



Village of Winnetka

Plan Commission Regular Meeting

January 28, 2026 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. December 17, 2025, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **Case No. 25-28-SU: 225 Sheridan Road - Centennial Beach:** An application seeking approval of a Special Use Permit to allow installation of fencing on the existing beach. The Village Council has final jurisdiction on this request.
 - b. **Case No. 26-02-SU: 736 Elm Street - Solidcore:** An application seeking approval of a Special Use Permit submitted by Solidcore, as the prospective lessee of the commercial space located at 736 Elm Street to allow a personal fitness facility in the C-2 General Retail Commercial Overlay District. The property is currently owned by MDG Winnetka One, LP. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. February 25, 2026, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that 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).

**WINNETKA PLAN COMMISSION MEETING MINUTES
DECEMBER 17, 2025**

Members Present:

Layla Danley, Chairperson
Jonathan Alt
Christopher Blum
Mamie Case
Chris Enck
King Poor
Cyrus Subawalla
Kate Van Vlack

Members Absent:

Matthew Bradley

Non-Voting Members Present:

Bridget Orsic

Village Staff:

Scott Mangum, Community Development Director
Ann Klaassen, Assistant Director of Community
Development

Call to Order & Roll Call:

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

Approval of November 19, 2025, Meeting Minutes:

Chairperson Danley asked for a motion to approve the November 19, 2025, meeting minutes. A motion was made by Ms. Van Vlack and seconded by Mr. Poor to approve the November 19, 2025, meeting minutes. A vote was taken and the motion unanimously passed, 8 to 0:

AYES: Alt, Blum, Case, Danley, Enck, Poor, Subawalla, Van Vlack

NAYS: None

NON-VOTING: Orsic

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Mangum stated there is nothing new to update. Ms. Klaassen informed the Commission the consolidation application for 458 and 464 Sunset, presented to the Commission at the last meeting, has been withdrawn.

New Applications:

a. **Case No. 25-29-SD: 829 Foxdale Avenue and 833 Foxdale Avenue:** Applications seeking approval of a Final Plat of Consolidation to consolidate the two existing lots into a single lot of record, which requires (i) variations to allow the existing residence at 833 Foxdale Avenue to: (a) observe less than the minimum required side yard setback from the northerly property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width; and (b) not provide the required building line articulation along the north side buildings walls; and (ii) a finding of "No Material Increased Adverse Impact for the existing

1 **detached garage at 829 Foxdale Avenue which observes less than the minimum required rear yard**
2 **setback from the east property line. The Village Council has final jurisdiction on this request.**

3 Ms. Klaassen referred to an illustration of the property and location which she identified for the
4 Commission, as well as its zoning classification, size and existing improvements. She stated the
5 Comprehensive Plan designated the property and surrounding properties as appropriate for single family
6 residential uses and the use of the site is consistent with the Comprehensive Plan land use designation
7 and R-5 zoning. Ms. Klaassen then identified the site's photos noting the applicant resides in 883 Foxdale
8 and submitted a demolition application for 829 Foxdale which was approved by the Historic Preservation
9 Commission without delay. She described the proposed consolidated lots' measurements, the proposed
10 addition and detached garage noting building plans have not yet been submitted. Ms. Klaassen also
11 summarized the variations being requested, the nonconformities being eliminated and created, the
12 setbacks, as well as the sizes of similar neighboring lots. She stated the ZBA is to consider the application
13 at its January 12, 2026, meeting. Ms. Klaassen noted the Village Engineering and Water and Electric
14 Departments are not requiring easements, She also noted that the applicant is working with staff to
15 finalize the necessary signature blocks on the plat. She stated the Commission is to consider whether the
16 proposed consolidation is consistent with the Comprehensive Plan and complied with the subdivision
17 code. Ms. Klaassen then stated following the applicants' presentation, public comment and Commission
18 discussion, the Commission may decide to take action one of two options: (i) continue the item to a date
19 certain; or (ii) consider a motion to recommend approval or denial. She noted draft language for a
20 recommendation of approval or denial is included in the packet and that staff did not receive any written
21 comments from the public. Ms. Klaassen then asked if there were any questions.

22
23 Chairperson Danley referred to Figure 4 and asked for clarification with regard to similarly sized lots. Ms.
24 Klaassen clarified the information for the Commission. Mr. Enck asked if R-4 and R-5 zoning is behind the
25 property. Ms. Klaassen identified the properties on Lincoln which are R-4 as well as some lots on Tower
26 Road. Ms. Van Vlack asked if the 15,000 square foot resultant lot would be measured the same as R-3
27 zoned lots. Ms. Klaassen confirmed the proposed lot size would be similar to the minimum required R-3
28 lot area of 16,000 square feet. No additional questions were raised at this time.

29
30 Chairperson Danley swore in those speaking to this matter. Chip Hackley of Hackley & Associates
31 Architects summarized the work he has done in the Village and on this property. He stated the proposed
32 plan would maintain the neighborhood continuity and scale with a seamless addition which would
33 improve the property. Mr. Hackley noted the proposed plans have not been finalized and discussed the
34 setback issues resulting from the consolidation. He also stated the removal of one of the garages would
35 be a nice component of the plan and reduce the combined property's impermeable effect. The applicants'
36 team provided no additional comments and Mr. Hackley then asked if there were any questions.

37
38 Chairperson Danley also asked if there were any questions. A Commission Member questioned the
39 existing home's square footage. Mr. Hackley responded the proposal would be under the maximum
40 allowable FAR. A Commission Member then questioned the home's square footage with the addition. Mr.
41 Hackley referred to the challenges with regard to drainage and the property's slope. No additional
42 questions were raised at this time.

43
44 Chairperson Danley asked for public comment. Jason Alcorn, 837 Foxdale, stated the proposal would be
45 an improvement for the neighborhood. He referred to specific language with regard to the northern
46 property owner and stated he wanted to ensure no variations are granted to the setback of the current
47 structure with the proposed addition as well as for articulation.

48

1 Colin Cross, 821 Foxdale, stated his issue is that combining the two Foxdale lots would change the
2 community nature. He described the neighborhood as an old world community due to the small lot sizes.
3 Mr. Cross stated he is opposed to larger 100 foot lots on Foxdale which has a reputation as one of the
4 most unique neighborhoods in the Village which is affordable for the influx of young families. He then
5 commented on 841 Foxdale and questioned what would happen if the larger lot is sold and a larger home
6 is built. No additional comments were made at this time.
7

8 Chairperson Danley called the matter in for discussion. Trustee Orsic commented that both neighbors are
9 right. She noted that there are already larger lots here, unlike the application considered last month. She
10 stated the decision they made last month was due to it being precedent setting. Trustee Orsic stated in
11 this particular case, she would be in favor of the request due to the fact there are similar lots. Chairperson
12 Danley referred to the prior discussion relating to preserving existing housing stock and referred to the
13 nearby larger homes in the R-4 district. Mr. Blum stated the request is approximately 1,000 feet under the
14 standard or 45%. He also stated it is important to consider the entirety of Foxdale and referred to the
15 items the Commission is to consider and specific standards he identified. He also stated the request would
16 not support the plan in that it would eliminate two smaller more affordable homes.
17

18 Mr. Enck stated he also appreciated both views from the public comments and stated the proposed design
19 in this particular instance would fit in better with the neighborhood. He referred to previous discussions
20 for demolition applications and stated the lower scale and size of the addition would help to maintain the
21 street feel more so than what could otherwise be built there. Ms. Case agreed with the comments made
22 and referred to the fact the property is not large enough to go through the special use permit
23 consolidation process in connection with lot size. She also agreed with the discussion with regard to the
24 Foxdale uniqueness and that she is somewhat concerned what would happen with the next application
25 to combine two Foxdale lots. Ms. Case questioned whether the Trustees would consider that possibility
26 which would result in the loss of the R-5 characteristics. She added while the proposal is nice looking, they
27 should consider future possibilities. Trustee Orsic informed the Commission she could bring up the issue
28 at the next Village Council meeting.
29

30 Mr. Blum stated for this area, the home would remain an R-5 home with an R-3 size and referred to
31 instances for homes which were built pre-code. Mr. Alt stated R-4, R-5 and R-3 lots are there for a reason
32 and agreed the Foxdale area is special due to the small lot size and affordability and commented
33 eliminating such housing stock in the R-5 district did not make sense. He then referred to setting a
34 precedent which would change the neighborhood fabric and he would vote against the request. He also
35 agreed with Mr. Blum's comment to not create an R-3 sized home in the R-5 district and referred to the
36 Comprehensive Plan's goals with regard to housing stock.
37

38 Mr. Subawalla agreed with Mr. Alt's comments with regard to incrementally breaking up the
39 neighborhood fabric and scale diversity. He stated he is on the fence. Ms. Van Vlack stated they are
40 struggling with the fundamental issue that they cannot answer in terms of maintaining housing stock,
41 neighborhood character and affordability. She stated while they do need to keep smaller housing stock,
42 she referred to the issue of teardowns by developers. Ms. Van Vlack then stated in considering 849
43 Foxdale which was built in 2005, the guidelines which were not considerably different at that time and
44 how that property was allowed be consolidated at that time. She also stated going from an R-5 to an R-4
45 is not as big of a jump but they must find a way to fundamentally address the issue as these matters come
46 before them. Ms. Van Vlack concluded she would be in support of the request.
47

48 Mr. Poor stated in considering the Sunset matter discussed last month, he referred to the discussion of

1 not setting precedent but described the situation as similar enough. He agreed Foxdale is a unique area
2 which is the type of area the Comprehensive Plan was designed to promote. Mr. Poor concluded he would
3 vote against the request.
4

5 Chairperson Danley stated she would take a straw poll of the Commission Members and noted her
6 preference is to not combine R-5 lots. She then stated while the property is located next to the R-4 district
7 and one home would be maintained and a special use is not being requested, she did not see within the
8 standards they are reviewing, she would be in favor of the request with the provision that both garages
9 would be removed. Chairperson Danley also referred to the finding being made of no increased material
10 adverse impact being a condition. The Commission Members then identified their positions in detail for
11 the straw poll.
12

13 Chairperson Danley indicated the Commission appeared to be split, 4:4 and asked the Commission
14 Members if they felt any additional information is needed to vote on the matter. Ms. Klaassen noted that
15 the Commission should work towards making a recommendation to the Village Council one way or the
16 other. Trustee Orsic informed the Commission if there is a split vote, that is important for the Trustees to
17 know that there is a bigger issue. Chairperson Danley added the Commission Members' concerns have
18 been noted for the record.
19

20 Chairperson Danley then suggested they go through the standards to identify those which are not met.
21 Mr. Blum referred to the discussion that the matter is something the Village Council needs to further
22 consider.
23

24 Chairperson Danley then asked for a motion. Mr. Poor moved to recommend denial of the application.
25 The motion was seconded by Mr. Blum with the statement that the request is inconsistent with the
26 Comprehensive Plan. A vote was taken and the motion passed, 5 to 3:

27 AYES: Alt, Blum, Case, Poor, Subawalla

28 NAYS: Danley, Enck, Van Vlack

29 NON-VOTING: Trustee Orsic
30

31 **New Business.**

32 a. January 28, 2026, Meeting – Quorum Check.

33 The Commission Members discussed their availability.
34

35 **Adjournment:**

36 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Mr. Alt and
37 seconded. A vote was taken and the motion unanimously passed, 8 to 0:

38 AYES: Alt, Blum, Case, Danley, Enck, Poor, Subawalla, Van Vlack

39 NAYS: None

40 NON-VOTING: Trustee Orsic
41

42 The meeting was adjourned at 8:08 p.m.
43

44 Respectfully submitted,
45

46 Antionette Johnson

47 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JANUARY 22, 2026
SUBJECT: CENTENNIAL BEACH FENCE - 225 SHERIDAN ROAD
SPECIAL USE PERMIT (CASE NO. 25-28-SU)

INTRODUCTION

On January 28, 2026, the Plan Commission is scheduled to commence a public hearing on an application submitted by the Winnetka Park District (the “Applicant”), as the owner of the property located at 225 Sheridan Road (the “Subject Property”). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow installation of fencing on the existing beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Plan Commission. The hearing was also properly noticed in the *Winnetka Talk* on January 8, 2026. Additionally, a public notice sign was posted on the Subject Property informing the public of the Plan Commission meeting. As of the date of this memo, staff has received five written comments from the public regarding this application which are included in **Attachment B**.

The Village Council has final jurisdiction on this application, as the Council has sole authority to grant a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.3 acres (230,911.56 square feet) in size, is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane and contains Centennial Beach and Park (see Figure 1). Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for “Open Space” land uses, which includes public parks & recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land (see Figure 2). The Comprehensive Plan also includes the following related goals:

Goal 1.7: *The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.*

Initiative 1.7.1: *Study and consider establishing a specific zoning district for open space uses, or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*

Goal 6.1: *The Village will continue to promote and encourage partnerships with other units of government and agencies to conserve, restore, and enhance natural features and ecosystems, to ensure accessibility to natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.*

Initiative 6.1.1: *Continue to collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka. (refer to initiative 8.3.5)*

Initiative 6.1.2: *Continue to collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs, offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.*

Goal 6.4: *The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.*

Initiative 6.4.4: *Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services.*

Goal 6.5: *The Village will support policies that preserve and protect the unique natural resources of and the recreational opportunities provided by the Lake Michigan shoreline and bluffs.*

Initiative 6.5.1: *Continue to study and consider establishing development regulations addressing construction of shoreline stabilization projects and specific recreational projects in and adjacent to Lake Michigan and its shoreline that will not cause environmental damage to or interfere with the greater recreational opportunities provided by the Lake and adjacent areas. [Ordinance MC-05-2023 was adopted by the Village Council on March 21, 2023, which created a new chapter of Village Code – Chapter 15.78 Lakefront Construction.]*

Initiative 6.5.2: *Study and consider establishing development regulations that requires construction on and adjacent to the bluffs along the Lake Michigan shoreline that protects, restores, and manages the stability of the bluffs and natural shoreline and that are contextually sensitive to the natural features of the bluffs. [Ordinance MC-01-2024 was adopted by the Village Council on February 6, 2024, amending the Zoning Ordinance concerning establishing bluff regulations for development in the steep slope area along Lake Michigan.]*

The Subject Property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 3).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library. In addition, the Zoning Ordinance allows park and recreational uses in any zoning district within the Village by special use permit approval.

The Applicant's current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district. The Applicant recently used the Subject Property as an off-leash dog area as well.



Figure 1 – GIS Aerial Map



Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan



Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Based upon documents provided by the Applicant, it appears that the Applicant has owned the Subject Property since 1969. There are six (6) previous zoning cases on file for the Subject Property, five of which occurred prior to the Applicant acquiring the Subject Property:

1. In 1923, ZBA Case No. 43 was approved to allow an addition to a nonconforming use for the North Shore Health Resort;
2. In 1945, ZBA Case No. 702 was approved to allow the alteration of a nonconforming use and building for the North Shore Health Resort;
3. In 1949, ZBA Case No. 751 was not approved to allow a building addition to the North Shore Health Resort;
4. In 1951, ZBA Case No. 776 was not approved to allow enclosure of the front entrance of the North Shore Health Resort;
5. In 1964, ZBA Case No. 935 was approved to allow the extension of a nonconforming use (North Shore Health Resort) with the construction of an accessory building; and
6. In December 2024, Case No. 24-08-SU received a recommendation of approval from the Zoning Board of Appeals for zoning variations and exceptions from the steep slope regulations, subject to approval by the Village Council of a special use permit, for which the ZBA recommended denial of, to allow improvements to the existing park and beach on the Subject Property. In May 2025, the Plan Commission (PC) recommended denial of the special use permit and steep slope exceptions. The application has been on hold at the Applicant's request, since the PC made its recommendation. The application still requires review by the Design Review Board before being considered by the Village Council. It is the Village's understanding that the Applicant is revising its previous plans and upon a revised submittal it is anticipated that the application will be considered first by the advisory bodies before it is considered by the Village Council.

Figures 4 and 5 on the following page are current photos of the Subject Property. Figures 6 through 9 were taken in the summer of 2024.



Figure 4 – Subject Property – Looking North at Centennial Beach (January 2026)



Figure 5 – Subject Property – Looking South at Existing Steel Groin on Centennial Beach & Stone Groin at 205 Sheridan Road Property (January 2026)



Figure 6 – Subject Property – Looking North at Centennial Beach (Summer 2024)



Figure 7 – Subject Property – Looking South at Centennial Beach (Summer 2024)



Figure 8 – Subject Property – Looking North from Centennial Beach (Summer 2024)

LAKEFRONT CONSTRUCTION AND STEEP SLOPE ORDINANCES

Given the Subject Property is located along Lake Michigan it is subject to the lakefront construction ordinance, Chapter 15.78 of the Village Code, and the steep slope regulations, Chapter 17.82 of the Village Code. However, it is important to note that the proposed fence is not located within the steep slope zone; it is located lakeward of the toe of the bluff.

The requirements of both chapters are administratively reviewed and approved by staff (in this case after zoning approval). However, an applicant may appeal the decision of staff regarding the application of the lakefront construction ordinance to the Village Council or may request exceptions from the steep slope requirements.

The **lakefront construction regulations** govern construction along, adjacent to, and within Lake Michigan. A permit pursuant to the lakefront construction ordinance is required for any construction activity within Lake Michigan regulated areas that requires a permit from any of the following governmental agencies ("Permitting Agencies"): the United States Army Corp of Engineers, the Illinois Department of Natural Resources, the Metropolitan Water Reclamation District of Greater Chicago, or the Illinois Environmental Protection Agency (collectively, "Covered Construction"). Typical construction activity relates to beach preservation, which consists of steel or stone groins, revetments/bulkheads/seawalls, or other means of lakefront stabilization and preservation. The Village's formal review and approval of such a permit occurs after the applicable zoning approvals and the regulatory agencies review and approve their respective permits. The Village's review and approval is conducted administratively by the Village Director of Engineering in consultation with the applicant and the Village's coastal engineering consultant. This review is based upon a set of criteria identified in the regulations.



Figure 9 - Existing Sea Wall on Subject Property (Summer 2024)

The technical review and approval of proposed plans set forth in the lakefront construction regulations and the steep slope regulations occurs during the building permit process, which occurs after the zoning entitlement process (e.g. special use, variations, etc.). That said, during Village staff’s review of a zoning entitlement application, Village staff and consultants will conduct a preliminary review of the project for code requirements to determine if the development should be able to, in general terms, comply with administrative code requirements. Detailed construction plans are not required at this time, but the applicant is required to provide sufficient information so staff can determine whether the proposed site layout can be achieved and still comply with other Village regulations as noted above. If after the Village Council approves a special use permit and during the building permit process an applicant changes the design of the project to such an extent that it would be considered a major change, the applicant would be required to go through the full special use permit process again before staff issues a building permit. Regarding the Centennial Beach zoning relief application, the Applicant has submitted plans for the proposed fence that have been reviewed by the Village Director of Engineering and Village’s coastal engineer. The Engineering Department has provided comments to the Applicant. The Village Director of Engineering has determined that the responses provided by the Applicant address the review comments. The Applicant is aware that all of the approved permits from the Permitting Agencies will need to be provided, and a special use permit granted before the Engineering Department can issue final approval.

Each advisory board and commission will review the application based upon the applicable standards for that advisory body. Their review is based upon these broad standards and not based upon a review of the *technical* code requirements for such items as the Village’s stormwater requirements, building code requirements, lakefront construction approval criteria, or steep slope regulation development standards. Those technical items are reviewed in detail administratively by qualified engineering staff during the building permit process.

PUBLIC TRUST DOCTRINE

Given the proposed improvements are located along the lakefront, it is important to review the nature and extent of the “public trust doctrine”. Generally, the “public trust doctrine” is a concept based upon an 1892 United States Supreme Court decision that held that lands under the navigable waters of Lake Michigan are held by the state in trust for the people of the state. This doctrine has since been codified by Illinois statute. Illinois courts have held that the boundary between private land and land owned by the

state in public trust is “the line where the water usually [stands] when unaffected by storms or other disturbing causes.” This line is variously referred to as the “water’s edge,” “still water shoreline,” “calm waterline,” “unaffected waterline,” or the “normal waterline.” Accordingly, in Illinois the boundary between private land and public land is the point at which the water normally stands (the “Normal Waterline”).

A rule of thumb that generally applies in Illinois and other jurisdictions that rely on the Normal Waterline for the public-private property demarcation is that if your feet are wet, you are on public property, and if your feet are dry then you are on private property. Based on these principles, the demarcation line in Illinois between public and private land is the same demarcation line that identifies where land held in trust begins and ends – both lines are the Normal Waterline.

The Illinois Supreme Court has held that the public trust doctrine for Lake Michigan extends “to recreational uses, including bathing, swimming and other shore activities.”

The Normal Waterline may change over time as a result of various processes, including accretion, reliction, and erosion. Gradual changes to the Normal Waterline over time resulting in either increases or decreases in the amount of dry land are an “inherent and essential attribute of the original property,” and the property line changes with the Normal Waterline. However, if the addition or loss of property is sudden (i.e., caused by a violent storm), then the property line does not change. The test of what change is gradual, as opposed to sudden, is “that though the witnesses may see from time to time that progress has been made, they could not perceive it while the process was going on”. Although a riparian owner may protect his property from erosion, he has no right to affect an increase of his own land, the result of which is a corresponding loss of land owned by the state in trust for the public.

Under these principles, the owner of real estate fronting on Lake Michigan generally owns the property to the Normal Waterline, and the land east of the Normal Waterline is owned by the state in trust for the public.

PROPOSED PLAN

The Applicant is proposing installation of two rows of chain-link fencing, measuring 4 feet in height, set back 20 feet from both the north and south boundaries of Centennial Beach. The proposed fencing would be located at the base of the existing steel sheet pile wall and extend perpendicularly eastward across the beach into the lake. As described by the Applicant in the attached project narrative included in **Attachment A**, the purpose of the fencing is to provide an enclosure to allow off-leash dogs on the beach.

The existing beach has been utilized as a dog beach since 1995, according to the Applicant. Patrons are required to have a key fob to access the existing beach from the top of the bluff above. The proposed fencing would enclose the beach area for dogs to be off-leash. Both the north and south fence would have access gates to allow the public to traverse the beach. The Applicant indicates in its narrative that they are planning for the access gates to remain unlocked, with the current key fob controlled access gate to remain at the top of bluff.

North Fence. The north fence would extend a total of 91 feet from the existing steel sheet pile wall at the base of the bluff east towards the water (Figure 11). Approximately 40 feet of the fence would extend from the ordinary high water mark (OHWM) (581.5) into the lake. There would be a double access gate 10 feet in width to allow unleashing and leashing of dogs. The depth of the leashing and unleashing area would be 6 feet. The proposed access gate would be 24 feet east of the existing steel sheet pile wall, and approximately 17 feet west of the OHWM.

South Fence. The south fence would extend approximately 78 feet from the existing steel sheet pile wall east towards the water (Figure 12). Approximately 36 feet of the fence would extend from the OHWM into the lake. The double access gate would be located 16 feet east of the steel sheet pile and be 3'-3" in width. Similar to the north access, the depth of the leashing and unleashing area would be 6 feet.

In response to staff review comments, including the Village's coastal engineering consultant, the lakeward sections of fencing (east four or five sections) would be removable, so that these sections can be removed during late fall and winter and reinstalled in the spring.

The proposed site plan and up-close excerpts of both the north and south fences, as well as elevations of the proposed fencing and gates are provided on the following pages. The complete set of plans is provided in the application materials, which are included in **Attachment A**.

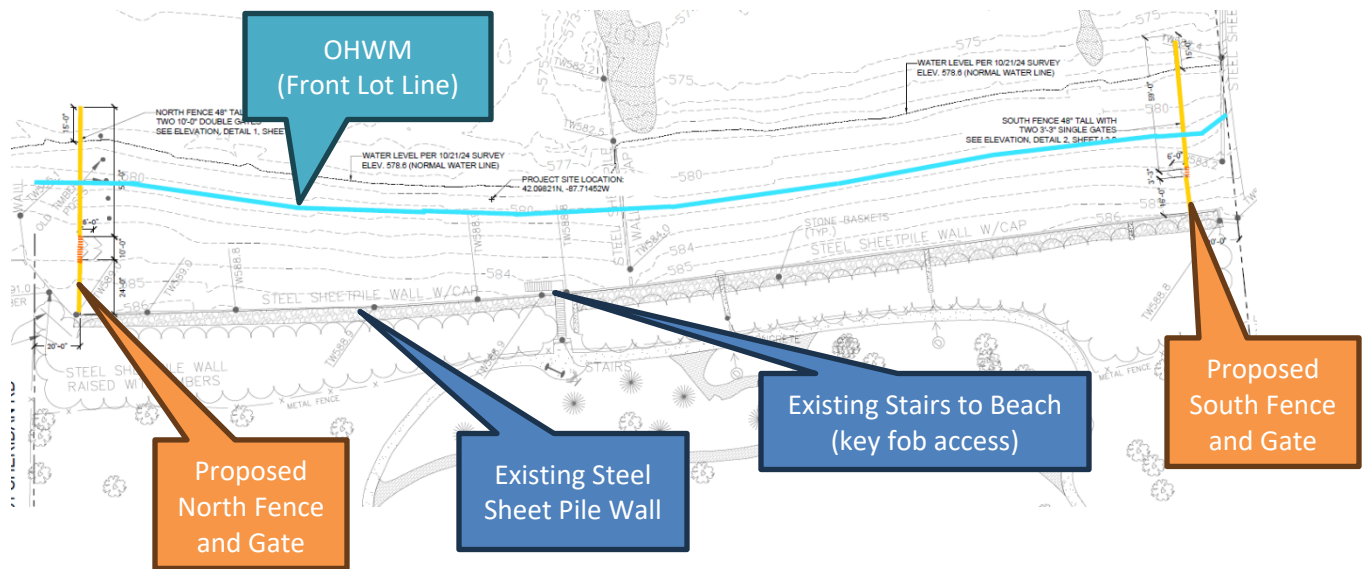


Figure 10 –Site Fencing Plan (Sheet L2.0)

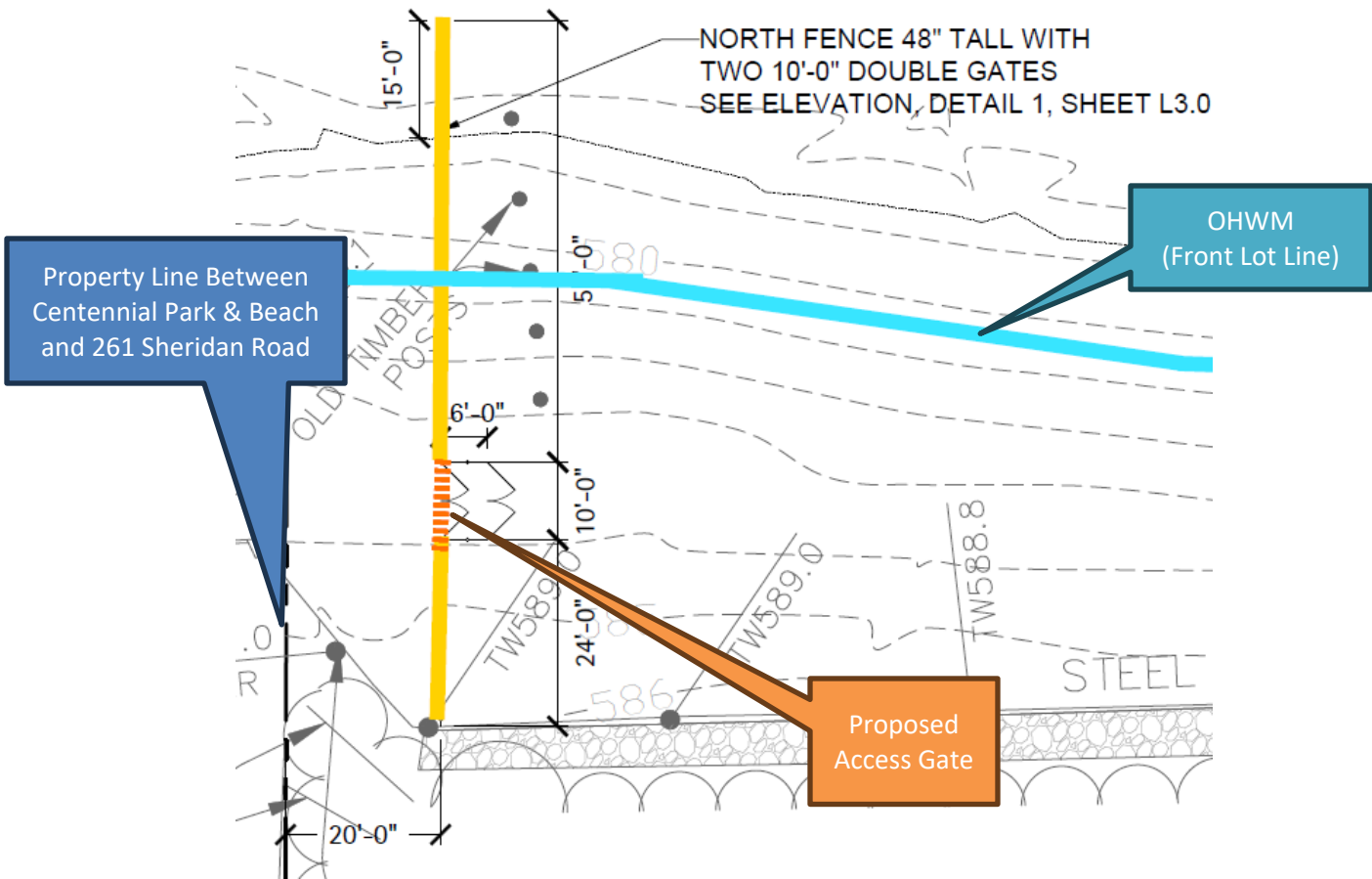


Figure 11 – Proposed North Fence (Excerpt of Sheet L2.0)

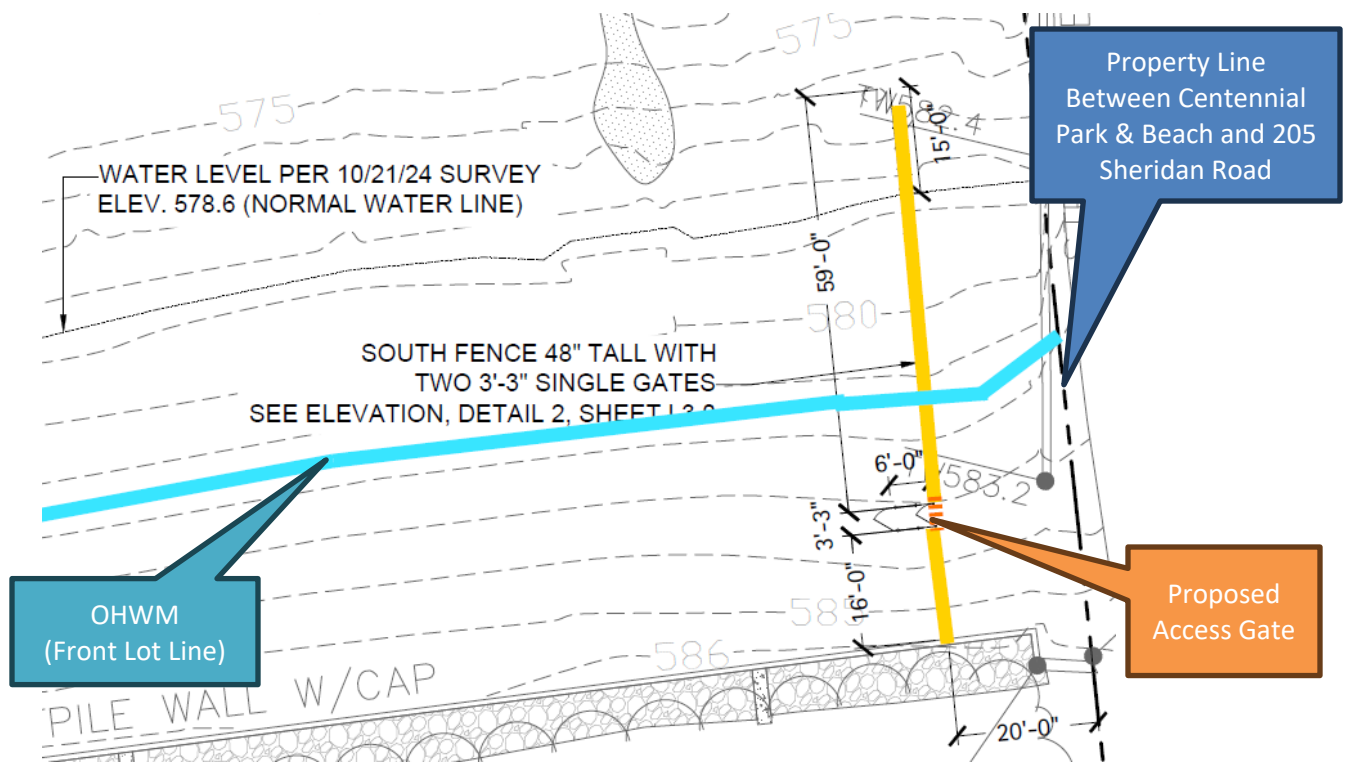


Figure 12 – Proposed South Fence (Excerpt of Sheet L2.0)

As proposed, to walk along the beach from the north end to the south end of the Subject Property, or vice versa, a member of the public would need to use the proposed access gates and walk through the dog beach. As noted earlier, both rows of fencing would be off-set from the north and south property lines by 20 feet, allowing for a pathway to access the stairs that go over the 205 Sheridan Road stone groin.

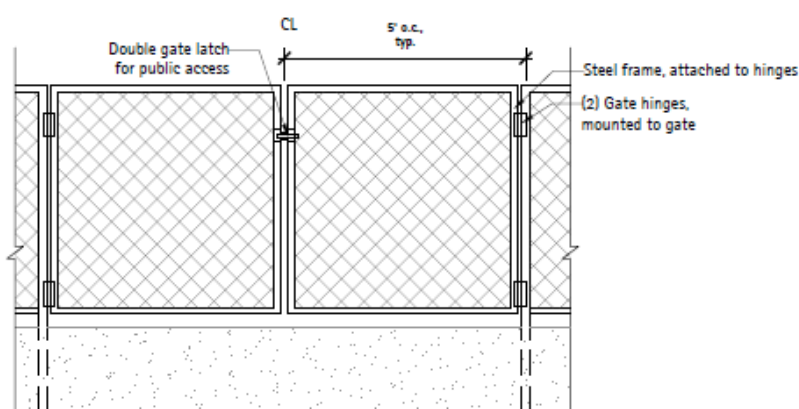


Figure 13 – Proposed North Access Gate

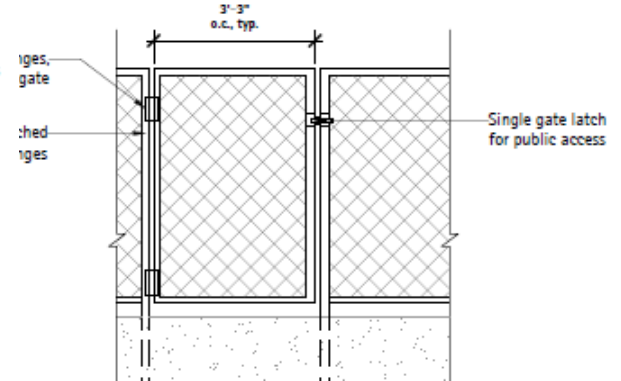


Figure 14 – Proposed South Access Gate

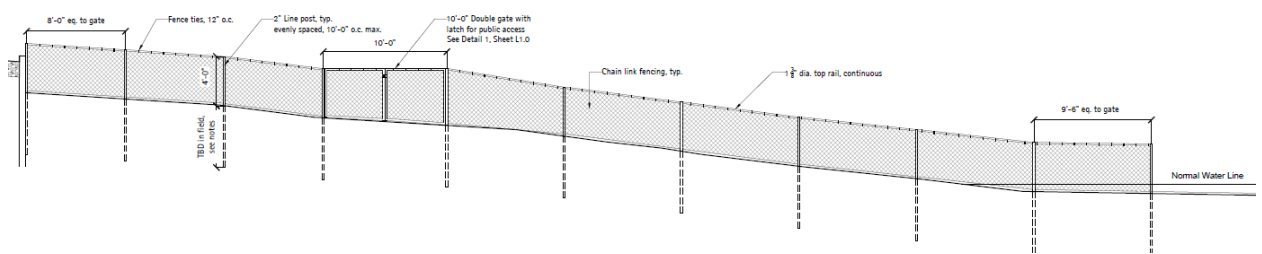


Figure 15 – Elevation of North Fence

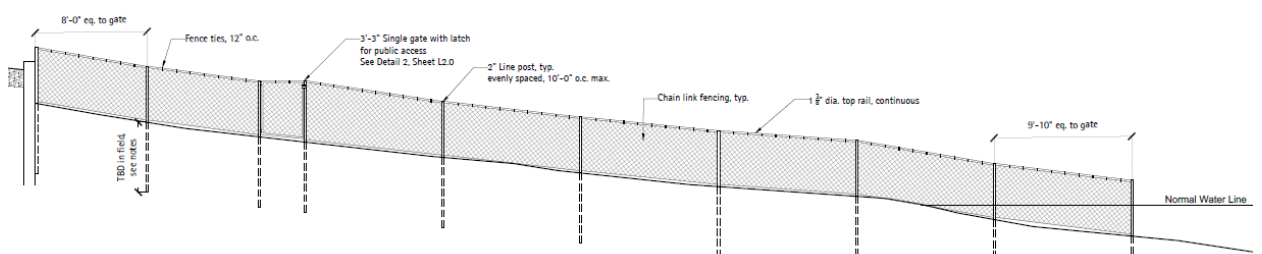


Figure 16 – Elevation of South Fence

Fence and wall height within required setbacks. With the adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the lake as well as the front yard setback along the lake. The front lot line is now the ordinary high water mark (OHWM) and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the OHWM, whichever results in the line farthest from the OHWM.

The Zoning Ordinance allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. While the proposed fence is located within the required front yard, at a height of 4 feet, it complies with the maximum permitted height. Therefore, the proposed fence complies with the zoning regulations.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The proposed fence also requires review by the Zoning Board of Appeals (Special Use) and the Design Review Board (Certificate of Appropriateness). Their respective reviews will occur after the Plan Commission's review is complete.

FINDINGS & RECOMMENDATION

The Plan Commission is charged with evaluating Special Uses for consistency with the six standards for granting special use permits. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit meets the standards for granting the requested Special Use Permit.

After hearing from the Applicant and the public, the Commission will have the following options:

- 1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Commission.
- 2) Consider a motion recommending approval or denial of the Special Use. If the Plan Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner should make a motion recommending approval or recommending denial based upon the following standards and direct staff and the Village Attorney to prepare written findings and determinations for the Plan Commission's consideration and final vote at a subsequent meeting:
 1. The proposed improvement **is consistent [is not consistent]** with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use and associated exceptions will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - b. That the special use and the associated exceptions 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;
 - c. That the establishment of the special use and associated exceptions 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;
 - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
 - f. That the special use and associated exceptions in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

As noted above, any motion on a decision by the Plan Commission should direct the Village Attorney to prepare written findings and determinations for the Plan Commission to consider and vote on at a subsequent meeting.

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Public Correspondence

ATTACHMENT A



Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District
1380 Willow Road
Winnetka Illinois 60093

October 21, 2025

Scott Mangum
Director of Community Development
Village of Winnetka
501 Green Bay Road
Winnetka Illinois 60093

Dear Scott,

I am submitting this letter in support of our application for a Special Use Permit to install temporary fencing at Centennial Beach, which is located at 225 Sheridan Road.

As previously discussed, and as noted in our fencing permit application submitted in May, the Winnetka Park District seeks to install temporary fencing to allow for the continued use of the Centennial Off-Leash Dog Beach, which has been in operation since 1995. The proposed temporary fencing consists of two rows of chain-link fencing along the northern and southern boundaries of the dog beach.

As you are aware, the Park District has submitted a formal Special Use Permit application (Case No. 24-08-50: 225 Sheridan Road – Centennial Park and Beach), which includes plans for a future permanent design. While planning for that long-term solution continues, we are requesting a separate Special Use Permit for the temporary fencing to allow the off-leash dog beach to reopen to the community.

The Park District has submitted plans to the Illinois Department of Natural Resources (IDNR), the U.S. Army Corps of Engineers (USACE), the Illinois Environmental Protection Agency (IEPA), and the Cook County Department of Animal and Rabies Control (CCDARC). We are currently awaiting responses from three of these four agencies. Enclosed is the IEPA's letter confirming that our proposed plan will have no adverse impact on the site. The public comment periods for the IDNR and USACE permits have concluded, and we are awaiting their final determinations. Discussions with CCDARC are ongoing, and we anticipate confirmation of their review soon.

540 Hibbard Road, Winnetka, IL 60093
www.winpark.org

(847) 501-2040
Fax: (847) 501-5779



The proposed enclosed area will provide a safer, more controlled off-leash environment for dog owners while ensuring continued shoreline access for non-dog beach users, as required by state and federal agencies.

Enclosed with this letter are the following materials:

- Completed Special Use Permit Application – Centennial Park and Beach, 225 Sheridan Road
- Project narrative, including evidence that the proposed temporary fencing conforms to the six special use standards
- Copy of the deed showing ownership/Photos of the Property Site
- Current plat of survey
- Proposed temporary fencing/site plan
- Certificate of Appropriateness application
- Copy of the Response Letter from the IEPA

Both Shannon Nazzal and I are available to meet or answer any questions you or your staff may have. If a site visit would be helpful, please let us know, and we will be happy to arrange it.

We appreciate your time and consideration of this request and look forward to your review.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director of the Winnetka Park District

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 225 Sheridan Road, Winnetka Illinois 60093

Applicant Information

Name: Winnetka Park District
Primary Contact: Costa Kutulas
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2052
Email: ckutulas@winpark.org

Architect Information

Name: The Lakota Group
Primary Contact: Scott Freres
Address: 1. E. Wacker Dr. Suite 2700
City, State, ZIP: Chicago, IL 60601
Phone No. 312-467-5445
Email: sfreres@thelakotagroup.com

Owner Information

Name: Winnetka Park District
Primary Contact: Shannon Nazzal
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2074
Email: snazzal@winpark.org

Attorney Information

Name: Meltzer, Purtill & Stelle LLC
Primary Contact: Harold W. Francke
Address: 1450 American Lane, 19th Floor
City, State, Zip: Schaumburg, IL 60173
Phone No. 847-330-6068
Email: hfrancke@mpslaw.com

Applicant Signature: _____

Date: 10/21/2025

Property Owner Signa _____

Date: 10/21/2025

Printed Name of Owner: Shannon Nazzal



Application for Special Use Permit – Installation of Temporary Fencing at Centennial Beach

Project Narrative

The Winnetka Park District is requesting a Special Use Permit to install two rows of temporary fencing with access gates at Centennial Beach, which is located at 225 Sheridan Road. The proposed fencing will enhance the safety, compliance, and long-term sustainability of this popular recreational amenity, which has served Village residents and their pets for three decades.

The Centennial Dog Beach has operated since 1995 as an off-leash dog beach along the Lake Michigan shoreline. Due to Cook County Animal and Rabies Control requirements and feedback from the community, the Park District now seeks to formally enclose the dog area with durable, visually unobtrusive fencing that encourages dogs remain safely within the permitted zone while maintaining access for users and preserving the natural character of the lakefront. The proposed fencing will include double entry gates on both the north side and south side fence runs which are set 20' within the Park District's property lines. This design will allow continuous access for beach goers to traverse the beach with minimal impact to the beach user. The only impact would be the need for the beach user to walk through an access gate which is planned to remain unlocked for the duration of the year. As this is a public beach the beach goers have that ability to walk anywhere along Centennial Beach. The existing fencing at the top of the bluff is to remain with the current key fob controlled access gate.

The proposed new enclosed space will provide a safer, controlled dog beach area to allow for Centennial Beach users to enjoy the property with their four legged friends without needing a leash. As outlined in the drawings, our plan includes the installation of 48" high chain-link fencing running perpendicular to the shoreline. Double-entry gates are incorporated into both the north and south fence lines to satisfy leashing and unleashing requirements. This design also ensures shoreline access for non-dog beach users, as required by state and federal agencies.

The project includes:

- Installation of approximately 4-foot-high, chain-link fencing, set in from the Park District's property boundaries by 20' at both the north and south ends of the designated dog beach area;
- Gated access points that will make it possible for beach goers to walk the shoreline unimpeded;
- Double-gate systems at the beach level to prevent pets from escaping;



- Signage and rule boards consistent with the Park District's dog-use policies, and Cook County Department of Animal & Rabies Control regulations; and
- Minor site work to install fence posts without altering existing drainage, topography, or lakefront views (note: posts are anticipated to be installed into the clay without the need for concrete footings)

The fence is designed to comply with the requirements of all regulatory agencies and will not encroach upon private property, utilities, or environmentally sensitive areas. The Park District has submitted permit applications to the Illinois Department of Natural Resources (IDNR), United States Army Corps of Engineers (USACE), Illinois Environmental Protection Agency (IEPA), and Village of Winnetka, and it has requested a review of the proposed design by the Cook County Department of Animal & Rabies Control (CCDARC), to ensure the design meets the requirements of all regulatory agencies.

To date, we have heard back from the IEPA and they have submitted a response that the proposed project will not have an adverse effect on water quality. We are currently awaiting determinations from both the IDNR and USACE, who have completed their public comment phase of the application. The Park District has also had many conversations with the CCDARC regarding its review of our plan. We are still awaiting formal responses from all four agencies.

This project represents a low-impact safety enhancement to an established community facility, maintaining the cherished dog beach experience while meeting current public safety and regulatory standards.

Purpose and Intent

The purpose of the proposed fencing is to:

- Comply with Cook County Department of Animal & Rabies Control requirements for enclosed off-leash dog areas;
- Protect public safety by preventing dogs from leaving the designated area;
- Enhance user comfort and enjoyment by defining clear boundaries for off-leash recreation;
- Preserve Winnetka's lakefront resources through responsible management of park use; and
- Support the Park District's mission to provide safe and high-quality recreational opportunities for all residents.



The project aligns with the Village of Winnetka's Comprehensive Plan goals of maintaining and enhancing public open space, promoting environmental stewardship, and encouraging improvements that strengthen community amenities while protecting neighborhood character.

Special Use Permit Standards

In accordance with Section 17.56.010 of the Village of Winnetka Zoning Ordinance, the following responses confirm that the proposed special use meets each of the required standards for approval:

1. *"That 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;"*

The installation of fencing around the Centennial Dog Beach will enhance public safety and welfare by preventing dogs from straying outside the designated off-leash area. This measure supports compliance with Cook County animal control ordinances, reduces the potential for conflicts among park users, and improves supervision of dogs in a controlled, defined environment.

The fencing will be designed and maintained to ensure safety for all users. Signage will clearly communicate dog beach rules, hours, and requirements. These measures will promote responsible use of the dog beach and enhance the comfort and welfare of all visitors.

2. *"That 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;"*

The proposed fencing will not be detrimental to adjacent properties or diminish property values. The improvement is modest in scale and limited to Park District land already dedicated to recreational use.

The open chain-link fence design minimizes visual impact, maintaining transparency and preserving lake views. The fencing will not generate noise, traffic, or visual clutter. By addressing prior concerns about dogs exiting the beach or entering non-dog areas, the project is expected to improve neighborhood satisfaction and the enjoyment of nearby public and private properties.



3. *“That the establishment of the 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;”*

The fencing will not impede normal or orderly development of surrounding properties. The project is an enhancement to an existing, long-standing community amenity and does not alter land use patterns or development potential in the area.

All work will occur within the established beach and park footprint. The fence design will respect existing utilities, shoreline stabilization efforts, and access routes, ensuring that future improvements or maintenance activities along the lakefront can continue unimpeded.

4. *“That 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;”*

Adequate ingress and egress already exist to serve Centennial Beach and the dog beach area. The proposed fencing will utilize existing pedestrian paths and beach access points, with no changes to vehicular circulation or parking.

Entry gates will be strategically located to provide safe, efficient user movement and will include double-gate systems where appropriate to prevent dogs from escaping. The proposed improvements will not cause pedestrian or vehicular congestion in public ways.

5. *“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided;”*

The site already includes adequate parking, utilities, access roads, and drainage to support its operation. The fencing installation requires no new utilities or structural facilities.

The permeable design will not alter natural drainage or stormwater flow, and no impervious surfaces will be added. All work will comply with applicable stormwater and bluff stability standards. Coordination with the Illinois Department of Natural Resources, Illinois Environmental Protection Agency and U.S. Army Corps of Engineers will ensure that shoreline and environmental considerations are fully addressed.



6. *“That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.”*

The proposed fencing will conform in all respects to all applicable Village of Winnetka ordinances, codes, and regulations regarding fence height, installation material, and setback requirements.

All required building and zoning permits will be obtained prior to installation (building permit for this work was already submitted to the Village earlier this year).

The Park District has coordinated with Village staff and outside regulatory agencies to ensure compliance with the Village’s Lakefront and Bluff Ordinance, and to minimize environmental or visual impacts. The project will be executed in accordance with all construction, safety, and accessibility standards.

Conclusion

The Centennial Beach Dog Beach Fencing Project meets all six standards for Special Use approval under the Village of Winnetka Zoning Ordinance. It represents a thoughtful, low-impact improvement that will enhance public safety, maintain the integrity of the lakefront, and support the continued enjoyment of one of Winnetka’s most beloved recreational amenities.

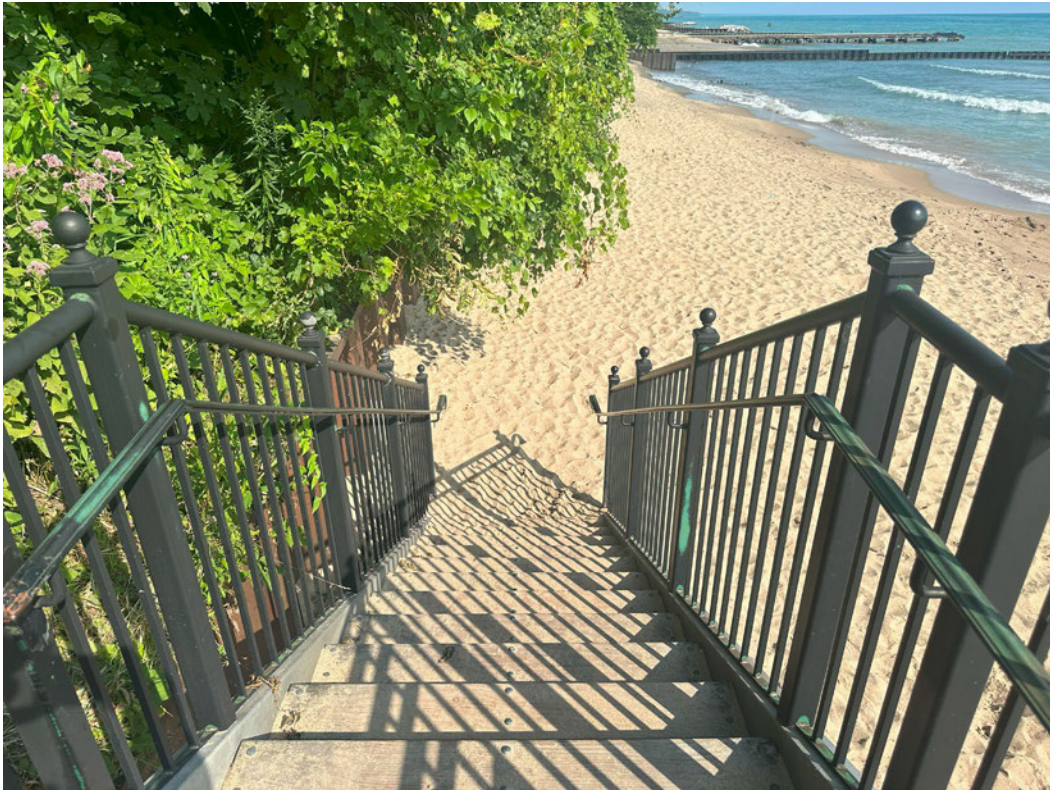
By granting the requested special use permit, with such conditions as the Village may deem necessary, the Village will be making it possible for the Park District to operate the dog beach and allow park users to use the dog beach without being deemed to be in violation of Section 6.08.020 of the Village Code, which requires dog owners to keep their dogs under control at all times by means of a leash, cord, chain or like device and prevent their dogs from running at large on property they don’t own, including public property.



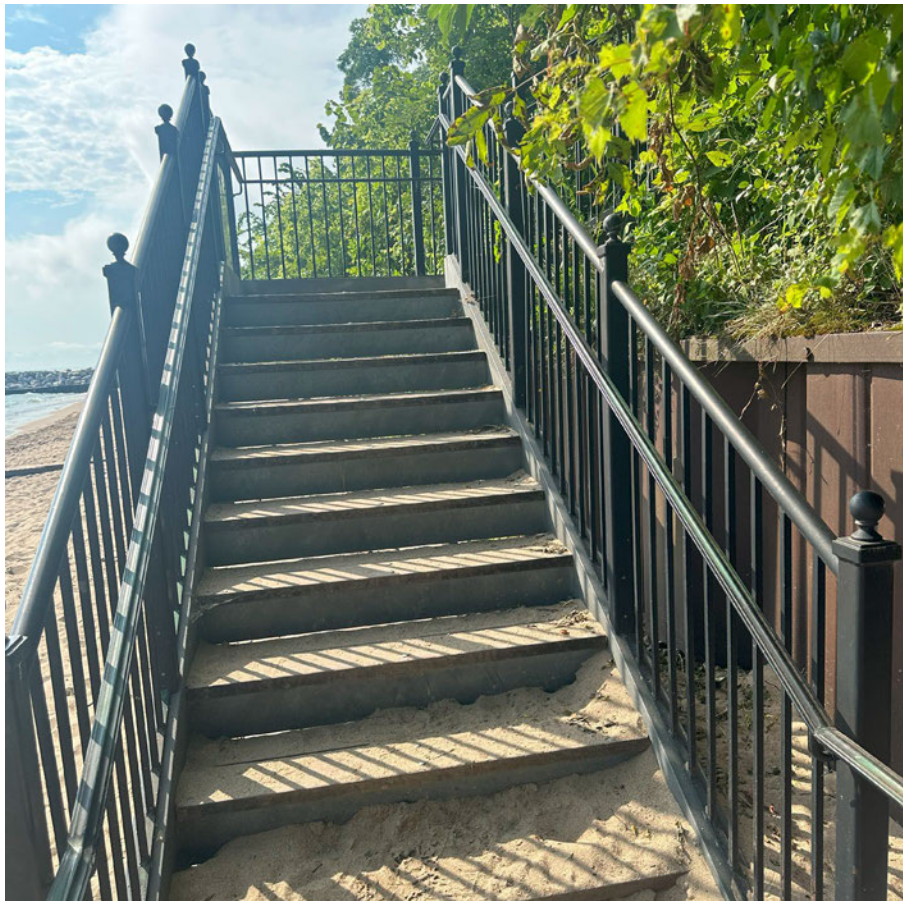
Dog Shower Amenities (Looking Northwest)



Dog Beach Access Gate (Looking East)



Dog Beach Access Stairs (Looking East)



Dog Beach Access Stairs Beach Level (Looking South)



Dog Beach Stairs Beach View (Looking West)



Dog Beach (Looking North)



North Seawall (Looking West)



North Seawall (Looking Northwest)



Dog Beach (Looking South)



Bog Beach (Looking South)



Dog Beach South Property Line (Looking West)



Dog Beach Seawall (Looking West)



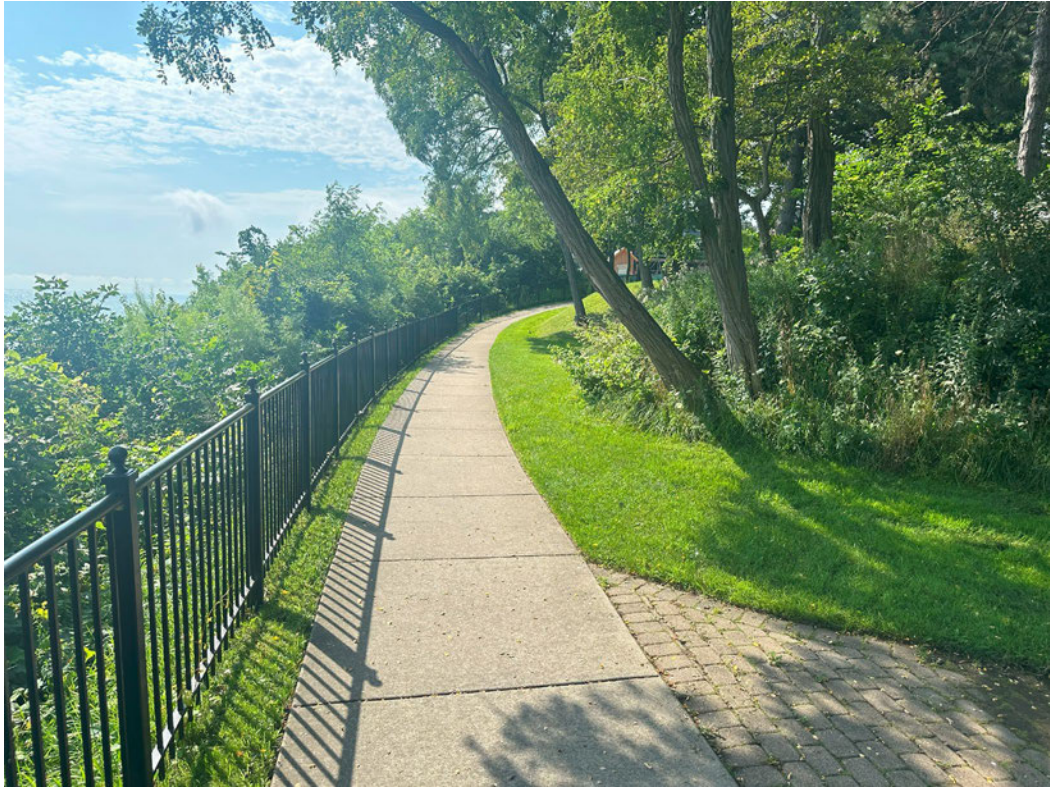
Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Paver and Bench Area (Looking Southwest)



Mid-level Bluff Paver and Bench Area (Looking West)



Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Sidewalk to Park Area (Looking West)



Upper Bench Southeast Section of Upper Parkland



Upper Park Sidewalk Southwest Corner of the Park (Looking East)



Upper Park Sidewalk South End (Looking East)



Upper Park (Looking South)



Upper Park (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Center East Side (Looking East)



Upper Park Center Overlooking Dog Entry Gate (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Area (Looking Southwest)



Upper Park Area (Looking Northeast)



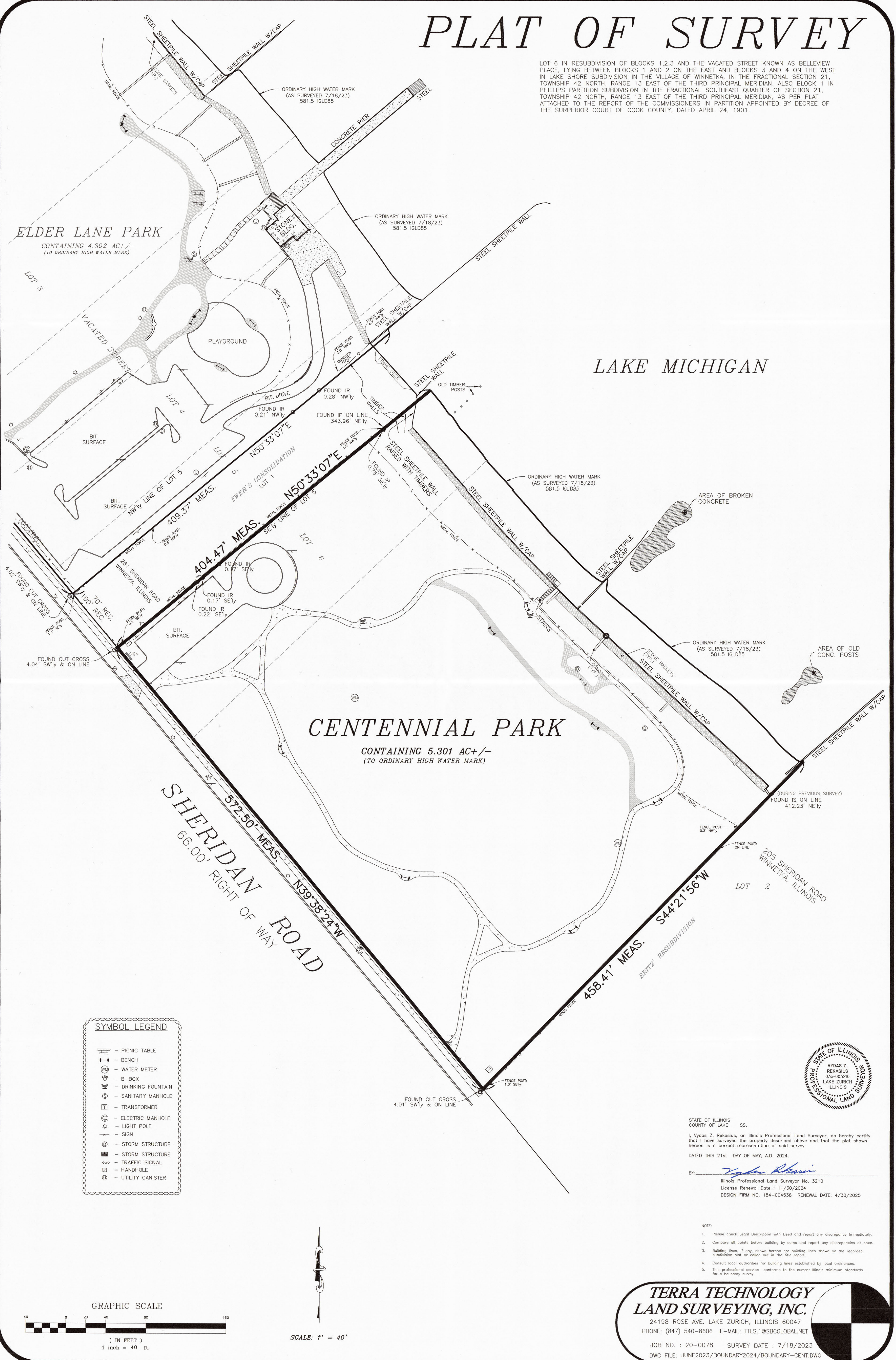
Upper Park Sidewalk (Looking Southwest)



Sheridan Road Sidewalk South side of Park (Looking North)

PLAT OF SURVEY

LOT 6 IN RESUBDIVISION OF BLOCKS 1,2,3 AND THE VACATED STREET KNOWN AS BELLEVUE PLACE, LYING BETWEEN BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, IN THE FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO BLOCK 1 IN PHILLIPS PARTITION SUBDIVISION IN THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT ATTACHED TO THE REPORT OF THE COMMISSIONERS IN PARTITION APPOINTED BY DECREE OF THE SUPERIOR COURT OF COOK COUNTY, DATED APRIL 24, 1901.



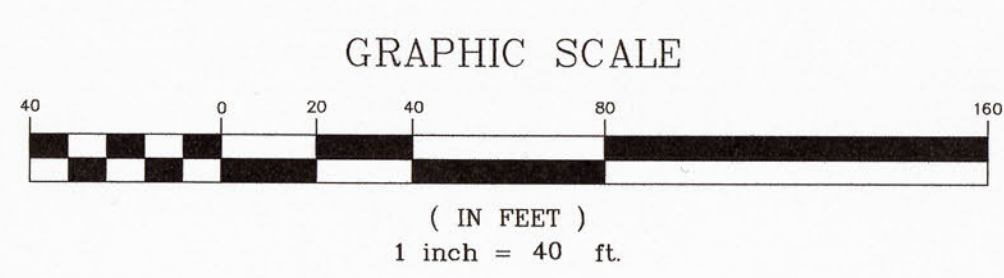
ELDER LANE PARK
CONTAINING 4.302 AC +/-
(TO ORDINARY HIGH WATER MARK)

CENTENNIAL PARK
CONTAINING 5.301 AC +/-
(TO ORDINARY HIGH WATER MARK)

LAKE MICHIGAN

SYMBOL LEGEND

- PICNIC TABLE
- BENCH
- WATER METER
- B-BOX
- DRINKING FOUNTAIN
- SANITARY MANHOLE
- TRANSFORMER
- ELECTRIC MANHOLE
- LIGHT POLE
- SIGN
- STORM STRUCTURE
- TRAFFIC SIGNAL
- HANDHOLE
- UTILITY CANISTER



SCALE: 1" = 40'



STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Yudas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 21st DAY OF MAY, A.D. 2024.

By: *Yudas Z. Rekasius*
Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2024
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2025

- NOTE:
1. Please check Legal Description with Deed and report any discrepancy immediately.
 2. Compare all points before building by some and report any discrepancies at once.
 3. Building lines, if any shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
 4. Consult local authorities for building lines established by local ordinances.
 5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

**TERRA TECHNOLOGY
LAND SURVEYING, INC.**

24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 20-0078 SURVEY DATE : 7/18/2023
DWG FILE: JUNE2023/BOUNDARY2024/BOUNDARY-CENT.DWG

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

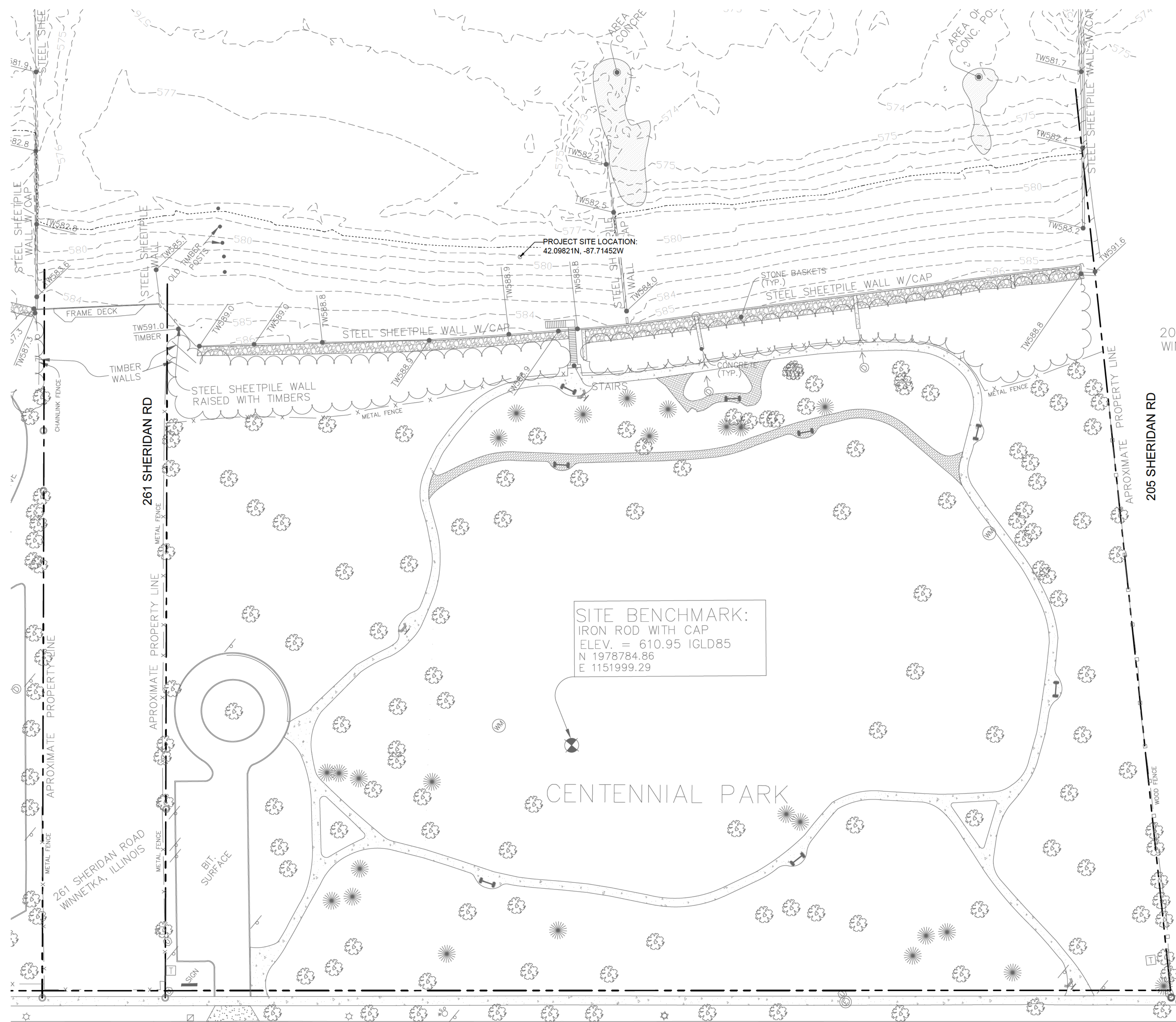
PREPARED FOR
Winnetka Park District

540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

Temporary Dog Beach Fencing

225 Sheridan Rd
Winnetka, IL 60093



205 SHERIDAN ROAD
WINNETKA, ILLINOIS

H:\Lakota_files\Projects\2023\230008 - Elder Lane-Centennial Park\07 Graphics\03 DD CD\01 CAD\20250422 Centennial Dog Beach Fencing Application.dwg

SHERIDAN ROAD

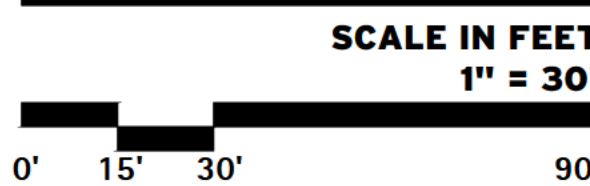
It's smart. It's free. It's the law.

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ISSUED FOR PERMIT
April 25, 2025
REVISIONS

No	Date	Issue

VICINITY MAP



NORTH SHEET NUMBER

L1.0
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THE LAKOTA GROUP.

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Chicago, Illinois 60601
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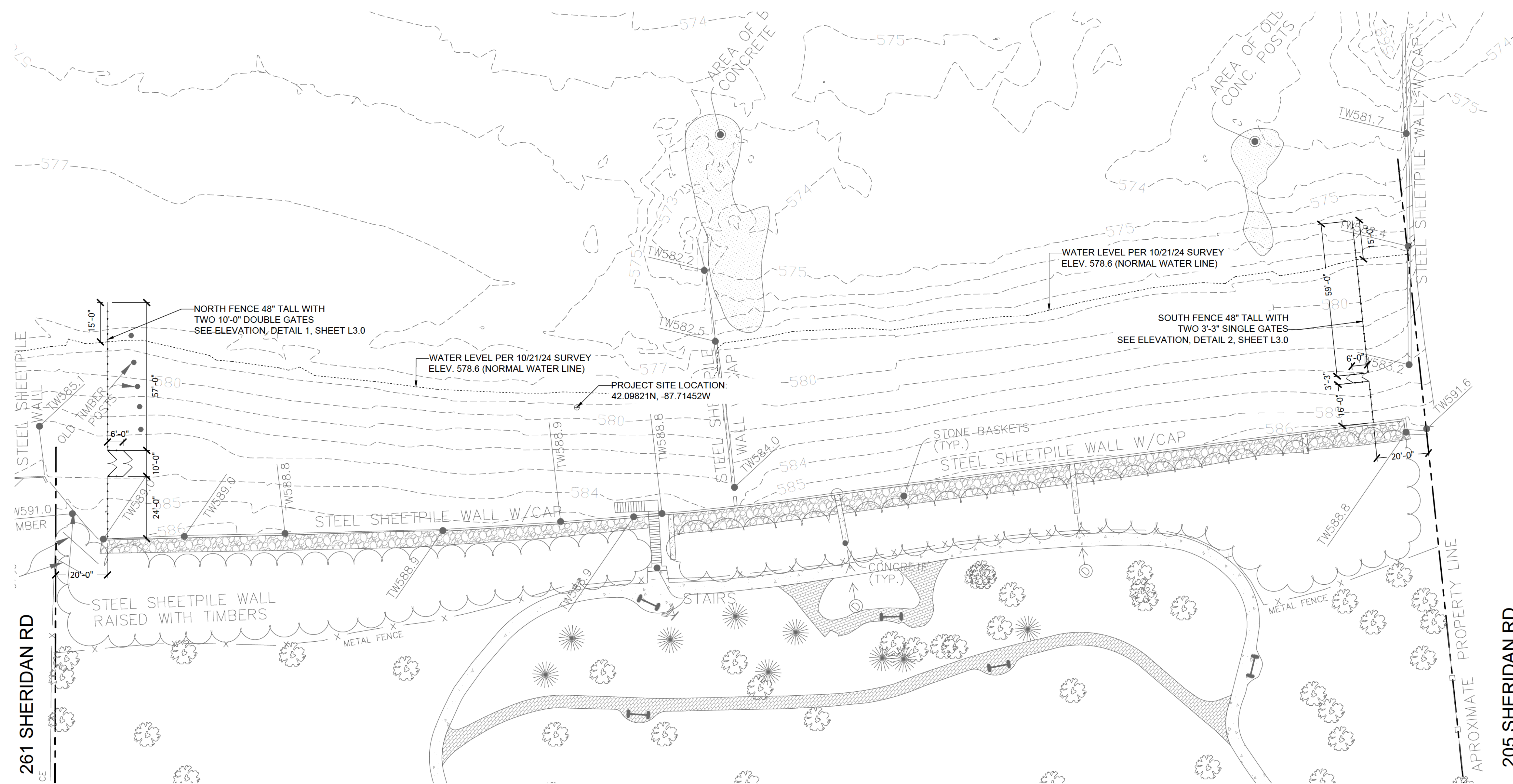
PREPARED FOR
Winnetka Park District

540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

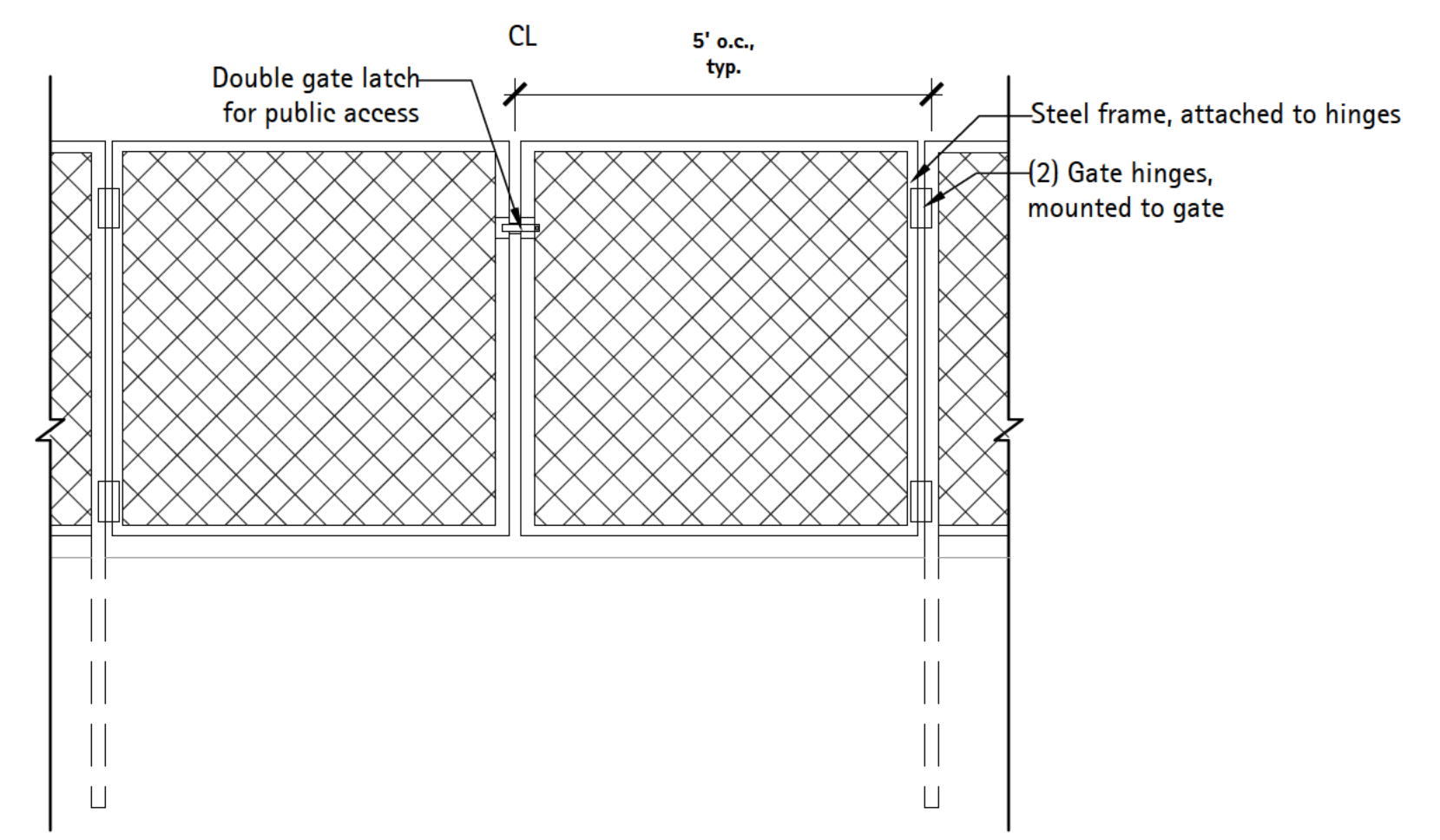
Temporary Dog Beach Fencing

225 Sheridan Rd
Winnetka, IL 60093

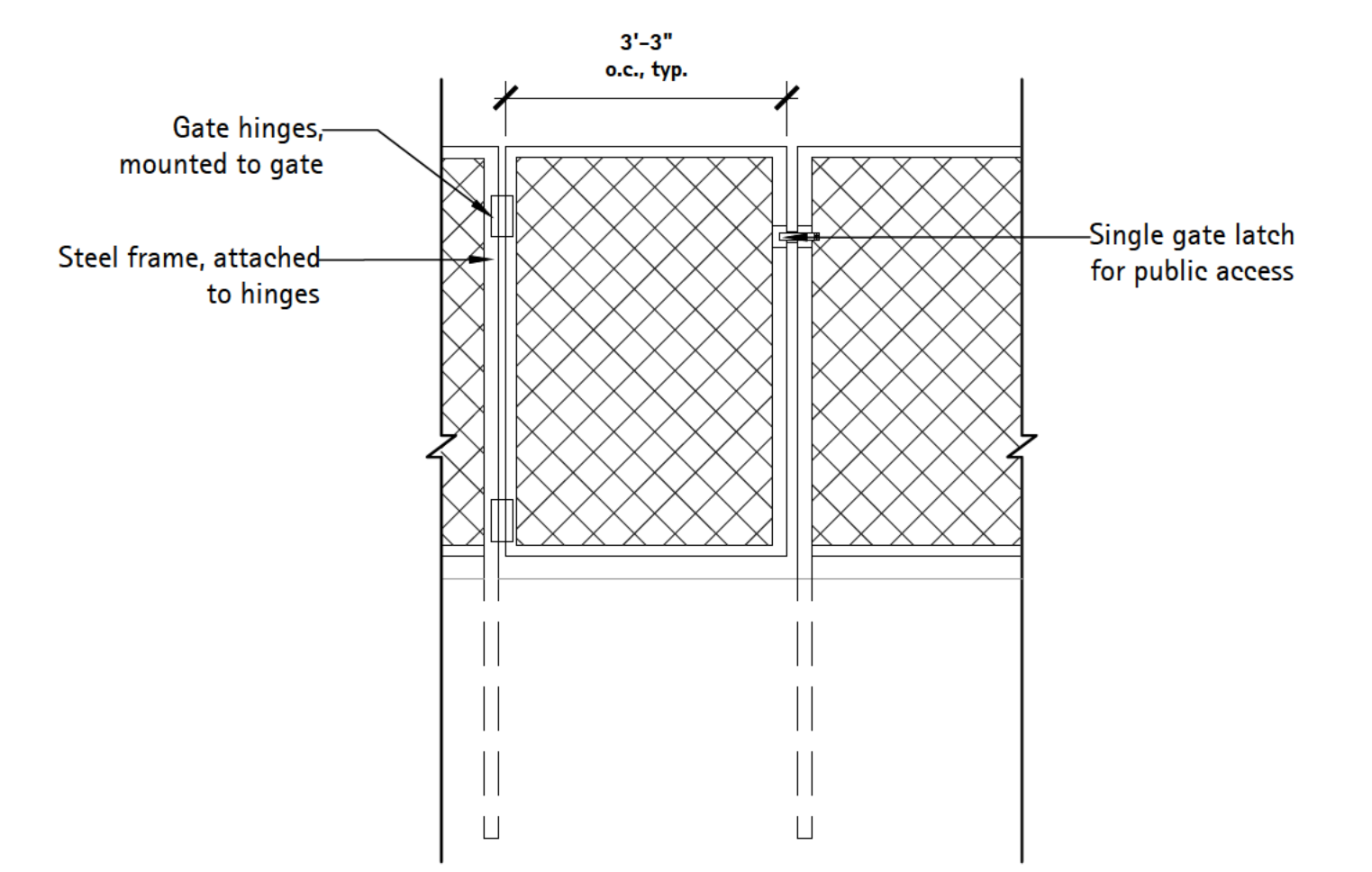


261 SHERIDAN RD

205 SHERIDAN RD



1 Double Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



2 Single Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"

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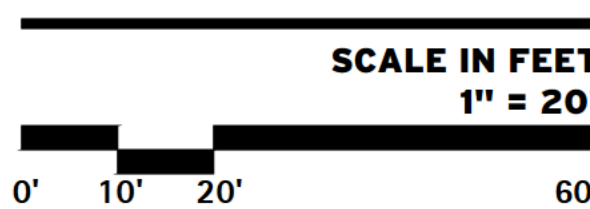
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Call Before You Dig
TOLL FREE
ONE-CALL SYSTEM

ISSUED FOR PERMIT
April 25, 2025
REVISIONS

No	Date	Issue

SITE FENCING PLAN



NORTH

SHEET NUMBER

L2.0

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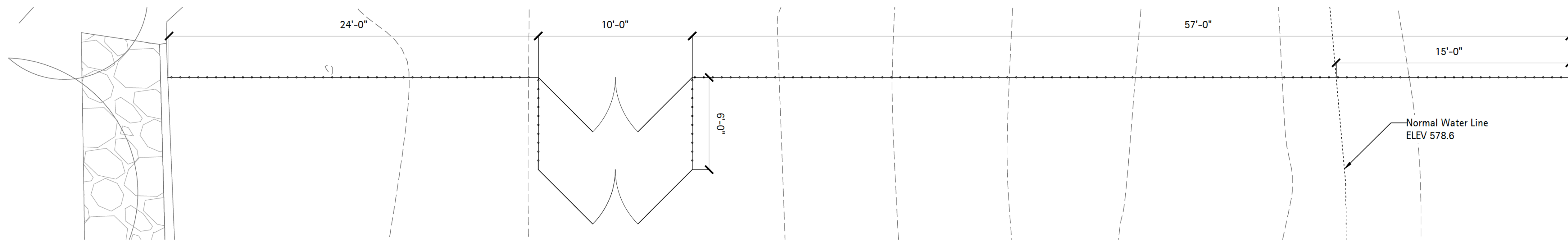
THE LAKOTA GROUP.

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Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

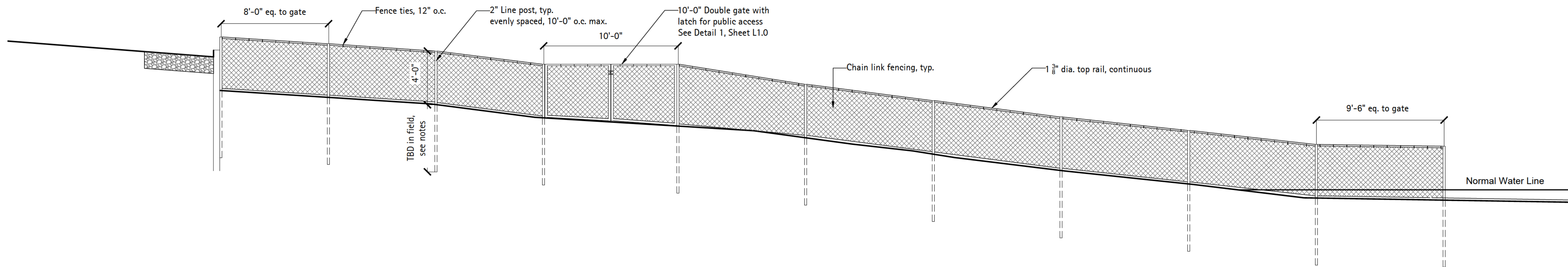
PREPARED FOR
Winnetka Park District
540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH Temporary Dog Beach Fencing

225 Sheridan Rd
Winnetka, IL 60093

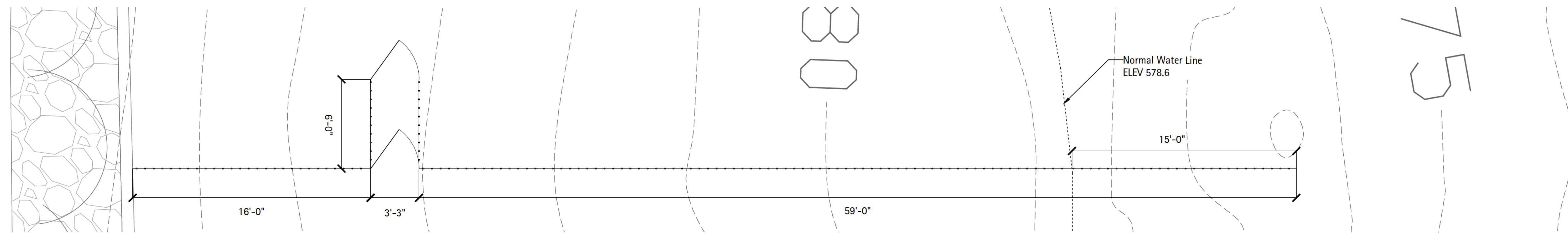


Plan

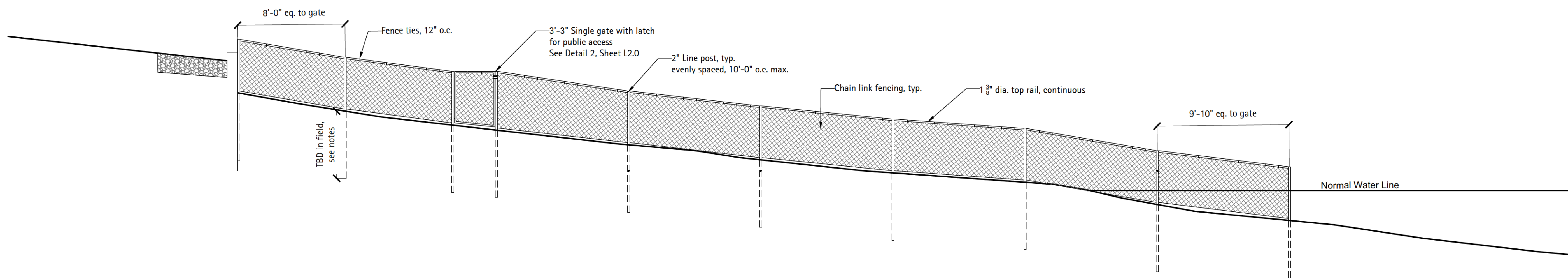


1 Elevation - North Dog Beach Fence
Scale: 1/4" = 1'-0"

- Notes:
1. Steel top rail to run continuously over multiple posts.
 2. Posts to be driven into the sand and underlying clay until refusal. Posts will then be cut 48" above the sand line



Plan



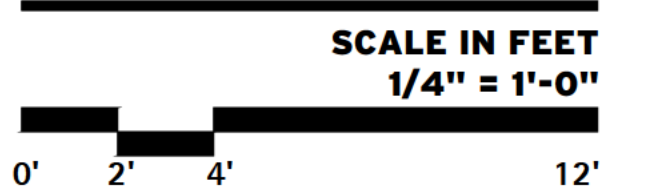
2 Elevation - South Dog Beach Fence
Scale: 1/4" = 1'-0"

It's smart. It's free. It's the law.
Call Before You Dig
811

ISSUED FOR PERMIT
April 25, 2025
REVISIONS

No	Date	Issue

FENCE ELEVATIONS



NORTH SHEET NUMBER
L3.0
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ATTACHMENT B

From: [REDACTED]
To: ["Snow, Renee"](#); [Altman, Steve](#); [Hall, Soren G CIV USARMY CELRC \(US\)](#); [Robert Dearborn](#)
Cc: [Ann Klaassen](#); [Otto, Eric L.](#); [Sophia R CIV Morgan](#)
Subject: Please include this message and attached documents in SUP request for Centennial Park fencing and in IDNR permit files LM2023004 and C20250015
Date: Wednesday, December 17, 2025 6:36:52 PM
Attachments: [Orchard 2020 behind the scenes instructions for Centennial Park Fence.pdf](#)

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. Snow and President Dearborn:

Please consider the attached e-mail correspondence between a team of consultants and lawyers employed by Justin Ishbia or his proxies, and Commissioners and executives of the Winnetka Park District regarding Winnetka's Centennial Beach development. I ask the attached communication be included in your IDNR permit application files (LM2023004 and C20250015) and in the Village's file for the Winnetka Park District's current request for a Special Use Permit (SUP) to develop Centennial Park and beach.

You already have in the public record copies of the Ishbia Family Foundation/Winnetka Park District January 2024 restrictive covenant involving a \$3 million donation. The restrictive covenant agreement allows the Ishbia Foundation control over every detail of the proposed Centennial Fence design and gives the Foundation control over the proposed fenced area at Centennial Beach for half a century. Many see this agreement as a way for the Ishbia family to pay others to do something the IDNR forbids --- privatize a public beach built using an IDNR shore protection permit. Ms. Snow has received an enforcement request asking the IDNR to prevent the WPD from building a fence funded by Ishbia that would prohibit access to the new 205 beach. The attached below demonstrates direct and early involvement by Ishbia's team and their efforts to use the Park Board to gain a private beach.

The attached communication pre-dates the 2024 donor agreement, but has the same flavor. The e-mail exchange is dated March 25, 2022. Warren James, a prominent Winnetka citizen and in 2022 an elected Commissioner of the Winnetka Park District, has received a long message from Tricia Charbonneau, a PR consultant and project manager for Seiler Consulting, the firm employed by Ishbia interests to guide the Winnetka Park Board toward a grand Centennial Beach development design that would effectively cut off public access across the beach below Centennial and the beach below 205 Sheridan. At the time there was one flat continuous beach interrupted only by a few small iron groins. A large new public beach was recently completed below 205 Sheridan using IDNR permit #LM2023. The Justin Ishbia residence continues under construction on the upland.

Mr. James promises to respond fully to Ms. Chabonneau. You will not find his response in Park District records. I'm told, but can't confirm, the e-mail conversation shifted to a private messaging platform.

Mr. Jame's e-mail is copied to John Peterson, former elected Commissioner and then the Executive Director of the Winnetka Park District. (Mr. Peterson continues to be Arbiter of the Ishbia Foundation Centennial Beach restrictive covenant agreement); WPD legal Counsel Steven Adams of Ancel Glink; Ishbia attorneys David Williams and Andrew Aron, both

principals of Williams, Bax and Saltzman; and Charbonneau's boss Gregg Seiler.

In her e-mail Ms. Charbonneau critiques the performance of tax payer- funded consultants as they presented the Centennial Beach development plan to the public and elected Commissioners for the the first time during a March 24, 2022 Park Board special meeting. (Which I attended).

Ms. Charbonneau chides Jon Shabica for speaking about public access over and around lakeward structures. ("no reason to write or publicly discuss unless specifically asked" she says). During subsequent open houses re Centennial Beach Jon's slide re the IDNR's public access requirements isn't included.

Ms. Charbonneau continues "Nor is there any reason for him ever to mention again the idea of permitting the Centennial project *without the fence.*" (emphasis added). Here you see a team of lawyers and consultants in the employ of the neighboring private owner and IDNR fill permittee directing an elected Commissioner and the WPD's senior paid staff to steer their own consultants away from any word or drawing that might inform the public or keep the 205 neighbor from getting a private beach. No one in this conversation is protecting the public interest.

Scott Freres, the WPD's landscape architect, is criticized for not using language "consistent" with their goals, and for unfolding design views that actually show everyone how massive a proposed stone pier will be. And then the Ishbia consultant objects other slides communicating the height of the project to the public.

Skip down to item 5. of the e-mail, where Ms. Charbonneau plans another meeting for the Park District attorneys, staff and Mr. James to strategize how to "get ahead of the public" on the beach development push.

If there was ever any doubt the WPD has lost control of the Centennial Development plans, the proof is here, where we see it early in the process. And it continues, as Ishbia's team pummels a minor Cook County veterinary office with dog beach complaints and WPD staff nfind reasons (rabies control?) to justify a fence that doesn't belong on a beach. Its sad, but I don't think the Village or the IDNR can or should regard the Centennial Fence applications as products of an independent and public-facing Park District.

I hope the attached and above is useful to State and Federal Beach regulators and the Village staff tasked with reviewing the SUP application. In a separate e-mail I will send a photo of the entire beach area under discussion. Please let me know if you are not able to open this attachment.

Best regards,

Laurie Morse



Sent: 3/25/2022 12:00:00 AM
From: Warren James <WJames@winpark.org>
To: "Tricia Charbonneau" "Costa Kutulas"
Cc: "John Peterson" "Steven Adams" williams@wbs-law.com "Andrew Arons" "Gregg Seiler"
Bcc:
Importance: Normal
Subject: Re: Orchard - notes on last night's presentation

Thanks for the feedback Tricia. Very helpful. Will respond more fully before Tuesday.

Warren James
Commissioner

P: (847) 501-2040
E: wjames@winpark.org

Winnetka Park District | winpark.org

From: Tricia Charbonneau <tc@seilerconsulting.com>
Sent: Friday, March 25, 2022 1:26:42 PM
To: Costa Kutulas
Cc: Warren James; John Peterson; Steven Adams; williams@wbs-law.com; Andrew Arons; Gregg Seiler
Subject: Orchard - notes on last night's presentation

Team,

Thank you again for the prep and presentation last night. Below please find some feedback, being shared to supplement the content and strategies for the future open houses and successful public comment period.

1. Shabica

- a. Take out the language in his slides that note the IDNR and Corps guidance about access up and over lakeward structures. No reason to write this or publicly discuss the grey area unless asked.
- b. Nor is there any reason for him to ever mention again the idea of permitting the project without the fence. It's not helpful to anyone except the opposition.
- c. Please coach Jon on what topics to address in future forums. It would likely be best if answers only questions directed to him.

2. Scott Freres

- a. His opening comments about "this conversation happening in communities all up and down the lake" and "looking for creative solutions, new ideas, greater community benefit" and "focus on access - for more residents, for seniors, more with alternative abilities" is fantastic.
- b. However, as discussed with Warren, he was not in top form last night. For the future, please make sure he is more versed in the technical details of the project and nomenclature (use 'planting pocket' and other terms correctly).
- c. Graphics
 - i. Change all language about "louvered air screens" to "louvers". All presentations need to speak the same language.
 - ii. The new elevation diagrams shown - the unfolded breakwater views - were not helpful in my opinion. First, they did not show the water line (they just showed the beach/lakebed) and this made the breakwater look super tall when further out in the lake. Furthermore, the louvers look 100% monolithic in this view and don't help the cause. Oblique views that show the water line through and the horizon are much more effective. Is this new drawing conveying something essential?
 - iii. One graphic showed a dimension string of 169'-9" as the length of the louvers (I think). This dimension relates to nothing else we show - does that drawing and dimension have a specific purpose?

3. When Colleen asked last night if the planting pockets (and she implied fences) had been installed anywhere else, I was dying for someone to mention Lee Street Beach - and that it's similar to what's proposed here, but this project will be so much better (this kind of came up). Lee Street doesn't have planting pocket but is one of many precedents for fence on a breakwater structure. And we keep saying that other municipalities have this, but I don't think this has actually been shown much to the public. Slides that show a photo of Lee Street on the left, and they this project on the right - will demonstrate how much better this project is. And roll through all the cities - show the beat up Kenilworth stuff, yucky Lake Bluff, etc. to pound it home. Armed with the right script, this could be a good thing for Jon to speak to.

4. I was thinking more about the questions that Colleen Root raised last night and how to get in front of those and expose them rather than feel like they need to be defended against. Would it make sense to build a portion of the presentation to somehow say no plan is perfect, and thousands of hours of work have gone into building the best and current plan possible, and the Board won't let "perfect the enemy of good".

- a. Therefore, the PD has thoughtfully addressed some of the parts that aren't perfect and here's how:
 - i. Make a slide that shows the pros versus cons in a side by side table; and then present that data.
- b. Write a one page "Frequently Asked Questions" document to answer some of these questions (*I'm offering sample answers for a couple of them*).
 - i. Is beach and lake access being improved or reduced by this project?
 - ii. What new or improved amenities are made possible by this project?
 - iii. Why isn't there access up and over the breakwaters?
 - iv. Why are the louvers needed and why are they so tall?
 - v. Why is there a planting pocket in the project?
 - vi. Do structures or barriers like this exist anywhere else on the north shore? Yes, other municipalities in the north shore have barriers

installed at the edges of their lakefront parts for a variety of reasons. Examples can be found in Glencoe, Kenilworth, multiple places in Evanston, Lake Bluff.

- vii. *Is the ability to look up and down the shoreline being lost? Some shoreline views will be lost simply by the installation of the breakwater itself and the dimensions it must be to perform correctly. So yes, some shoreline views will be lost, mostly those closest to the toe of the bluff. To minimize this, the proposed project offers two strategies. First, the height of the stone breakwater is being lowered, and that material replaced with angled louvers. When past the planting pocket, most users will be able to see over the top of the stone and through the louvers. The louvers are angled so users can look through them to the shoreline and the lake horizon. Second, the proposed project will provide brand new shoreline vistas for thousands of users (including seniors and persons with disabilities) at the new middle pier, which is situated in the center of the new park and located 300' into the lake. This vantage point exists in no other north shore community and is only made possible by the consolidation of Elder and Centennial.*
5. In the continued push to reach more groups to get their support now and before public opinion - we'd like to discuss the strategy for this next Tuesday. What groups does WPD have access to and what's the strategy to contact them to garner support? The time before public comment is likely to go by quickly, people will be out of town, etc. so getting going now with after school groups, kid's groups, special ed groups, senior citizen groups, etc. is critical.

Best regards,
Tricia

TRICIA CHARBONNEAU

PROJECT EXECUTIVE
C 312.438.0005
O 312.836.0540
tc@seilerconsulting.com

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From: [REDACTED]
To: [Ann Klaassen](#); [Scott Mangum](#); [Kristin Kazenas](#); [Christopher Marx](#)
Cc: [REDACTED]
Subject: WPD October 2025 SUP Application
Date: Tuesday, January 20, 2026 1:42:47 PM
Attachments: [02C2CD02-CAC7-4D80-88B4-3E5425875182.png](#)
[EF61C7C1-28CE-4A92-85F5-6669FC016A48.png](#)
[IDNR_Memol.M2025011.pdf](#)
[OneDogBeachMustBeADAEvanston.pdf](#)
[60"MinimumWidthBAR.pdf](#)
[BernahGroinMap1623.pdf](#)
[IDNRMemoPage1ExhibitA.pdf](#)

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.

Hello:

Would you please include this email dated 1/20/26 in the packet for Plan's 1/28/26 meeting and also send it to the Trustees?

This is my only comment and submission for Plan and the Trustees,

Thank you.

Kristine Schriesheim

Winnetka taxpayer

To: Village Trustees And Plan Commission

From: Kristine Schriesheim

Re: Comments Dated January 20, 2026 on WPD October 2025 SUP Application for Lake Michigan Fencing

TOPIC ONE: WPD's 8/27/25 NON-PUBLIC MEETING WITH IDNR AND USACE

I respectfully request that the Trustees and Plan Commission members listen to this meeting recording. It is illuminating in terms of understanding WPD's true fencing purpose and ultimate goal—executing WPD's 2020 Exchange Agreement with Orchard 2020 Trust.

https://winparkdistrict-my.sharepoint.com/:u:/g/personal/snazzal_winpark_org/Ea_fe4tEGE5DkrL6Voe0ikABGWtk0Ku6xS2ju5VEu5ZJOA

Background: 2025 WPD MEMO REPORTING FENCING REQUEST

Cc: Costa Kutulas <CKutulas@winpark.org>; Christina Codo <CCodo@winpark.org>
Subject: Re: Elder/Centennial IGA Negotiations

All,

From staff's perspective a few things.

1. Army Corp permitting will be the regional permit. A shorter process, but still a process. We are preparing that now, but ultimately need the OK from the Village on the pier removal in order to proceed.
2. Beach house opening shouldn't be an issue. No permitting required.
3. Operational costs: Staff is preparing costs for security, lifeguards, attendants, equipment and supplies to operate Elder Lane as an open beach this year. We hope to bring those costs to the Board in March for a budget adjustment. This will also include a cost to have assistance in monitoring the on-leash requirement of Ordinance #596 and Cook County's law. I will be recommending a security firm as it will be a tough to enforce position that needs a uniform of sorts. Our staff in a t-shirt will be ignored. Cook County has informed that they may send out wardens to enforce as well.
4. The other option that representatives of Mr. Ishbia have requested to both our legal counsel and to Cook County Animal Control, are fencing in of the dog beach. However, this requires further permitting and design work (including IDNR approvals), Board approval of a design change on the north side of Centennial / dog beach, would not be done by this summer, and would have to adhere to Cook County's ordinance. This is not feasible in a 2-3 month time frame. I believe it would also not be popular with the community.
5. We will put in a call to PDRMA regarding adding signage referencing submerged hazards and not to enter the water.

Shannon Q. Nazzal, CPRE (she / her)
Executive Director
Office: +1 847 501 7074

TOPIC TWO: WPD'S OCTOBER 2025 SUP APPLICATION MISREPRESENTS ITS DESIGNS, MISREPRESENTS DOG BEACH LEASH REQUIREMENT, VIOLATES THE VILLAGE CODE, FAILS TO MEET 2040 FUTURES PLAN GUIDELINES, VIOLATES VILLAGE DESIGN STANDARDS, CONFUSES THE PROJECT AREA, VIOLATES ADA, VIOLATES PUBLIC TRUST DOCTRINE

Background: WPD October 2025 SUP application to Village



Application for Special Use Permit – Installation of Temporary Fencing at Centennial Beach

Project Narrative

The Winnetka Park District is requesting a Special Use Permit to install two rows of temporary fencing with access gates at Centennial Beach, which is located at 225 Sheridan Road. The proposed fencing will enhance the safety, compliance, and long-term sustainability of this popular recreational amenity, which has served Village residents and their pets for three decades.

The Centennial Dog Beach has operated since 1995 as an off-leash dog beach along the Lake Michigan shoreline. Due to Cook County Animal and Rabies Control requirements and feedback from the community, the Park District now seeks to formally enclose the dog area with durable, visually unobtrusive fencing that encourages dogs remain safely within the permitted zone while maintaining access for users and preserving the natural character of the lakefront. The proposed fencing will include double entry gates on both the north side and south side fence runs which are set 20' within the Park District's property lines. This design will allow continuous access for beach goers to traverse the beach with minimal impact to the beach user. The only impact would be the need for the beach user to walk through an access gate which is planned to remain unlocked for the duration of the year. As this is a public beach the beach goers have that ability to walk anywhere along Centennial Beach. The existing fencing at the top of the bluff is to remain with the current key fob controlled access gate.

The proposed new enclosed space will provide a safer, controlled dog beach area to allow for Centennial Beach users to enjoy the property with their four legged friends without needing a leash. As outlined in the drawings, our plan includes the installation of 48" high chain-link fencing running perpendicular to the shoreline. Double-entry gates are incorporated into both the north and south fence lines to satisfy leashing and unleashing requirements. This design also ensures shoreline access for non-dog beach users, as required by state and federal agencies.

The project includes:

- Installation of approximately 4-foot-high, chain-link fencing, set in from the Park District's property boundaries by 20' at both the north and south ends of the designated dog beach area;
- Gated access points that will make it possible for beach goers to walk the shoreline unimpeded;
- Double-gate systems at the beach level to prevent pets from escaping;

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www.winpark.org

(847) 501-2040
Fax: (847) 501-5779

WPD'S OCTOBER 2025 SUP APPLICATION IS INCONSISTENT, MISLEADING AND UNRELIABLE

Background: WPD's permit applications and IDNR's December 11, 2025 memorandum (attached) set forth WPD's claims: (1) that Centennial is an off-leash dog beach (it is an on-leash dog beach); (2) that its fencing would extend 15' lakeward from the toe of Centennial's bluffs—in fact, it would extend 106' lakeward on the park's northern end and 93'3" lakeward on the park's southern end, understating the fencing's length by over 80%; (3) that its fencing

has two sets of double gates, which it does not; and (4) that WPD-owned Centennial Park’s southern lot line falls on, rather than south of, its southernmost steel groin.

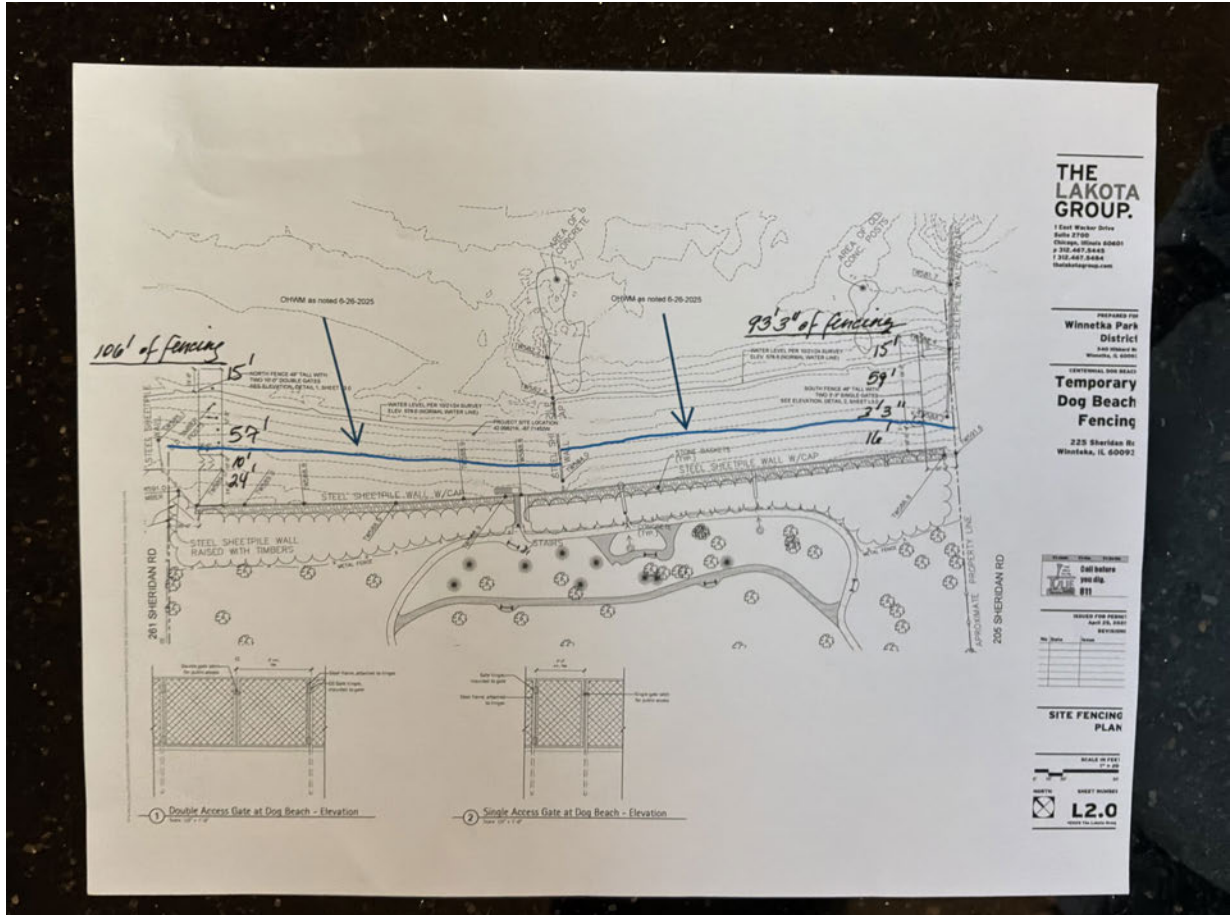
Background: Centennial dog beach is an on-leash area



VILLAGE CODE VIOLATION: WPD'S Centennial fencing would unlawfully extend far beyond Village front lot line/OHWM limits and into Lake Michigan, unlawfully blocking a "public street." Fencing that ends at Centennial's front lot line/OHWM would extend 34' on the northern end, and 16' on the southern end.

DELIBERATE PERMIT MISREPRESENTATION: WPD'S fence permit misrepresents that the plans include double gates at Centennial's southern end leading to 205 Sheridan.

Background: U.S. Army Corps of Engineers required WPD to provide detailed project rendering with proposed fencing's length and location relative to the bluffs and OHWM. Note also there are no double gates depicted on the project's southern end.



WPD'S CHAIN LINK FENCING IS INCONSISTENT WITH 2040 FUTURES PLAN, VIOLATES VOW DESIGN GUIDELINES' PROHIBITION AGAINST CHAIN LINK FENCING, AND DENIGRATES SHERIDAN ROAD NEIGHBORHOOD'S GRACIOUS CHARACTER

Background: Village Design Guidelines

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9. Trash/Equipment Screening: For all new developments and loading areas, dumpsters and outdoor utility equipment should be consolidated as much as possible and thoroughly screened with year round solid screening. (See Figures 77a&b for more information).

10. Decorative Fencing: Decorative metal and/or wood fencing should be used where appropriate to enhance and define open spaces, landscaped areas and building entrances. (See Figure 51i) Such fencing should not be more than four feet in height. Solid fencing should be avoided unless used for screening of service areas. Chain link fences are prohibited. Decorative metal fencing, using the Village standard, is encouraged along all public street frontages to obscure the view of surface parking areas.

11. Newspaper Corrals: Decorative newspaper corrals should be installed only at Metra stations to consolidate newspaper boxes and eliminate clutter. (See Figure 51j)



*Bollard design shall substantially conform with base of standard decorative street light
Figure 51h*



*Standard decorative metal fencing
Figure 51i*



Background: WPD Centennial SUP Testimony to Plan in 2025

FENCE CHARACTER IMAGES



BLACK VINYL COATED CHAINLINK FENCE

Background: VOW Design Guidelines were enforced when WPD applied for Elder Park SUP, prohibiting the use of chain-link fencing.

WPD PERMIT SUBMISSIONS CONTAIN INEXPLICABLY CONFLICTING PROJECT AREAS

Background:

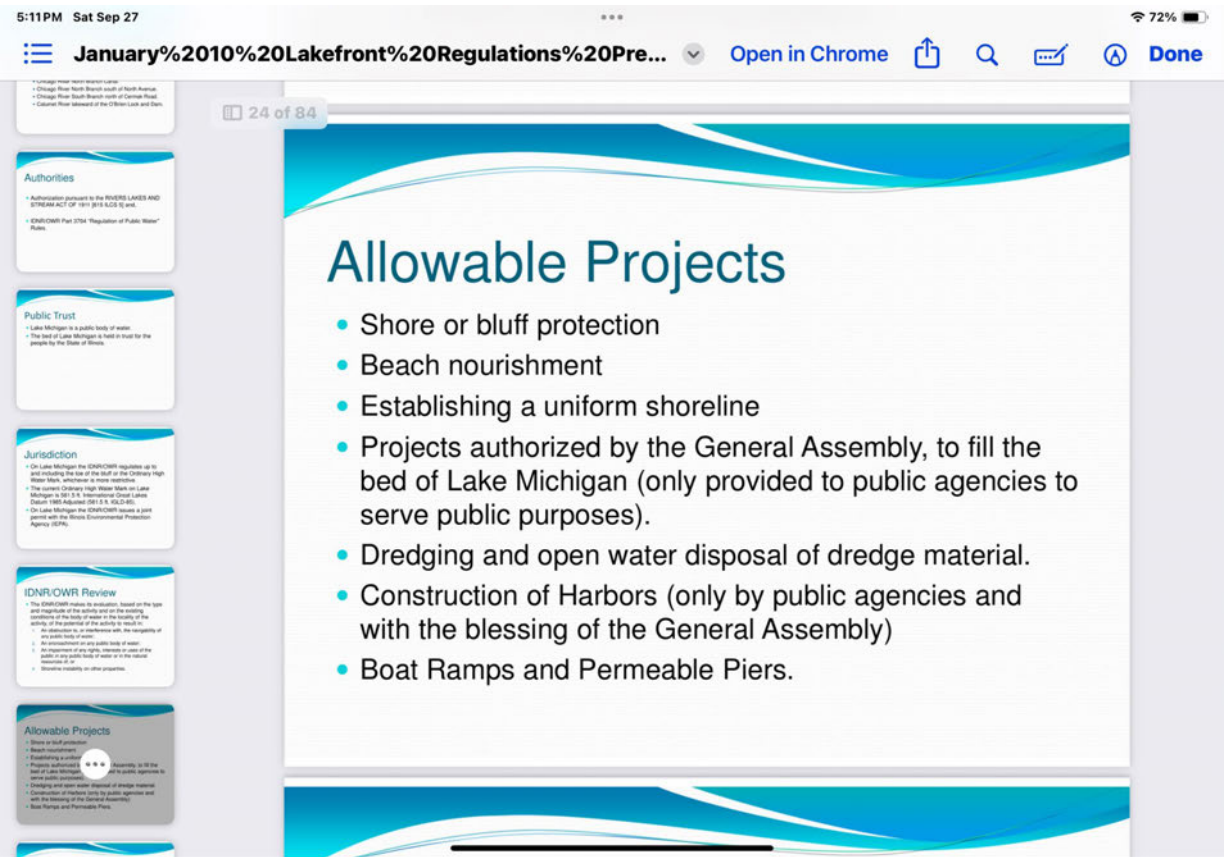
In connection with its Public Trust Doctrine presentation, WPD's 2024 Centennial SUP testimony to the Village said that the park's southern lot line falls south of the steel groin closest to 205 Sheridan. Despite this, IDNR's December 11, 2025 permit review memorandum seems to state that Centennial's southern lot line/205 Sheridan's northern lot line is the steel groin. This is at odds with WPD's 2024-2025 sworn testimony that fencing on the same steel groin would not violate the Public Trust Doctrine given WPD's ownership of sandy beach south of that groin. It also conflicts with Village Engineer Bernahl's map of groin locations in Winnetka.

Background: See IDNR Memorandum Page One and Village Engineer Bernahl's groin map attached as pdfs at bottom.

TOPIC THREE: FURTHER UNLAWFULNESS

1. IL Rivers and Streams Act Section 3704, which is the sole source of IDNR's permit authority here, does not allow permit issuance for a non-shoreline structure such as a local dog fence.

From IDNR's January 2023 presentation to the Village Council:



2. IL Park District Code Section 1205/11-2 does not grant IDNR shoreline permit issuance authority, nor does it grant park districts the authority to claim state land under false pretenses—namely, WPD’s specious claim that Centennial’s shoreline is shoal-ridden and “nonnavigable,” which it is not.

From IDNR’s December 11, 2025 permit review memorandum:

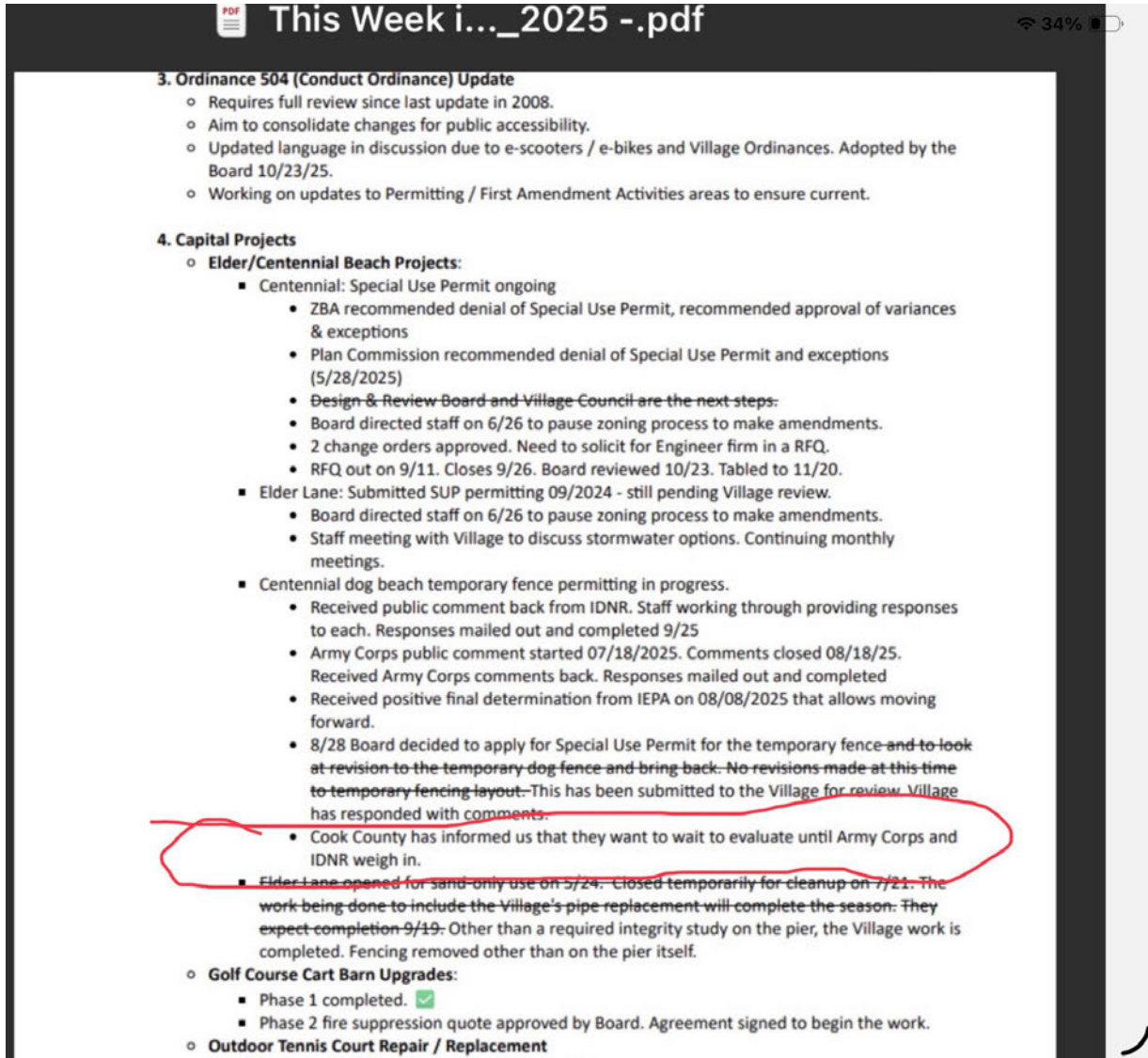
It is important to acknowledge Section 1205/11-2 Reclamation, of the Park District Code [70 ILCS 1205/11-2], which states that park districts that border upon any navigable body of water, the title to the bed or submerged land of which is vested in the State of Illinois, said district may take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation and shall have the power to establish, construct and maintain parks and boulevards over and upon the same, and all right, title and interest of the State of Illinois in and to the bed or submerged land of such body of water so taken possession of, enclosed, filled in and reclaimed is hereby granted and ceded to such park district and the title thereto shall vest in such park district to be held for the use and benefit of the public as a part of said park district for park and boulevard purposes exclusively, and said district shall have power for the purpose of reclaiming such submerged land and protecting the same thereafter, to construct all necessary break-waters, or protection for the building and maintenance of such parks and boulevards, and the enclosing or reclamation of such submerged lands.

Lake Michigan is now and for centuries has been a “navigable” body of water. IDNR’s website links to a GIS waterways map and the Code of Federal Regulations, both designating Lake Michigan as a navigable body of public water. Locally, WPD’s 2030 Waterfront Plan designated Winnetka’s anticipated continuous, 1000’ beach as both a BOATING BEACH and a swimming beach. The beach is navigable, and would not lose its status as a place of historic, commercial navigation simply because WPD wants to put up a local dog fence to impede the public’s right to traverse the shoreline.

3. 510 ILCS 5, IL Animal Control Act, ONLY provides the local Animal Control Administrator and Deputy Administrator with statutory authority pursuant to which the Cook County Code regulates dog friendly areas and dog parks. It does not allow non-Administrators to order the creation of fenced in dog parks without complying with the Cook County Code’s requirement that land-based dog parks be completely enclosed with a contiguous fence. Actions

to the contrary would constitute misdemeanor violations of the law. SEE 510 ILCS 5/26 and the Cook County Code.

4. Under 510 ILCS 5, CCDARC has enacted animal control-related fencing authority that is jurisdictionally limited to the land. Accordingly, CCDARC informed WPD of its lack of interest in acting outside of its established regulatory framework, stating it will not evaluate WPD's fencing scheme until after IDNR and USACE make their decisions. Building a dog beach fence that extends beyond the land, past the OHWM, onto submerged lands and/or into the public waters, exceeds the scope of CCDARC's regulatory framework.



5. 510 ILCS 5, 5/9–The IL Animal Control Act was amended by P.A. 102-329, effective 1-1-22, to provide that: “A dog that is in a dog-friendly area or a dog park is NOT CONSIDERED TO BE RUNNING AT LARGE IF THE DOG IS MONITORED OR SUPERVISED BY A PERSON.” CCDARC, which solely and exclusively possesses Animal Control Act authority under 510 ILCS 5, wrote to WPD Executive Director Nazzal in 2024 categorizing Centennial beach as a “dog friendly area.” CCDARC has not mandated fencing barriers at dog friendly areas to broadly contain dogs that would otherwise be “running at large,” and lacks waiver authority over its four-sided fencing rules for dog parks.

6. 510 ILCS 5/9 provides that a dog may train for hunting in a dog friendly area, which is an area of land that the Cook County Code does not require to be fenced. The Cook County Code simply requires proof of proper vaccination and health records to enter a dog friendly area. A person can bring a dog to Centennial beach to engage in training for hunting by swimming, fetching sticks, balls, decoys and the like. By matter of right, 510 ILCS 5/9 allows canines using dog friendly areas to train in proximity to Lake Michigan's waters, as well as without

restriction on the lakebed or in the lake.

7. There is no state law that grants jurisdictional authority to any governmental body that would build fencing to restrict dogs from swimming or otherwise using public waters and the lakebed via access from the water—for example, from a boat, jet ski, paddleboard or otherwise. I believe WPD’s fencing project represents a potential effort to unlawfully limit this access.

8. ILLINOIS ACCESSIBILITY CODE VIOLATION: The Illinois Accessibility Code (“IAC”) requires public improvement projects to be accessible unless an exception is met. Violating ADA requirements is considered a civil rights violation, subject to enforcement by the Illinois Attorney General’s Office as well as by other government bodies. Interpreting the IAC requires “erring” on the side of more accessibility because: 1-Winnetka, the Winnetka Park District, Cook County, and the State of Illinois are or should be fully committed to being welcoming and inclusive communities with access to public facilities; and 2-the penalties for failing to comply with the IAC are severe and impact all parties, including the permitting authority.

Because the construction project at issue involves a public accommodation—Winnetka’s only dog beach—yet makes no effort to add ADA accessibility to the designs, it violates the Illinois Accessibility Code and the 2040 Futures Plan. It is obvious that WPD’s single 39” beach gates at either end of a confined 6’ southern passageway are too narrow for an ADA-compliant turning radius. There are neither lights nor flashing signals for low vision persons, let alone for safety. A potential WPD appeal in opposition to complying with IAC must be made to the Illinois Capital Development Board.

Background: WPD’S 2024 Centennial breakwater SUP “Project Elements” would similarly unlawfully prevent ADA access to the dog beach—for half a century. From Village staff questions about WPD’s 2024 Centennial SUP application—

20. Is there a way for someone to walk along the lake from the north edge of the beach to the south edge of the beach, or vice versa, without using stairs?

Response: No. Ramps are only provided to the swimming beach area to the north, but a public access staircase is provided on the south of the boardwalk to accommodate the public traversing the beach. As someone walks off of WPD property south, they would need to use stairs installed per the approved State and Federal permits for residents south of Centennial Park.

boardwalk covers the beach and blocks sight lines along the beach, degrading the environment of the lakeshore. Furthermore, the Special Use Permit Standards require that the special use conforms to all other Village ordinances and the boardwalk violates **Section 15.78.080 (D)**'s requirement that only designs that are minimally necessary to achieve their intended proper purpose are permissible on the Lakefront.

The elevated boardwalk (Figure 20) is 330' in length and is 12' wide and will cover 3,960 square feet of Centennial beach.

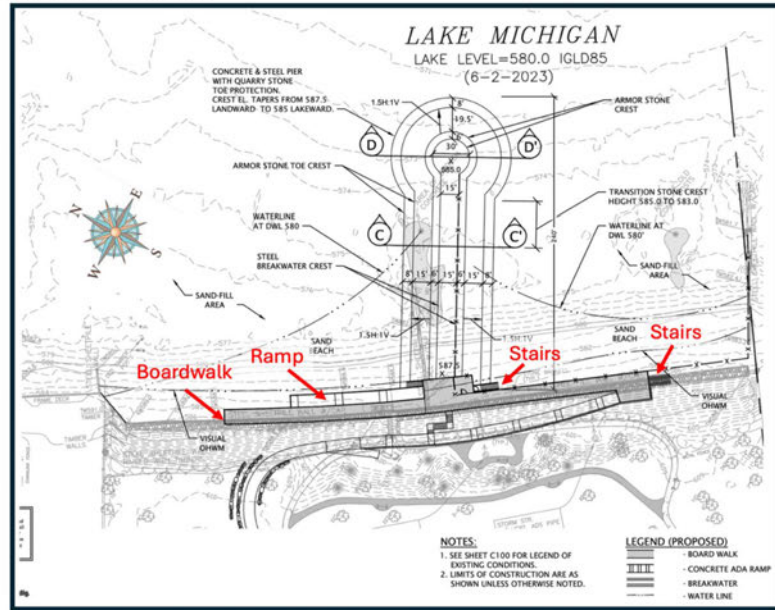


Figure 20: WPD's Centennial elevated boardwalk

9. WPD's 2025 memorandum at the top of this email documents that Centennial's southern neighbor requested dog beach fencing for which WPD now seeks a Special Use Permit. Private efforts to support "public" fencing that would restrict the public's right to traverse the shoreline violates Illinois law. Building an unlawful dog fence as discussed in paragraphs 1-8, above, would violate the Public Trust Doctrine ("PTD") by effectively privatizing the lakebed to the benefit of an adjacent property owner. See *Lake Michigan Federation v. U.S. Army Corps of Engineers*, 742 F. Supp 441 (N.D. Ill. 1990), stating that (1) courts should be critical of attempts by the state to surrender valuable public resources to a private entity; (2) the public trust is violated when the primary purpose of a legislative grant is to benefit a private interest; and (3) any attempt by the state to relinquish power over a public resource should be invalidated under the doctrine. Furthermore, state/local units of government cannot permit violations of the public trust in advancement of WPD's efforts. If and when WPD receives permits to build its grand breakwater scheme using public and private funds, that same neighbor will have a half-century long interest in major "Project Elements," including fixtures on the beach and lakebed. The Environmental Law and Policy Center has stated that using the Lake Michigan lakebed and/or waters for construction of an offshore project by a private entity directly or indirectly, would likely violate the applicable public trust and the State of Illinois's legal responsibilities.

OTHER: Building unlawful fencing to keep out anyone who cannot pay \$100s of dollars on veterinary fees and exams, and/or purchasing an expensive dog beach fob from WPD during limited office hours Monday through Friday, is wrong. Despite requests to WPD for public access codes to allow beachwalkers to use Centennial beach, which the Park District of Highland Park and other park districts allow, WPD is attempting to make Centennial Park as inaccessible as possible, harming the public to maximum effect, and violating our rights.

Please vote to deny recommending WPD's October 2025 SUP application.

Sincerely,
Kristine Schriesheim
Winnetka Taxpayer



Office of Water Resources, Michael A. Bilandic Building, 160 N. LaSalle St., S-703, Chicago, IL 60601

Memorandum

Date: December 11, 2025
To: Steve Altman
From: Eric Otto
RE: IDNR/OWR application-for-permit C20250015 by the Winnetka Park District for the construction of fencing, in Lake Michigan, at 225 Sheridan Road, Winnetka, IL 60093

Authority

The application for permit (application) was reviewed using the Illinois Department of Natural Resources, Office of Water Resources (Department) Part 3704 rules "REGULATION OF PUBLIC WATERS" which implement and are authorized by the Rivers, Lakes and Streams Act [615 ILCS 5]. The application was also reviewed using the Park District Code [70 ILCS 1205/11-2] (Exhibit PDC).

Existing Conditions (Exhibit A)

The applicant has three contiguous littoral lots, north to south, 260, 250, and 246 Sheridan Road, which form Centennial Park, on Lake Michigan. The beach is used as an off-leash dog swimming beach. The property is located immediately south of 261 Sheridan Road and immediately north of 205 Sheridan Road. Existing structures consist of:

1. A shore-parallel steel sheetpile seawall at the toe of the bluff
2. A shore-perpendicular steel sheetpile groin at the approximate center of the site
3. A shore-perpendicular steel sheetpile groin at the south property line

Proposed Project (Exhibit B)

The applicant proposes to install two shore-perpendicular rows of fencing (North and South), beginning at the existing steel sheetpile seawall, and extending 15 ft. into Lake Michigan. Both fences will consist of 4 ft. high chain link fence without concrete footings. The fence posts will be directly driven into clay substrate to the point of refusal. The North fence will be 91 ft. long and will be located 20 ft. south of the north property line. The South fence will be 78.25 ft. long and will be located 20 ft. north of the south property line. Gates will be installed in both rows of fencing to allow public access along the shoreline.

Department Application Review History

An application-for-permit was received on April 25, 2025. A permit application review fee of \$3,360 was received on May 20, 2025. The Department issued a 30-day public notice on May 12, 2025. The public notice expired on June 13, 2025. Comments from 34 individuals were received in response to the notice. These comments were forwarded to the applicant for response on June 16, 2025. The applicant's responses were received on September 30, 2025. IDNR/DEE's sign off was received on April 29, 2025. The IEPA's Final Determination Letter was received on August 8, 2025. The U.S. Army Corps of Engineers is currently reviewing the proposed project for authorization by an Individual Permit.

Recommendation

Department staff reviewed the proposed project and concluded that the applicant has shown that the proposed work:

- will not obstruct or interfere with navigation.
- is an acceptable encroachment per the Park District Code [70 ILCS 1205/11-2].
- will not impair any rights, interests or uses of the public.
- is not likely to cause bank or shoreline instability on other littoral properties.

Based on a detailed review of the application, comments received in response to the Public Notice, and the applicant's response to the Public Notice comments, the project is permissible under the Department's Part 3704 rules and issuance of a Department permit is recommended. Approvals have been received from the Illinois Environmental Protection Agency (IEPA) and the Illinois Department of Natural Resources, Division of Ecosystems and Environment (DEE). Department Permit No. LM2025011 is attached for your approval and signature upon concurrence with this recommendation.

It is important to acknowledge Section 1205/11-2 Reclamation, of the Park District Code [70 ILCS 1205/11-2], which states that park districts that border upon any navigable body of water, the title to the bed or submerged land of which is vested in the State of Illinois, said district may take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation and shall have the power to establish, construct and maintain parks and boulevards over and upon the same, and all right, title and interest of the State of Illinois in and to the bed or submerged land of such body of water so taken possession of, enclosed, filled in and reclaimed is hereby granted and ceded to such park district and the title thereto shall vest in such park district to be held for the use and benefit of the public as a part of said park district for park and boulevard purposes exclusively, and said district shall have power for the purpose of reclaiming such submerged land and protecting the same thereafter, to construct all necessary break-waters, or protection for the building and maintenance of such parks and boulevards, and the enclosing or reclamation of such submerged lands.

Department Review

Section 3704.55 Permit Application Fee requires the Department to charge permit application review fees. It was determined that the review of this application fell under 3704.55 a) 1) C) and required a \$3,360 review fee. The applicant submitted a check for that amount.

The application has been reviewed for compliance with the requirements of Section 3704.70, Land Conversion and Fill Material Placement. Subsection a) prohibits the conversion of public waters to private land by filling. The applicant does not propose to convert public waters to private land by filling. Subsection b, allows for the placement of fill, in public waters, for the listed purposes. The applicant does not propose the placement of fill material.

The project has been evaluated using Section 3704.80 a) for its potential to result in:

1. **An obstruction to, or interference with, the navigability of any public body of water.** The term navigability as used in the Department's Part 3704 Rules refers to commercial navigation. The proposed fencing will be constructed close to shore in relatively shallow water and will not extend lakeward of the existing groin located along the southern property line of Centennial Park (i.e., the northern property line of 205 Sheridan Road) or the existing groin located along the southern property line of Elder Lane Park (i.e., the northern property line of 261 Sheridan Road), and as such should not interfere with commercial navigation. This, along with the fact that the proposed fencing will be easily visible to all small watercraft and swimmers, addresses concerns that the proposed project will be a hazard to recreational users of Lake Michigan.
2. **An encroachment on any public body of water.** The fencing is an encroachment into Lake Michigan. However, the Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to

the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation. Therefore, it is an acceptable encroachment.

3. **An impairment of any rights, interests, or uses of the public in any public body of water or in the natural resources thereof.** The proposed fencing will be constructed within the shadow of the existing steel groins to the north and south. Therefore, the public’s ability to use the waters of Lake Michigan for recreation will not be diminished. The proposed fencing will include gates to allow continued public access along the shoreline. Therefore, the public’s ability to use the shoreline for recreation will not be diminished.
4. **Bank or shoreline instability on other properties.** The proposed fencing will be permeable, and as such will not trap sand from the littoral drift. Therefore, the proposed fencing is unlikely to cause bank or shoreline instability on other properties.

The fencing is an encroachment into Lake Michigan. However, the Park District Code provides broad rights and powers related to, title to, and interest in, the bed or submerged land of Lake Michigan that was vested in the State. Therefore, the applicant is not required to submit the supplemental information stated in Section 3704.80 b).

Public Notice Comments

The Department issued a 30-day public notice on May 12, 2025, with an expiration date of June 13, 2025. The public notice was mailed via U.S. Mail and posted on the Department’s website with the complete application-for-permit package.

The Department received comments in response to the public notice, from 34 individuals (Exhibit C). The applicant was given the opportunity to respond, in writing, to the commentors (Exhibit D).

The comments from the 30 commentors, listed below, were almost identical, with only minor variations, and had no references or relation to the Part 3704 rules. Those comments are not summarized in this memo but are included in the Exhibits.

Raheela Gill Anwar	Steve Juliusson
Vicki Apatoff	Lina Lubbat
Jeff Axelrod	Kim Marsh
Anne M. Coladarci	Mark D. Mitchell
Debbie Creigh	Patricia Mitchell
Charles H Dowding	Sherry Molitor
Jennifer Duboc	David Mulligan
Neva Egan	Kim Mulligan
Dian Eller	Alexandra C. Nichols
Lisa Fogt	J. A. Offerle
Mary Garrison	Irene Smith
Gina Gooden	Katie Stevens
Nina D. Gray	Linda Welch
Dr. Garry and Michele Grygotis	Constance & Kenneth Yonan
Stephanie Heraty	Nancy Yurek

The comments from the four commentors, listed below, contained references or relation to the Part 3704 rules. Those comments, and the applicant's and Department staff responses are summarized below.

Laurie Morse (PH)	Robert A. Schriesheim (PH)
Kristine Schriesheim	Ted Wynnychenko (PH)

PH: Comments that included a request for a public hearing.

Laurie Morse (comments dated 06/10/25, 06/13/25)

1. Remove the word “temporary” from all correspondence. The IDNR does not impose “temporary” conditions on its permits. We must take care the WPD does not succeed in misleading the public with this language.
 - a. Applicant response: The Park District confirms the permit request language referring to “temporary” reflects the intended nature of the installation as low-impact and adjustable, although we recognize the IDNR’s terminology and will comply accordingly.
 - b. Department staff response: Staff are reviewing an application for fencing. If and when an IDNR/OWR permit is issued there will be no special conditions concerning the duration of time the fencing will be in place.
2. The application isn’t signed.
 - a. Applicant response: We are working closely with the IDNR to address any application deficiencies, including signatures and authorizations.
 - b. Department staff response: Signatures are redacted from the public notice that is posted to the Department web site.
3. There is no name or signature on the application’s “STATEMENT OF AUTHORIZATION” page 1.
 - a. Applicant response: We are working closely with the IDNR to address any application deficiencies, including signatures and authorizations.
 - b. Department staff response: Signatures are redacted from the public notice that is posted to the Department web site.
4. The application’s (page 2, section 9) need statement lacks veracity. The applicant says the fences are needed to allow Centennial Beach to continue operating as an off-leash dog area. Centennial Beach is a leashed dog area and has been for years.
 - a. Applicant response: It is currently designated as a leashed dog area, consistent with Park Board policy. The fence proposal is intended to allow the Park District to change this use to an off-leashed dog beach area and will provide additional safety and operational clarity in compliance with evolving recommendations.
 - b. Department staff response: The comment has no reference or relation to the Part 3704 rules.
5. The application is frivolous. This applicant doesn’t need fences and gates to maintain the status quo.
 - a. Applicant response: It is currently designated as a leashed dog area, consistent with Park Board policy. The fence proposal is intended to allow the Park District to change this use to a off-leashed dog beach area and will provide additional safety and operational clarity in compliance with evolving recommendations.
 - b. Department staff response: The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
6. Veracity and the consequences of errors and omissions. The errors and omissions in this application are grave.
 - a. Applicant response: We are working closely with the IDNR to address any application deficiencies, including signatures and authorizations.
 - b. Department staff response: Staff find no errors or omissions in the application materials.
7. It is the IDNR’s responsibility to identify, among other things, the responsible parties for and beneficiaries of the structures built using State permits. This application fails to mention, and the Public isn’t told, that getting an IDNR permit to install rows of shore-perpendicular chain link fences across Centennial beach and into the water on the boundary of the donor’s beach at 205 Sheridan Road is a triggering factor for a donor agreement

between the Winnetka Park District and the Ishbia Family Foundation. The controlling parties of the Foundation are in the public record as demanding privacy along this boundary, despite having agreed to the terms and conditions of their own IDNR permit for shore protection that forbids privatization of the new artificial beach below 205 Sheridan Road. It is easy for anyone to conclude the real purpose of WPD's application for Centennial fences is to privatize the donor's beachfront, while keeping the donor at arm's length from the process.

- a. Applicant response: Please note the Park District retains full management responsibility for Centennial Beach. We are committed to ensuring public access remains open and unimpeded, and any funding partnership supports these goals without transferring control or privatizing public lands.
 - b. Department staff response: The Winnetka Park District is the property owner and applicant. Any relationship or agreement between the Park District and another entity is outside the authority of the IDNR/OWR.
8. Public Benefit. Since the WPD currently operates a leashed dog area on Centennial Beach and no regulatory authority has asked them to stop, there is no public benefit to the project proposed in this application.
- a. Applicant response: It is currently designated as a leashed dog area, consistent with Park Board policy. The fence proposal is intended to allow the Park District to change this use to a off-leashed dog beach area and will provide additional safety and operational clarity in compliance with evolving recommendations.
 - b. Department staff response: The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
9. Minimum Size. We don't have to spend much time asking ourselves if this proposal meets Section 17 of the Illinois Administrative code 3704.90 C requiring a design with minimal impairment to public rights while achieving its purpose.
- a. Department staff response: The fencing is an encroachment into Lake Michigan. However, the Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
10. Controlling Parties. Can the applicant please supply the IDNR and the Public with all correspondence, including but not limited to meeting (in person, telephonic, electronic remote) notes, phone call notes; e-mails, records, and other communications between representatives of the Winnetka Park District (Staff, elected officials, appointed committee members, etc.) and the Ishbia Family Foundation, Orchard 2020, Justin Ishbia and all representatives of these entities that address or involve the design, planning, positioning, size and boundary selection for the proposed project?
- a. Applicant response: Please note the Park District retains full management responsibility for Centennial Beach. We are committed to ensuring public access remains open and unimpeded, and any funding partnership supports these goals without transferring control or privatizing public lands.
 - b. Department staff response: The Winnetka Park District is the property owner and applicant. Any relationship or agreement between the Park District and another entity is outside the authority of the IDNR/OWR.
11. Similar Structures. IDNR requires proposed development along a Lake Michigan beach be similar or "like" other nearby structures.
- a. Department staff response: The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
12. Safety. The applicant, in their April 25, 2025, cover letter says "The proposed fencing installation is intended to enhance safety...for beach users." The Department's Part 3704 rules do not permit fences on beaches or barriers atop fill on the Illinois shore based on safety, for dogs or for humans.

- a. Department staff response: There is nothing in the Part 3704 rules that explicitly prohibits fencing. The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
13. Harm. The fences as proposed extend into deep water, 15 feet under current conditions, and much further under high-water conditions. The fence posts, once under water, pose fatal danger to people who swim or paddle along the shoreline. Water pollution is also an issue. Please ask the applicant to explain why they haven't considered Federal ADA beach access requirements when planning and submitting this design. These fences will collect trash, ice in winter, and limit the public's ability to escape through or beyond the enclosed area should there be lightning, storms, or other danger or accident.
- a. Applicant response: Please note the Park District retains full management responsibility for Centennial Beach. We are committed to ensuring public access remains open and unimpeded, and any funding partnership supports these goals without transferring control or privatizing public lands.
 - b. Department staff response: The fencing is proposed to be installed in shallow, nearshore water, and the fact that the proposed fencing will be easily visible to all small watercraft and swimmers, addresses concerns that the proposed project will be a hazard to recreational users of Lake Michigan. There is nothing in the Part 3704 rules related to water pollution or ADA requirements. The fencing may catch debris and ice, the removal of which is considered operation and maintenance, and is outside the authority of the IDNR/OWR. The proposed fencing will include gates to allow continued public access along the shoreline.
14. What other options has the applicant considered?
- a. Department staff response: There is nothing in the Part 3704 rules that requires an alternatives analysis.
15. Exclusivity. The IDNR should consider the applicant's restrictive beach access policies when thinking of awarding WPD extra privileges.
- a. Applicant response: We are committed to ensuring public access remains open and unimpeded, and any funding partnership supports these goals without transferring control or privatizing public lands.
 - b. Department staff response: The proposed fencing will include gates with latches (not locks) to allow continued public access along the shoreline.
16. Politics and local authorities. Your rules and the terms and conditions of your Lake Michigan permits require an applicant to obtain approvals from local authorities before starting work on a Lake Michigan project.
- a. Applicant response: We continue to collaborate with all stakeholders and regulatory agencies to ensure the project preserves the natural beauty and public use of this cherished community resource.
 - b. Department staff response: Condition #4 of IDNR/OWR permits states that "this permit does not relieve the permittee of the responsibility to obtain other federal, state or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approvals from any federal or other state agency to do the work, this permit is not effective until the federal and state approvals are obtained".

Kristine Schriesheim (comments dated 06/09/25, 06/10/25, 06/12/25; only comments that contained references or relations to the Part 3704 rules are summarized below)

- 1. WPD's unsigned Joint Permit Application misrepresents to IDNR that the fence will have double entry gates on Centennial's northern and southern ends. It will not. WPD's attached schematics show that the northern end will have a set of 10-foot double entry gates. The southern end will have a stacked set of single 39 inch entry gates—not double entry gates. There is no valid justification for making the public maneuver through two narrow gates stacked one in front of the other, on a public beach. Also, it is important to note that 39 inches is barely wider than a yardstick.
 - a. Department staff response: Signatures are redacted from the public notice that is posted to the Department web site. The proposed fencing will include gates to allow continued public access along the shoreline. The number and orientation of the gates is outside the authority of the IDNR/OWR.
- 2. After stating the obvious—that the fencing will serve as a barrier for dogs—WPD's Joint Permit Application misrepresents that its fencing designs will not create barriers for people. Because the fencing will extend 15 feet

into the lake, even with gates it will obviously create barriers that prevent people from navigating along the actual shoreline—for no valid reason, as I laid out in detail yesterday. Furthermore, both WPD and IDNR are aware that in times of high water the gates may be underwater. Fencing that runs from steel sheet piling at the toe of the bluffs all the way out into the lake will block people from traversing the public shoreline. Also, swimmers will be hard-pressed to see chain-link fencing in Lake Michigan’s waters, even with goggles or masks on. I predict there will be numerous instances of people cracking their heads and/or cutting themselves on unnecessary lake-based fencing that is hard to see. If and when that happens, WPD’s fencing going from the toe of the bluffs all the way into Lake Michigan, will impede rescues, whether or not the fencing is submerged. Lake-based fencing may also incite people to climb up and jump from 15 feet out into the water onto whatever rocks or other items may exist at that depth. The fencing will also trap debris and make the overall lakefront area look even worse than it does now—see recent photo.

- a. Department staff response: The term navigation in the Department’s 3704 Rules refers to commercial navigation. The fencing is proposed to be installed in shallow, nearshore water, and the fact that the proposed fencing will be easily visible to all small watercraft and swimmers, addresses concerns that the proposed project will be a hazard to recreational users of Lake Michigan. The fencing may catch debris and ice, the removal of which is considered operation and maintenance, and is outside the authority of the IDNR/OWR. The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
3. IDNR’s Public Comment Notice presents an unsigned application. Why is the permit application unsigned?
 - a. Department staff response: Signatures are redacted from the public notice that is posted to the Department web site.
4. WPD’s proposed narrow, 39” stacked set of single gates framing a 6-foot-long corridor, would unlawfully create an impassable barrier to challenged individuals’ ability to traverse the beach. As you and the other government officials on this email can see, 39 inches is too narrow to meet beach access standards, even for temporary structures.
 - a. Department staff response: There is nothing in the Part 3704 rules related to ADA requirements.

Robert A. Schriesheim (comments dated 06/13/25)

1. Generally, I am concerned that the installation of the proposed fencing at Centennial Dog Beach, in Lake Michigan at 225 Sheridan Road, Winnetka, Illinois 60093, would encroach upon a public body of water and impair the rights, interests, and uses of the public in using a public body of water and the natural resources thereof. See Department’s Part 3704 Rules, Section 3704.10. Specifically, the proposed fence would have the effect of limiting public access to Lake Michigan and its historically submerged lakebed, which is held in trust for the public. This encroachment and impairment would be in violation of the Department’s Part 3704 Rules. As such, the permit application should be denied. See Sections 3704.80(a), 3704.90.
 - a. Applicant response: The proposed temporary fencing is intended to support safe and responsible operation of Centennial Dog Beach and is not designed to restrict public access to Lake Michigan.
 - b. Department staff response: The fencing is an encroachment into Lake Michigan. However, the Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation. The proposed fencing will include gates to allow continued public access along the shoreline.
2. The proposed fence has been inconsistently described in various materials made public by the permit applicant. For example, the Public Notice issued by the Department describes the southerly fence line as including gates and being “located 20 ft. north of the south property line.” However, in materials submitted for consideration by zoning authorities at the municipal level, the fence does not appear to include gates and abuts (and crosses) the southern property line. This latter configuration certainly impairs the rights, interests, and uses of the public in using Lake Michigan and its historic lakebed.

- a. Applicant response: We acknowledge that previous plan submissions may contain slight differences. However, the IDNR application reflects the most current design intent. The southern fence line will remain on park property, and gates on both ends are being designed to allow public access and operational flexibility.
 - b. Department staff response: The submitted application materials include gates to allow continued public access along the shoreline, and does not include work on adjacent properties.
3. The permit application is ambiguous regarding the type of gate latch to be used for the access gates in the north and south fence. See Detail 1 and Detail 2, Sheet L2.0. The Project Description notes that certain aspects of the Centennial Dog Beach are subject to a “fob-controlled gate”, which inherently limits access to public land. Given the permit applicant’s history in controlling access to this space, it is unclear whether the proposed gates will be lockable or locked, thereby inhibiting the public’s ability to access, use, and enjoy public land.
 - a. Applicant response: The project will not enclose or privatize public land, and any gates or latches will remain unlocked for public access. The current electric fob gate at the top of the bluff is existing and helps manage usage to ensure safe use of the dog beach.
 - b. Department staff response: The submitted application materials describe the proposed gates as including latches for public access and make no mention of locks. The existing steel seawall at the base of the bluff will define the western boundary, with beach access maintained through the current stairway and fob-controlled gate.
4. No explanation is provided by the permit applicant as to why the north fence line has a double gate (at 10’ wide) and the south fence has a single gate (approximately 3’ wide). See Detail 1 and Detail 2, Sheet L2.0. The public should be able to equally access and traverse public land from the north and south.
 - a. Applicant response: The differing gate sizes (north: 10', south: 3') reflect maintenance needs and site constraints, not an intent to limit access from one side.
 - b. Department staff response: The number and orientation of the gates is outside the authority of the IDNR/OWR.

Ted Wynnychenko (comments dated 06/02/25)

1. I believe it is important to note that, while the WPD describes the fencing as “temporary,” there is no provision within Part 3704 Rules for “temporary” structures. As such, and, apparently, as the Department has already noted, the permit application is for a “permanent” structure across the beach/lakeshore below the bluff and within the waters of the Lake.
 - a. Applicant response: Regarding the characterization of the fencing as “temporary,” we understand the IDNR reviews all structures within its permitting jurisdiction based on their location, intended use, and potential environmental impact, regardless of duration. The fencing described in our proposal is not intended to be permanent infrastructure, but rather a management tool to clearly delineate the off-leash dog area, minimize conflicts, and support the safe, continued operation of the dog beach in a responsible manner.
 - b. Department staff response: Staff are reviewing an application for fencing. If and when an IDNR/OWR permit is issued there will be no special conditions concerning the duration of time the fencing will be in place.
2. I believe it is important to correct the WPD’s misstatement of fact. In its application, the WPD states that the purpose of the fencing is “to be compliant with Illinois Cook County Animal Control Ordinance.” The proposed fencing will not make the proposed site for an “off-leash” dog park/area “compliant” with any County Ordinance. It appears the WPD is referring to Cook County Animal and Rabies Control Ordinance, Part II, Regulation VIII, which considers “Dog Parks and Areas,” as the WPD’s stated purpose for this area of public trust land along the shore, and into the waters, of the Lake is for its use as an “Off-Leash Dog Park.” Furthermore, it appears that the WPD is asserting that “two shore perpendicular rows of fencing ... being[ing] at the existing sheetpile seawall and extend[ing] 15 ft. into Lake Michigan” will be compliant the County’s Ordinance. This is not true. Regulation VIII requires that any off-leash “Dog Park must be completely enclosed by a contiguous fence.” [Emphasis added.] As such the proposed 3 sided “fencing,” where one side is the sheetpile seawall, for this area does not meet requirements of the County’s Ordinance, and the WPD’s assertion that it does is misleading and deceptive. As it is not entirely relevant to this application, I will conclude by simply stating that the Cook County

Department of Animal Control has not, at any time, explicitly endorsed that any incompletely, or non-contiguously, enclosed area would meet the requirements of Regulation VIII, and that the Department of Animal Control has no procedures, processes, or authority which allows it to issue any waivers or other exemptions to Regulation VIII. As such, the stated purpose of the permit application will not be accomplished by the requested fencing.

- a. Applicant response: With respect to regulatory requirements, the Park District has remained in regular communication with Cook County Animal and Rabies Control (CCARC). According to their current ordinance, all dog parks (or dog friendly areas) must be fully enclosed and include a gated entry system. The Park District has submitted the plans for the temporary fencing at Centennial Dog Beach to CCARC and is currently awaiting their review and confirmation that the proposed design meets all applicable requirements.
 - b. Department staff response: The comment has no reference or relation to the Part 3704 rules. The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation.
3. The permit application does not provide any benefit to the general public, represents a direct encroachment on the Lake, is an obstruction to navigation along the Lake's shore, and impairs the rights of the public.
- a. Applicant response: Importantly, the fencing will not restrict public access to the beach or the lake. As clearly stated in our application, double entry gates are planned at both the north and south ends of the designated dog beach area to allow for continuous shoreline passage. This configuration aims to balance secure, off-leash use by dogs with the broader community's ability to traverse the shoreline. The design does not create a privatized or exclusive zone, but rather continues the decades-long management of this space as a designated dog-friendly area.
 - b. Department staff response: While the fencing is an encroachment into Lake Michigan, the Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation. IDNR/OWR's concern is for commercial navigation; the fencing is proposed to be installed in shallow, nearshore water. The proposed fencing will include gates to allow continued public access along the shoreline.
4. As this application appears to be a "first of its kind," where a municipal entity is requesting the right to seize control of public trust land for the benefit of a select few at the expense, and to the detriment, of the people of the State, I am concerned that there may be further attempts to "privatize" the Lake's shore with the installation of fencing expressly designed to bar or limit public entry to public land for the benefit of private parties.
- a. Applicant response: The Winnetka Park District is not acting on behalf of a small group of private individuals. This proposal stems from ongoing operational evaluations and a desire to responsibly manage high-use recreational areas that involve dogs, which inherently carry added safety and compliance considerations. The proposed approach reflects feedback received from residents, staff assessments, and a continued commitment to provide access while minimizing risks. Finally, we recognize the importance of preserving access to public lands and waters. We will continue to work closely with regulatory agencies, including IDNR, to ensure that any activities undertaken are legal, appropriate, and aligned with the values of this community.
 - b. Department staff response: The Winnetka Park District is the property owner and applicant. The Park District Code [70 ILCS 1205/11-2] gives park districts bordering upon any navigable water, the title to the bed or submerged land of which is vested in the State of Illinois, and allows said districts the right to take possession of, enclose, fill in, reclaim and protect any portion of such submerged land bordering thereon, over which there shall be shoal and shallow water not fit for navigation. The proposed fencing will include gates to allow continued public access along the shoreline.

Public Hearing

Of the 34 individuals, agencies, and local governments that responded to the public notice, issued for this project, three requested a public hearing. At this time, it is the opinion of Department staff that no additional relevant information can be obtained by holding a public hearing and therefore, do not recommend a public hearing be held.

As a result of comments received in response to the public notice, issued for this project, no changes were made to the project as originally proposed.

EVANSTON ROUNDTABLE

Letter to the Editor: The Dog Beach and lakefront accessibility

July 22nd, 2024

Editor's note: This is the City of Evanston's response to resident John Kennedy's recent letter that brought up concerns about accessibility at city beaches.

While there are definitely additional steps that the city can take to increase accessibility on the lakefront, there are many steps that the city has already taken to make the lakefront accessible for individuals with disabilities. Please know that it is difficult to compare the other beaches and their accessibility to the Dog Beach. As the city only has one dog beach, the ADA requires that it must be accessible.

Please take a look at what the city has currently done to increase accessibility on all of its beaches:

- In 2022, the city developed the ADA Transition Plan to remove barriers to city services and make it easier for community members with disabilities to participate. The plan places ADA access at the forefront of city planning, construction and policies.
- In early 2023, the city installed Mobi Mats at each of the city's six beaches, providing a path to closer proximity to the water for those in wheelchairs.

- Later, during the 2023 beach season, the city purchased accessible beach wheelchairs to increase accessibility even further.
- This beach season, the city implemented “No Throw Zones” at Lee and Clark Street beaches so community members with disabilities and families with young children will feel more comfortable in a less active space.
- In 2024, lakefront signage was updated with contrasting colors between the background and fonts. Additionally, color-coded flags with written words were printed on them to assist community members with low vision and individuals with color vision deficiencies.

The city’s most accessible beach is Clark Street because it has accessible parking, restrooms and beach wheelchairs. It also has a no-throw zone and color-coded flags with written words to assist community members with low vision and color deficiencies.

Cynthia Vargas, communications and engagement manager for the City of Evanston

Paula McKendry

July 24th, 2024 at 10:34 AM

I question the need for a handicapped accessible dog beach. Service dogs do not run freely. How would a wheel chair user clean up after their pet or intervene in the case that their dog needed to be handled (not all dogs are perfectly behaved) ?

A few years ago there was no dog beach due to lake levels. By the time a special gate and pathway is designed, funded, and implemented, the beach could be washed away.

There are other parks and amenities in our community that could be made accessible and would serve a greater number of people.

August 24, 2023

Steve Wilson
Executive Director
Wilmette Park District
1200 Wilmette Avenue
Wilmette, IL 60091

Review for Langdon Park Beach

Dear Steve:

Thanks for the opportunity to provide feedback for the two new SmithGroup options for access to Langdon Park Beach. The first is an at grade option that is a hybrid of plans II and IV that were shared in the August board meeting, using the name Concept ORA 2. The second is a newer boardwalk option than what was presented at the August board meeting, using the name Concept ORA 3. Tanya Scheibe reviewed these plans. Tanya, one of our Project Managers, has a degree in architecture and is a Registered Accessibility Specialist. I also reviewed her work. The following are our remarks.

Connection of Permeable Pavers to New Path

Limited information is shown on these options regarding the pavers. Although this portion of the paver surface may be part of the outdoor recreation access route, we recommend the paver section comply with the requirements of a typical accessible route as the existing portions of this surface type are a typical accessible route. As a reminder, the requirements of a typical accessible route are:

- minimum width of 36" wide;
- gaps no greater than .5";
- changes in level no greater than .5";
- running slope maximum 5%; and
- cross slope maximum 2.08%.

This surface can follow all requirements for the outdoor recreation access route instead and have higher slopes with resting intervals as required for this path type.

At Grade Outdoor Recreation Access Route Design (Concept ORA 2)

In the design shown, the portions of the path that will begin beyond the permeable paver path extension will meet requirements for running slopes of an outdoor recreation access route as well as the requirements for resting intervals necessary. As a reminder, with a typical running slope of 9.8% specified for each section, resting intervals are needed every 30' and these resting intervals must be a minimum of 60" wide and 60" long with slopes not greater than 2.08% for a paved surface. This is met in the design presented.

Handrails are not required on an outdoor recreation access route and are not included in this current design, but may be desirable with these steeper slopes. Should handrails be provided at the final stage, they must meet all requirements for handrails typical of ramps. This includes:

- a mounting height of 34" to 38" to the top of the gripping surface;
- a diameter of 1.25" to 2";
- have extensions at the top and bottom of each run, and
- continue to a floor, post, or wall at the ends.

Boardwalk Outdoor Recreation Access Route Design (Concept ORA 3)

The same requirements mentioned above apply to this boardwalk design as well. This design uses two different surface types. It is important to ensure that the transitions between surface types have a maximum of .5" change in elevation. As shown in the plans, the running slopes of the outdoor recreation access route and the boardwalk will meet requirements and will include the necessary resting intervals.

As noted earlier, handrails are not required on an outdoor recreation access route. Should handrails be provided, they must meet all requirements for handrails typical of ramps as described earlier.

Beach Access Route Requirements (applies to all plans)

When work is underway at an Illinois beach, beach access routes must be part of the project. A beach access route (BAR) must meet certain requirements for access and connect to an appropriate water level based on the type of beach. Authorities consider Lake Michigan and the other Great Lakes non-tidal lakes. Therefore, the Park District must provide access to the normal recreation water level. This is not defined within the 2018 Illinois Accessibility Code nor does there appear to be a definition for normal recreation water level in other texts. We believe that the long-term average data provided by the Army Corps of Engineers may be the best benchmark here. We are not experts in the determination of normal recreation water level in this environment and encourage the Park District to identify this water level or a means of determining it should that level fluctuate over the years.

A BAR can be a permanent surface like the path that is being added or can be removable, being rolled out or set up during hours the beach is open and stored when the beach is closed. Regardless of surface type, the beach access route must be a minimum of 60" wide, have changes in level or obstacles maximum .5", have gaps maximum .5", and must be free of protruding objects. If the beach access route is a permanent surface, it must also meet requirements for slopes and resting intervals. The cross slope of a beach access route must not exceed 2.08%. The running slope can be:

- Up to 5% for any length of the beach access route without requiring resting intervals;
- Between 5% and 8.33% for a maximum length of 50' with resting intervals at each end of the segment; and
- Between 8.33% and 10% for a maximum length of 30' with resting intervals at each end of the segment.

These running slopes match the requirements of an Outdoor Recreation Access Route and are not as generous as the allowances for trails which can reach 12.5% for a maximum of 10'.

Steve Wilson
Langdon Park Beach
August 24, 2023 Page 3

It is important that if a removable surface is used for this purpose, it is adjusted to meet the normal recreation water level should that level fluctuate. We emphasize here that this surfacing should be out at all hours and on all days the beach is open to the public for water access. If there are times of the year when the District prohibits access to or use of the water at this location, it is not expected that a removable surface would be deployed.

Any type of surface that is used for the BAR must be maintained. It should be swept clear of debris or sand accumulation daily regardless of surface type. The District must also maintain a removable surface for compliance with gaps and obstacles on a regular basis, and adjust if necessary if the removable surface is not stored away each evening.

Conclusion

That concludes our remarks. If there are questions, or you would like us to review additional plans as they become available, please contact us.

Sincerely,



John N. McGovern, J.D.
Partner, Principal-in-Charge
The WT Group, LLC Accessibility Practice

TRS/JNM/WILMETTE PARK DISTRICT LANGDON BEACH PLAN REVIEW 202302

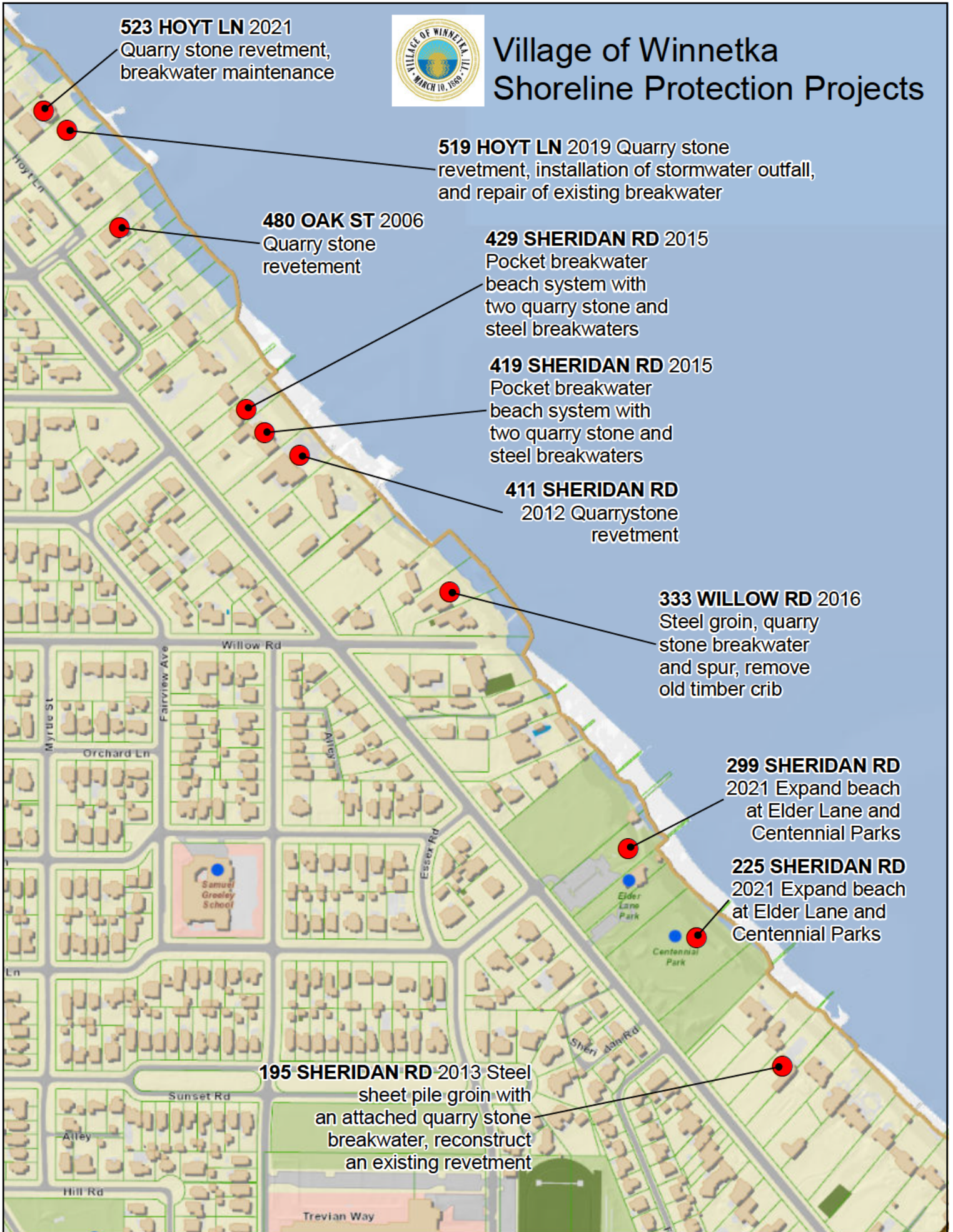


Village of Winnetka Shoreline Protection Projects





Village of Winnetka Shoreline Protection Projects





Office of Water Resources, Michael A. Bilandic Building, 160 N. LaSalle St., S-703, Chicago, IL 60601

Memorandum

Date: December 11, 2025
To: Steve Altman
From: Eric Otto
RE: IDNR/OWR application-for-permit C20250015 by the Winnetka Park District for the construction of fencing, in Lake Michigan, at 225 Sheridan Road, Winnetka, IL 60093

Authority

The application for permit (application) was reviewed using the Illinois Department of Natural Resources, Office of Water Resources (Department) Part 3704 rules "REGULATION OF PUBLIC WATERS" which implement and are authorized by the Rivers, Lakes and Streams Act [615 ILCS 5]. The application was also reviewed using the Park District Code [70 ILCS 1205/11-2] (Exhibit PDC).

Existing Conditions (Exhibit A)

The applicant has three contiguous littoral lots, north to south, 260, 250, and 246 Sheridan Road, which form Centennial Park, on Lake Michigan. The beach is used as an off-leash dog swimming beach. The property is located immediately south of 261 Sheridan Road and immediately north of 205 Sheridan Road. Existing structures consist of:

1. A shore-parallel steel sheetpile seawall at the toe of the bluff
2. A shore-perpendicular steel sheetpile groin at the approximate center of the site
3. A shore-perpendicular steel sheetpile groin at the south property line

Proposed Project (Exhibit B)

The applicant proposes to install two shore-perpendicular rows of fencing (North and South), beginning at the existing steel sheetpile seawall, and extending 15 ft. into Lake Michigan. Both fences will consist of 4 ft. high chain link fence without concrete footings. The fence posts will be directly driven into clay substrate to the point of refusal. The North fence will be 91 ft. long and will be located 20 ft. south of the north property line. The South fence will be 78.25 ft. long and will be located 20 ft. north of the south property line. Gates will be installed in both rows of fencing to allow public access along the shoreline.

Department Application Review History

An application-for-permit was received on April 25, 2025. A permit application review fee of \$3,360 was received on May 20, 2025. The Department issued a 30-day public notice on May 12, 2025. The public notice expired on June 13, 2025. Comments from 34 individuals were received in response to the notice. These comments were forwarded to the applicant for response on June 16, 2025. The applicant's responses were received on September 30, 2025. IDNR/DEE's sign off was received on April 29, 2025. The IEPA's Final Determination Letter was received on August 8, 2025. The U.S. Army Corps of Engineers is currently reviewing the proposed project for authorization by an Individual Permit.

From: [REDACTED]
To: [Scott Mangum](#); [Ann Klaassen](#)
Subject: Support for Centennial Beach fence and public safety issues
Date: Tuesday, January 20, 2026 8:29:38 PM
Attachments: [Army Corp Letter 8.25 signed.pdf](#)
[Talking points-temp fencing 8.2025.docx](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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 Mr. Mangum and Ms. Klaassen,

I am writing this email in support of the Winnetka Park District's application to install fencing at the Centennial Park dog beach. My husband and I reside at 301 Sheridan Rd in Winnetka, adjacent to Elder Lane Park and part of the contiguous stretch of beach that includes Centennial Beach.

I have included the following communications regarding public safety issues we have encountered in our neighborhood relating to unleashed dogs, which explain my reasons for supporting the Park District's application:

1. August 2025 email to the Presidents of the Winnetka Village Council and Winnetka Park District (set forth below), which includes as an attachment a copy of my letter to the Army Corps of Engineers in support of the Park District's application for fencing.
2. Transcript of my remarks during the public comment portion of an August 2025 Village Council meeting.

I will be out of town for the upcoming Plan Commission and ZBA hearings, and request that this email and attachments be included in the agenda packets for both the January 28 Plan Commission public hearing and the February 9 ZBA public hearing.

For the safety of our children and neighboring residents, I urge the various Village entities to provide all requisite approvals to install the requested fencing as soon as possible.

Thank you. Fran Edwardson

From: Fran Edwardson <[REDACTED]>
Sent: Friday, August 8, 2025 2:50 PM
To: rdearborn@winnetka.org <rdearborn@winnetka.org>; egibson@winpark.org <egibson@winpark.org>
Cc: [REDACTED] >
Subject: Temporary dog fence and public safety issues

Dear Presidents Dearborn and Gibson,

I am attaching a copy of a letter to the Army Corps of Engineers that I also mailed to each of you today. I'm sending it to you by email as well because of my significant public safety concerns involving an unfenced dog beach reopening at Centennial Park when repairs are complete. By way of this email, my husband and I are asking three things:

1. Act together to clear the hurdles to the temporary fencing for the dog beach, and get it erected, as soon as possible.
2. Do not reopen the dog beach until the fencing is up.
3. Direct our police department to enforce the Village's and the Park District's leash laws, especially in our local parks.

As you will see in the letter, in early July we had two instances of dogs in our backyard coming off the unfenced dog beach. In one case, it was a pair of them traveling together. These dogs have no business roaming free in our community, and I am deeply disappointed that the Village, the Park District, and local law enforcement all continue to look the other way on unleashed dogs on the beach and in Centennial and Elder Lane parks. This situation is of particular concern regarding Elder Lane Park, which prohibits dogs altogether, on or off leash. This park teems with children daily, ranging from the toddlers at the tot lot, to the primary school children with their flag football and soccer practices, to the teens with the parking for New Trier, and to all kinds of families who regularly picnic in the park.

I do not understand the failure of our local government to enforce our leash laws in these two parks and their beaches. As you will see in the letter, my own experience with a vicious dog attack in Elder Lane Park has shaped my views on this. I apologize for the graphic nature of the attached photos, but I think they illustrate well just what a dog is capable of doing in a very short period of time. The four photos were taken by the vet after Toby's attack. The largest wound was five inches long and an inch wide, the other very deep wound was approximately an inch deep into his tissue. Can you imagine if the Elder Lane victim had been a child in the park instead?

My husband and I are happy to discuss this further. Besides contacting us by email, you can reach us on our landline, [REDACTED] Thank you.

Fran and John Edwardson

August 8, 2025

U.S. Army Corps of Engineers, Chicago District
ATTN: Sophia Morgan
231 S. LaSalle Street, Suite 1500
Chicago, IL 60604

RE: Public Comment on Permit Application No. LRC-2023-082

Dear Ms. Morgan,

As a long-time resident of the Village of Winnetka, I write to express my strong support for the Winnetka Park District's permit application to install a temporary dog fence at Centennial Park Dog Beach in Winnetka.

This summer, I have watched on a daily basis numerous unleashed dogs run up and down Centennial and Elder Beaches and the private property at 261 Sheridan Road. Frequently, because they are off leash, they enter onto parts of the beach that are not supposed to be part of the dog beach.

A few weeks ago, two large dogs from the dog beach crossed all three of these properties, came up the stairs from the beach at our home at 301 Sheridan Rd (immediately North of Elder Lane Beach) and began to explore our (street-level) backyard while I was in the backyard. My husband had a similar experience around the same time frame, when one dog had come up the stairs and the owner drove into our driveway looking for it. These incidents are deeply disturbing, though more than anything we are grateful that none of our grandchildren were playing in our yard or on the beach in either incident. At the same time, it was fortuitous for the Park District and the Village that the dogs went up to our yard rather than to Elder Lane Park, where the entry point from the beach is immediately adjacent to a tot lot. The morning of the two dog-incursion there were numerous toddlers playing in the tot lot who could have been endangered by the dogs.

The Park District's efforts to re-install a dog fence are long overdue. I understand that the Park District, the Village of Winnetka, and Cook County Animal Control each have ordinances that require the leashing of dogs in unfenced areas. I have personally observed, however, that those ordinances are not being enforced along this stretch of beach and parkland by the local police or any other governmental entity. Prior to the recent construction closures, dogs continued to roam this entire beachfront unleashed. If the beach remains unfenced, a serious injury to a neighbor, child, or another dog is inevitable. The absence of enforcement and fencing is, in my opinion, reckless and unconscionable by our local officials.

The risk of injury, property damage, and disease is why the Cook County Department of Animal and Rabies Control requires that a dog park be "completely enclosed by a contiguous fence with each entrance designed in such a manner as to secure against accidental opening." This is an important public safety issue.

Unfortunately, five years ago I personally experienced an attack in Winnetka by an uncontrolled dog and know the injuries that can be inflicted. While walking my dog, Toby, on a leash, Toby was tackled and dragged into Elder Lane Park by a large, unleashed, uncollared dog. The dog pinned Toby down, and proceeded to eat Toby alive until the owner was able to pull the dog off Toby. It was a horrifying experience. If we are to have a dog beach, for the safety and benefit of all beachgoers and park visitors, it should be enclosed. An enclosure will create a safe and enjoyable environment for dogs and their owners, as well as for the children and everyone else in these parks at the same time, and mitigate the risks of unnecessary encounters between dogs and human beings.

I ask that you endorse the Park District's efforts to install a fence by approving their permit application as soon as possible. I also ask that you allow or require them to keep the current construction fencing in place if the Centennial dog beach is to be reopened before the temporary, permitted fence has been erected.

Sincerely,

A large black rectangular redaction box covering the signature of Francesca Edwardson.

Francesca Edwardson, Winnetka resident

cc: Winnetka Park District
Winnetka Village Council
Cook County Department of Animal and Rabies Control









TALKING POINTS—FENCING FOR DOG BEACH

My name is Fran Edwardson, and I live at 301 Sheridan Rd, next to Elder Lane Park. Since the dog beach at Centennial reopened with a supposed “leash” requirement, lower lake levels, and no fencing, we have had multiple dogs coming into our yard from the dog beach.

They are traveling nearly a quarter mile from Centennial: across the 261 Sheridan and Elder Lane beaches, then onto our property, up our stairs, and into our yard. They have neither leashes nor owners with them. I’m grateful that our grandchildren weren’t outside as this could have put them in harm’s way.

Worse yet, the dogs could have easily come up at Elder Lane Park next to the tot lot, or at an adjacent home where young children live and play in their yard often. Elder Lane Park is used by lots of kids, including the toddlers at the playground, Jr Trevians at sports practices, and the teenagers who park there to attend New Trier. Elder Lane is a “people park” and all dogs, whether on or off leash, are specifically prohibited in it by Park District ordinance.

I have firsthand experience with an attacking dog, and know the serious injuries they can cause. In 2020, while I was walking my leashed dog Toby, he was tackled and dragged into Elder Lane Park by a very large, unleashed, uncollared German shepherd. He pinned Toby down, and began to eat my dog alive until the owner was able to pull the attacking dog off. It was horrifying. But, it could have been worse. What if the dog had attacked me instead? Or worse yet, a child playing in the park?

While we love our dogs, they can be dangerous animals. That’s why we have laws that regulate them. Whether on the beach, in the parks, or on our streets, dogs should not be roaming unleashed in Winnetka. It presents an important public safety risk, which should be given the highest priority.

Not just the law, but common sense, dictates that a dog beach must be fenced. This is not the Park District’s problem alone. The Village’s own leash laws specifically declare that unleashed dogs off the owner’s property are a “public nuisance.” Our zoning ordinances put this squarely in front of the Village, too. The plastic

TALKING POINTS—FENCING FOR DOG BEACH

construction fencing that's up at Elder Lane beach right now isn't going keep dogs from roaming for long.

Two recent surveys done by the Park District and the Caucus indicate that the full reopening of Elder Lane beach is one of our community's highest priorities. Our beaches should be safe for all beach goers and park visitors. Resilient fencing can create a safe and enjoyable environment for everyone, and mitigate the risks of unintended encounters between dogs and human beings.

The Army Corps' and IDNR's review of the Park District's temporary dog beach fence application is nearly complete. I urge the Village to cooperate with its fellow government agencies and grant all necessary approvals for the temporary dog fence as quickly as you possibly can.

Thank you.

To: Village of Winnetka Plan Commission

From: Kimberley Marsh, 360 Forest Street, Winnetka, IL

Re: Winnetka Park District Centennial Fence SUP Application Violates Design Standards, Conflicts with the 2040 Futures Plan & Misrepresents Facts and the Law

Date: January 21, 2026

Please vote against recommending the Winnetka Park District's ("WPD") Village Code-violating, SUP standard breaching, unlawful and 2040 Futures Plan-indifferent permanent fencing permit application.

1. Design Standards prohibit chain-link fencing. WPD's proposed black chain-link animal cage on the shores of Lake Michigan would violate this prohibition. It cannot be recommended to the Village Council.
2. VOW 2040 Futures Plan promotes open space and the preservation of Winnetka's graceful character, neighborhood design standards, and the environment. WPD's SUP application clearly violates all of these tenets. There is no standalone black chain link fencing along any neighboring Centennial Park property owner's lakefront front lot line, nor along any Sheridan Road front lawn. There is no standalone chain link fencing in the neighborhood that extends into Lake Michigan. WPD's SUP permit application cannot be recommended to the Village Council.
3. When the Village approved WPD's 2001 Elder Lane and Beach SUP application, it required WPD to install Code-compliant non-chain link fencing. Despite this, WPD seeks to install Code non-compliant, design standard violating, 2040 Futures Plan -inconsistent chain link fencing on Centennial beach.
4. WPD's proposed black chain link animal cage is not minimally necessary nor consistent with Code Section 15.78.010. WPD's fencing is designed to stretch 106' from the toe of the bluffs into Lake Michigan on the north, and 93'3" into Lake Michigan to the south. The fencing extends 72 feet beyond the OHWM--WPD's front lot line -- on the north, and 77'3" beyond WPD's front lot line to the south. Fencing that extends beyond a property owner's front lot line is prohibited.
5. The Village Code prohibits nuisances, which it defines as fencing or other barriers that would extend into the public way, including Lake Michigan and its submerged lands.

6. Village Code Section 15.78.080 prohibits the creation of nuisances, such as fencing that would create Public Safety Hazards, including by impairing police and other first responder access to Centennial beach/Lake Michigan. WPD's animal cage would have 10" double gates on the northern side of Centennial. On Centennial's southern end, WPD designed two barely passable, stacked, single gates that form a 6' long, 39" wide corridor in the lake east of the OHWM. WPD's unsafe designs would unreasonably obstruct and interfere with ingress/egress to the adjacent public beach south of its animal cage. The cage would force first responders and other rescuers either into the lake through a yardstick wide corridor to try to reach emergency situations on the 20' area south of the fencing and north of 205 Sheridan's northern breakwater, or 77'3" past the OHWM into Lake Michigan to attempt to render aid to persons/dogs/boats/paddlers.

7. The 2040 Futures Plan contemplates ADA access. For local governmental bodies such as WPD, compliance is mandatory. Despite this, WPD designed an ADA non-compliant beach corridor that is too narrow for a wheelchair to use, with an insufficient turning radius that would trap people and dogs inside the chain link fencing, possibly in the waters of Lake Michigan. This dangerous and unlawful design violates the Village Code as well as the 2040 Futures Plan and cannot be recommended for approval.

8. WPD misrepresents the permanent nature of its black chain-link fenced in animal cage extending along and well past its front lot line on the shores of Lake Michigan. The fencing would be permanent, with no time constraints or removal requirement.

9. WPD claims its ADA-violating, public nuisance creating, Design Code abrogating, 39" wide, 6' corridor will never be used for maintenance south of the black chain-link fencing. This is out of line with the realities of known debris that washes up from Lake Michigan, as well as boats that may crash into 205 Sheridan's armored stone breakwaters, possibly stranding boaters/boats on a narrow 20' strip of inaccessible public beach, or beyond. A 34' long boat was stranded after encountering heavy waves

at Lloyd in October 2025. WPD also recently described finding a large section of wide rubber pipe washed up onto the Elder-Centennial beach, which required removal efforts by both the Village and WPD. That belies WPD's false statement that no maintenance will ever be required south of its unlawful black chain-link lakefront animal cage.

10. Cook County Animal Control ("CCAC") has refused to evaluate WPD's animal cage until after IDNR and USACE make their determinations, despite repeated entreaties not only from WPD, but also via email and phone calls from Orchard 2020 Trust's attorneys. In 2024, CCAC Administrator Dr. Diakhate informed Shannon Nazzal that Centennial beach is a "dog friendly area." Cook County does not require four-sided or any other specific fencing for Lake Michigan dog friendly areas, WPD can produce no documentation supporting its specious claims.
11. The Village Code prohibits dog owners from allowing their pets to "run at large." The IL Animal Control Act, 510 ILCS 5, 5/9, provides that: "A dog that is in a dog-friendly area or a dog park is NOT CONSIDERED TO BE RUNNING AT LARGE IF THE DOG IS MONITORED OR SUPERVISED BY A PERSON." There is no lawful justification for WPD's attempted usurpation of CCAC's sole and exclusive Animal Control Act authority. WPD is deliberately mis-defining what constitutes "running at large" to force the Village of Winnetka to violate the 2040 Futures Plan, its Design Standards, the Lakefront Preservation Ordinance, and the Village Code's nuisance provisions.
12. CCAC regulations require fully enclosed four-sided fencing for "dog parks" on land. Even if the IL Animal Control Act were amended to exclude dog friendly areas from its definition of places where canines are NOT "running at large," WPD's two-sided fencing would be out of compliance with the rules. As WPD knows, CCAC's Administrator lacks waiver authority for the four-sided fencing requirement.

Please vote to deny recommending WPD's grant of a SUP for its unlawful, specious and misleading fencing permit application.

Friends -

What a surprise to receive an email from Eric Otto on Christmas Eve saying that the IDNR had issued Permit LM2025011 allowing the Winnetka Park District to put fencing into Lake Michigan around Centennial Park!

This is a terrible idea for so many reasons. First of all, this fence defies Illinois law (615 ILCS 5/27). This is a beach for public use.

I understand that the Park District application described the fencing as going into the lake 15 feet. Take a look at the WPD's own drawings. They want to have a fence which would go 106 feet lakeward from the seawall to the north, and 93 feet 3 inches lakeward from the seawall to the south.

Think of the hazards these fences will present to swimmers, boaters, and even dogs!

Mr. Otto mentions that the area where the Park District wants to put its fences is made up of shoals and water not fit for navigation. That's simply not true. According to USACE, all of Lake Michigan's waters are navigable.

Finally, this really is moot since a public notice was not posted to inform the Winnetka residents about the Park District's plans and application.

I believe Laurie Morse's comments, which you have, sum up our problems here:

Mr. Otto's permit of multiple fences on Centennial Beach is a precedent-setting decision with consequences leadership at the Corps and the IDNR have not considered, and which are far-reaching. The IDNR failed to hold a public hearing that included all managers of waterside state and county recreational areas in Illinois prior to making this permit decision.

Please reconsider your decision and rescind Permit LM2025011.

Please keep me updated. Thank you.

Irene Smith
1087 Elm Street
Winnetka, IL 60093



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 22, 2026
SUBJECT: 736 ELM STREET - SOLIDCORE
SPECIAL USE PERMIT (CASE NO. 26-02-SU)

INTRODUCTION

On January 28, 2026, the Plan Commission is scheduled to hold a public hearing to consider an application submitted by Solidcore (the “Applicant”), as the prospective lessee of the property located at 736 Elm Street (the “Subject Property”), **to allow a personal fitness studio to occupy the Subject Property**. The property is currently owned by MDG Winnetka One, LP.

The Applicant has filed an application seeking approval of a Special Use Permit in accordance with Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to permit a personal fitness studio in the C-2 General Retail Commercial Overlay District at the Subject Property. The Applicant would be opening a Winnetka location of a nationally based fitness studio chain.

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 hearing. 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 not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is one of the commercial spaces located in the four-story mixed-use building that is currently under construction at 720-736 Elm Street and 515-525 Lincoln Avenue (newly assigned addresses), often referred to as *One Winnetka*, located on the southeast corner of the intersection of Elm Street and Lincoln Avenue. The approximately 2,363 square foot space at 736 Elm Street is a portion of the 20,955 square feet of commercial space in the One Winnetka building and is on the western portion of the building’s north facing commercial space. To date, the other tenants within the development that have received approvals are the Winnetka Aesthetic Studio medical office and a Charles Schwab financial services office, although a restaurant is expected to occupy the northwestern space on the first floor near the street intersection. There will be 59 residential units on the second, third, and fourth floors.

The Subject Property is located within the Village’s **Commercial Overlay District**, which allows non-retail uses, such as fitness studios; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use. Figures 1 through 4 on the following pages identify the One Winnetka site and the proposed location of the fitness studio.



Figure 1 – One Winnetka Site – GIS Map

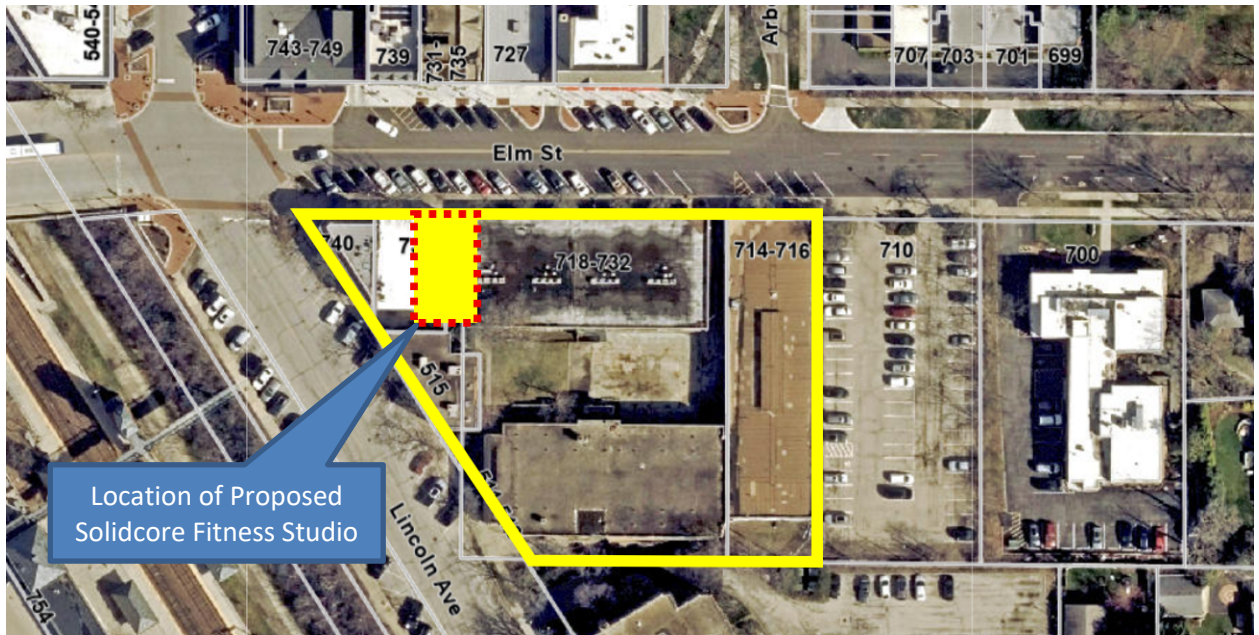


Figure 2 – Aerial Location Map



Figure 3 – One Winnetka – North Facing Elm Street Façade



Figure 4 – One Winnetka – Rendering of Proposed Fitness Studio Along Elm Street Façade

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.

ELM STREET BUSINESS DISTRICTS OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Elm Street Business Districts is included on the following page as Figure 5. The One Winnetka site 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.

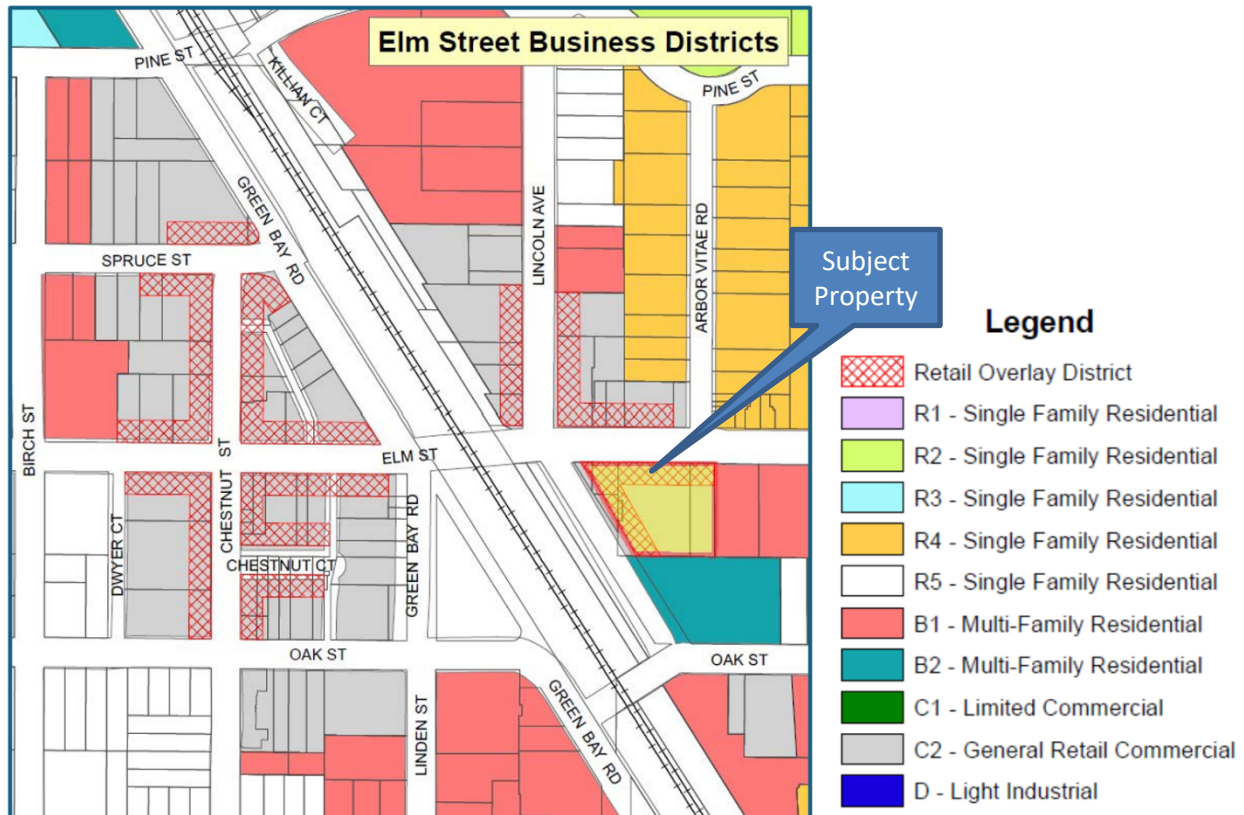


Figure 5 – Elm Street Business Districts

PREVIOUS APPROVALS

On January 21, 2025, the Village Council adopted Ordinance M-01-2025, an Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses at 511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka (previous addresses). The ordinance granted partial approval of certain special use findings for medical and financial services.

On September 16, 2025, the Village Council adopted Ordinance M-12-2025, an Ordinance Granting a Special Use Permit for the Operation of a Financial Counseling Office Within the C-2 Commercial Overlay District, which approved the special use permit of the Charles Schwab financial services office for 720 Elm Street in the same building. Then on December 2, 2025, the Village Council adopted Ordinance M-18-2025, an Ordinance Granting a Special Use Permit for the Operation of a Medical Office Within the C-2 Commercial Overlay District, which approved the special use permit of Winnetka Aesthetic Studio for 730 Elm Street, Suite 130, also located in the same building.

Cultural, recreational, and entertainment uses, which includes personal fitness facilities, did not receive any partial approval in Ordinance M-01-2025 approving the One Winnetka Planned Development. Therefore, all 12 special use standards set forth in Sections 17.56.120(A) and 17.44.020(B)(2)(b) of the Zoning Ordinance apply to the current application being considered by the Commission.

DESCRIPTION OF CURRENT REQUEST

The Applicant is proposing to open a Winnetka location of a nationally based franchise of fitness studios called Solidcore, which offers appointment-based group exercise classes featuring specialized workout options with methods and equipment that are distinctive to the company. The proposed fitness studio would occupy approximately 2,363 square feet of commercial space with the main entrance located along Elm Street. The space would consist of a reception area that leads to a locker area and the main exercise room. The bathrooms would be located next to the front reception area while a utility and storage room would be located towards the rear of the space. The Applicant states that retail offerings would be limited to water and energy drinks for sale at the front desk for class attendees. The Applicant's written description of the proposed use is included in the application materials which are provided as **Attachment A**.

The anticipated hours of operation are 5:00 am to 11:00 pm on Monday through Friday and 7:00 am to 6:00 pm on Saturday and Sunday. Classes would be by appointment-only, with no walk-ins. The daily schedule would contain varying class time lengths with ten-minute gaps between classes to minimize overlaps. On a typical day, the Applicant expects there would be 2 or 3 employees in the fitness studio with 16 clients, for a maximum of 19 people on the premises at any given time.

For parking, the Applicant is proposing that its approximately 14 employees (two full-time and 12 part-time) secure the necessary parking permit and park in public parking lots in the district, including the Village-owned parking lot adjacent to One Winnetka, which does contain "A" permit parking spaces for employees. The Applicant indicates that clients will utilize on-street parking or the parking in the ground level of the commercial parking within the One Winnetka building. The off-street parking provided on the One Winnetka site for commercial uses consists of 39 spaces in the ground level of the building, which is the same number of parking spaces required by the Zoning Ordinance. For reference, the Zoning Ordinance requirement for commercial uses is two spaces for every 1,000 square feet of tenant space. Ten of the ground level spaces are reserved for the Charles Schwab financial services office that was approved in a previous special use permit case.

Figure 6 on the following page highlights the commercial space the Applicant is proposing to occupy in the north section of the One Winnetka building. **Figure 7** shows the proposed floor plan and layout for the fitness studio.

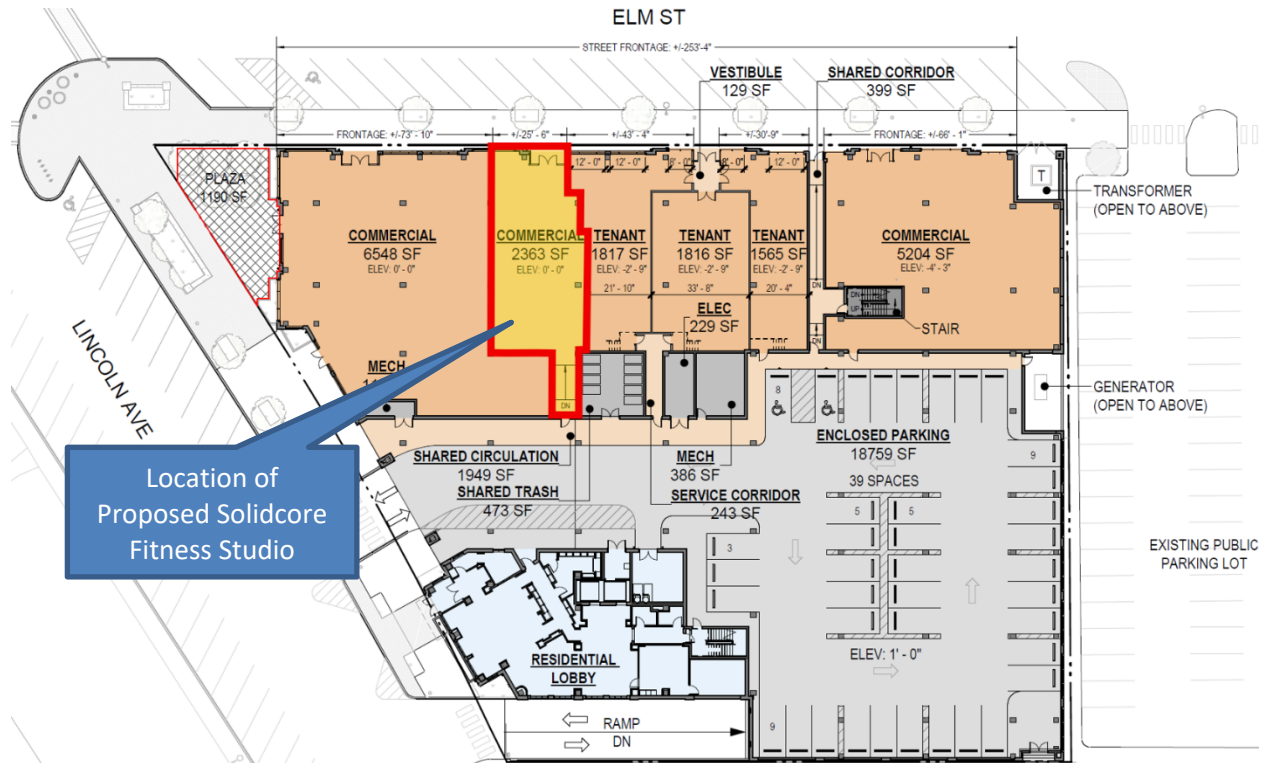


Figure 6 – One Winnetka Ground Level Plan

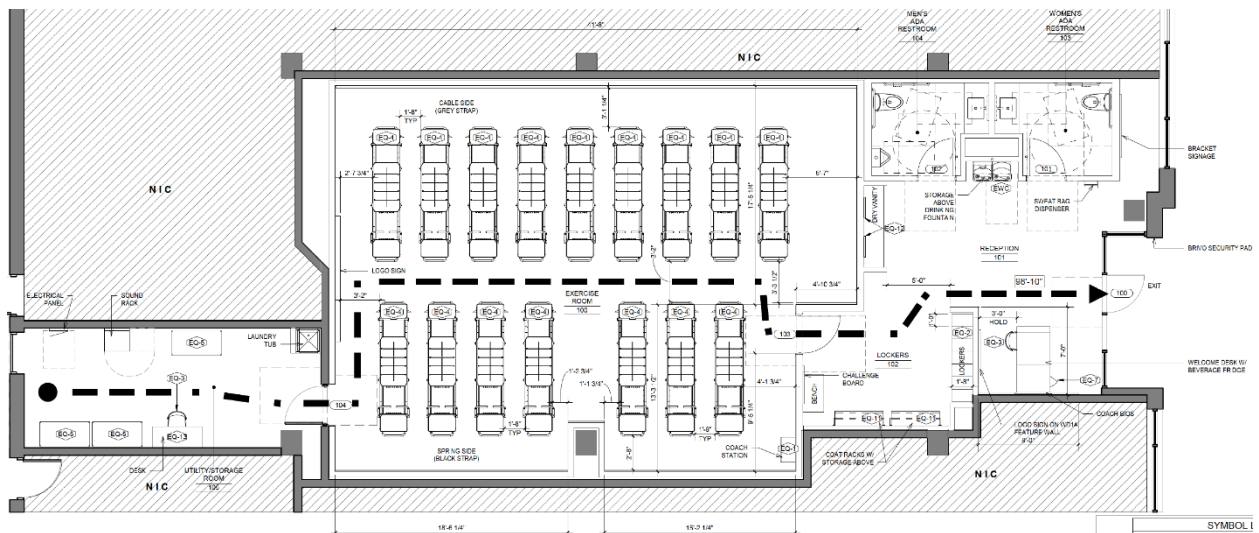


Figure 7 – Excerpt of Proposed Floor Plan

DESIGN REVIEW BOARD REVIEW

The Applicant has indicated that it has no plans to alter the exterior of the building that is currently under construction, except for potential commercial signs or exterior lighting that will be applied for at a later date. Any proposed signage or exterior alterations, including lighting, will require submission of a Sign Permit application or Certificate of Appropriateness application that must be reviewed and approved by the Village's Design Review Board.

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. **(See Attachment A)**

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

I make a motion that:

The Plan Commission recommends **approval [denial]** of the requested special use to allow the Applicant, Solidcore, to operate a personal fitness studio at 736 Elm Street within the C-2 Commercial Overlay District, based on the following findings of fact:

“The personal fitness studio (the “Special Use”) **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, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for 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 any additional 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 A

Village of Winnetka
SPECIAL USE PERMIT – C2 COMMERCIAL OVERLAY APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

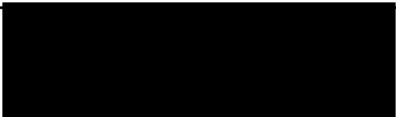
SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. _____

Property Information

Site Address: 736 Elm Street, Winnetka, IL 60093
Proposed type of occupancy: B - Business

Applicant Information

Name: Solidcore
Address: Solidcore, 1735 N Lynn St, Suite 650
City, State, ZIP: _____
Applicant Signature: 

Primary Contact: Landon Vowels
Phone No. 312-585-7531
Email: landon@withpulley.com
Date: 01/12/2026

Attorney Information

Name: N/A
Primary Contact: _____
Address: _____
City, State, ZIP: _____
Phone No. _____
Email: _____

Architect Information

Name: DxU Architects
Primary Contact: Emily Lindsey
Address: 412 S. Wells St.
City, State, Zip: Chicago, IL 60607
Phone No. 312.955.0334
Email: elindsey@dxuarch.com

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 736 Elm Street, Winnetka, IL, and have provided the attached proof of ownership. (address)

I consent to the filing of an  it by Landon Vowels, on behalf of Solidcore. (Applicant name)

Property Owner Signature: _____ Date: 12/04/2025

Printed Name: _____

Re: Special Use Permit Narrative

Property Address: 736 Elm Street, Winnetka, Illinois

Proposed Use: [solidcore] Fitness Studio

To whom it may concern:

Please see a summary of the proposed project below, and please refer to the following, additional pages and attachments for a complete description on how it will address each of the twelve Special Use Permit Standards.

The applicant proposes to operate a [solidcore] boutique fitness studio at 736 Elm Street. The use consists of small-group, instructor-led fitness classes conducted entirely indoors and by reservation only.

The proposed use is consistent with the purpose and intent of the Village's commercial zoning district, as it provides a neighborhood-serving personal service use that supports the vitality of the Elm Street corridor. The operation is compatible with surrounding commercial uses and will not create excessive noise, traffic, or activity outside normal business hours.

The facility will comply with all applicable Building and Fire Codes and will operate in a manner that protects public health, safety, and welfare. No site modification is proposed. Existing utilities, access, and parking infrastructure are sufficient to support the use.

The use will not negatively impact adjacent properties or property values and is expected to enhance the area by introducing an amenity that serves local residents. The applicant is willing to comply with any reasonable conditions imposed by the Village related to hours of operation, occupancy, parking, or signage.

For these reasons, we believe that the proposed use satisfies the Village's standards for granting a Special Use Permit.



January 12, 2026

Solidcore Chicago, LLC
Keira Fitzgerald
1735 N Lynn St
#650
Arlington, VA 22209

To whom it may concern:

This letter addresses in detail how the proposed tenant fit out of a new **Solidcore** location at **736 Elm Street, Winnetka, IL 60093** is in compliance with the following Special Use Permit Standards as laid out by the Village of Winnetka, Department of Community Development -- Section 17.46.010 [Table of Uses] to be located on the ground floor in the C-2 Commercial Overlay District.

1. That 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;

- *The establishment, maintenance, and operation of Solidcore will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare, or have a negative environmental impact on the neighborhood or Village. The project will not create conditions materially detrimental to the public health, safety and general welfare or injurious to or compatible with other properties in the vicinity as this project is designed to promote health/awareness to community within a safe and professional business establishment. This project is an interior build out and is to comply with the latest applicable codes. The fitness studio classes are to be conducted entirely indoors in properly ventilated, sanitary, ADA compliant, noise-controlled environment that will not be detrimental to the public health.*

2. That 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;

- *Solidcore will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district, nor unreasonably diminish or impair property values in the immediate vicinity. Solidcore will add to the overall use and enjoyment of the vibrant community planned by the One Winnetka Development. There is no indication that property values within the vicinity would be diminished nor impaired.*

[solidcore]

3. That the establishment of the 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;

- *The establishment of the special use of the Solidcore space will not unreasonably 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. The proposed use is to operate within the bounds of the LOD that is dedicated to this space of this site and will not encroach or infringe on the public's ROW nor any of the agencies.*

4. That 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;

- *Adequate measures to the site have been taken to provide ingress and egress in a manner which will minimize pedestrian and vehicular traffic congestion in the public ways. The vehicle entrance is located on Lincoln Avenue and the existing properties Architect (OKW Architects, LLC) and Development Group (Murphy Development Group) have previously provided on 7/12/23 a thorough breakdown and traffic analysis that eliminates any concerns of congestion. The Solidcore space has a maximum quantity of 16 client vehicles on site per hour with 2-3 full-time employee vehicles on site per day (a quantity is roughly 50% less than the parking the property provides within the site boundaries) and the existing property has 39 spaces of parking dedicated to the commercial uses on the ground level.*

5. That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exist or are to be provided;

- *This location will employ 2 full-time employees & 12 part-time employees. A maximum of (2) employees will staff the location at any given time: (1) instructor and (1) front desk attendant. Class size is limited by the number of reformers in a given studio. Up to 16 attendees sign-up for a spot using the Solidcore mobile app ahead of the class time. No walk-in services are provided. There is only one instructor present for each class. Solidcore anticipates having 2-3 full-time employee vehicles on-site per day at any given time and a maximum of 16 client vehicles on-site per hour. All drainage and other facilities to be utilized within the space have been designed in accordance with the landlord provided utility supplies and have been approved by the property/landlord.*

6. That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;

- *The planned development will either conform to all other respects of the applicable regulations of the village ordinances and codes, or if relief is needed for any other aspect of the project, it will be pursued pursuant to the procedures set forth in those ordinances and codes.*

[solidcore]

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;

- *The Solidcore space will have storefront windows along Elm Street with visible signage and branding to promote the pedestrian-friendly character of the district and provide opportunities for window displays and visual interest in a manner that reflects the community. Photos included for reference on **page 19 -20** of our supporting materials document.*

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;

- *The location of the proposed Solidcore will provide minimal to no interruption in any existing or potential continuity of the surrounding retail uses along the blocks frontage. Solidcore plans to have an active storefront and visible storefront signage, as outlined in the interior and exterior signage packages on **pages 1 - 18** of our supporting materials document.*

9. The 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;

- *Solidcore plans to install signage in the display windows – our standard 'bracket' signage that the brand is well known for. This signage will ensure our window displays will contribute to the vibrant atmosphere in the community. Additional details for the bracket signage to be installed on the interior wall facing the right side storefront window can be found on page 7 of the interior signage package document provided.*
- *The full exterior and interior signage packages have been included for review on **pages 1 - 18** of our supporting materials document.*

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;

- *Our design intent is to focus our reception desk and lobby area in the front portion of the space. This ensure that our space will feel welcoming and aesthetically pleasing to customers and passersby. The workout space and employee work/storage space is*

[solidcore]

*proposed in the rear of our floorplan to ensure these areas are not visible from the street. A few facade examples have been included on **pages 19 - 21** of our supporting materials document.*

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 maintains typical and customary hours of operation; and

- *Solidcore does not sell clothing items in studios. The only retail sales are for water and/or Celsius energy drinks, which are sold from a small fridge stored in the front desk millwork. Photo included for reference on **page 22** of our supporting materials document.*

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.

- *Solidcore anticipates having 2 full time employee vehicles on-site per day at any given time (one instructor and one front desk attendant) and a maximum of 16 client vehicles on-site per hour. Based on the parking study completed by the Landlord and submitted to the city, this volume of parking usage does not significantly diminish the available parking for the larger retail area.*

Best,



Keira Fitzgerald

Development Manager

keira.fitzgerald@solidcore.co



January 12, 2026

RE: [solidcore] - Winnetka, IL
736 Elm Street, Winnetka, IL

To whom it may concern,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by the City of Winnetka on December 12, 2025. The original comments have been included below for reference.

Susan Thomas, AICP, Esq. Economic Development Manager Village of Winnetka sthomas@winnetka.org 847-716-3528

1: 1. Standards | Staff strongly recommend addressing the special use standards individually. This will aid the commissioners and staff in their review of your materials and determination of whether the standards are satisfied.

Response: Document attached to address each of the 12 Special Use Standards individually, along with supporting materials document.

2: 2. Restrooms | The location of the restrooms in the front the space greatly diminishes the appearance of an active storefront. The Village strongly encourages a vibrant storefront and is concerned about the appearance of a wall at the front windows. Provide details of your plans to have active displays in the windows.

Response: The design intent for this wall is to install Solidcore bracket signage to ensure the storefront is attractive from the street. An elevation from an example storefront showing the wall with bracket signage installed has been added to pdf page 19.

3: 3. Sweat Bag Dispenser | Please provide more details regarding the sweat bag dispenser. As the proposed location of the dispenser would be visible from the street, an image and additional details are needed.

Response: The sweat bag dispenser is a clear acrylic, wall mounted fixture measuring 14" L x 6.5" W x 7" H. It holds a roll of Solidcore branded bags used by clients after class. Photos attached for reference.

4: 4. Signage | Please provide greater detail regarding the proposed signage. Internally illuminated signs are not permitted within the Village of Winnetka.

Response: The attached interior and exterior signage plans provide greater

detail regarding the proposed signage. The plans confirm that no internally illuminated signs are proposed, in compliance with Village of Winnetka regulations.

5: 5. Window Signage | Any signage located within five (5) feet of a window is considered a window sign. Proposed signage on the wall requires additional detail.

Response: Additional details for the bracket signage to be installed on the interior wall facing the right side storefront window have been provided on interior page 7.

6: 6. Signage Review | All proposed signage requires submission of a sign permit for review and approval by the Development Review Board (DRB).

Response: The attached interior and exterior signage plans provide greater detail regarding the proposed signage. A separate sign permit application will be submitted to the Development Review Board (DRB) for review and approval.

7: 7. Retail | Will there be a retail component? If so, how much of your space will be dedicated to retail needs? What items would be offered for sale?

Response: Solidcore does not sell clothing items in studios. The only retail sales are for water and/or Celsius energy drinks, which are sold from a small fridge stored in the front desk millwork. Photo included for reference.

8: 8. Parking | Provide the estimated size of your largest class and the number of instructors present.

Response: Class size is limited by the number of reformers in a given studio. Up to 16 attendees sign-up for a spot using the Solidcore mobile app ahead of the class time. No walk-in services are provided. There is only one instructor present for each class.

9: 9. Parking | Will there be any overlap of classes? Do you have a proposed class schedule to share? Will there be a gap between classes for clients to leave and free up parking spaces for incoming students? Identify the number of classes per day.

Response: Classes will run continuously during business hours with 10-minute breaks in between. A sample class schedule has been provided, which indicates no overlap of classes and a 10-minute gap between classes for clients to leave and free up parking spaces. The schedule identifies the number of classes per day.

10: 10. Parking | What is the total number of employees you plan to have at this location?

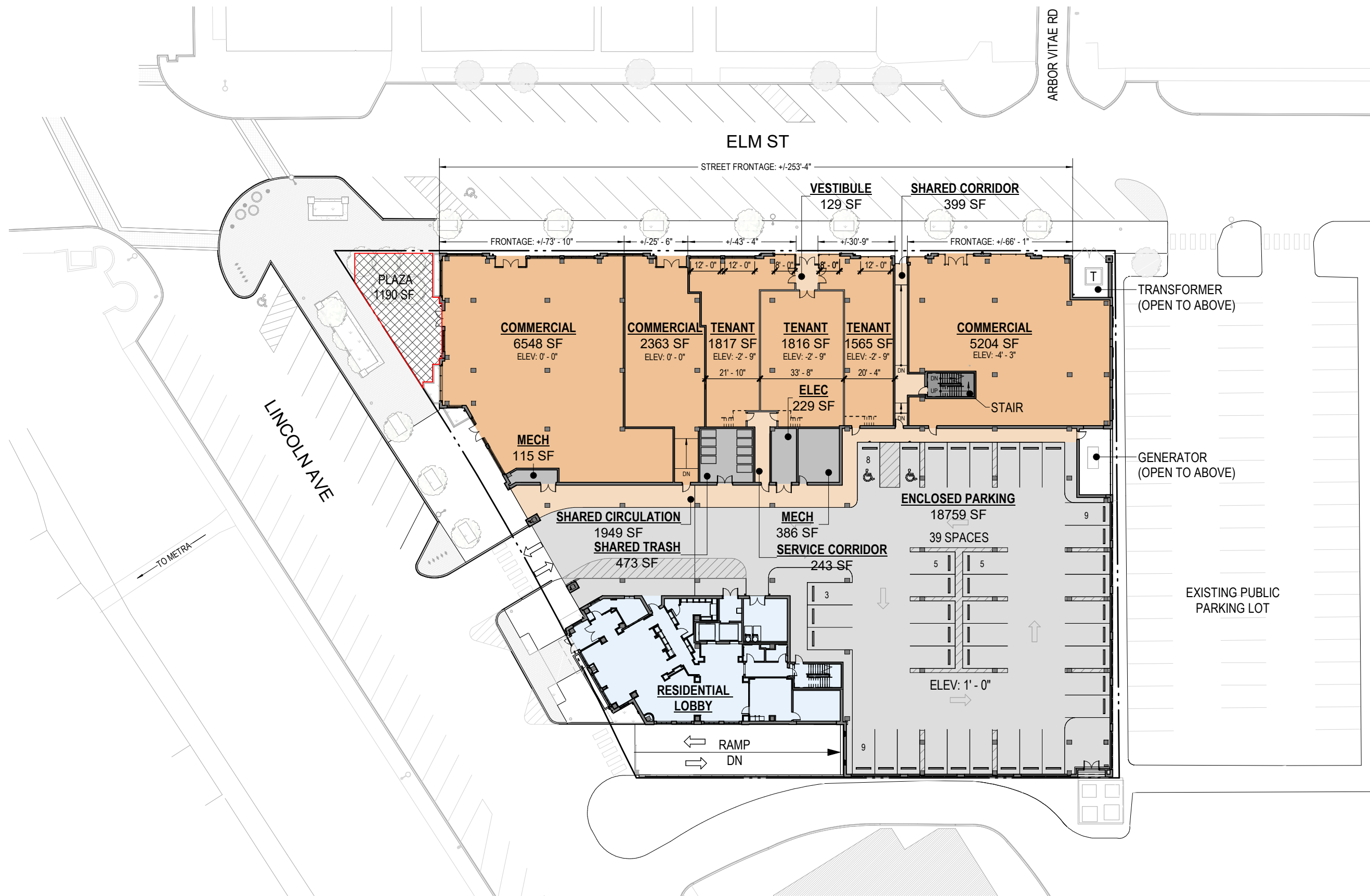
Response: This location will employ 2 full-time employees & 12 part-time employees. A maximum of (2) employees will staff the location at any given time: (1) instructor and (1) front desk attendant.

11: 11. Parking | Application materials must show compliance with all twelve (12) standards to demonstrate adequate parking needs are met while not significantly diminishing the availability of parking for district clientele.

Response: Solidcore anticipates having 2-3 full time employee vehicles on-site per day at any given time and a maximum of 16 client vehicles on-site per hour.

12: 12. Hours of Operation | Please identify the proposed hours of operation.

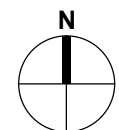
Response: Anticipated hours for this location will be Monday-Friday 5am-11pm and Saturday-Sunday 7am-6pm.



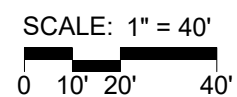
1 GROUND LEVEL FLOOR PLAN
SCALE: 1" = 40'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROJECT



THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF THE PREMISES AND AN APPROXIMATE DEPICTION OF THE RETAIL/OFFICE BUILDING AND THE PROJECT AS THEY ARE CURRENTLY EXPECTED TO EXIST AS OF THE DATE THE PREMISES ARE DELIVERED TO TENANT. THIS EXHIBIT DOES NOT CONTAIN THE EXACT LEASING LINES OF THE PREMISES NOR DOES IT DEPICT THE EXACT LOCATION OF ANY OTHER TENANTS OR OCCUPANTS OF THE RETAIL/OFFICE BUILDING OR THE PROJECT. FURTHER, REFERENCES TO STORE NAMES ON THIS EXHIBIT SHALL IN NO MANNER CONSTITUTE ANY KIND OF REPRESENTATION AS TO PRESENT OR FUTURE OCCUPANCY OF SPACES AT THE RETAIL/OFFICE BUILDING BY SUCH STORES. THIS EXHIBIT IS NOT A REPRESENTATION OR WARRANTY THAT THE RETAIL/OFFICE BUILDING OR THE PROJECT WILL REMAIN AS DEPICTED, NOR AS TO ANY FUTURE OCCUPANCY OF SPACES AT THE RETAIL/OFFICE BUILDING OR THE PROJECT.



ONE WINNETKA MIXED-USE DEVELOPMENT

515 LINCOLN AVENUE, WINNETKA, IL 60093

June 30, 2025 Project #: 21077

LOD_1

PROJECT TEAM



CLIENT

[solidcore]

PROJECT

[solidcore]
WINNETKA

736 ELM STREET,
WINNETKA, IL 60093

NO.	DATE	ISSUE
1	2025-12-02	ISSUED FOR SPECIAL USE PERMIT

PROJECT NUMBER: 25-312
DRAWN BY: SM APPROVED BY: EL

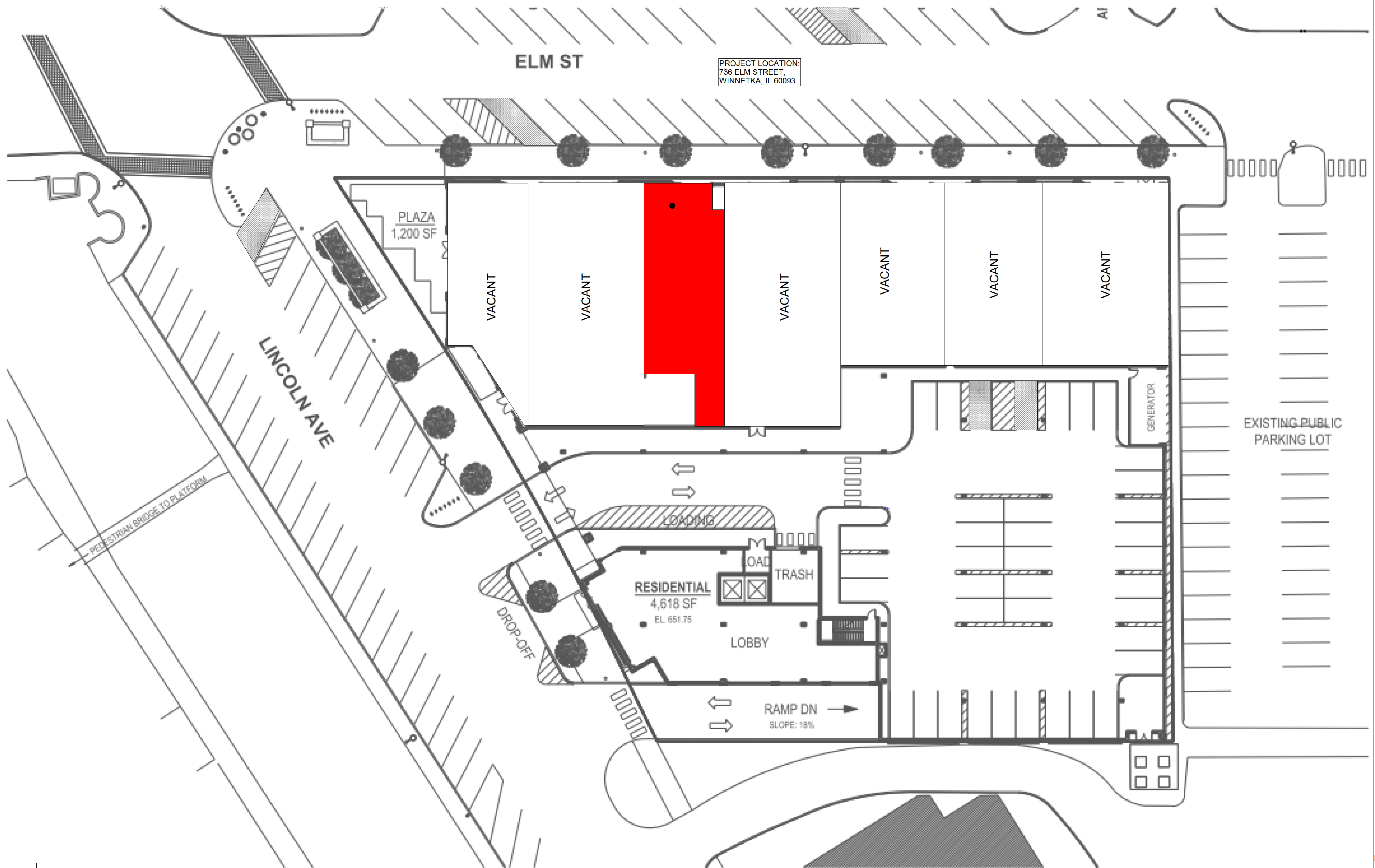
SEAL

ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER
EXISTING SITE AND PARKING PLAN (FOR REFERENCE ONLY)

T1-02

THESE DRAWINGS ARE CONFIDENTIAL AND SHALL BE IN THE POSSESSION OF AUTHORIZED INDIVIDUALS ONLY. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF DXU ARCHITECTS AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION.



PROJECT LOCATION:
736 ELM STREET,
WINNETKA, IL 60093

PARKING ANALYSIS

	ACCESSIBLE SPACES	= 5
--	-------------------	-----

* ANALYSIS CONFINED TO SPACES WITHIN THE BLOCK ON WHICH THE SITE IS LOCATED.

1 | EXISTING SITE AND PARKING PLAN (FOR REFERENCE ONLY)

EGRESS

AUTOMATIC FIRE PROTECTION SYSTEM: YES

EGRESS REQUIREMENTS	MAX. ALLOWED	PROVIDED
EXIT TRAVEL DISTANCE:	100'-0"	98'-10"
EGRESS DOOR WIDTH:	32" MIN.	36"
EGRESS CORRIDOR WIDTH:	36" MIN.	36"
MIN MUM NUMBER OF EXITS:	1	1

OCCUPANT LOAD

STORAGE / OCC TYPE 1 227 SF / 300 SF	= 1 OCCUPANTS
BUSINESS / OCC TYPE 2 384 SF / 150 SF	= 3 OCCUPANTS
EXERCISE R. / OCC TYPE 3 1206 SF / 50 SF	= 25 OCCUPANTS

NOT INCLUDED IN OCCUPANT LOAD

RESTROOMS
124 SF

TOTAL: = 29 OCCUPANTS

SQUARE FOOTAGE

STORAGE = 227 SF
BUSINESS = 384 SF
EXERCISE ROOM = 1206 SF
RESTROOMS = MEN'S (62 SF) + WOMEN'S (62 SF) = 124 SF

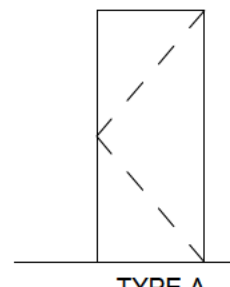
TOTAL: 1921 SF

SCHEDULES

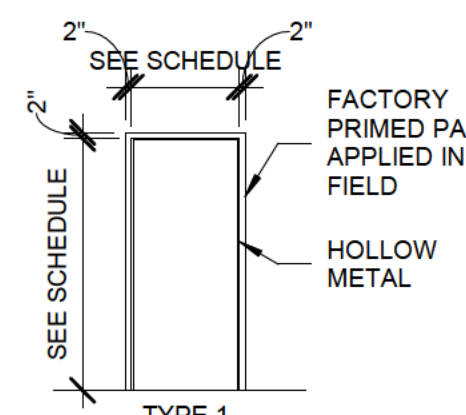
DOOR, FRAME AND HARDWARE SCHEDULE

NUMBER	LOCATION	NOMINAL SIZE			MATERIALS	FIN.	FRA.	FRA. TYPE	DOOR		HARDWARE		REMARKS	
		W	H	TH					TYPE	PRVD	INST	TYPE		PRVD
100	ENTRY (EXISTING)	3'-0"	7'-8"	0'-1 3/4"	EX	EX	EX	EX	EX	EX	3	EX	EX	
101	WOMEN'S ADA RESTROOM	3'-0"	7'-0"	0'-1 3/4"	SCWD	P3	P3	1	A	GC	GC	1	GC	GC
102	MEN'S ADA RESTROOM	3'-0"	7'-0"	0'-1 3/4"	SCWD	P3	P3	1	A	GC	GC	1	GC	GC
103	EXERCISE AREA	3'-0"	7'-0"	0'-1 3/4"	SCWD	P3 / P4	P3 / P4	1	A	GC	GC	2	GC	GC
104	STORAGE/UTILITY	3'-0"	7'-0"	0'-1 3/4"	SCWD	P3 / P4	P3 / P4	1	A	GC	GC	4	GC	GC

DOOR TYPES



DOOR FRAME TYPES



EQUIPMENT SCHEDULE

TAG	QTY	LOCATION	DESCRIPTION	MANUFACTURER	STYLE / MODEL	SIZE	PRVD BY	INST BY	NOTE
EQ-1	1	EXERCISE AREA	WALL MOUNTED IPAD HOLDER	TFY	B07RGDK9CZ	2.7 IN (MIN.) - 7.48 IN (MAX.)	GC	GC	SEE DETAIL 1/A7-10 FOR MOUNTING DETAILS
EQ-2	1	LOCKERS	4-TIER LOCKERS + TRIM	D&A STUDIOS	BLACK	EACH TIER: 12" W X 20" D X 72" H	OWNER	GC	SEE VENDOR CONTACT ON SHEET T1-02; EACH LOCKER INCLUDES SQUARE SILVER NUMBER DISC WITH BLACK FONT & DIMAR OMBI PRO SILVER LOCK TYPE. KEYS TO BE STORED IN LOCKER # 1.
EQ-3	2	RECEPTION/UTILITY	RECEPTION CHAIR	-	-	-	OWNER	OWNER	GC TO ASSEMBLE / INSTALL
EQ-4	16	EXERCISE AREA	FITNESS MACHINES	-	SWEATLANA	-	OWNER	OWNER	OWNER TO ASSEMBLE / INSTALL. CONFIRM QUANTITY WITH OWNER
EQ-5	3	STORAGE/UTILITY	WIRE SHELVING	ULINE	H-1749-72	48" W X 18" D X 72" H	GC	GC	GC TO ASSEMBLE / INSTALL
EQ-7	1	RECEPTION	BEVERAGE COOLER	EDGE STAR	CBR902SG	15" W X 32" H	GC	GC	SEE DETAIL 4 & 5/A7-20
EQ-8	1	STORAGE/UTILITY	MOP BROOM HOLDER	BRADLEY CORP.	9953	-	GC	GC	INSTALL AT 5'-0" AFF; PROVIDE 2X FRT WOOD BLOCKING AS REQUIRED
EQ-9	1	GENERAL	13" ACRYLIC SWEAT BAG DISPENSER	SPORTS SOLUTIONS	30039-DSP	13"	OWNER	OWNER	SEE SHEET A3-11 & INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS
EQ-11	2	RECEPTION	COAT RACK	D&A STUDIOS	BLACK	48" W X 80" H X 14" D	OWNER	GC	PROVIDE BLOCKING AS REQUIRED
EQ-12	2	LOCKERS	DRY BAR MIRROR	KOHLER	K-26051-BLL	20-1/16" W X 40-1/16" H X 1-3/8" D	GC	GC	PROVIDE BLOCKING AS REQUIRED-SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS
EQ-13	1	STORAGE / UTILITY	DESK	COLESHOME	BLACK	48" D X 20" W X 29" H	OWNER	GC	GC TO ASSEMBLE / INSTALL

MUNICIPAL APPROVAL STAMP

PROJECT TEAM



CLIENT



PROJECT

[solidcore]
WINNETKA

736 ELM STREET,
WINNETKA, IL 60093

NO.	DATE	ISSUE
2025-12-02	ISSUED FOR SPECIAL USE PERMIT	

PROJECT NUMBER: 25-312

DRAWN BY: SM APPROVED BY: EL

SEAL



Eric Styer
SIGNATURE

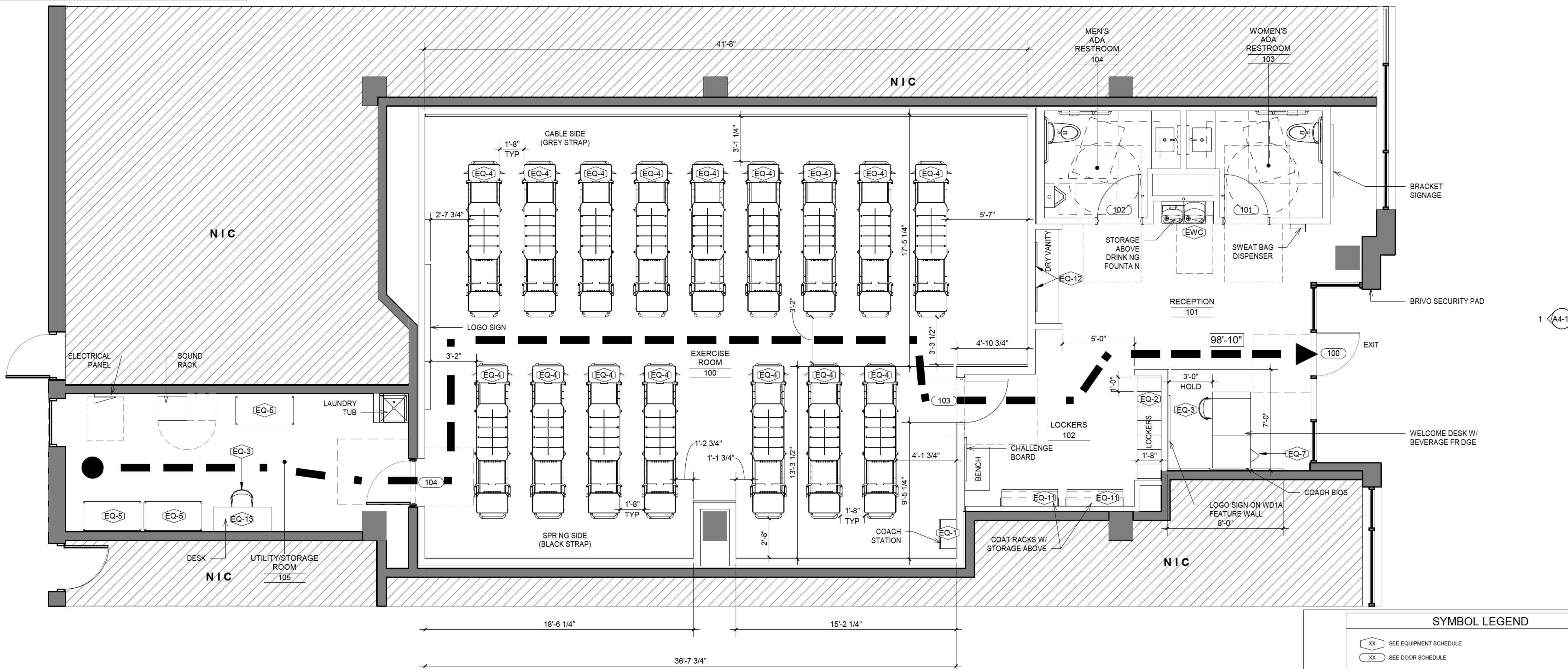
ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER

GROUND FLOOR PLAN

A1-21

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SYMBOL LEGEND

XX	SEE EQUIPMENT SCHEDULE
XX	SEE DOOR SCHEDULE

LEGEND

[Hatched Pattern]	EXISTING PARTITIONS & EXTERIOR WALLS
[Dotted Pattern]	EXISTING WALL WITH NEW FURRING
[Solid Grey]	NEW PARTITIONS
[Diagonal Lines]	N.I.C.

1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

[solidcore]

Winnetka

Exterior

**Elm Street & Lincoln Avenue
Winnetka, IL. 60093**

Created 04.05.25



SOUTHEAST SIGN CO.
ELECTRICAL SIGN AND LIGHTING SPECIALISTS
5375 Hiatus Rd. • Sunrise, FL 33351
754-332-2263

[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL. 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.

Proposed Sq. Ft.

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

Notes

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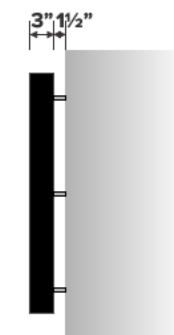


Artwork History

Date	Revision	Revision Detail	Designer
04.05.25	00	Original	JDE

Artwork Location

[solidcore]_Elm Street & Lincoln Avenue, Winnetka, IL. 60093_Exterior_250409_R00
O:\Client Files\Solidcore\Winnetka, IL\3-Design



- Manufacture & install (1) set of halo illuminated channel letters on wall.
- Letter Faces to be 1/8" thick aluminum, painted P1.
 - Returns to be 3" deep, painted P1.
 - Letter Backs to be 3/16" thick clear acrylic.
 - Illumination to be 5000K white LEDs. Power supplies housed remotely.
 - Mounting to be on 1 1/2" stand-offs.

Note: Client to provide dedicated 120v 20A circuit to within 5ft of sign location.
Note: Front of letters to be opaque.

Finishes & Vinyl

P1 — Satin Black Paint

1 Halo Illuminated Channel Letters on Wall

Scale: 1/2" = 1'-0"

Sq. Ft.: 28.92

S Side View

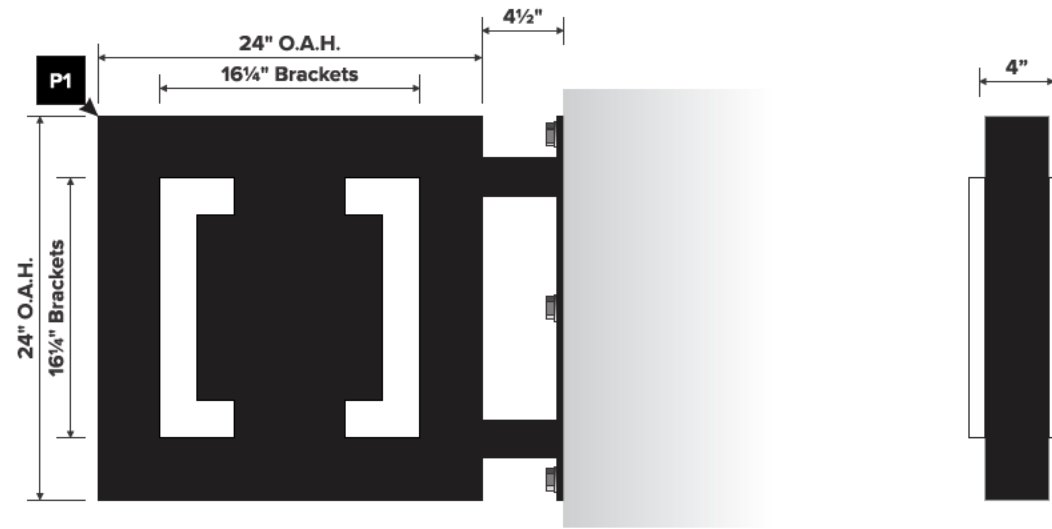
1/2" = 1'-0"



DV Day View - Proposed
Scale: N.T.S.



NV Night View - Proposed
Scale: N.T.S.



Manufacture & install (1) internally illuminated blade sign on wall.

- **Cabinet** to be all aluminum construction, 4" deep, painted P1.
- **Faces** to be 1/8" thick routed aluminum, painted P2 w/ 1" thick white push-thru acrylic (3/4" to extend past face). Acrylic to have opaque white overlay to achieve opaque face & side illumination (see night view).
- **Illumination** to be 5000K white LEDs. Power supplies housed in cabinet.
- **Mounting** to be w/ mounting bracket & 3/8" x 5" min. fasteners.

Note: Client to provide dedicated 120v 20A circuit to within 5ft of sign location.

Note: No access into column - need to use electrical from existing light.

Finishes & Vinyl

P1 - Satin Black Paint

S Side View
1" = 1'-0"

2 Illuminated Blade Sign
1" = 1'-0"

QTY (1)
SQ. FT.: 4



DV Day View - Proposed
Scale: N.T.S.



NV Night View - Proposed
Scale: N.T.S.



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[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL. 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

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- Rejected

Client Signature _____

Date _____

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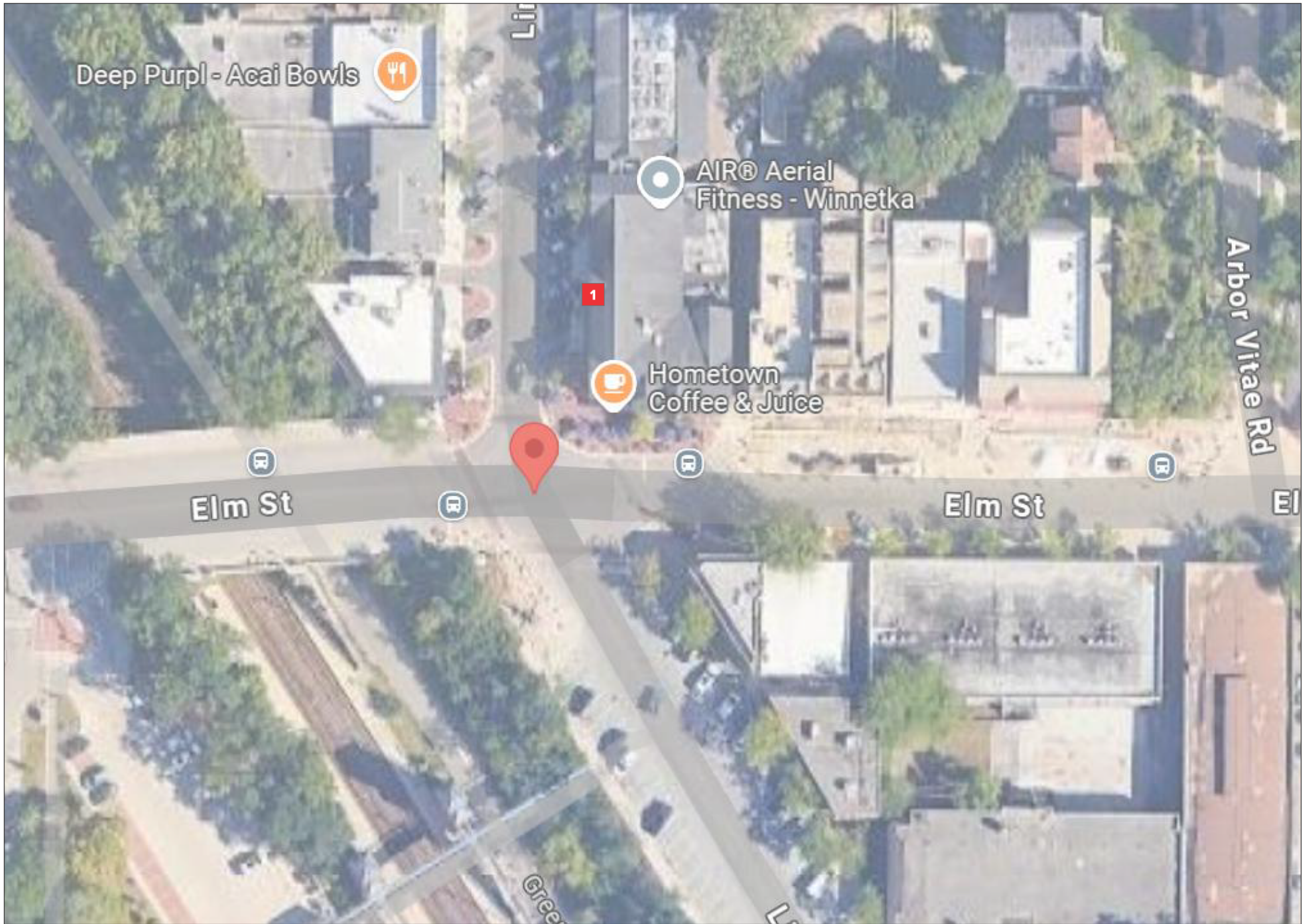


Artwork History

Date	Revision	Revision Detail	Designer
04.05.25	00	Original	JDE

Artwork Location

[solidcore]_Elm Street & Lincoln Avenue, Winnetka, IL. 60093_Exterior_250409_R00
O:\Client Files\Solidcore\Winnetka, IL\3-Design



[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL. 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

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Artwork Location

[solidcore]_Elm Street & Lincoln Avenue, Winnetka, IL. 60093_Exterior_250409_R00
O:\Client Files\Solidcore\Winnetka, IL\3-Design

[solidcore]

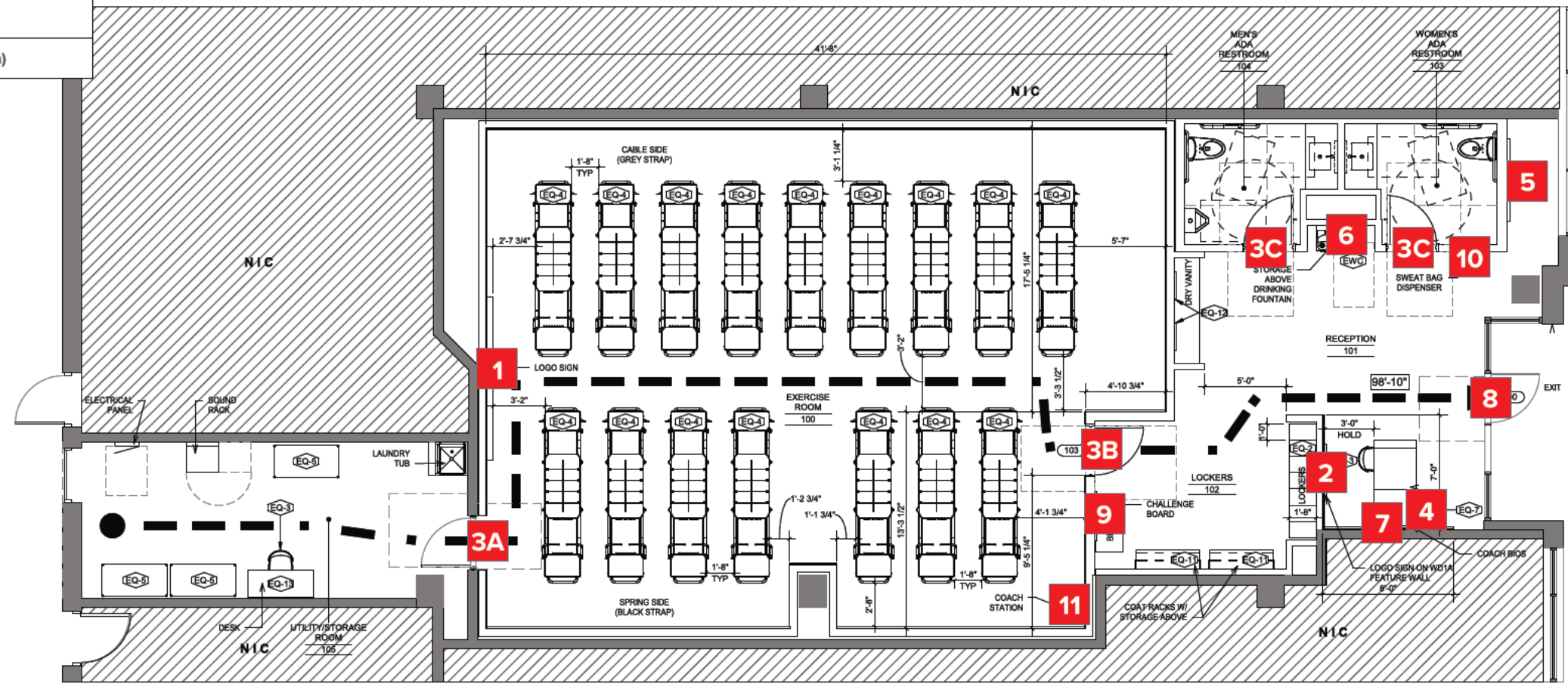
Winnetka

Interior

**Elm Street & Lincoln Avenue
Winnetka, IL. 60093**

Revision 12.22.25

- 1 Studio Sign - Back Wall
- 2 Reception Area Sign
- 3 Door Vinyl Graphics
- 4 Refrigerator Vinyl Graphics
- 5 Brackets
- 6 11" X 17" Snap Frames
- 7 8 1/2" X 11" Snap Frames
- 8 Front Door Vinyl Graphics
- 9 Challenge Board
- 10 Sweat Bag Dispenser
- 11 AED Sign Panel
- 12 Floor Vinyl (Not Shown)



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[solidcore]
Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

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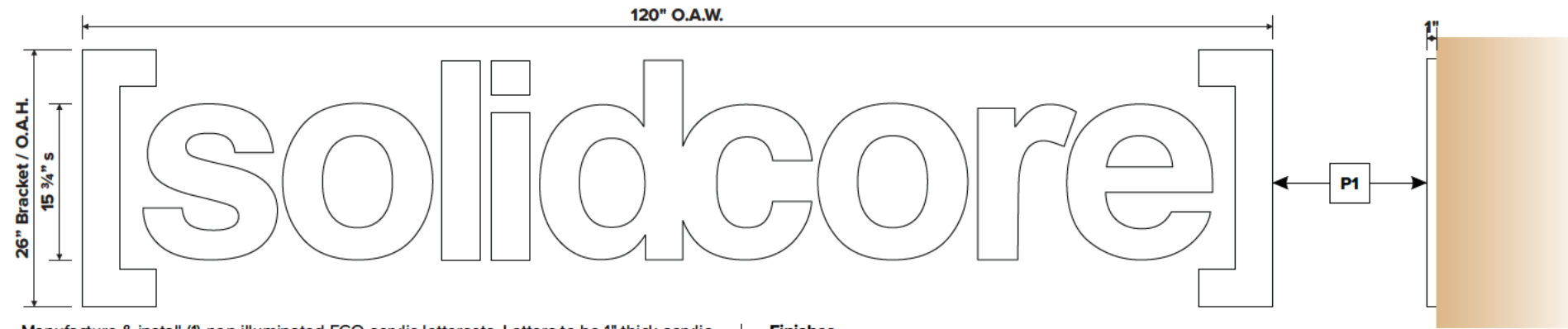
Artwork History

Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

Sign Type S1-ST-10-NI
10ft Wide Non-Illuminated Studio Sign



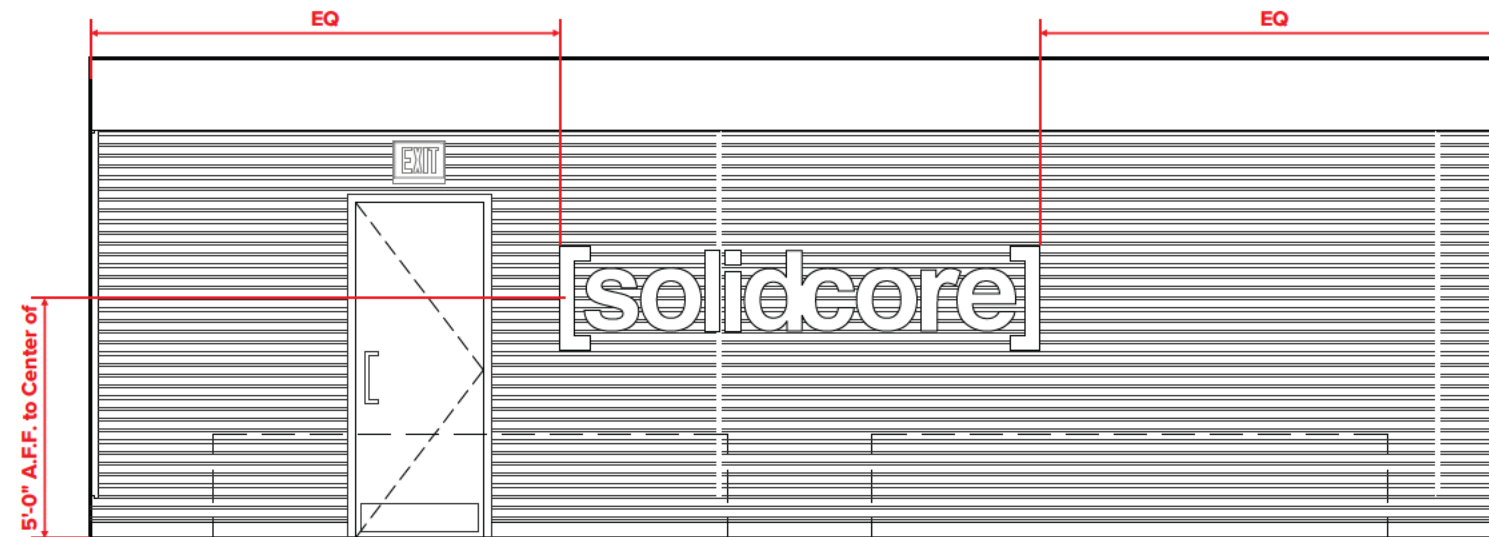
Manufacture & install (1) non-illuminated FCO acrylic lettersets. Letters to be 1" thick acrylic, painted P1. Letters mounted flush to wall w/ pins & silicone.

Finishes
P1 - Satin White Paint

1 S1-ST-10-NI - Non-Illuminated FCO Acrylic Studio Sign
Scale: 3/4" = 1'-0"

Sq. Ft.: 21.6

S Side View
3/4" = 1'-0"



P Proposed Installation With Door
Scale: 3/8" = 1'-0"



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[solidcore]
Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

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Artwork History			
Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

Artwork Location
Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Sign Type **S2-RE-5-NI**

5ft Wide Non-Illuminated Reception Sign



Manufacture & install (1) non-illuminated FCO acrylic lettersets. Letters to be 1" thick acrylic, painted P1. Letters mounted flush to wall w/ pins & silicone.

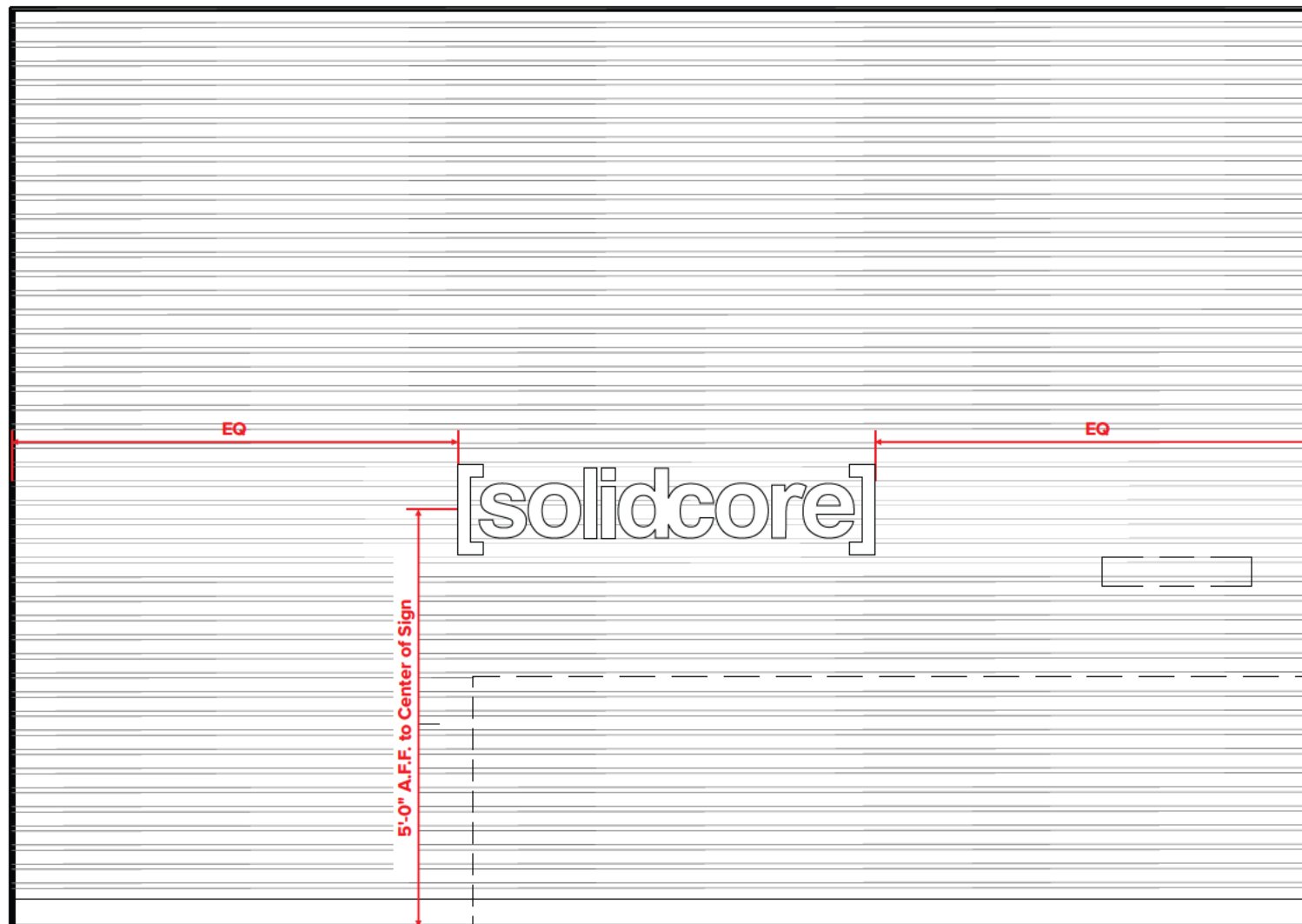
Finishes

P1 - Satin White Paint

2 **S2-RE-5-NI** - Non-Illuminated FCO Acrylic Reception Area Sign
Scale: 1/2" = 1'-0"

Sq. Ft.: 5.2

S **Side View**
1/2" = 1'-0"



P **Proposed Installation**
Scale: 1/2" = 1'-0"



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[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

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- Rejected

Client Signature _____

Date _____

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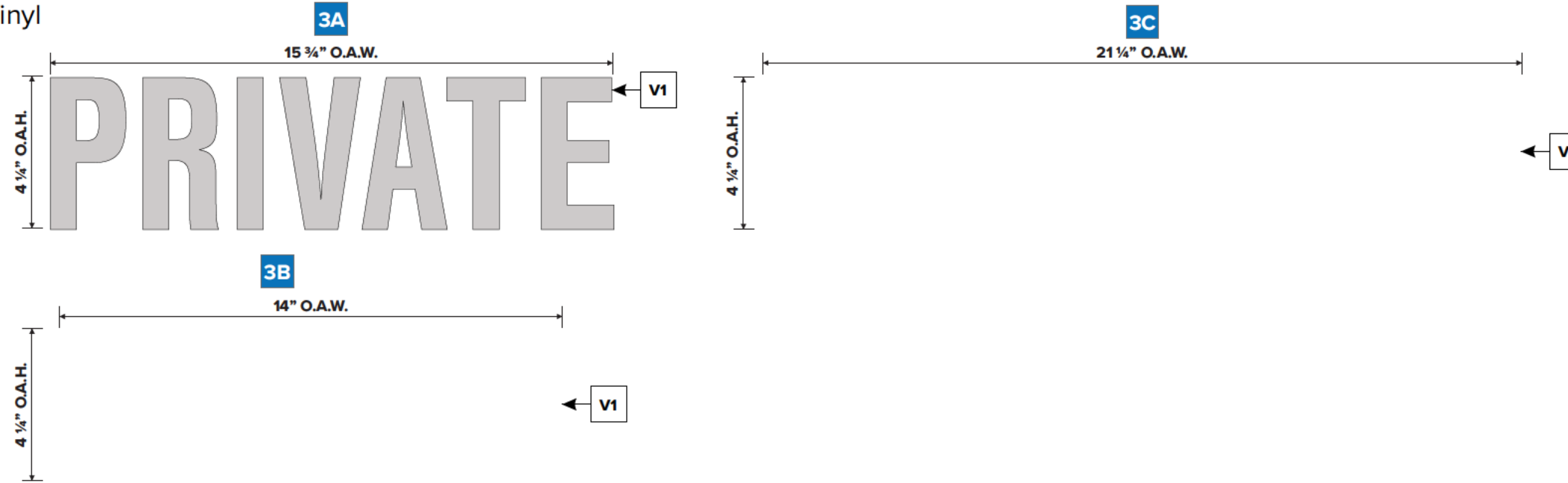
Artwork History			
Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

Artwork Location
Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

Sign Type S3-DR-VN-W

White Door Vinyl

Font: Nimbus Sans Condensed Bold



Manufacture & install white door vinyl as shown.

Finishes

V1 3M 7125-10 White Opaque Vinyl

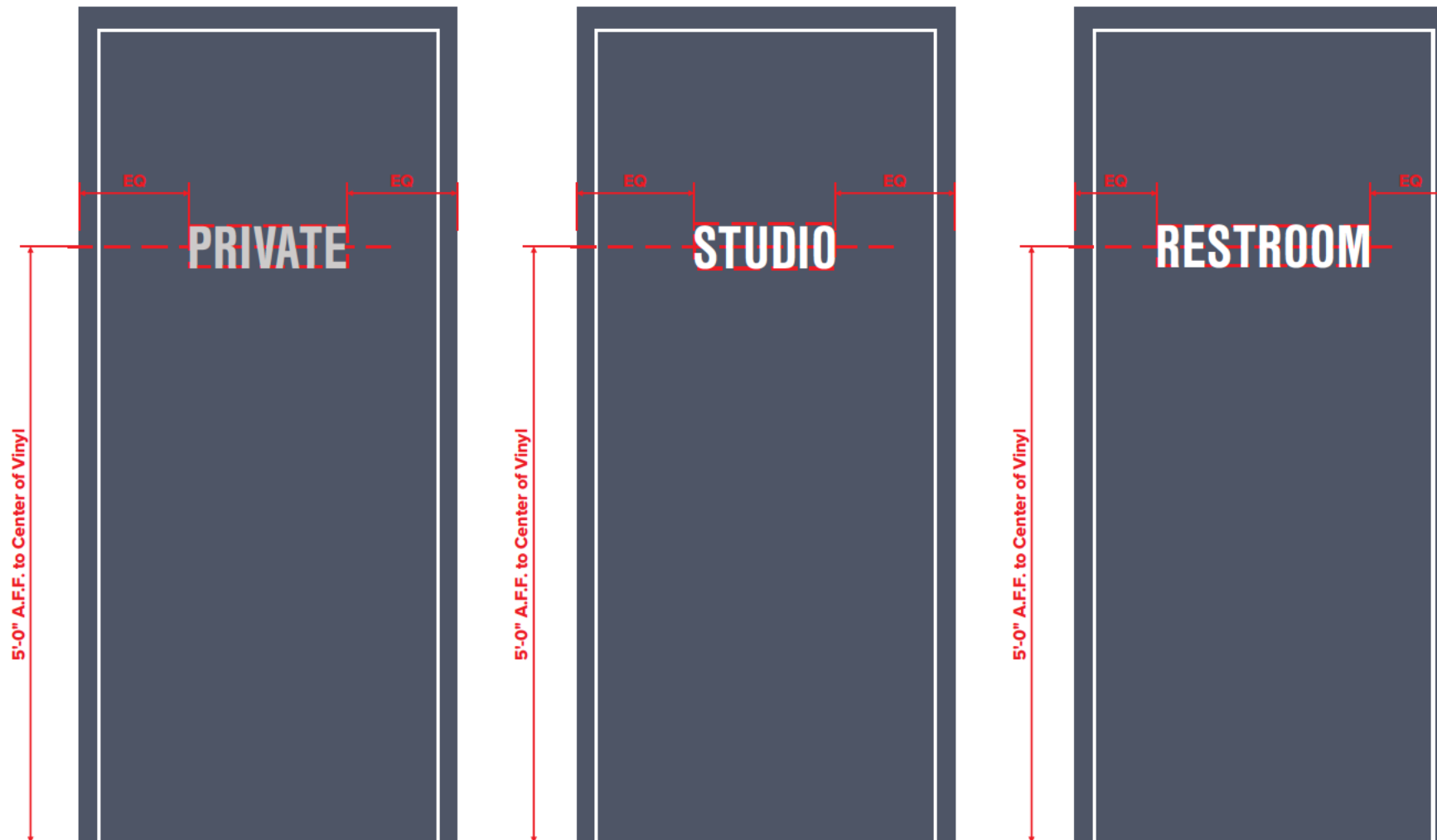
Finishes

V1 Oracal 651-071 Grey Opaque Vinyl

3 S3-DR-VN-W - White Vinyl Graphics on Door
Scale: 3" = 1'-0"

3A QTY (1), 3B QTY (1), 3C QTY (2)

VERIFY DOOR COLOR PRIOR TO SELECTING VINYL COLOR



P Proposed Installation
3/4" = 1'-0"



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[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

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Date _____

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Artwork History

Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12.22.25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

Sign Type S4-RF-VN-W
White Refrigerator Door Vinyl

Font: Switzer SemiBold



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Winnetka, IL 60093

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Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

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Client Signature _____

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Artwork History

Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12.22.25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art



Manufacture & install V1 vinyl on refrigerator door as shown.

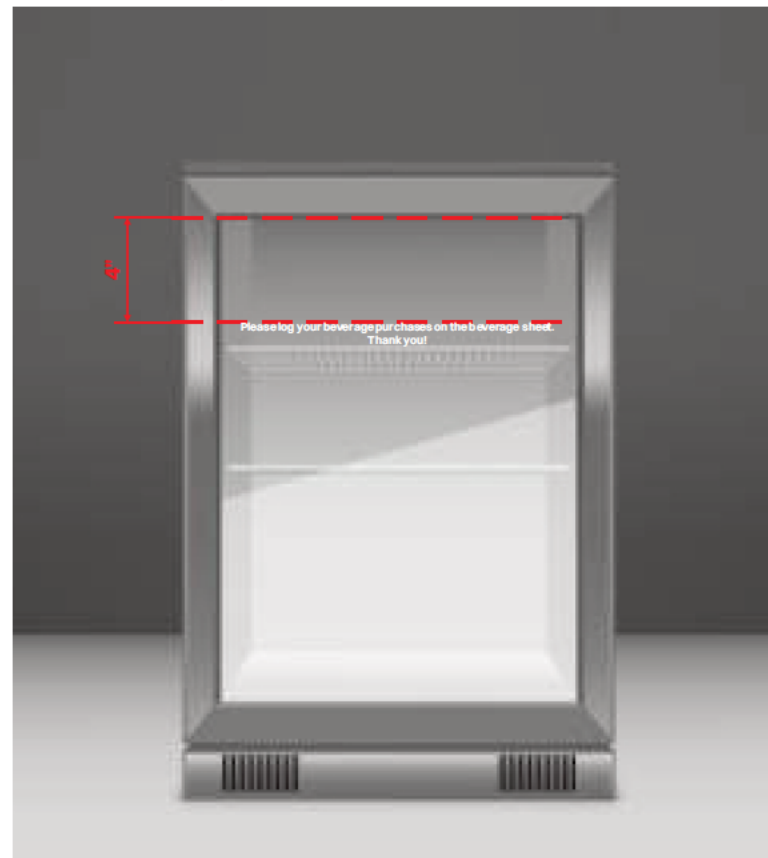
Finishes

V1 3M 7125-10 White Opaque Vinyl

4 S4-RF-VN-W - White Vinyl Graphics on Mini Fridge
Scale: 1:1

QTY (1)

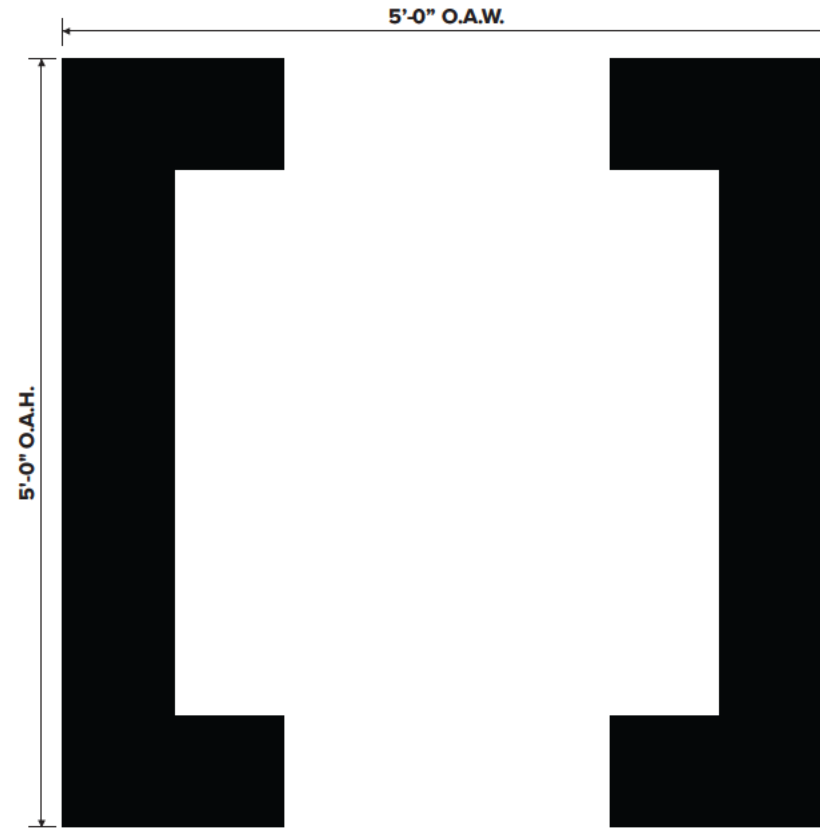
Note: Vinyl Placement to be 4" Down from Top of Glass.



Note: Mini Fridge Size, Brand & Appearance Varies By Location.

P Proposed Installation
N.T.S.

Sign Type S5-BR-5-NI-B
5ft Non-Illuminated Black Brackets

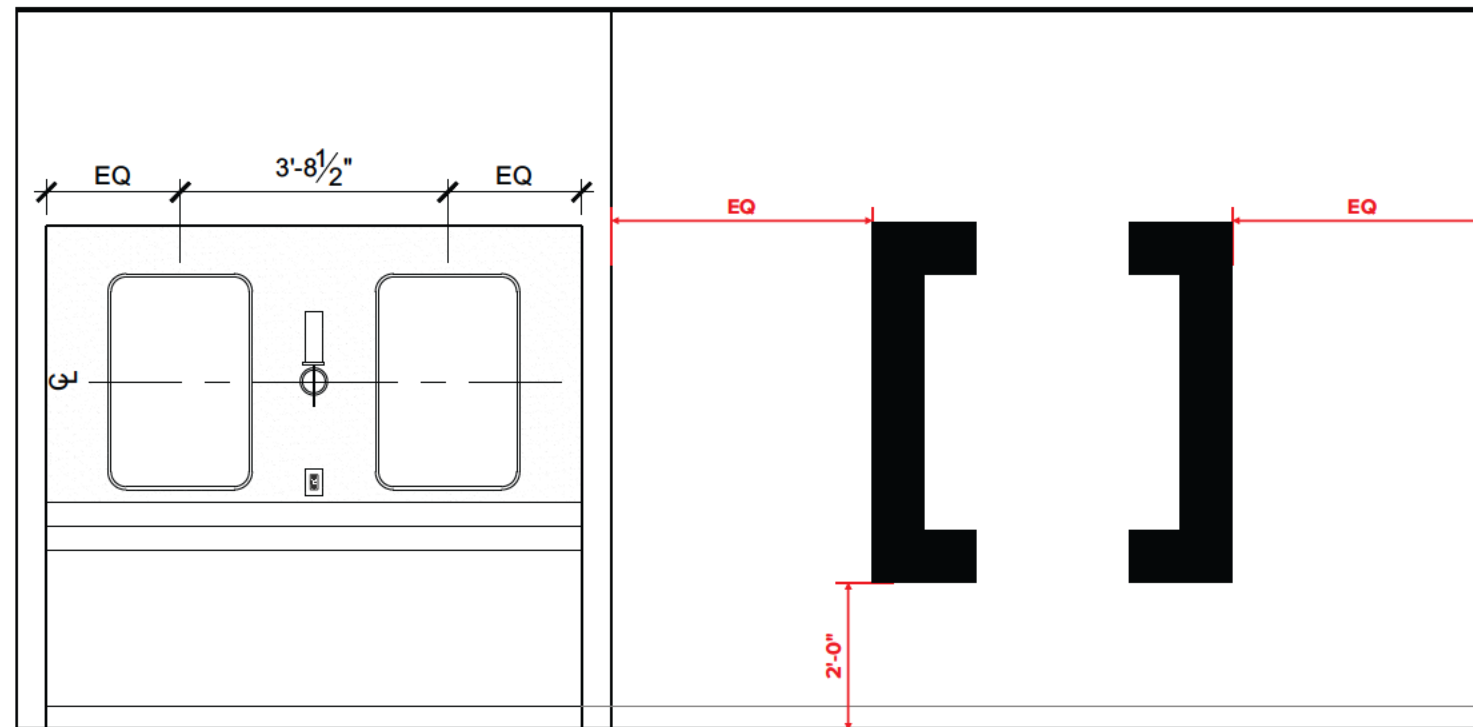


Manufacture & install (1) non-illuminated FCO acrylic brackets. Brackets to be 3/4" thick black acrylic. Brackets mounted flush to wall w/ pins & silicone.

5 S5-BR-5-N-B - Non-Illuminated FCO Acrylic Brackets **Sq. Ft.: 25**
Scale: 3/4" = 1'-0"



S Side View
3/4" = 1'-0"



P Proposed Installation
3/8" = 1'-0"



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[solidcore]
Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
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Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

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Client Signature _____

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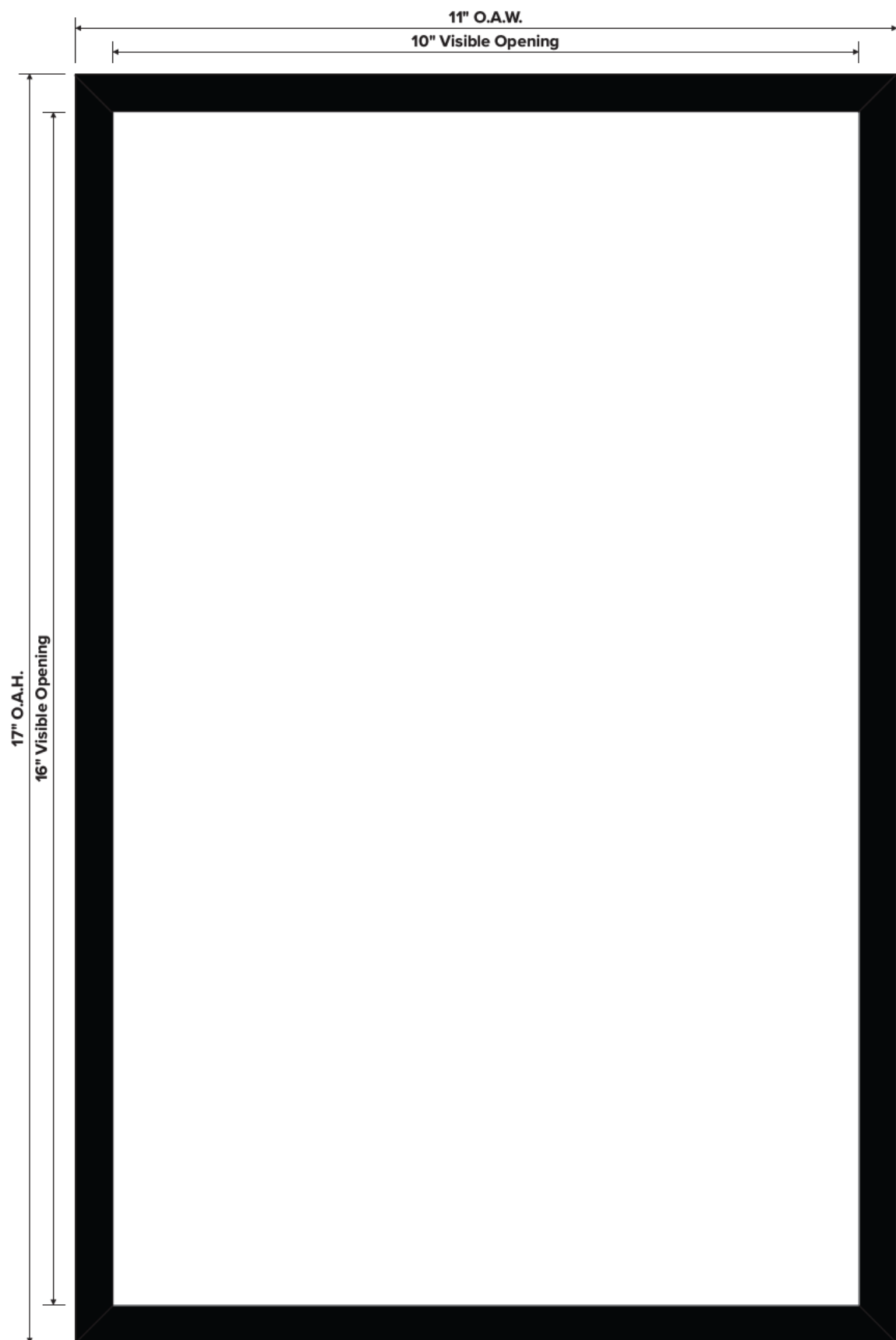
Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

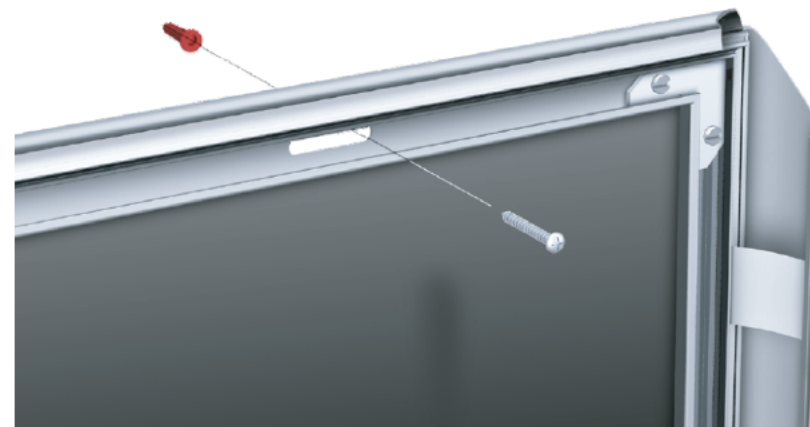
Sign Type S6-FR1-B

Single Black Snap Frame Above Fountain



Pre-fabricated Black 11" x 17" snap frame, installed 10" above fountain w/ drywall anchors & screws.

6 S6-FR1-B - Single Black Snap Frames, 11" x 17" Sq. Ft.: 1.3
Scale: 1" = 1'-0"

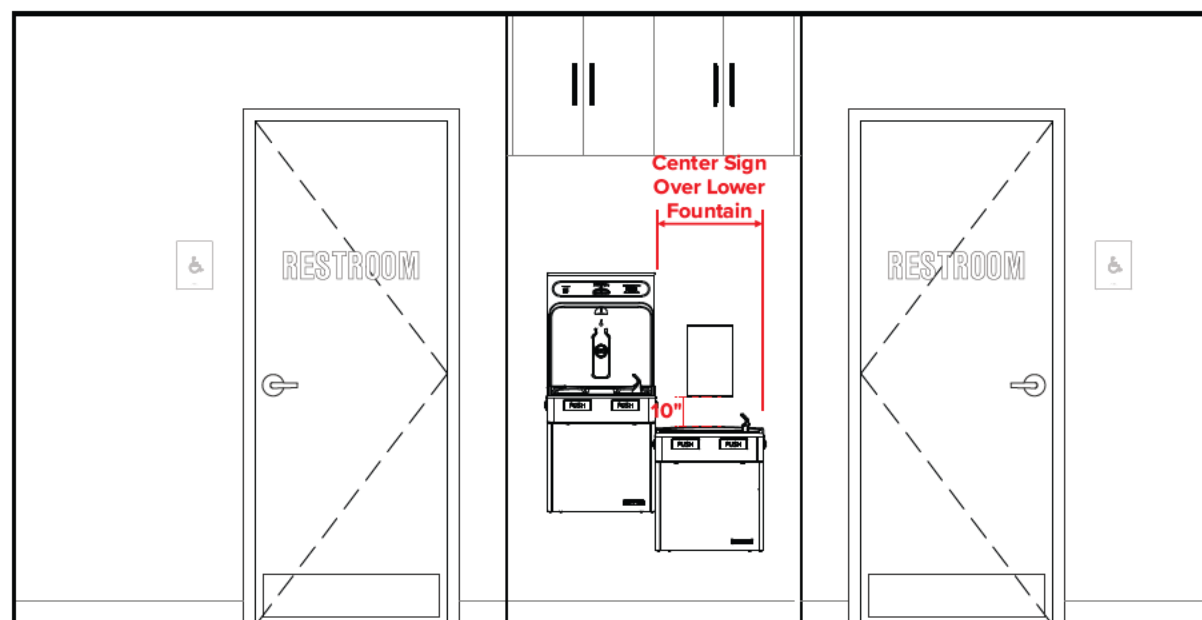


MV Mounting View
Scale: N.T.S.



SV Section View - Frame
Scale: N.T.S.

Note: Frame Placement to be 10" Above Fountain



TI Typical Installation
Scale: N.T.S.



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[solidcore]

Winnetka

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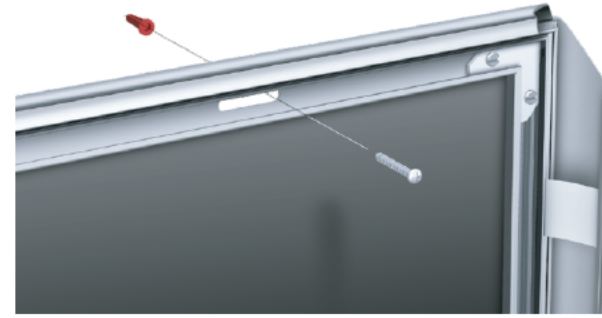
Artwork History

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12/22/25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

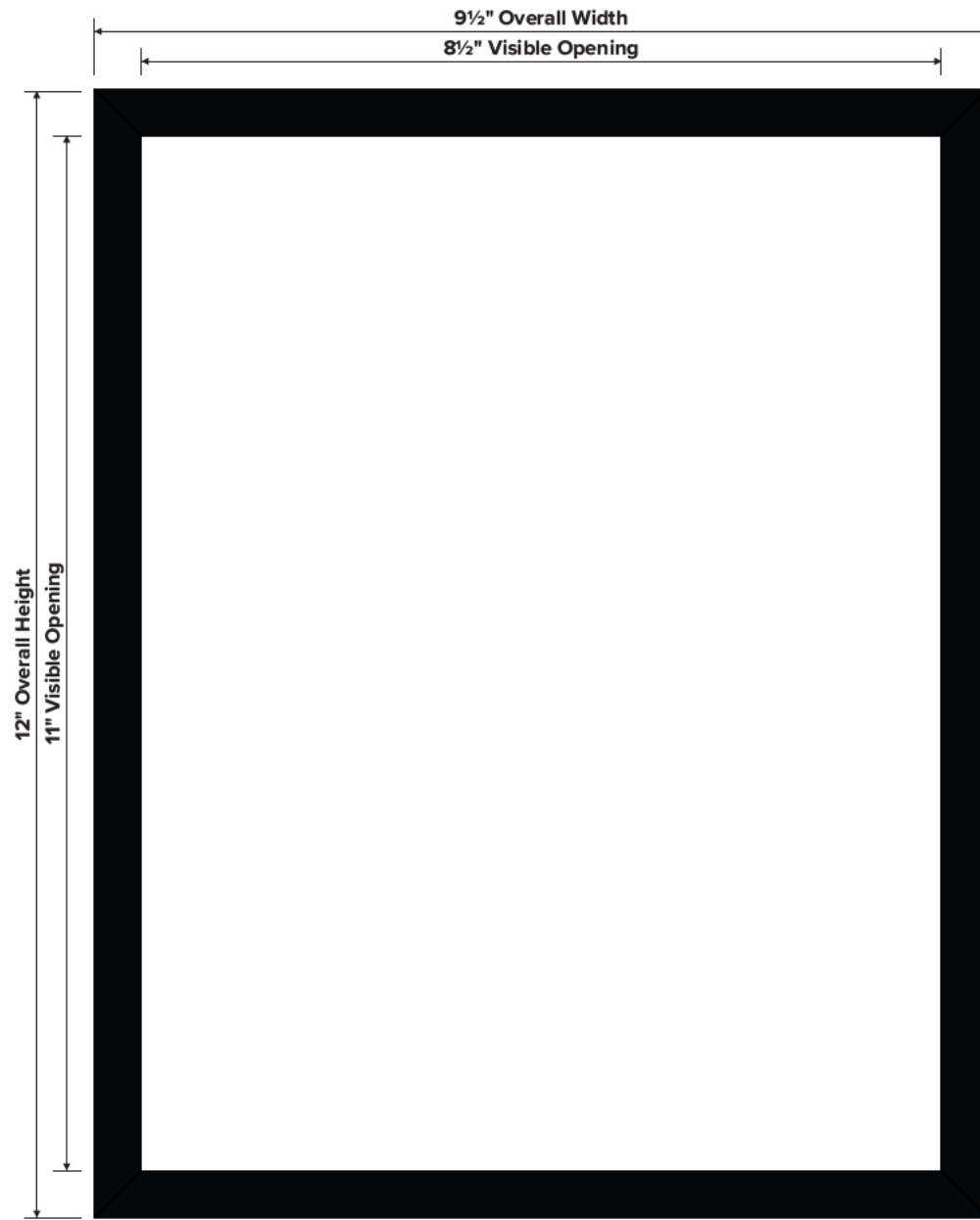
Sign Type S7-FRS-B
Set of Black Snap Frames



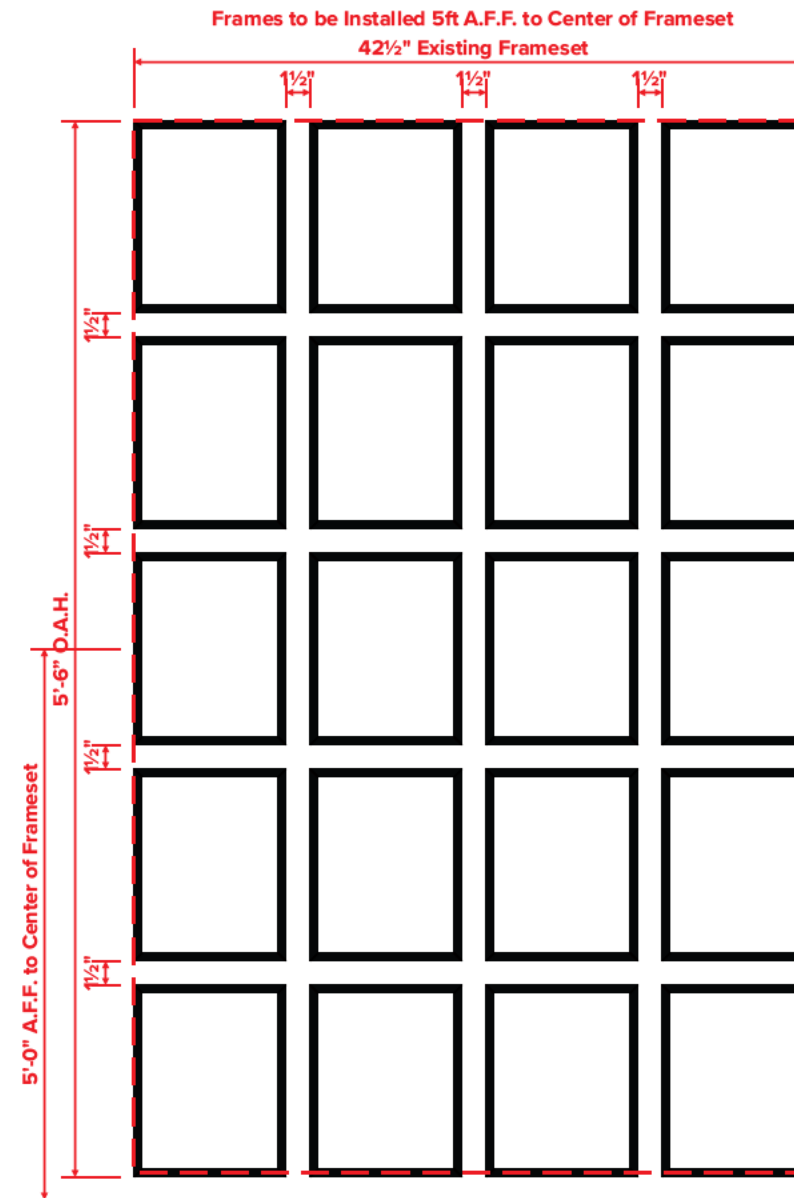
MV Mounting View
N.T.S.



SV Frame Section View
N.T.S.



(20) Pre-Fabricated Black Frames, installed 5ft A.F.F. to Center of Frames



TI Typical Installation - (20) Frame Installation
1" = 1'-0"

7 S7-FRS-B - Black Snap Frames
1:2

QTY (20)
SQ. FT.: .08 Ea.



SOUTHEAST SIGN CO.
ELECTRICAL SIGN AND LIGHTING SPECIALISTS
5375 Hiatus Rd. • Sunrise, FL 33351
754-332-2263

[solidcore]
Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

- Approved
- Approved as Noted
- Rejected

Client Signature _____

Date _____

Notes

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Artwork History

Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

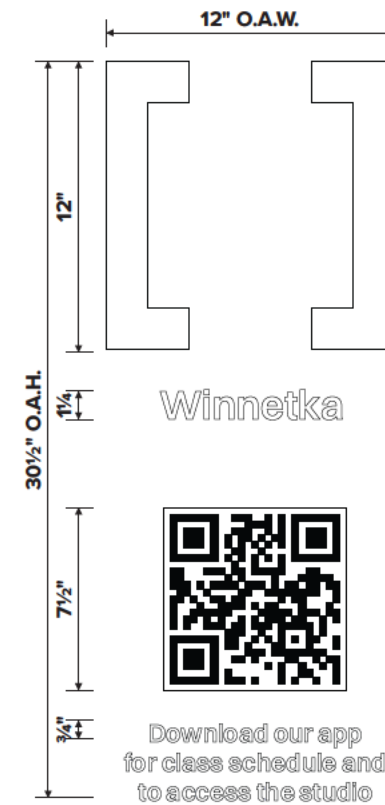
Artwork Location

Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Sign Type S8-FDR-VN-W
White Front Door Vinyl

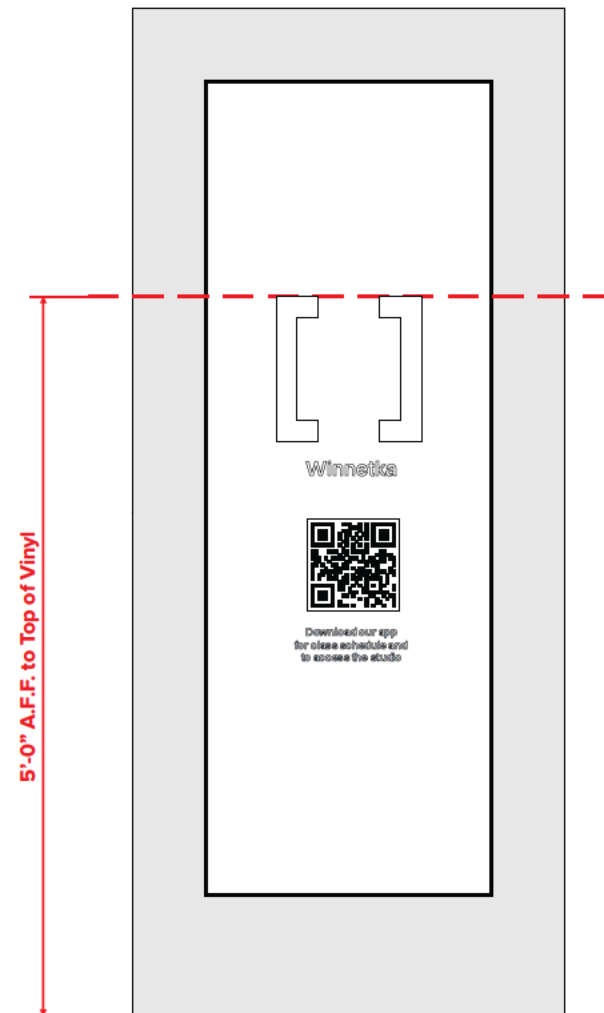
Font: Switzer SemiBold

V1 - 3M 7125-10 White Opaque Vinyl



Manufacture & install (1) set of door vinyl as shown.

8 Vinyl Graphic on Door
Scale: 1:4 Sq. Ft.: 0.8



P Proposed Installation
Scale: 3/4" = 1'-0"

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Permitting Info & Calculations

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	Proposed Sq. Ft.

Client Approval

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Date _____

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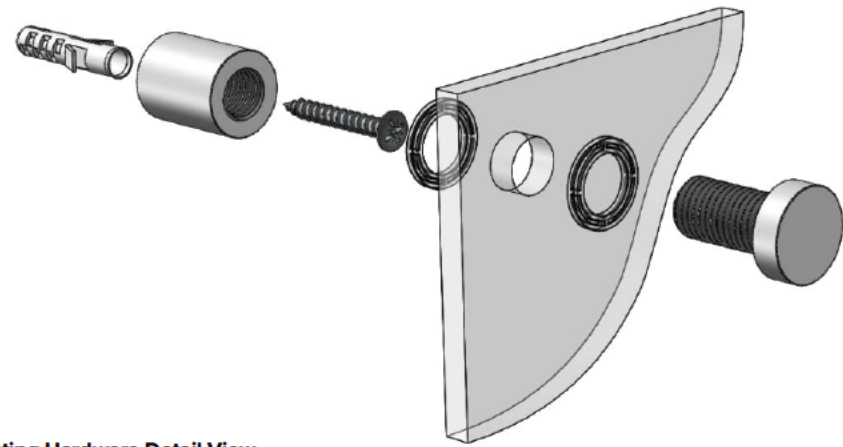


Artwork History

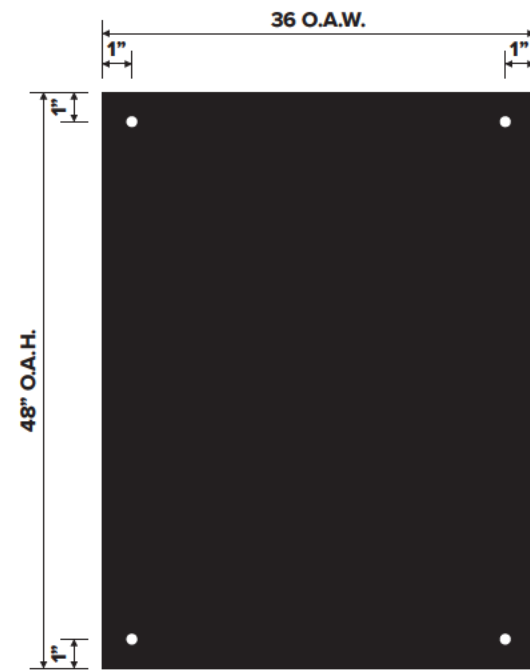
Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12.22.25	R1	Brackets location revised.	LN

Artwork Location
Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

Sign Type S9-CB-GL-B
Black Glass Challenge Board

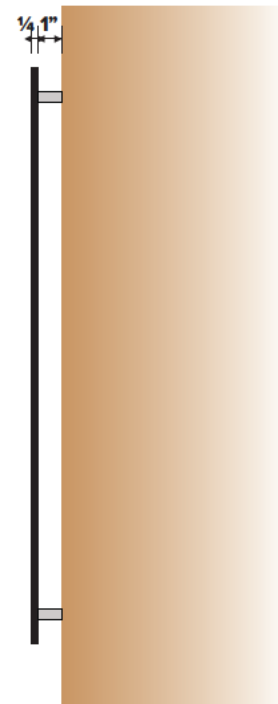


MV Mounting Hardware Detail View
Scale: N.T.S.



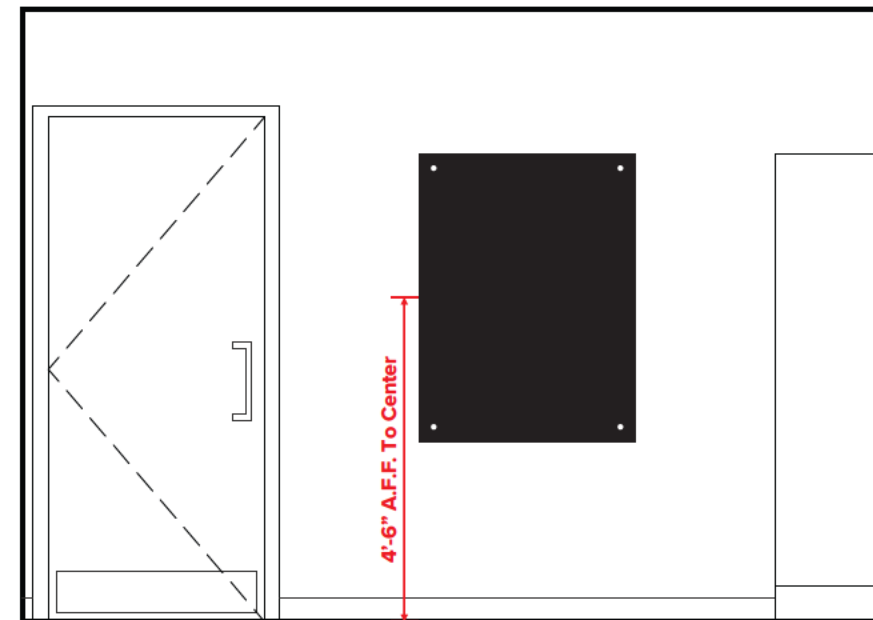
Provide & install (1) Glass magnetic challenge board on 1" stand-offs.

9 S9-CB-GL-B - Glass Magnetic Board Sq. Ft.: .08
Scale: 3/4" = 1'-0"



S Side View
Scale: 3/4" = 1'-0"

Panel Placement to be 4'-6" A.F.F. to Center of Board.



TI Typical Installation
Scale: N.T.S.



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[solidcore]

Winnetka
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Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

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Client Signature _____

Date _____

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12/19/25	00	Original	JDE
12/22/25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

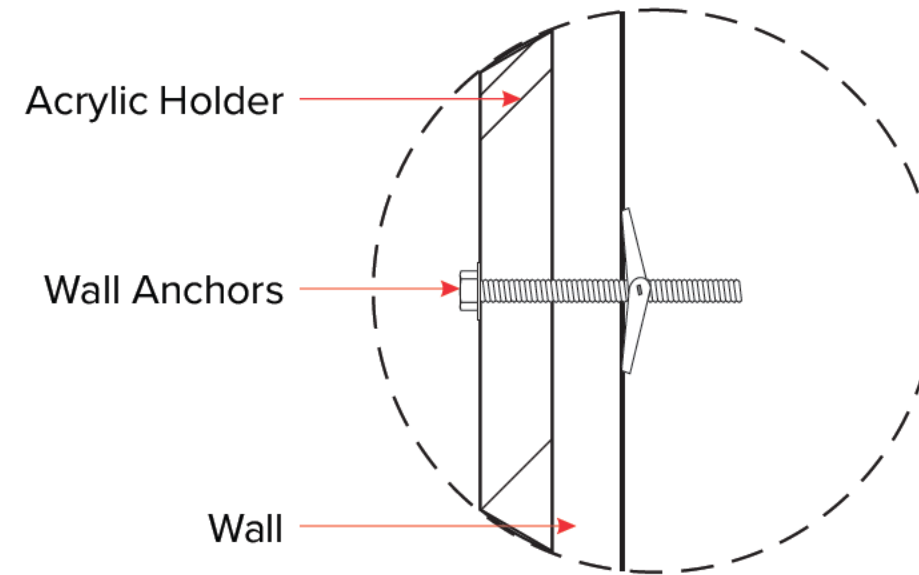
Sign Type S11-SBD-CL
Clear Acrylic Sweat Bag Dispenser



Provide & install (1) sweat bag dispenser on wall.

10 S11-SBD-CL - Clear Acrylic Sweat Bag Dispenser
Scale: 1" = 1'-0"

Sq. Ft.: .08



ID Installation Detail
Scale: N.T.S.

Note: Dispenser to be install 5'-0" above finished floor.



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Winnetka, IL 60093

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Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

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Client Signature _____

Date _____

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12/19/25	00	Original	JDE
12.22.25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Sign Type S12-AED-PNL

Black Aluminum Panel w/ Vinyl Graphics



Manufacture & provide .040\"

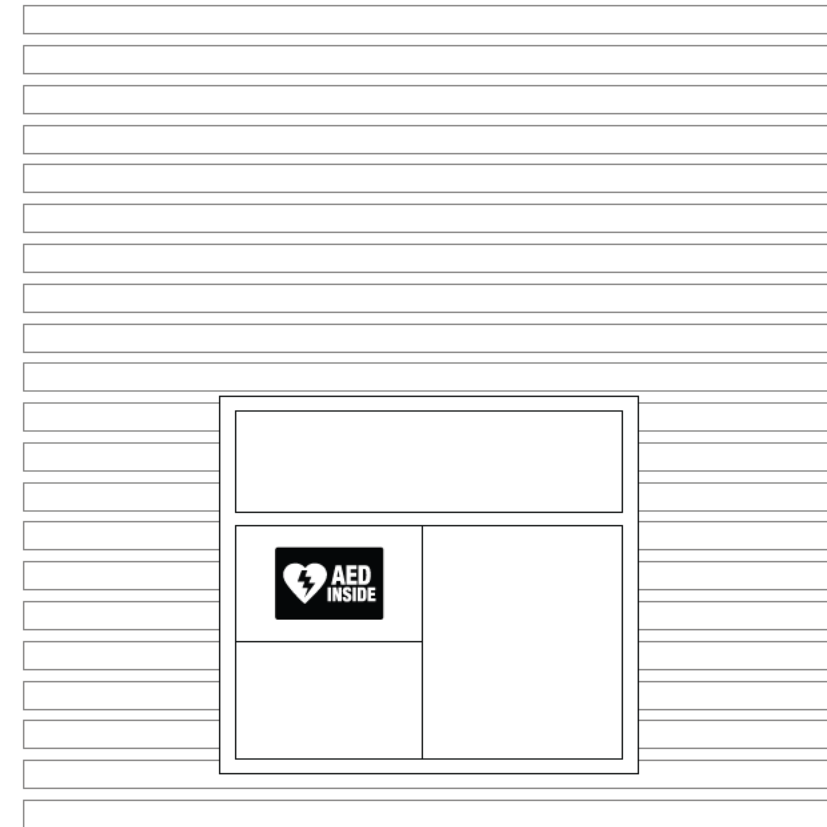
Finishes

V1 3M 7125-10 White Opaque Vinyl

Sq. Ft.: .17

11 S12-AED-PNL - AED Panel
Scale: 1:1

Note: Install on upper left hand drawer of coaches stand.



TYPICAL INSTALL LOCATION @ COACHES STAND



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5375 Hiatus Rd. • Sunrise, FL 33351
754-332-2263

Sales Associate: Nick Santoriello
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Designer: J.D. Easton

Permitting Info & Calculations

Allowed Sq. Ft.
Proposed Sq. Ft.

Client Approval

- Approved
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- Rejected

Client Signature _____

Date _____

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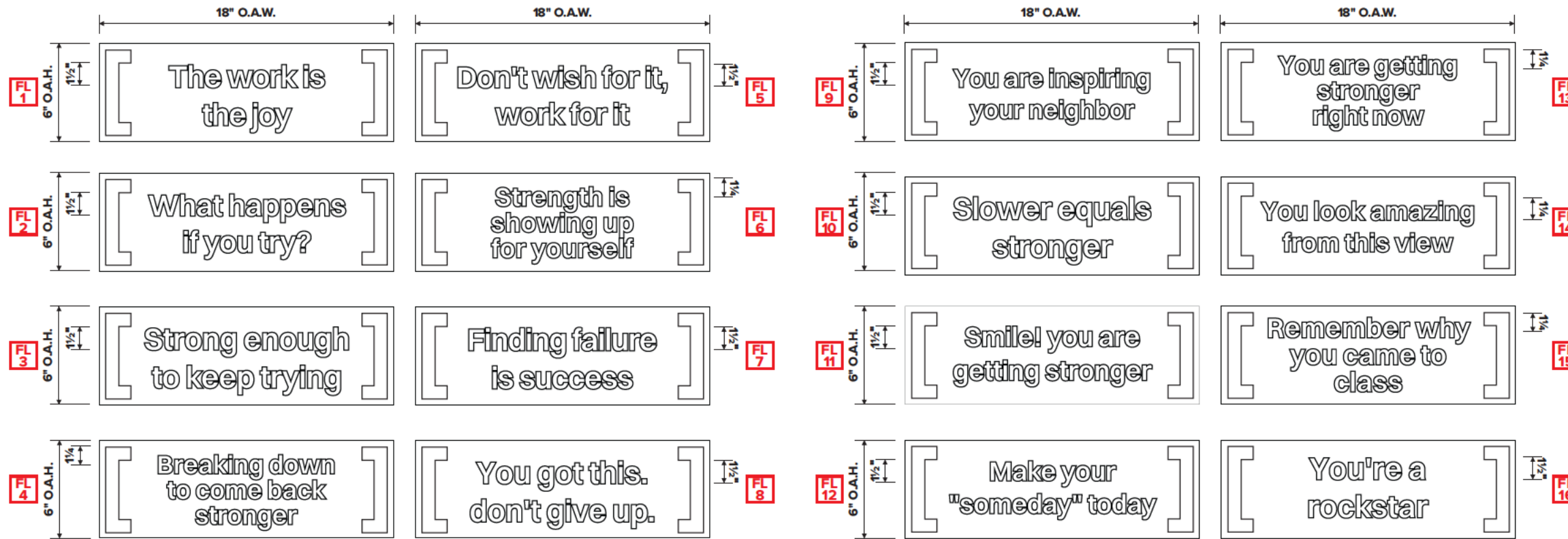
Artwork Location

Solidcore_Winnetka_IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka_IL\3-Design\Interior\Art

Sign Type S14-FLR-VNL

Clear Vinyl w/ White Printed Graphics

Font: Switzer SemiBold



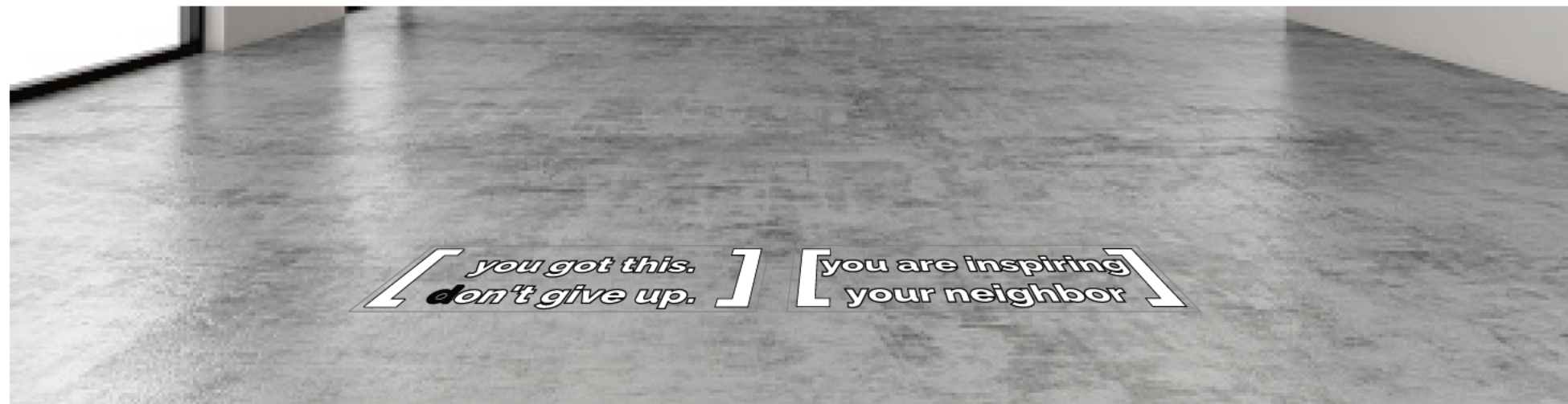
Provide clear vinyl w/ white digital print floor graphics. Client to select messaging for each location.

V1 Clear Vinyl w/ White Digital Print

12 Clear Vinyl w/ White Digital Print Floor Vinyl Graphics - Switzer Semibold Font
1 1/2" = 1'-0"

QTY (1) Ea.
SQ. FT.: 0.75 Ea.

Note: THIS SIGN TYPE IS TO BE PROVIDED TO SITE FOR INSTALLATION BY SOLIDCORE OPS TEAM.



P Photo Example - Showing Clear Vinyl w/ White Digital Print
Scale: N.T.S.



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[solidcore]

Winnetka
Elm Street & Lincoln Avenue
Winnetka, IL 60093

Sales Associate: Nick Santoriello
Project Manager: Matt Boone
Designer: J.D. Easton

Permitting Info & Calculations

	Allowed Sq. Ft.
	Proposed Sq. Ft.

Client Approval

- Approved
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Client Signature _____

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Artwork Location
Solidcore_Winnetka, IL_251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Example photos of storefront and lobby visibility



Example photos of storefront and lobby visibility



Example photos of storefront and lobby visibility



Retail Fridge



Proposed sweatbag holder

Solidcore installed example



Manufacturer Example

Sign Type S11-SBD-CL Clear Acrylic Sweat Bag Dispenser



Provide & install (1) sweat bag dispenser on wall.

10 **S11-SBD-CL** - Clear Acrylic Sweat Bag Dispenser
Scale: 1" = 1'-0"

Sq. Ft.: .08

Example Class Schedule

Mon November 24, 2025 Signed in 240 (61.63%)			Classes (Click for details)	Teacher (Check box to edit)	Assistant	Location
5:30 - 6:20 am	Sign In (19/21)(1)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
6:00 - 9:00 am	Sign In (0/0)		Internal Core Crew Shift	<input type="checkbox"/>		IL, Lincoln Park
6:30 - 7:20 am	Sign In (19/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
7:30 - 8:20 am	Sign In (19/21)(8) *		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
8:30 - 9:20 am	Sign In (12/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
9:30 - 10:20 am	Sign In (13/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
10:30 - 11:20 am	Sign In (17/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
11:30 - 12:20 pm	Sign In (20/21)(1)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
12:30 - 1:20 pm	Sign In (15/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
3:30 - 4:20 pm	Sign In (20/21)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
4:00 - 8:45 pm	Sign In (0/0)		Internal Core Crew Shift	<input type="checkbox"/>		IL, Lincoln Park
4:30 - 5:20 pm	Sign In (21/21)(1) *		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
5:30 - 6:20 pm	Sign In (21/21)(4)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
6:30 - 7:20 pm	Sign In (21/21)(3)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
7:30 - 8:20 pm	Sign In (19/21)(3)		Signature50: Full Body	<input type="checkbox"/>		IL, Lincoln Park
8:30 - 9:20 pm	Sign In (4/21)		Starter50: Intro to [solidcore]	<input type="checkbox"/>		IL, Lincoln Park