

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
October 21, 2025**

(Approved: December 2, 2025)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, October 21, 2025, at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Kim Handler, Scott Myers and Bridget Orsic. Absent: Trustee Tina Dalman. Also present: Village Attorney Peter Friedman, Assistant Community Development Director Ann Klaassen, Sustainability Coordinator Elyse Steiner and approximately 35 persons in the audience.

Trustee Handler has provided the required notice that she will be unable to attend the regular meeting due to work obligations. The Village's policy provides that Trustee Handler may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Handler participated remotely fully in the meeting.

Call to Order. Village Manager Kristin Kazenas called Trustee Handler for attendance.

- 2) Pledge of Allegiance. Trustee Myers led the group in the Pledge of Allegiance.
- 3) Quorum.
- a) October 30, 2025 All Day Budget Review Meeting All of the Council members present said they expect to attend.
 - b) November 4, 2025 Regular Meeting All of the Council members present said they expect to attend.
 - c) November 11, 2025 Study Session – Cancelled
 - d) November 18, 2025 Regular Meeting All of the Council members present said they expect to attend.

4) Public Comment:

- i) Warren James addresses Council regarding concerns related to the approval of a change order no. 1 to the contract with Di Meo Brothers, Inc..

Trustee Dalman enters at 7:15pm

- ii) Ben Dietz requests that the Village enhance pedestrian and bike safety along Willow Road and Berkeley Avenue near Crow Island Woods and the historic Schmidt-Burnham Log House.
- iii) Vince Peliti addresses Council regarding pedestrian safety at Willow Road and Berkeley Avenue and states support in any mitigation efforts to provide safety enhancements.

5) Reports:

- a) Trustees.

i) Trustee Handler states that Village Manager Kristin Kazenas was present at the Farmer's Market to meet and engage with community members.

b) Attorney. No report.

c) Manager. No report.

d) Village President.

President Dearborn reports that he met with the President of the New Trier Township High School District Board, Jean Hahn, President of the Winnetka Park District Board, Elise Gibson, and President of the Winnetka-Northfield Library District Board, Laura Freechack, to discuss priorities and communication between Village staff and respective staffs.

In addition, President Dearborn met with Kenilworth Village President, Cecily Kaz, Wilmette Village President, Senta Plunkett, Glencoe Village President, Howard Roin, and Northfield Village President, Tracey Mendrek, to establish positive communication and various Village priorities.

6) Establishment of the Consent Agenda.

Trustee Myers seconded by Trustee Apatoff moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.

7) Approval of the Consent Agenda

a) Approval of Warrant List Dated October 3, 2025 – October 16, 2025 in the amount of \$741,590.48.

b) Ordinance No. M-14-2025: Authorizing the Disposition of Surplus Personal Property Owned by the Village of Winnetka (Introduction/Adoption)

c) Resolution No. R-74-2025: Approving Change Order No. 1 to the Contract with Di Meo Brothers, Inc. for Construction Services for the Elder Storm Sewer Outfall Replacement Project (Adoption)

d) Resolution No. R-79-2025: Waiving Bidding Requirements and Authorizing the Purchase of Three Village Vehicles for 2025 (Adoption)

e) Resolution No. R-80-2025: Approving an Agreement with GSG Consultants Inc. for Retaining Wall Design & Construction Services (Adoption)

Trustee Myers seconded by Trustee Dalman, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

8) Ordinances and Resolutions. None.

9) Discussion.

a) Tower Court Condos Concept Review

Assistant Community Development Director Ann Klaassen advises Council of a planned development concept plan application submitted by OKW Architects regarding a four-story mixed use planned development. The four-story mixed use development consists of 15,400 square feet of commercial space, approximately 15 residential condominium units

on the three upper levels and a total of 36 parking spaces consisting of 7 spaces at street level and 29 spaces on the lower underground level.

Ms. Klaassen provides information regarding the planned development process; concept plan review, preliminary plan review, and final plan review, information regarding the proposed site including zoning, commercial uses, and comprehensive plan standards.

Additionally, Ms. Klaassen states the requirements regarding rezoning, demolition, plat of consolidation, zoning specifics, and special use permit requirements regarding parking and parking exceptions.

Jon Talty, CEO of OKW Architects, provides Council information regarding property specifics, collaboration of residential and commercial use, consideration of building mass, intention of project to enhance vibrancy, residential specifications, proposed footprint, matters related to parking, architectural components, and high demand for condominiums.

Council discusses residential unit specifications, building amenities, vehicular and pedestrian traffic, commercial and residential components, architectural design, building mass, and parking concerns.

Public Comment

Katie Stevens expresses concerns regarding parking and requests reconsideration of the building height.

Ted Wynnychenko suggests lower level parking to accommodate both residential and commercial parking.

Joanna Caratz requests additional information regarding access to the roof garden and outdoor space.

Council provides feedback regarding parking consideration, consideration of setback requirements, access for pedestrian, bicycle, and vehicular traffic, accommodation of emergency vehicle access, and building mass and height limitations.

10) Old Business. None.

11) New Business.

a) Environmental, Forestry, and Sustainability Commission Solar Panels Regulations Presentation

At the direction of President Dearborn, EFSC members were asked to recommend zoning changes to lessen the burden for residents interested in adding solar panels to generate clean energy as the zoning ordinance has not been updated to adequately address solar panel installation.

Peter Eck, Chair of the EFSC, provides information regarding the current state of residential solar in the community; first installation of solar, increase in capacity of residential solar installations, Winnetka Residential Solar credit system, and aid in reduction of Winnetka's demand during peak load periods.

Chair Eck provides information regarding the comparison of solar installation with neighboring communities, matters related to current code standings, and recommendations to pass an ordinance allowing Winnetka Residential Solar a permitted accessory use.

King Poor, EFSC Commissioner, provides information regarding residential solar installation process, requirements, costs, and recommendations to streamline the Village's

solar installation process.

Chair Eck addresses Council regarding nationwide data regarding solar use, installation data between neighboring communities, recommendation to modernize Winnetka's solar panel zoning ordinance, guiding principles, and input received from professionals with expertise in solar.

Chair Eck states the proposed ordinance would allow residential solar panels as permitted accessory use, allow for building-mounted or ground-mounted installations, although ground-mounted installation would be permitted for rear yards only, require installations to obtain Village permits and inspections by both Utility and Fire Departments. The proposed ordinance would also require installations to include proper emergency access pathways and ventilation, meet all setback limits and fire safety requirements, ensure panels do not create glare or heat impacts to adjacent properties or roads, and require systems inactive for 12 months to be decommissioned and removed by the owner. Should property owners be required to remove trees, the Village's existing tree removal ordinance would still apply.

Council discusses the proposed ordinance, information regarding owning versus leasing equipment, placement of solar panels, and energy storage.

Council provides direction to prepare an ordinance for the proposed zoning changes. President Dearborn suggests that EFSC present to Council a plan for future initiatives at a later time.

b) Adoption of Lakefront Policy Guidelines

Village Attorney Peter Friedman reviews a lakefront policy guidelines document elaborating on Village policy in response to a number of questions raised by members of the community and due to public safety concerns.

Village Attorney Peter Friedman provides a summary of key points to the proposed lakefront policy guidelines document addressing various issues raised regarding the lakefront; public versus private land, matters related to changes in the waterline both naturally and artificially, public trust line, permitted activities allowed in public trust land, and private construction along the lake.

Council discusses language regarding private and public structures and benefits of providing a public document to set forth policy direction for public entities and members of the community.

Public Comment

Ted Wynnychenko addresses concerns expanded uses and public versus private use.

Laurie Morse addresses Council regarding concerns related to lakefront construction, safety issues and public versus private ownership.

Irene Smith addresses matters related to transparency regarding the proposed lakefront policy guidelines.

John Root requests that the proposed lakefront policy guidelines be reconsidered to address the authority given to the IDNR and concerns related to the proposed guidelines.

Chuck Dowding addresses matters related to public and private land along the lakefront, transparency regarding the proposed policy guidelines, and expresses various concerns with the proposed policy guidelines.

Katie Stevens addresses matters related to groins and requests additional reconsideration of the proposed policy guidelines document.

Kris Schriesheim expresses concern regarding the proposed policy guidelines, private and public land, permitting, and requests that the document be reconsidered.

Joanna Caratz encourages Council to evaluate Chuck Dowding's notes.

Council discusses various concerns related to the policy guidelines, litigation, importance of transparency, signage, State determination of public and private land, and the importance of proper enforcement.

President Dearborn confirms that Council will further consider the proposed draft of the lakefront policy guidelines.

12) Appointments: None.

13) Closed Session: None.

14) Adjournment. Trustee Myers, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 9:52 p.m.

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary