged the Rebel House team to help with our design needs. A material positive consideration for us was that they are North Shore residents and were planning on opening an office in the area, particularly in a location as convenient and prominent as on Green Bay in Winnetka.

We have really enjoyed working with them to date and believe that their street level presence (and style!) will be a benefit to the Winnetka community.

We are happy to answer any questions you may have about our experiences with them, and thank you for your time and consideration.

Best Regards,

Dave & Caroline Liu

Ann Klaassen

From: Megan Lively <[REDACTED]>
Sent: Tuesday, September 1, 2020 12:13 AM
To: Ann Klaassen
Subject: Letter on behalf of Rebel House

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Hi Ann,

My family and I have been residents of Winnetka for the last two years. We started working with Marli and her company, Rebel House, on our new home as we transitioned our family of 5 from the city to Winnetka. As my husband and I have been working from home during the pandemic, Marli and I have continued to work together on many rooms throughout our home.

She was first recommended to me by a close friend and can speak to her character and her as a savvy businesswoman.

I want to voice my support for Marli opening Rebel House in our town. She moved her family from the city to the area and think her business would be a tremendous asset to the village, especially as many more young families are relocating from the city to the area.

I know Marli and Rebel House would be a visible and stable part of the village and look forward to having her storefront in town.

Please don't hesitate to reach out if you have any questions.

Thank you,
Megan Lively

Ann Klaassen

From: Helenemarch [REDACTED] >
Sent: Sunday, August 30, 2020 8:32 AM
To: Ann Klaassen
Subject: Rebel House

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Good morning! I have had Rebel House remodel/decorate 5 locations for SpaDerma...my business in the Chicagoland area. I am writing this letter of recommendation for them based on my continued professional relationship with their team. Every member of their team is extremely professional and a delight to work with. I feel strongly that any community would benefit by having such hard working, professional, creative and upstanding individuals join them. If you have any additional questions or comments my cell is [REDACTED].

Helene March
President
SpaDerma Inc.

Ann Klaassen

From: Celeste Robbins <celeste@robbins-architecture.com>
Sent: Tuesday, September 1, 2020 6:13 PM
To: Ann Klaassen
Subject: Rebel House

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Hi Anne,

I hope you are doing well. I wanted to write and communicate my support for Rebel House in their new Hubbard Woods Space. Now more than ever, we need beautiful window fronts to animate and enliven our community.

Thank you for providing a platform to accomplish this!

Warmly,

Celeste

RobbinsArchitecture

976 Green Bay Road | Winnetka 60093

Phone 847-446-8001 ext 106 | Direct 847-443-0148 | [REDACTED]

robbins-architecture.com | @robbinsarchitecture

Ann Klaassen

From: Christi Smith [REDACTED] >
Sent: Friday, August 28, 2020 11:04 AM
To: Ann Klaassen
Subject: In support of Rebel House Design

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Good morning Ann,

My name is Christi Smith and I live at [REDACTED] Elm Street. I recently learned Rebel House Design would like to have an office in GreenBay Road.

Would like to express my support for their office. I'm currently working with them! They are a young group of very talented designers. They are some of the most professional folks I've had the pleasure to work with.

They would be a welcome addition to the community!!!

If you have any questions for me, please do t hesitate to reach out.

Sincerely,
Christi Smith

Sent from my iPhone

Ann Klaassen

From: Jane Tough [REDACTED] >
Sent: Friday, September 4, 2020 1:58 PM
To: Ann Klaassen
Subject: Rebel House Interior Design Special Use Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Klaassen,

I hope this note finds you well. I am writing to you in support of the Rebel House Interior Design team and their application for a special use permit from the Village of Winnetka.

My husband and I built a home in Wilmette that was completed in 2018, and we enlisted the help of Marli, Michael, and their team. While I could go on and on about how wonderful they were to work with, I'll simply note that they were extremely professional, respectful, knowledgeable, and extraordinarily talented. The biggest regret I have about our project was that I did not hire them earlier in the process.

Rebel House has a growing number of clients on the North Shore who would benefit from their presence in the area, and I believe the company would bring significant value to the district. As residents of the North Shore, and experienced designers who have completed successful commercial and residential projects all over the country, Rebel House is uniquely positioned with their breadth of experience and local expertise.

I would be more than happy to elaborate on my experience with the firm or discuss my support in more detail if you have any questions or if there is anything else I can offer that would be helpful in your decision process.

Thank you,

Jane Tough
[REDACTED]