

**MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
October 14, 2025**

(Approved: November 18, 2025)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, October 14, 2025 at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:02 PM. Village Manager Kristin Kazenas called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Kim Handler, Scott Myers, and Bridget Orsic. Absent: None. Also present: Deputy Village Clerk Berina Gradjan, Village Attorney Courtney Willits, Community Development Director Scott Mangum, Engineering Jim Bernahl, and approximately 11 persons in the audience.

- 2) Public Comment. None.

- 3) Post Office Discussion.

The United States Postal Service is expected to vacate the premises in the near future after several lease agreement extensions with the Village.

Community Development Director Scott Mangum advises Council regarding the history of the Post Office site studies ranging from the Comprehensive Plan studies, Ad Hoc Post Office Committee, Downtown Master Plan, Downtown Streetscape and Signage Plan, and the Public Plaza Concept Plan.

Engineering Director Jim Bernahl advises Council of demolition and site restoration options; Option 1: demolition of the existing post office, incorporate a grass island and partial parking consisting of 33 parking spaces, a conceptual cost estimate of \$592,000 and projected commencement of the project in 2026, and, Option 2: demolition of the existing post office and a full parking consisting of 99 parking spaces, a conceptual cost estimate of \$910,875 and projected commencement of the project in 2026.

Council discusses various project costs, matter related to environmental conditions, terms and conditions with the United States Postal Service regarding the existing site, public engagement, design components and the overall planning process.

Community Development Director Scott Mangum advises Council of the caucus survey and public engagement resulting in 24.3% preferring an outdoor park or year-round communal space, 16.8% preferring a space to congregate with indoor/outdoor flexibility and space for kids to play, 38% favor mixed-use residential, retail, and service, and 5.2% indicated interest in an indoor cultural space.

Council is presented an option to issue an RFP/RFQ for landscape architecture or architectural firm or contract a land use planning consultant.

Council discusses various concept plans, public engagement, potential of residential use, commercial use, parking usage, and site landscaping.

Public Comment.

- a) Warren James encourages Council to utilize underground parking and addresses matters related to mixed-use development.
- b) Emily O'Brien addresses urges Council to consider Dwyer Park and suggests the addition of public restrooms.
- c) Tim Van Tassel discourages the increase of surface area parking.
- d) Mark Heck addresses concerns regarding added congestion as a result of ongoing developments.
- e) Mark Haller encourages Council to utilize underground parking and preserve land use.
- f) Jeffrey Liss addresses Council regarding the various concepts presented.

Council provides policy direction for Village staff to move forward with option 1; grass island and partial parking regarding the demolition and site restoration options provided, and option 2; contract a land use planning consultant to perform direct public engagement and analysis of options ranging from fully public gathering/open spaces to commercial or mixed-use developments that devote a portion of the site to public uses regarding the caucus survey and public engagement options presented.

- 4) Adjournment. Trustee Apatoff, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:13 pm.

/s/ Berina Gradjan, Deputy Village Clerk
Recording Secretary