Village of Winnetka
Village Council Regular Meeting

March 19, 2026 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
   a. April 7, 2026 Regular Meeting
   b. April 14, 2026 Special Study Session
   c. April 21, 2026 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Presentation**
   a. Environmental, Forestry, & Sustainability Commission Presentation — 2025 Accomplishments + 2026 Goals
7. **Establishment of Consent Agenda**
8. **Approval of Consent Agenda**
   a. Approval of Village Council Minutes
      i. February 17, 2026 Regular Meeting
   b. Approval of Warrant List Dated February 26, 2026 - March 12, 2026
   c. Resolution No. R-24-2026: Awarding a Contract to Quality Mechanical, Inc. for Services Related to Phase 3 of the Village's HVAC Modernization Project (Adoption)
   d. Resolution No. R-32-2026: Approving and Establishing Changes in the Compensation of the Village Manager (Adoption)
   e. Resolution No. R-33-2026: Approving an Intergovernmental Agreement with the Participating Municipalities for a Training Program with the Lake Forest Graduate School of Management (Adoption)
   f. Resolution No. R-34-2026: Approving the Purchase of a Dump Truck from Transchicago Truck Group Through Sourcewell (Adoption)
9. **Ordinances and Resolutions**

NOTICE

Village Council meetings are video recorded. All agenda materials are available at villageofwinnetka.org *(Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor).* The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

a. Ordinance No. M-03-2026: Granting a Special Use Permit for the Operation of a Personal Fitness Studio Within the C-2 Commercial Overlay District of the Village (736 Elm Street) (Introduction/Adoption)

b. Ordinance No. M-04-2026: Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of a Single-Family Residence Within the R-2 Single Family Residential District (1086 Fisher Crescent Lane) (Introduction/Adoption)

c. Ordinance No. M-05-2026: Approving a Final Plat of Subdivision and Granting Variations from the Winnetka Zoning and Subdivision Ordinances (Introduction/Adoption)

d. Resolution No. R-35-2026: Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing Before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages (Adoption)

10. Old Business

11. New Business

a. Tower Road Pier Rehabilitation Discussion

12. Appointments

13. Closed Session

14. Adjournment

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Environmental, Forestry, & Sustainability Commission Presentation — 2025 Accomplishments + 2026 Goals

PRESENTER: Elyse Steiner

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: Presentation

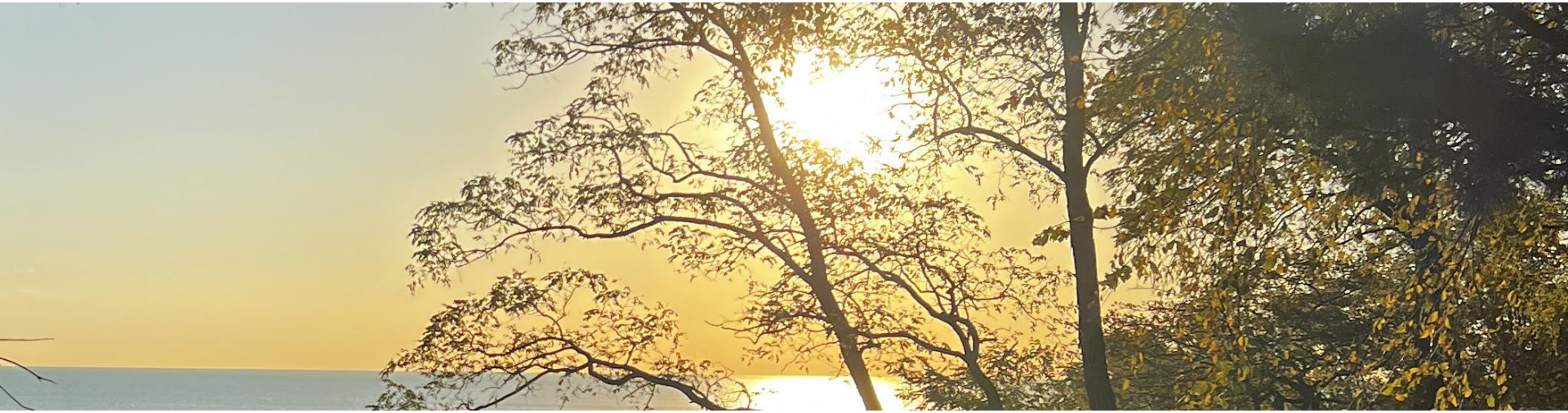
ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Environmental, Forestry, and Sustainability Commission will brief the Village Council on its accomplishments in 2025 and its proposed projects and areas of interest for 2026 to ensure they align with Village priorities. In the past year, the Commission has undergone some personnel changes, a name change, and participated in several community events. It has even more ambitious plans for 2026 to take action on climate change, promote healthy ecosystems, reduce waste, and more.

The presentation agenda will cover:
- 2025 changes across the Environment, Forestry, and Sustainability Commission
- 2025 accomplishments and impact areas
- Spotlight community engagement tied to Climate Action Plan
- Ground-mounted solar status
- Sustainability staff-led projects for 2026
- EFSC focus areas for 2026

RECOMMENDATION:
Presentation only.

ATTACHMENTS:
1. 2026 update for Council



Village of

Winnetka

EFSC 2026 BRIEFING

March 19, 2026

EFSC UPDATE AGENDA

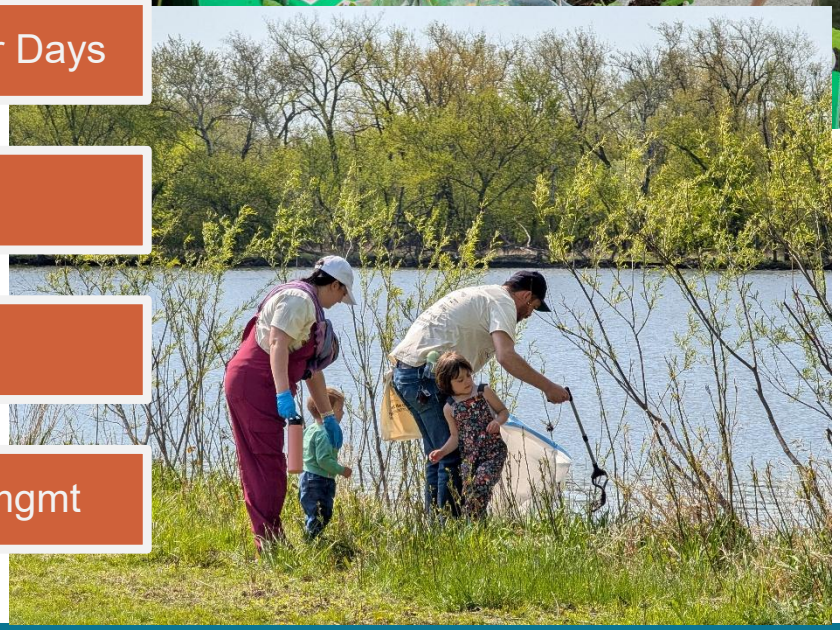
- Recap of 2025 changes across the Environment, Forestry, and Sustainability Commission
- Recap of 2025 accomplishments and impact areas
- Spotlight on community engagement tied to Climate Action Plan
- Update on Ground-Mounted Solar following the Q4 ordinance change
- Update on Sustainability staff-led projects for 2026
- Update on current & potential EFSC focus areas for 2026

2025 TRANSITIONS

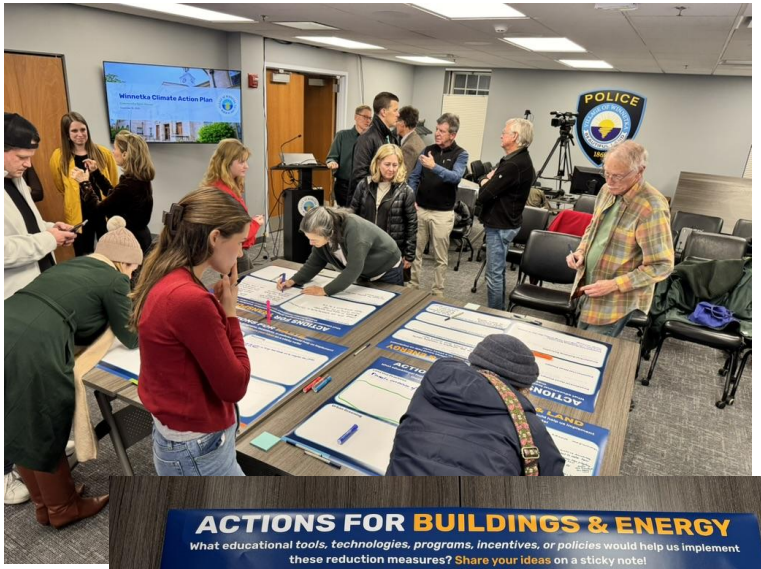
- Peter Eck replaced Patrick Hanley as Chair
- Trustee Handler replaced President Dearborn as Liaison
- King Poor (a founding member of the EFC!) (re) joined
- Louisa Hernandez joined as our 2nd student rep
- Scarlett Harper returned after studying abroad
- VC approved adding "Sustainability" to name & mission

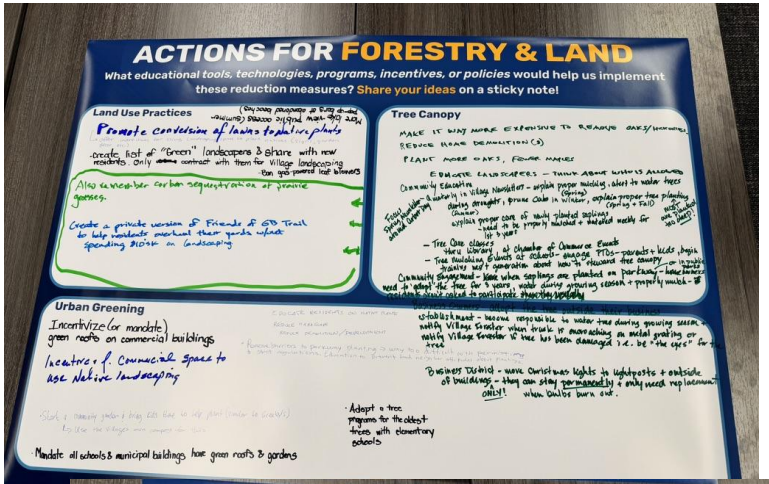
2025 ACCOMPLISHMENTS

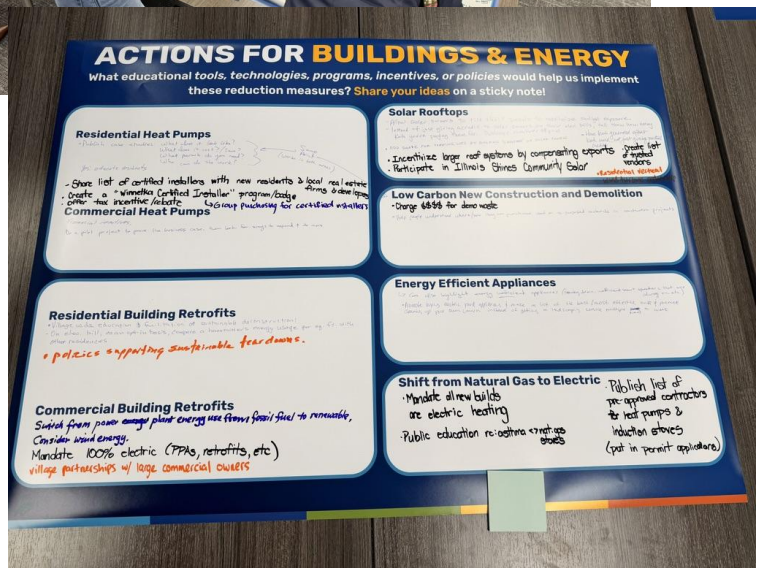
- Supported residental solar ordinance update
- Leveled up to Sol Smart Silver
- Presented Green Awards
- Friends of GB Trail + Chi River Days
- Expanded comms on recycling
- Engaged at Farmers' Markets
- Improved file sharing, comms, project mgmt

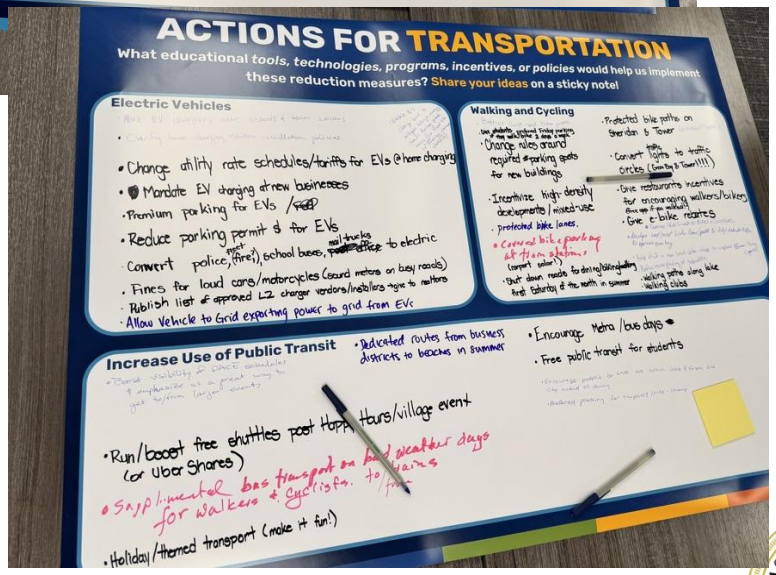


12/10/2025 Climate Action Plan feedback and brainstorming session









GROUND-MOUNT SOLAR UPDATE

- The solar ordinance adopted in November allows building-mounted systems as a permitted accessory use in all districts and puts in place guidelines to ensure consistent and safe residential solar installations.
- The ordinance update showcased that the Village embraces clean energy options for our residents and remains compliant with new state energy laws.
- ...however, the ordinance did not address how ground-mounted solar might work and the VC asked the EFSC to circle back with additional info for consideration.
- A closer review of how neighboring communities treat ground-mounted solar revealed a wide range of policies and options, and it is unclear what, if anything, may work best for Winnetka given safety considerations, optics, screening requirements, etc.
- While we don't know of any Winnetka resident that has pursued a ground-mounted solar installation, doing so would require a Zoning Text Amendment application to either allow ground-mounted solar by right or as a special use.
- ***The EFSC recommends a "wait and see" approach*** to understand how residential solar interest evolves under the new ordinance and take appropriate action once we have more information.

2026 SUSTAINABILITY STAFF INITIATIVES

EV Readiness requirements for Bronze level designation

- Update EV charging permits and inspection forms
- Add definitions and zoning ordinance for EV charging
- Time sensitive: Complete requirements by early summer

Administer new energy efficiency rebate program

- Nearly $5,000 distributed YTD

Support Green Team of Village employees on sustainable initiatives

- Zero-waste staff events
- Composting and Hefty Renew recycling at Fire Department

Climate Action Plan implementation/ GHG reduction measures

- REC strategy (for the Yards solar project)
- Potential opportunities to act on MDR provisions

Municipal fleet EV transition planning

Monitor IMEA sustainability plans, progress, and changes

2026 EFSC CURRENT & POTENTIAL FOCUS AREAS

In Progress

- Completing Climate Action Plan
- Finalizing Green Events guide and working to distribute & track across Village events
- Partnering on Wilmette-led Leaf-blower study
- Expanding EFSC comms around programs & impact (e.g. Winnetka Report content)
- Engaging on the Tree removal ordinance study and align with new residential solar ordinance
- Increasing community outreach and engagement (via the Farmers' Market, Friends of the Green Bay Trail and Chicago River, etc.)

Potential for 2026

- Host a solar awareness campaign/event and develop state & local partnerships
- Improve reporting & tracking of Winnetka's residential solar footprint and benefits
- Work with Forestry on buckthorn education and removal/replacement incentives
- Support residents with home energy use benchmarking and/or audits
- Expand home + bus. + gov composting programs

Longer-Term Efforts

- Provide input on sustainable design plans for the Post Office site
- Host EFSC-sponsored field trips / learning events across the Village throughout the year
- Expand cycling infrastructure in Winnetka, including locking stations, access to paths, etc.

Discussion / Questions

Sustainability@Winnetka.org

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
February 17, 2026

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, February 17, 2026, at 7:00 PM.

1) Call to Order. President Dearborn called the meeting to order at 7:01 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Rob Apatoff, Kirk Albinson, Tina Dalman, Scott Myers and Bridget Orsic. Absent: Trustee Kim Handler. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, Public Works Director Tom Powers, Interim Economic Development Manager Dan Gardner and no persons in the audience.
2) Pledge of Allegiance. Trustee Dalman led the group in the Pledge of Allegiance.
3) Quorum.
    a) March 3, 2026 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Apatoff due to work obligations.
    b) Thursday, March 19, 2026 Regular Meeting All of the Council members present said they expect to attend.
4) Public Comment:
    a) Ted Wynnychenko addresses matters related to Prairie State coal power plant energy contract.
5) Reports:
    a) Trustees. No report.
    b) Attorney. No report.
    c) Manager.
        a. Village Manager Kristin Kazenas encourages members of the community to complete the Winnetka Post Office Site Community Survey, confirming the Village received just over 800 responses.
    d) Village President.
        a. President Dearborn, Village Manager Kazenas, and Trustee Myers attended an open house hosted by New Trier Township providing information related to residential services. A joint quarterly meeting was held with President Dearborn, Village of Wilmette President Plunkett, Village of Kenilworth President Kaz, Village of Northfield President Mendrek, and Village of Glencoe President Roin regarding various Village business. Additionally, President Dearborn and Village Manager Kazenas attended a meeting hosted by the Northwest Municipal Conference.

6) Establishment of the Consent Agenda

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

7) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. January 20, 2026 Special Meeting

ii. January 20, 2026 Regular Meeting

b) Approval of Warrant List Dated January 30, 2026 – February 12, 2026 in the amount of $1,655,035.83.

c) Resolution No. R-02-2026: Approving a Contract with City Escape Garden & Design Center, LLC for Landscape Maintenance Services (Adoption)

d) Resolution No. R-03-2026: Waiving Competitive Bidding and Approving the Purchase of a Derrick Truck from Altec Industries, Inc. (Adoption)

e) Resolution No. R-04-2026: Approving a Contract with Swallow Construction Corporation for Construction Services for the Ravines Sanitary Pumping Station and Forcemain Rehabilitation (Adoption)

f) Resolution No. R-18-2026: Approving the Purchase of One Police Vehicle From Currie Motors Commercial Center (Adoption)

g) Resolution No. R-19-2026: Approving a Contract with House of Doors Inc. for Overhead Door Replacement Services Phase II (Adoption)

Trustee Apatoff seconded by Trustee Myers, 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, Myers and Orsic. Nays: None. Absent: Trustee Handler.

8) Ordinances and Resolutions. None.

9) Old Business.

a. Hubbard Woods Parking Structure – Signage Aesthetics Plan Preliminary Review

At the January 6th Village Council meeting, planned repairs to the Hubbard Woods Parking Deck were reviewed and staff was directed to follow up with further details regarding aesthetic enhancements and entry signage.

Public Works Director Tom Powers advises Council that staff will utilize Parvin-Clauss for signage design and installation. With Council direction, the design scope would then be submitted to the Design Review Board. Additionally, regarding the remaining exterior landscape aesthetic process, staff will need to complete the garage repair bid process, contingent upon the budgeted amount for landscaping, then present concept plans to Council with Teska Associates in order to contract independently with a landscape company.

Council discusses lighting, budgeting, and additional signage display.

Council provides policy direction to proceed with the proposed signage utilizing the streetscape aesthetic and goose-neck lighting.

10) New Business.

a. 736 Elm Street – Solidcore – Special Use Permit – Policy Direction

Community Development Director Scott Mangum addresses Council regarding a request for a special use permit for Solidcore in the Commercial Overlay District. Pending approval, the applicant would open in the One Winnetka building.

Council is advised of the zoning and proposed site location, review of the initial and revised floor plan since the January 22nd Plan Commission public hearing regarding the special use permit, parking spaces, business operations, and note both concerns and support by the Plan Commission.

Lou Benedetto, Senior Director of Development at Solidcore, addresses Council regarding class formats, business operations, demographic, class scheduling, staffing, and client visits.

Dan Gardner addresses Council regarding considerable uses for the space and commercial market demands.

Deirdre Clein, Director at Murphy Real Estate, addresses Council regarding One Winnetka leased commercial spaces, consideration of various uses to contribute to a vibrant East Elm Business District, and One Winnetka's selection process regarding credible tenants.

Council discussed client base and demographic, number of client visits, class schedule, and the sale of retail items. Additionally, Council discussed parking availability and capacity, staffing levels, business operations, proposed class schedule, overall use of the space, and stipulations related to One Winnetka's special uses.

Additionally, Council discusses concerns related to the lack of retail businesses, overall vibrancy of the business district, matters related to financial stability, and note their interest in attracting businesses that would contribute to increased foot traffic in the area and support neighboring businesses.

Council seeks further clarification regarding the request for a special use. Therefore, the item is deferred to the March 3rd Council meeting.

11) Appointments: None.

12) Closed Session: None.

13) Adjournment. Trustee Myers, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried. The meeting adjourned at 8:30 p.m.

_____

Recording Secretary

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated February 26, 2026 - March 12, 2026

PRESENTER: Kristin Kazenas

AGENDA DATE: March 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Warrant List Dated February 26, 2026 - March 12, 2026.

RECOMMENDATION:
Consider Approving the Warrant List Dated February 26, 2026 - March 12, 2026.

ATTACHMENTS:
None

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-24-2026: Awarding a Contract to Quality Mechanical, Inc. for Services Related to Phase 3 of the Village's HVAC Modernization Project (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: March 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
As part of the Fiscal Year 2026 budget, $135,000 was budgeted for the third phase of the Yards HVAC Modernization project.

EXECUTIVE SUMMARY:
As part of its ongoing responsibilities, the Public Works Department maintains the Village Yards facility (1390 Willow Road). While some work is completed by staff, most capital improvements are outsourced to contractors due to the scope and complexity of the work.

The Yards facility uses various HVAC systems throughout the facility for different purposes. Office areas are typically serviced by rooftop units (“RTUs”) which can provide heating and cooling while garage areas are only heated with overhead units (“heaters”). Most of the units currently installed at the Yards that have not been otherwise replaced are original to the 2003 remodel and are rapidly approaching the end of their useful life. Emergency repairs for these units have become more common as they continue to age and fail.

In summer 2023, staff requested a quote from the Village’s HVAC maintenance contractor to complete replacements of the existing units with equivalent modern units so that the existing duct systems can continue to be used. Using this quote, staff established a budget and scope of work for replacements. A plan was established to complete replacements in phases which would allow for the costs to be spread over multiple fiscal years as well as ensure that all the units would not become due for replacement at the same time in the future. The worst performing units were selected for replacement in Phase 1 with the other units scheduled for Phases 2 through 4. Phase 3 includes the final rooftop unit for the office area in Building A as well as numerous overhead heaters in Fleet and Buildings C and D. Optional scopes were also created for the replacement of miscellaneous other components including a split-system in Fleet, the Wash Bay heat-only RTU and two small combined heating/cooling systems used in the garage of Building A.

On Tuesday, January 27th, a bid notice (RFB #026-007) was advertised in the Winnetka Talk and DemandStar. This bid notice included the base scope of work plus the three optional scopes noted above. A mandatory pre-bid meeting were held on Friday, February 13th with no attendees. A second and third pre-bid meetings were held on Friday, February 20th and Thursday, February 25th. Ultimately, three firms attended one of those sessions. Three addendums were issued largely to announce the subsequent meetings and modify the bid submission date.

On Wednesday, March 4th, the Village received three bids. A summary of bids can be found below:

Company	Base Scope	Optional Scope 1 (Split System)	Optional Scope 2 (Wash Bay RTU)	Optional Scope 3 (Combined Small Furnaces/Condensing Units)
Quality Mechanical, Inc.	$75,000.00	$95,000.00	$28,000.00	$14,000.00
Aaimas Comfort	$135,000.00	$50,000.00	$65,000.00	$37,500.00
Ogni, Inc.	$113,339.00	$101,678.00	$47,372.00	$47,176.00

All bidders were required to provide a bid bond (or check) and the successful bidder will be required to provide a performance bond. Quality Mechanical, Inc. of Harvey, Illinois ("Quality") submitted the lowest, most responsive bid for the total scope. While the Village has not previously worked with Quality, its references were positive, and staff is confident that Quality will able to successfully complete the work as specified.

Staff recommends award of Optional Scopes 2 and 3 based on the bids received for a total cost of $117,000. This will allow work that was originally contemplated for Phase 4 to be completed in advance and replace systems which have required more repair in recent years.

The Fiscal Year 2026 Budget contains $135,000 in General Fund Account No. 410.15.01-615 (Buildings and Structures) for this project. With the award of the optional scopes, this project will be $18,000 under budget.

RECOMMENDATION:
Staff recommends awarding an agreement for the third phase of the HVAC modernization project to Quality Mechanical, Inc. in an amount not to exceed $117,000.00.

ATTACHMENTS:
1. Resolution No. R-24-2026: Awarding a Contract for Phase 3 of the Village's HVAC Modernization Project

RESOLUTION NO. R-24-2026

A RESOLUTION AWARDING A CONTRACT TO QUALITY MECHANICAL, INC. FOR SERVICS RELATED TO PHASE 3 OF THE VILLAGE'S HVAC MODERNIZATION PROJECT

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka (***"Village"***) to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on January 27, 2026, the Village issued Bid #026-007 (***"Request for Bids"***) for professional services related to Phase 3 of the Village's HVAC Modernization Project (***"Services"***); and

WHEREAS, the Village received three bids to provide the Services; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that Quality Mechanical, Inc. (***"Contractor"***) is the lowest responsive and responsible bidder to provide the Services; and

WHEREAS, Contractor's bid for the Services includes a base scope of work in an amount not to exceed $75,000.00 (***"Base Scope of Work"***), plus three optional additional scopes of work that the Village can add to the Services at its discretion: (i) Optional Scope of Work 1 in an amount not to exceed $95,000.00; (ii) Optional Scope of Work 2 in an amount not to exceed $28,000.00; and (iii) Optional Scope of Work 3 in an amount not to exceed **$**14,000.00; and

WHEREAS, the Village Council desires to enter into a contract with Contractor for the Base Scope of Work and Optional Scopes of Work 2 and 3, for Contractor to perform the Services in an amount not to exceed $117,000.00 (collectively, the ***"Contract"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to award the Contract to Contractor;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF CONTRACT. The Village Council hereby approves the Contract in substantially the form attached as **Exhibit A**, and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest,

respectively, on behalf of the Village, the final Contract after receipt by the Village Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Contract will, at the option of the Village Council, be null and void.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 19th day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

CONTRACT

Village of Winnetka, Illinois

510 Green Bay Road
Winnetka, IL 60093

Phone: (847) 501-6000 Fax: (847) 446-1139
General Email: dduckworth@winnetka.org

REQUEST FOR BIDS:	#026-007	**BID ISSUE DATE:** 01/27/2026
BID DESCRIPTION:	**HVAC MODERNIZATION PROJECT PHASE 3**	
BID OPENING DATE:	02/25/26	**BID OPENING TIME:** 11:00AM
SUBMIT 1 ORIGINAL BID PACKAGE PLUS 2 COPIES		

BID RESPONSES MUST BE RECEIVED AND TIME STAMPED NO LATER THAN THE PUBLIC BID OPENING DATE AND TIME (LOCAL TIME) SPECIFIED ABOVE. BIDS WILL BE OPENED AND READ ALOUD AT THAT TIME AT THE LOCATION INDICATED IN THE BID DOCUMENT. LATE BIDS WILL NOT BE CONSIDERED.

TO ALL PROSPECTIVE BIDDERS:

You are hereby requested to submit your bid for the item(s) or service(s) to be furnished and delivered, shipped F.O.B. delivered, to the address specified herein.

The original bid package and the required number of copies must be received in a sealed envelope that has your name and address in the upper left corner and the bid number and name on the lower left corner.

All bids are subject to staff analysis. The Village of Winnetka reserves the right to accept or reject any and all bids received and waive any and all technicalities.

Bids may be submitted electronically via email to bids@winnetka.org or delivered to the physical address. Bids must be delivered and time stamped prior to the public bid opening date and time to:	**VILLAGE OF WINNETKA ATTN: FINANCE DEPARTMENT 510 GREEN BAY ROAD WINNETKA, ILLINOIS 60093**

Any communication regarding this request between the date of issue and date of award is required to go through the Bid Coordinator or the Buyer listed below (or, in the Buyers absence, the Chief Financial Officer).
Unauthorized contact with other Village of Winnetka staff or officers is strictly forbidden.

BUYER:	Dell Duckworth	PHONE:	(847)716-3560
EMAIL:	dduckworth@winnetka.org		

FULL NAME OF BIDDER	Quality Mechanical Inc
BID CONTACT PERSON	Mark Torphy
TELEPHONE NUMBER	708-996-5158

REQUEST FOR CONTRACT PROPOSALS AND CONTRACT

RFB #026-007

OWNER:

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Owner will receive sealed proposals for the Work generally described as follows: ***HVAC Modernization Project Phase 3***

TO BE SUBMITTED TO: Village of Winnetka, 510 Green Bay Road, Winnetka, Illinois 60093
Attention: Deputy Chief Financial Officer, no later than **11:00 AM** (local time), ***Tuesday, February 25, 2026***

INSTRUCTIONS TO BIDDERS

Pre-Bid Conference
Mandatory Walkthrough on February 13, 2026, at 10:00 AM at the Public Works Yards, 1390 Willow Rd, Winnetka, Illinois 60093.

Inspection and Examination

Each bidder shall, before submitting its contract proposal, carefully examine the Contract form attached to this Request. Each bidder also shall inspect in detail the Work Site described in the Contract form and the surrounding area and shall familiarize itself with all conditions under which the Work is to be performed; with the obstacles, unusual conditions, or difficulties that may be encountered, whether or not referred to in the Contract; and with all other relevant matters concerning the Work Site and the surrounding area, including subsurface, underground, and other concealed conditions. The bidder whose contract proposal is accepted will be responsible for all errors in its contract proposal, including those resulting from its failure or neglect to make a thorough examination and investigation of the Contract form or the conditions of the Work Site and the surrounding area.

Preparation of Contract Proposals

All contract proposals for the Work shall be made only on the Contract form attached to this Request for Proposals and shall be complete with a price for each and every item named in the Schedule of Prices section of the Contract form. All contract proposals must be dated and must be signed by an authorized official. Proposals that contain omissions, erasures, alterations, or additions not called for, conditional or alternate bids unless called for, or that contain irregularities of any kind may be rejected.

Clarifications

Owner reserves the right to make clarifications, corrections, or changes in this Request for Contract Proposals at any time prior to the time proposals are opened. All bidders or prospective bidders will be informed of said clarifications, corrections, or changes. If any prospective bidder has questions about this Request for Bids, contact ***Dell Duckworth, Deputy Chief Financial Officer*** via email only at ***dduckworth@winnetka.org*** no later than **February 20, 2026.**

Delivery of Proposals

Each proposal shall be submitted in a sealed envelope plainly marked with the title of the contract and bidder's full legal name and shall be addressed and delivered to the place and before the time set forth above. Contract proposals may be delivered by mail or in person. Contract proposals received after the time specified above will be returned unopened.

Opening of Contract Proposals

Contract proposals will be publicly opened and read at the time and place specified above. Bidders, their authorized agents and interested parties are invited to be present.

Withdrawal of Contract Proposals

No contract proposal shall be withdrawn for a period of 45 days after the opening of any proposal.

Rejection of Contract Proposals

Contract proposals that are not submitted on the Contract form or that are not prepared in accordance with these Instructions to Bidders may be rejected. If not rejected, Owner may demand correction of any deficiency and accept the deficiently prepared proposal upon compliance with these Instructions to Bidders.

Acceptance of Contract Proposals

Proposals submitted are offers only and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the bidders.

Owner may accept the proposal that is, in its judgment, the best and most favorable to the interests of Owner and to the public; reject the low price proposal; accept any item of any proposal; reject any and all proposals; or waive irregularities and informalities in any proposal submitted or in the request for proposal process. The waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Bidders should not rely on, or anticipate, any waivers in submitting their contract proposals.

On acceptance of the successful Bidder's contract proposal by Owner, the successful Bidder's proposal, together with Owner's notification of acceptance, shall become the Contract for the Work.

DATED: January 27, 2026
Village of Winnetka

By: Dell Duckworth
Title: Deputy Chief Financial Officer

VILLAGE OF WINNETKA

RFB #026-007

CONTRACT FOR

HVAC Modernization Project Phase 3

Full Name of Bidder: Quality Mechanical Inc ("Bidder")
Principal Office Address: 16221 Clinton Street, Harvey, IL 60426
Local Office Address: 16221 Clinton Street, Harvey, IL 60426
Contact Person: Mark Torphy Telephone Number: 708-996-5158

TO: Village of Winnetka ("Owner")
510 Green Bay Road
Winnetka, IL 60093
Attention: Deputy Chief Financial Officer

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. 1, 2, 3 ***[if none, write "NONE"]****, which are securely stapled to the end of this Contract.*

1. Work Proposal

A. Contract and Work. If this Contract is accepted, Bidder proposes and agrees that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract and Owner's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the Elevator Modernization Project.

2. Permits. Procure and furnish all permits, licenses, and other governmental approvals and authorizations necessary in connection therewith;

3. Bonds and Insurance. Procure and furnish all bonds and all insurance certificates specified in this Contract;

4. Taxes. Pay all applicable federal, state, and local taxes;

5. Miscellaneous. Do all other things required of Bidder by this Contract; and

6. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with highest standards of professional and construction practices, in full compliance with, and as required by or pursuant, to this Contract, and with the greatest economy, efficiency, and expedition consistent therewith, with only new, undamaged, and first quality equipment, materials, and supplies.

B. Performance Standards. If this Contract is accepted, Bidder proposes and agrees that all Work shall be fully provided, performed, and completed in accordance with the ***specifications and special conditions attached hereto and by this reference made a part of this Contract (Attachment A).*** No provision of any referenced standard, specification, manual or code shall change the duties and responsibilities of Owner or Bidder from those set forth in this Contract. Whenever any equipment, materials, or supplies are specified or described in this Contract by using the name or other identifying feature of a proprietary product or the name or other identifying feature of a particular manufacturer or vendor, the specific item mentioned shall be understood as establishing the type, function, and quality desired. Other manufacturers' or vendors' products may be accepted, provided that the products proposed are equivalent in substance and function to those named as determined by Owner in its sole and absolute discretion.

C. Responsibility for Damage or Loss. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be responsible and liable for, and shall promptly and without charge to Owner repair or replace, damage done to, and any loss or injury suffered by, Owner, the Work, the Work Site, or other property or persons as a result of the Work.

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

If this Contract is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. Schedule of Prices. For providing, performing, and completing all Work, including performance bond procurement, the ***Village will not pay more than the line item prices as outlined in Attachment A.***

B. Basis for Determining Prices. It is expressly understood and agreed that:

1. All prices stated in the Schedule of Prices are firm and shall not be subject to escalation or change;

2. Owner is not subject to state or local sales, use, and excise taxes, that no such taxes are included in the Schedule of Prices, and that all claim or right to claim any additional compensation by reason of the payment of any such tax is hereby waived and released;

3. All other applicable federal, state, and local taxes of every kind and nature applicable to the Work are included in the Schedule of Prices*; and*

4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Invoice to Village upon Work completion. Payment upon acceptance by Village.

All payments may be subject to deduction or set off by reason of any failure of Bidder to perform under this Contract/Proposal.

3. Contract Time

If this Contract is accepted, Bidder proposes and agrees that Bidder shall commence the Work within 10 days after Owner's acceptance of the Contract provided Bidder shall have furnished to Owner all bonds and all insurance certificates specified in this Contract (the "Commencement Date"). If this Contract is accepted, Bidder proposes and agrees that Bidder shall perform the Work diligently and continuously and shall complete the Work by ***September 30, 2026.***

4. Financial Assurance

A. Bonds. Each Bidder's Proposal shall be accompanied by a security deposit of at least 10 percent of the Bidder's Price Proposal in the form of (1) a Cashier's Check or Certified Check drawn on a solvent bank insured by the Federal Deposit Insurance Corporation and payable without condition to Owner or (2) a Bid Bond in a form satisfactory to Owner from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide. Furthermore, the awarded bidder must furnish performance and payment bonds totaling 100% of the contract amount no less than fourteen (14) days prior to the Contract start date.

B. Insurance. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide certificates of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's acceptance of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

Employer's Liability: $500,000 each accident-injury; $500,000 each employee-disease; $500,000 disease-policy.

Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

Limits for vehicles owned, non-owned or rented shall not be less than:

$1,000,000 Bodily Injury and Property Damage Combined Single Limit

3. Commercial General Liability

Limits shall not be less than:

$1,000,000 Bodily Injury and Property Damage Combined Single Limit.

Coverage is to be written on an "occurrence" basis.
Coverage to include:

- Premises Operations
- Products/Completed Operations
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- Broad Form Property Damage Endorsement
- "X," "C," and "U"
- Contractual Liability

Contractual Liability coverage shall specifically include the indemnification set forth below.

4. Umbrella Liability

Limits shall not be less than:

$2,000,000 Bodily Injury and Property Damage Combined Single Limit.

This Coverage shall apply in excess of the limits stated in 1, 2, and 3 above.

C. Indemnification. If this Contract is accepted, Bidder proposes and agrees that Bidder shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

D. Penalties. If this Contract is accepted, Bidder proposes and agrees that Bidder shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof.

5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change provided Owner accepts this Contract within 45 days after the date the bidder's contract proposal is opened.

6. Bidder's Representations and Warranties

To induce Owner to accept this Contract, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; and (4) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Bidder, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within ***five*** years after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Bidder's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Bidder to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Bidder has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. **All work activities shall comply with the Prevailing Wage Act.**

D. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Bidder is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Bidder is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

E. Qualified. Bidder has the requisite experience, ability, capital, facilities, plant, organization, and staff to enable Bidder to perform the Work successfully and promptly and to commence and complete the Work within the Contract Price and Contract Time set forth above.

7. Acknowledgements

In submitting this Contract, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract and in Owner's written notification of acceptance in the form included in this bound set of documents.

D. Remedies. Each of the rights and remedies reserved to Owner in this Contract shall be cumulative and additional to any other or further remedies provided in law or equity or in this Contract.

E. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of money; nor any payment for, or use, possession, or acceptance

of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract/ Proposal shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Bidder, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Bidder to make any claim for damages, anticipated profits, or other compensation.

I. Assignment. Neither this Contract, nor any interest herein, shall be assigned or subcontracted, in whole or in part, by Bidder except upon the prior written consent of Owner.

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract/Proposal shall be deemed to be inserted herein.

Dated: February 26, 20 26.

Bidder's Status: ( ) Illinois Corporation ( ) _____ Partnership ( ) Individual Proprietor
(State) (State)

Bidder's Name:

Quality Mechanical Inc.

Doing Business As (if different):

Signature of Bidder or Authorized Agent:

[redacted]

(corporate seal)
(if corporation)

Printed Name: Douglas Hoekstra

Title/Position: President

Bidder's Business Address:

16221 Clinton Street
Harvey, IL 60426

Bidder's Business Telephone: 708-877-7076 Facsimile: _____

If a corporation or partnership, list all officers or partners:

NAME	TITLE	ADDRESS
Douglas Hoekstra	President	16221 Clinton Street
		Harvey, IL 60426

ATTACHMENT A: SPECIFICATIONS

1. Introduction:

The Village of Winnetka is accepting sealed bids from properly qualified firms to replace multiple rooftop A/C units, unit heaters and exhaust fans at the Public Works facility located at 1390 Willow Road. The current units at the site have been in place since roughly 2000. These are all operational but require frequent repairs. The Village's goal is to systematically replace these units over a set period of years with the scope of this contract focusing on Phase III replacements only.

This Specifications section includes provisions for a base scope of work as well as three optional scopes of work to be awarded at the Village's sole discretion. All bidders shall at least bid on the base scope of work.

The Village reserves the right to reject any and all bids for any reason and reduce the work scope due to budgetary constraints at any time at its sole discretion. The Village also reserves the right to award individual sections of the bid to the lowest bidder at its sole discretion.

2. Base Scope of Work:

The Base Scope of Services shall contain the following items:

Rooftop Unit Replacement Scope.

A. Replacement of the following existing rooftop units at 1390 Willow Road:
   i. Unit #6 (Trane Model YCD150D3LAAA) with economizer and exhaust fan
B. Recover refrigerant from each existing unit and dispose of the refrigerant in an environmentally responsible manner in accordance the E.P.A. regulations.
C. Provide the services of a crane company to lift off the old unit and set the new unit in place.
D. Remove and properly dispose of the existing rooftop unit.
E. Furnish, deliver and install one new Trane brand package heat/cool rooftop unit with equivalent capacity for each unit being replaced.
F. Furnish and install one new factory-supplied outside air economizer. This device can provide significant energy savings, as they deliver "free" cooling, instead of running the compressors to create mechanical cooling, when the outside temperature is cool.
G. Furnish and install, new disconnect box, transitional electrical material to connect to the existing electrical wiring presently installed above the roofline.
H. Furnish and install transitional gas piping to connect the new unit to the gas pipe presently installed above the roofline.
I. Start-up the new unit and check for proper operation.
J. Furnish and install new Ecobee thermostat for each unit installed.
K. Secure any and all permits required per Local or State law, regulation or ordinance.

Unit Heater Replacement Scope

A. A Replacement of 7 Reznor overhead heating units with following model numbers:

   a. UDAS75 (one unit - Fleet storage)
   b. UDAS175-2 (two units – Building C)
   c. UDAS300-2 (two units – Building D)
   d. UDAS125-2 (one unit – Building D)
   e. UDAP-60 (one unit - Wash Bay)

B. Field verify capacity of units prior to ordering new units.
C. Provide and operate the heavy-duty lift necessary to safely lower the old Unit Heater and raise the new one.
D. Dismount the old Unit Heater, remove it from your premises, and properly dispose of it in an environmentally responsible manner.
E. Furnish and install a new Unit Heater.
F. Furnish and install transitional gas piping.
G. Furnish and install transitional electrical connections.
H. Furnish and install ALL NEW flue piping and roof flashing.
I. Furnish and install Unistrut and threaded rod, as needed.
J. Furnish and install new thermostats for each unit.
K. Start-up unit and check operation.

For the purposes of the Unit Heater Scope, bidders should not assume that a scissor lift or other means of suspension will be made available by the Village for use.

3. Optional Scope of Work 1:

The Optional Scope of Work shall contain the following items:

A. Replacement of 1 fresh air make up unit with the following model numbers:
    i. Reznor SSCBL1050-6-5-W (one unit - make up air unit for Fleet Garage)
B. Furnish, deliver and install one new Reznor brand package heating unit with equivalent capacity for unit being replaced.
C. Field verify capacity prior to ordering unit
D. Provide and operate the heavy-duty lift necessary to safely lower the old unit and raise the new unit.
E. Dismount the old Heater, remove it from the premises, and properly dispose of it in an environmentally responsible manner.
F. Install all new flue piping including roof flashing
G. Furnish and install transitional electrical material to connect to the existing electrical wiring presently installed.
H. Furnish and install transitional gas piping to connect the new unit to the gas pipe presently installed.
I. Start-up the new unit and check for proper operation.
J. Furnish and install new thermostat.
K. Secure any and all permits required per Local or State law, regulation or ordinance.

4. Optional Scope of Work 2:

The Optional Scope of Work shall contain the following items:

A. Replacement of 1 rooftop unit with the following model numbers:
    i. Wash Bay #1 (Sterling Model PV40)
B. Provide the services of a crane company to lift off the old unit and set the new unit in place.
C. Remove and properly dispose of the existing rooftop unit.
D. Furnish, deliver and install one new Trane brand heat rooftop unit with equivalent capacity for each unit being replaced.
E. Furnish and install transitional electrical material to connect to the existing electrical wiring presently installed above the roofline.
F. Furnish and install transitional gas piping to connect the new unit to the gas pipe presently installed above the roofline.
G. Start-up the new unit and check for proper operation.

H. Furnish and install new thermostats or equivalent for unit (ensure appropriateness of thermostat for environment).
I. Secure any and all permits required per Local or State law, regulation or ordinance.

The ultimate goal for this project is to have turnkey replacement of the existing units itemized in this Scope of Services. This Scope of Services explicitly includes any and all materials, labor and other such items which can be reasonably assumed to be required to achieve this scope, whether specifically named or not within this Scope of Services.

5. Optional Scope of Work 3:

The Optional Scope of Work shall contain the following items:

A. Replacement of 2 combination furnace/condensing units:
   i. Unit 1: Furnace Model TUD060C936K3/Condensing Unit 2TTR2024A10004A
   ii. Unit 2: Furnace Model TUD080C936K2/Condensing Unit 2TTR2036A1000DAA
B. Recover refrigerant from each existing unit and dispose of the refrigerant in an environmentally responsible manner in accordance the E.P.A. regulations.
C. Remove and properly dispose of the old units.
D. Remove and properly dispose of the existing rooftop unit.
E. Furnish, deliver and install one new Trane brand package heat/cool unit with equivalent capacity for each unit being replaced.
F. Furnish and install one new factory-supplied outside air economizer as appropriate. This device can provide significant energy savings, as they deliver "free" cooling, instead of running the compressors to create mechanical cooling, when the outside temperature is cool.
G. Furnish and install transitional electrical material to connect to the existing electrical wiring presently installed above the roofline.
H. Furnish and install transitional gas piping to connect the new unit to the gas pipe presently installed above the roofline.
I. Start-up the new unit and check for proper operation.
J. Furnish and install new Ecobee thermostats or equivalent for each unit installed.
K. Secure any and all permits required per Local or State law, regulation or ordinance.

The ultimate goal for this project is to have turnkey replacement of the existing units itemized in this Scope of Services. This Scope of Services explicitly includes any and all materials, labor and other such items which can be reasonably assumed to be required to achieve this scope, whether specifically named or not within this Scope of Services.

6. Locations:

The work to be completed under the Scope of Service shall be conducted at 1390 Willow Road, Winnetka, IL (the "Work Site").

7. Term and Completion Date:

The proposed contract is for a period of no more than 180 days from the date of execution of this Agreement by the Contractor and the Village (with the date of execution defined as the date of the Village's acceptance and signature as signified by the Acceptance Sheet) unless modified by a change order as outlined under Section 10(A) of these specifications but, in no case, later than September 30, 2026. The Completion Date for this Agreement shall be the same as the termination date of this Agreement.

It is explicitly understood that RTU replacement for Unit 6 shall be completed no later than May 15, 2026 unless specifically authorized by the Village's representative in writing.

Failure to meet either date shall result in the charging of liquidated damages not to exceed $250 per day at the Village's sole discretion.

8. Contractor Qualifications:

Qualified vendors must have at least five years of experience with the installation and maintenance of HVAC systems.

9. Contractor Responsibilities:

A. Personnel Requirements:

All employees assigned by the Contractor shall be fully capable, experienced, and trained in the work they are employed to perform. All employees assigned by the Contractor shall comply fully with all State and Federal laws. They shall be physically able to do their work and be free from any communicable diseases. The Contractor is responsible and liable for any wrongful actions of his employees.

B. Work Crew Supervision:

The Contractor shall provide a qualified foreman to supervise each crew engaged in working under this agreement. The foreman must be able to converse in the English language and shall be authorized by the Contractor to accept and act on directives from an authorized representative of the Village. Failure to do so shall be sufficient cause for the Village to give notice that the Contractor is in default of the agreement unless such directives would create potential personal injury or safety hazards, or such directives are contrary to the intent of these specifications. In the event only one person is assigned under this agreement, such person shall be considered the foreman and must meet the previously stated requirements.

C. Protection of Public and Private Property:

i. The Contractor shall exercise all necessary caution to protect pedestrian traffic in the building and to protect all public and private property from injury or damage caused by the Contractor's operations.

ii. Any practice obviously hazardous in the opinion of an authorized Village representative shall be immediately discontinued by the Contractor upon receipt of either written or oral notice to discontinue such practice.

iii. The Contractor shall comply with all OSHA and other Federal and State safety standards. All employees engaged in the Work under this Agreement shall have be sufficiently trained in any and all applicable safety standards related to the Work. Upon request, the Contractor shall furnish training records or any such other evidence requested by the Village for the purposes of establishing compliance with this section.

iv. To the extent that the Contractor and/or any subcontractors have access to any sensitive information technology systems or components during the completion of the Work, the Contractor shall take all necessary steps to safeguard and protect those systems from unauthorized access, breach, impairment or disclosure. Negligence or failure of the Contractor to take such steps shall constitute a violation of this Agreement and may result in its immediate termination at the Village's sole discretion. The Contractor shall further be liable for any damages which may result from failure to protect or otherwise safeguard such information.

D. Contractor to Furnish

The Contractor shall provide at its sole expense all personnel, materials, equipment, supplies and other costs needed to complete the work, including not but limited to transportation, fuel and permitting costs.

10. Subcontractors:

A. Approval and Use of Subcontractors

Contractor shall perform the Work with its own personnel and under the management and supervision and control of its own organization unless otherwise approved by the Village in writing. All subcontractors used by Contractor shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor shall not relieve Contractor of full responsibility and liability for the performance of this Agreement, and every reference in this Agreement to "Contractor" shall be deemed also to refer to all subcontractors of Contractor.

B. Removal of Subcontractors

If any subcontractor fails to perform the part of the Work undertaken by it in a manner satisfactory to the Village, then Contractor shall immediately upon notice from the Village terminate such subcontract. Contractor shall have no claim for damages, or for compensation in excess of the Agreement Price, as a result of any such termination.

11. Working Hours:

Unless otherwise authorized by the Village's representative, the Work shall be completed Monday through Friday between the hours of 7:00 a.m. and 3:30 p.m., exclusive of Village holidays.

12. Reporting:

Upon completion of the project, the Contractor shall furnish the following documents and/or reports to the Village for its records:

A. As-Built Drawings and/or Schematics As Applicable for the Work Site
B. Warranty Documentation for any and all mechanical components, software or other items installed as part of the project
C. Certified Payroll Utilizing Illinois Department of Labor Required Database

Final payment will not be issued until after receipt of each item listed above unless otherwise approved by the Village's representative.

13. Additional Information:

A. Change Orders: In the event a change order is required as outlined under 720 ILCS 5/33E-9, such change order shall be prepared on forms supplied by the Village. Each request for a Change Order shall be considered and approved or denied at the Village's sole discretion. Nothing in this Agreement shall compel the Village to approve any Change Order requests. Change Orders shall become effective only following execution of such Change Orders by both the Village and Contractor.

B. Mandatory Walkthrough: A mandatory walkthrough will be held for bidders on Friday, February 13, 2026 at 10 a.m. at Public Works facility, 1390 Willow Rd. No further opportunities will be given to tour the Work Sites after this meeting, and no bid shall be accepted from any bidder who was did not attend this walkthrough.

C. Prevailing Wage: This contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at http://labor.illinois.gov/. The Department revises the prevailing wage rates and the contractor and any and all of its subcontractors have an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

14. Schedule of Prices:

Public Works HVAC Replacement RTU, Phase II	
Item	**Cost**
Base Scope of Work	$ 75,000 00
Optional Scope of Work 1	$ 95,000 00
Optional Scope of Work 2	$ 28,000 00
Optional Scope of Work 3	$ 14,000 00
Combined Scope of Work (Base + Optional Scopes)	$ 212,000 00

Note: The Village may elect to award the base scope with any of combination of the optional scopes at its sole discretion.

VILLAGE OF WINNETKA
CONTRACT FOR HVAC MODERNIZATION
PROJECT PHASE 3

BID PACKAGE

BIDDER'S SWORN WORK HISTORY STATEMENT

Quality Mechanical Inc ("Deponent"), being first duly sworn on oath, deposes and states that all statements made in this Sworn Work History Statement are made on behalf of the undersigned Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed and checked this Sworn Work History Statement and that the statements contained in this Sworn Work History Statement are true and correct.

IF NECESSARY FOR FULL DISCLOSURE, ADD SEPARATE SHEETS

JOINT VENTURES MUST SUBMIT SEPARATE SWORN WORK HISTORY STATEMENTS FOR THE JOINT VENTURE AND FOR EACH SIGNATORY TO THE JOINT VENTURE AGREEMENT

1. Nature of Business

State the nature of Bidder's business: Commercial HVAC/Mechanical

2. Composition of Work

During the past three years, Bidder's work has consisted of:

10 % Federal	60 % As Contractor	50 % Bidder's Forces
30 % Other Public	40 % As Subcontractor	20 % Subcontractors
60 % Private		30 % Materials

3. Years in Business

State the number of years that Bidder, under its current name and organization, has been continuously engaged in the aforesaid business: 23 years.

4. Predecessor Organizations N/A

If Bidder has been in business under its current name and organization for less than five years, list any predecessor organizations:

NAME	ADDRESS	YEARS

5. Business Licenses

List all business licenses currently held by Bidder:

ISSUING AGENCY	TYPE	NUMBER	EXPIRATION
City of Chicago	Regulated Business License	2808908	9.15.2027

6. Related Experience

List three projects most comparable to the Work completed by Bidder, or its predecessors, in the past five years:

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Owner Name	See Attached		
Owner Address			
Reference			
Telephone Number			
Type of Work			

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Contractor (If Bidder was) (Subcontractor)	see attached		
Amount of Contract			
Date Completed			

DATED: February 26, 20 26.

Bidder [redacted]

By: [redacted]

Title: President

Attest [redacted]

By: [redacted]

Title: Admin

Subscribed and Sworn to before me on February 26, 20 26.

[redacted]

Notary Public

My commission expires: 10/29, 2028

Official Seal
SUSAN M FRIGO
Notary Public, State of Illinois
Commission No. 999233
My Commission Expires October 29, 2028

Quality Mechanical, Inc.
Completed Construction Projects

Project:	USPS Carol Stream, Carols Stream, IL
Address:	550 East Fullerton Avenue, Carol Stream, IL 60188
Owner:	United States Postal Service
General Contractor:	Quality Mechanical, Inc.
Project Manager:	Don Kandl
Phone:	(630) 295-6239
Architect:	Heitman Architects, Inc. (630) 773-3551
Contract Start & Complete Amount:	$4,446,000.00 - $5,737,709.49
Start and Completion Date:	June 2022 – August 2024
Project:	Wheeling School District #21 BB1 Various Locations
Address:	959 West Dundee Road, Wheeling, IL
Owner:	Community Consolidated Wheeling School District #21
General Contractor:	F.E. Moran
Project Manager:	June Tucker
Phone:	(847) 498-4800
Architect:	Arcon Associates, Inc. (630) 495-1900
Contract Start & Complete Amount:	$430,000.00
Start and Completion Date:	March 2024 – October 2024
Project:	UIC – PSPM Consolidation
Address:	1101 West Taylor Street, Chicago, IL 60612
Owner:	The Board of Trustees of The University of Illinois
General Contractor:	Joseph Construction Company
Project Manager:	Randy Reed
Phone:	(708) 895-8960
Architect:	Gensler Architecture, Design & Planning (312) 456-0123
Contract Start & Complete Amount:	$631,488.00
Start and Completion Date:	April 2024 – December 2024
Project:	USPS Fox Valley, Fox Valley, IL
Address:	3900 Gabrielle Lane, Aurora, IL 60598
Owner:	United States Postal Service
General Contractor:	Charter Construction
Project Manager:	Mike Tratz
Phone:	(847) 342-1188 Ext. 4
Architect:	Heitman Architects, Inc. (630) 773-3551
Contract Start & Complete Amount:	$746,800.00 - $746,800.00
Start and Completion Date:	August 2024 – January 2025
Project:	EASD #131 Cowherd Middle School
Address:	441 N Farnsworth Ave, Aurora, IL, 60505
Owner:	East Aurora School District #131
General Contractor:	F.E. Moran, Inc
Project Manager:	June Tucker
Phone:	(847) 498-4800
Architect:	Cordogan Clark & Associates
Contract Start & Complete Amount:	$484,650.00 - $484,650.00
Start and Completion Date:	February 2024 – April 2025

ACCEPTANCE

The Contract attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of the Village of Winnetka ("Owner") as of _____, 20___.

This Acceptance, together with the Contract attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefor and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Owner without further notice of objection and shall be of no effect nor in any circumstances binding upon Owner unless accepted by Owner in a written document plainly labeled "Amendment to Contract." Acceptance or rejection by Owner of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

VILLAGE OF WINNETKA

Signature: _____

Printed name: _____

Title: _____

EMC. Employers Mutual Casualty Company

Home Office • Des Moines, Iowa

Bond No. _____

BID BOND

(NOT VALID IF BID AMOUNT EXCEEDS $ xxxxxxxxxxxxxxxxxx)

KNOW ALL MEN BY THESE PRESENTS: That we, QUALITY MECHANICAL, INC.

as Principal, and the EMPLOYERS MUTUAL CASUALTY COMPANY, a corporation organized and existing under the laws of the State of Iowa and authorized to do business in the State of ILLINOIS , as Surety, are held and firmly bound unto the Village of Winnetka as obligee, in the sum of 5% of Bid Amount DOLLARS, lawful money of the United States of America, to the payment of which sum of money well and truly to be made, the said Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and assigns, jointly and severally, by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Obligee shall make any award to the Principal for:

Village of Winnetka
HVAC Modernization Project phase 3

according to the terms of the proposal or bid made by the Principal therefor, and the Principal shall duly make and enter into a contract with the Obligee in accordance with the terms of such proposal or bid and award and shall give bond for the faithful performance thereof, with the EMPLOYERS MUTUAL CASUALTY COMPANY as Surety or with other Surety or Sureties approved by the Obligee; or if the Principal shall, in case of failure so to do, pay to the Obligee the damages which the Obligee may suffer by reason of such failure not exceeding the penalty of this bond, then this obligation shall be null and void; otherwise it shall be and remain in full force and effect.

Signed, Sealed and Dated this 27th day of February , 20 26 .

Quality Mechanical, Inc
Principal

By: [redacted]
Douglas Hoekstra - President

_____
Witness

Employers Mutual Casualty Company
Surety

[redacted]

By: [redacted]
Attorney-in-Fact

_____
Witness

Susana Almaraz

Denise M. Davis

7007 (1-01)

emc INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. **Employers Mutual Casualty Company, an Iowa Corporation**
2. **EMCASCO Insurance Company, an Iowa Corporation**
3. **Union Insurance Company of Providence, an Iowa Corporation**
4. **Illinois EMCASCO Insurance Company, an Iowa Corporation**
5. **Dakota Fire Insurance Company, a North Dakota Corporation**
6. **EMC Property & Casualty Company, an Iowa Corporation**

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

DENISE M. DAVIS

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

In an amount not exceeding Seven Million Dollars.....$7,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

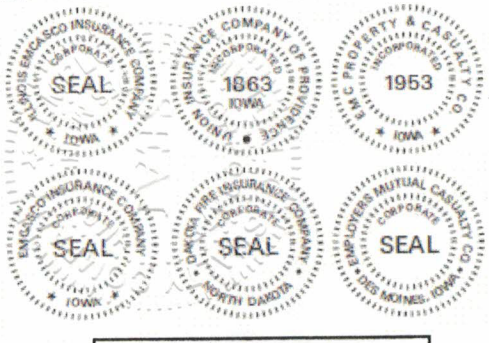
[redacted]

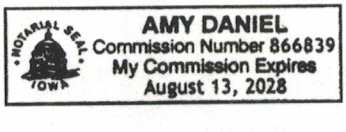
Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

[redacted]

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

Seals





On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

[redacted]

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect. In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 27th day of February, 2026.

[redacted]

Vice President

For verification of the authenticity of the Power of Attorney you may call (515) 345-7548

JURAT CERTIFICATE

State of Illinois
County of Cook

On the 27th day of February 2026 before me appeared Denise Davis to me personally known, who being by me duly sworn, did say that she is the aforesaid officer or attorney in fact of the **Employers Mutual Casualty Company**, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed in behalf of said corporation by the aforesaid officer, by authority of its Board of Directors; and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation

[redacted]

(notarial signature and seal of notary)

OFFICIAL SEAL
VALERIE ANN OMEARA
Notary Public, State of Illinois
Commission No: 989478
My Commission Expires April 12, 2028

My Commission Expires 4-12-2028

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-32-2026: Approving and Establishing Changes in the Compensation of the Village Manager (Adoption)

PRESENTER: Kristin Kazenas, Tim Sloth

AGENDA DATE: March 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
Consistent with the Village Manager's employment contract, which was approved by Village Council via resolution R-62-2025 on July 15, 2025, this item is before Council following completion of the Initial Review Period. As stated in the employment contract, the Employer and the Employee will meet in the first quarter of 2026 to review the Employee's performance during the Initial Review Period. As a result, the proposed resolution provides for compensation considerations related to the review period, although the base salary will remain the same for 2026.

RECOMMENDATION:
Consider adoption of Resolution No. R-32-2026, Approving and Establishing Changes in the Compensation of the Village Manager.

ATTACHMENTS:
1. Resolution No. R-32-2026 Approving and Establishing Changes in the Compensation of the Village Manager

RESOLUTION NO. R-32-2026

A RESOLUTION
APPROVING AND ESTABLISHING
CHANGES IN THE COMPENSATION OF THE VILLAGE MANAGER

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to Section 2.12.040 of the Winnetka Village Code (***"Village Code"***), the compensation of the Village Manager shall be determined by the Council of the Village of Winnetka (***"Village Council"***); and

WHEREAS, the Village entered into a July 15, 2025 Employment Agreement with the Village Manager (***"Employment Agreement"***), pursuant to which the Village Council agreed to periodically review the Village Manager's compensation; and

WHEREAS, pursuant to its home rule authority, the Village Council has determined that it is the best interests of the Village to set the compensation for the Village Manager as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF BASE SALARY. In accordance with Section 2.12.040 of the Village Code and Section 5 of the Employment Agreement, the Village Council hereby approves and establishes the annual base salary of the Village Manager as follows:

	Annual Salary Effective January 1, 2026
Kristin Kazenas	$ 260,000.00

SECTION 3: APPROVAL OF ADDITIONAL COMPENSATION. In addition to the base salary established in Section 1 of this Resolution, the benefits and payments established in the Employment Agreement, and all other benefits available generally to Village employees, Village Manager Kristin Kazenas shall be paid a one-time bonus of $12,500.00. Additionally, Village Manager Kazenas shall be entitled to an annual payment of $10,000.00, paid in equal monthly installments, into a qualified Section 457, 401 or comparable deferred compensation plan.

SECTION 4: EFFECT OF RESOLUTION. Except for the salary and payment adjustments made pursuant to this Resolution, all provisions of the Employment Agreement remain in full force and effect, without change.

SECTION 5: REPEALER. Resolution R-32-2025 is hereby repealed in its entirety.

SECTION 6: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 19th day of March 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Signed:

_____

Village President

Countersigned:

_____

Village Clerk

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-33-2026: Approving an Intergovernmental Agreement with the Participating Municipalities for a Training Program with the Lake Forest Graduate School of Management (Adoption)

PRESENTER: Kristin Kazenas

AGENDA DATE: March 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
Seven neighboring communities are collaborating to establish a regional leadership development program in partnership with the Lake Forest Graduate School of Management. The program is designed specifically for municipal government operations and includes two learning tracks focused on leadership development and organizational change management. Participating communities include Buffalo Grove, Glencoe, Lake Forest, Northbrook, Wheeling, Willowbrook, and Winnetka. Each community will select up to eight employees—such as frontline supervisors, emerging leaders, or key operational staff—to participate in the inaugural cohort, which is expected to begin this spring. This collaborative initiative supports the Village's broader commitment to workforce development, succession planning, and strengthening operational leadership capacity across departments to support effective service delivery. The program also provides an opportunity for participants to build professional networks with peer municipalities addressing similar operational and leadership challenges.

Each participating municipality will contribute a cost share of $6,300, with the total program contract value of $44,100 shared among the seven participating communities.

RECOMMENDATION:
Consider adoption of Resolution No. R-33-2026: Approving an Intergovernmental Agreement for Leadership Development Training (Adoption)

ATTACHMENTS:
1. Attachment 1: Resolution No. R-33-2026: Approving an IGA for Leadership Training Program with the Lake Forest Graduate School of Management
2. Attachment 2: Shared Leadership Training Program Intergovernmental Agreement

3. Attachment 3: Leadership Academy 2026
4. Attachment 4: Change Management Academy 2026

RESOLUTION NO. R-33-2026

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE PARTICIPATING MUNICIPALITIES FOR A TRAINING PROGRAM WITH THE LAKE FOREST GRADUATE SCHOOL OF MANAGEMENT

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village, along with six other municipalities (collectively, the "***Participating Municipalities***"), desires to create a training program through Lake Forest College for leadership training of municipal employees; and

WHEREAS, the Participating Municipalities are all units of local governments and Illinois municipal corporations established and operating under the authority of the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*.; and

WHEREAS, the Participating Municipalities have determined that it would be in their best interests to cooperate in the planning, administration, and shared funding of a training program for their employees in order to promote effective governance, professional development, and the efficient delivery of public services; and

WHEREAS, the Village President and Village Council desire to enter into an Intergovernmental Agreement ("***Agreement***") with the Participating Municipalities to set forth the details, roles and responsibilities relating to the training program; and

WHEREAS, the Village President and Village Council have determined that entering into the Agreement will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: APPROVAL OF INTERGOVERNMENTAL AGREEMENT. The Village Council hereby approves the Agreement by and between the Village and the Participating Municipalities in substantially the same form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE INTERGOVERNMENTAL AGREEMENT. The Village Council hereby authorizes and directs the Village Manager and the Village Clerk to execute and seal, on behalf of the Village, the final Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 19 day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

AGREEMENT

ATTACHMENT 2
SEE FOLLOWING PAGE

AN INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF WHEELING, THE VILLAGE OF GLENCOE, THE VILLAGE OF NORTHBROOK, THE VILLAGE OF WILLOWBROOK, THE VILLAGE OF BUFFALO GROVE, THE VILLAGE OF WINNETKA, AND THE CITY OF LAKE FOREST,
FOR THE PROCUREMENT AND COORDINATION OF MUNICIPAL LEADERSHIP TRAINING

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into this 11th day of March 2026, ("Effective Date") by and between the Village of Wheeling, the Village of Glencoe, the Village of Northbrook, the Village of Willowbrook, the Village of Buffalo Grove, the Village of Winnetka, and the City of Lake Forest (collectively, the "Participating Municipalities").

WHEREAS, Article VII, Section 10, of the 1970 Constitution of the State of Illinois and the Illinois Intergovernmental Cooperation Act, 5 ILCS Section 220/1 *et seq*. authorizes and encourages sharing services and cooperation between units of local governments; and

WHEREAS, The Participating Municipalities are all units of local governments and Illinois municipal corporations established and operating under the authority of the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*; and

WHEREAS, The Participating Municipalities have determined it would be in their best interests to cooperate in the planning, administration, and shared funding of a training program for their employees in order to promote effective governance, professional development, and the efficient delivery of public services.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, the Participating Municipalities agree as follows:

ARTICLE I: INCORPORATION, PURPOSE, AND TRAINING PROGRAM SESSIONS

Section 1.1 Incorporation

The forgoing recitals are incorporated herein as if set forth in full.

Section 1.2 Purpose

The purpose of this Agreement is to establish a framework whereby the Participating Municipalities shall jointly contract with the Lake Forest Graduate School of Management d/b/a Lake Forest Center for Leadership, located at 100 S. Saunders Road, Suite 150, Lake Forest, IL 60045, (the "Center") to provide leadership development and change management training programs that focus on municipal government operations (collectively, the "Training Programs") for employees and officials of the Participating Municipalities during calendar year 2026.

Additional information on the Training Programs is attached hereto as Exhibit A and incorporated herein by reference.

Section 1.3 Training Program Sessions

The Training Programs shall consist of seven (7) individual in-person training sessions (each, a "Training Session") as follows:

a) Leadership Academy: Four (4) Training Sessions with capacity for up to sixty (60) total participants across all Participating Municipalities.
b) Change Management Academy: Three (3) Training Sessions with capacity for up to sixty (60) total participants across all Participating Municipalities.

ARTICLE II: HOST MUNICIPALITY RESPONSIBILITIES

Section 2.1 Session Hosting Rotation

Each Participating Municipality shall host no less than one (1) Training Session during calendar year 2026, in accordance with the provisions of this Agreement. The hosting rotation schedule shall be established by unanimous consent of the municipal representatives (as defined in section 5.2 of this Agreement) of all Participating Municipalities, within thirty (30) days of the date the last Participating Municipality executes this Agreement.

Section 2.2 Host Municipality Obligations

The Participating Municipality hosting each Training Session (the "Host Municipality") shall be responsible for:

a) Venue: Providing or securing an appropriate facility that meets the minimum standards set forth in Section 2.3 of this Agreement.
b) Session Cost: Paying the fee of Six Thousand Three Hundred Dollars ($6,300.00) directly to the Center for any Training Session that the Participating Municipality Hosts.
c) Logistics Coordination: Coordinating with the Center regarding facility setup requirements, audio-visual needs, participant registration, refreshments (if provided), parking and facility access.

Section 2.3 Venue Standards

Training Sessions shall only be held at facilities meeting the following minimum standards:

a) Capacity to accommodate no less than sixty (60) participants in addition to the Center's instructors and staff;
b) Audio-visual capabilities including projector/screen and sound system in accordance with the specifications of the Center;
c) Accessible parking for all participants;
d) Compliance with the Americans with Disabilities Act's accessibility requirements;

e) A climate-controlled environment; and
f) On-site restroom facilities

ARTICLE III: COST ALLOCATION AND PAYMENT

Section 3.1 Total Program Cost

The total cost for the Training Programs shall be Forty-Four Thousand One Hundred Dollars ($44,100.00) for calendar year 2026, calculated as follows:
Leadership Academy: 4 sessions × $6,300/session = $25,200
Change Management Academy: 3 sessions × $6,300/session = $18,900

Section 3.2 Training Program Cost Distribution

Each Participating Municipality shall be responsible for the costs of the one (1) Training Session it hosts. Payment of Six Thousand Three Hundred Dollars ($6,300.00) and shall be made by the Host Municipality directly to the Center in accordance with the payment schedule established in the Master Service Agreement, as defined in Section 6.1 of this Agreement, with the Center. If there are less than seven Participating Municipalities, then the Participating Municipalities will split the cost of the remaining Training Sessions.

Section 3.3 Additional Host Expenses

In addition to the Training Session fee set forth in Section 3.2 of this Agreement, each Host Municipality shall be solely responsible for any costs incurred to reserve the venue and satisfy the logistics requirements of Section 2.2 and Section 2.3 of this Agreement.

Section 3.4 Individual Municipality Expenses

Each Participating Municipality shall be solely responsible for any travel, lodging, and per diem expenses of its own employees participating in a Training Session.

ARTICLE IV: PARTICIPANT ALLOCATION

Each Training Session will accommodate no less than sixty (60) total participants from Participating Municipalities. Participant slots shall be allocated as equally as possible among all Participating Municipalities. Any remaining or unclaimed participant slots shall be allocated to the Host Municipality.

Each Participating Municipality retains sole discretion to select its own participants based on its internal criteria. Each Participating Municipality shall submit participant names and such participants' contact information to the Lead Municipality, as described in Section 5.1 of this Agreement, at least three (3) weeks prior to each Training Session and notify the Lead Municipality of any participant changes at least ten (10) business days prior to each Training Session.

ARTICLE V: ADMINISTRATION AND COORDINATION

Section 5.1 Lead Municipality

The Village of Wheeling is designated as the Lead Municipality. The Lead Municipality shall serve as the primary liaison between the Center and the Participating Municipalities. The Lead Municipality shall coordinate the Training Session hosting rotation schedule, maintain participant registration lists, and facilitate communication among Participating Municipalities.

Section 5.2 Municipal Representatives

Each Participating Municipality shall designate one representative to serve as the primary contact for that municipality with regard to the Training Program. Such primary contact shall coordinate scheduling, registration, and communication requirements with the Lead Municipality's representative. When a municipality serves as the Host Municipality, such representative shall focus on venue-specific logistics and on-site coordination in conjunction with the Center.

Section 5.3 Decision-Making Authority

All parties agree to give each Participating Municipality equal opportunity in the decision-making processes related to effectuating this Agreement. All decisions related to the administration of this Agreement among the Participating Municipalities must be unanimous.

Notwithstanding the foregoing, if decisions regarding topics and areas of focus for the Training Program and Training Sessions cannot be made unanimously, a majority vote among the Participating Municipalities' representatives shall prevail. Any such vote shall be held as soon as practicable.

ARTICLE VI: RELATIONSHIP WITH THE CENTER

Section 6.1 Master Services Agreement

The Lead Municipality is authorized to execute a Master Services Agreement with the Center on behalf of the Participating Municipalities. The Master Services Agreement shall govern the services and expectations of the Center to the Participating Municipalities and shall establish curriculum and content of the Training Program, Training Session scheduling, provide the necessary materials, resources, and evaluation methods. The Master Services Agreement shall also require the Center to maintain professional liability, general liability, and workers' compensation insurance in coverage amounts acceptable to the Participating Municipalities. The Participating Municipalities must have a reasonable opportunity to review and provide feedback on the Master Services Agreement before the Lead Municipality executes it.

Section 6.2 Municipal Input

All Participating Municipalities shall have the opportunity to provide input regarding session topics and focus areas, scheduling preferences, and evaluation criteria for the Training Program. The decision-making procedures set forth in Section 5.3 of this Agreement shall govern such input.

Section 6.3 Program Modifications

Any modifications to the Training Program must be communicated by a Participating Municipality to the Lead Municipality, approved by the Center, and communicated to all Participating Municipalities.

ARTICLE VII: TERM AND TERMINATION

Section 7.1 Term

This Agreement shall commence upon its execution by all Participating Municipalities and shall remain in effect through December 31, 2026, unless earlier termination occurs as provided herein.

Section 7.2 Withdrawal

Any Participating Municipality may withdraw from this Agreement by providing written notice to all other Participating Municipalities at least sixty (60) days prior to the first scheduled training session. After that date, a Participating Municipality may only withdraw by paying its full financial obligation of Six Thousand Three Hundred Dollars ($6,300.00) as outlined in Section 3.2 of this Agreement.

Section 7.3 Program Cancellation

If the Center cancels or materially fails to perform the services required under the Master Services Agreement, this Agreement shall terminate automatically. Each Host Municipality shall seek refunds for any payments made by it for undelivered Training Sessions. No municipality shall have further obligations to other Participating Municipalities under this Agreement.

Section 7.4 Entire Program Termination

This Agreement may be terminated by unanimous written consent of all Participating Municipalities at any time.

If the Participating Municipalities notify the Center to cancel this project fewer than 30 days but more than 14 days before its scheduled start date, then the Participating Municipalities agree to pay the Center a cancellation fee equal to 50% of the Total Fee described in Section 3.2. If the Participating Municipalities notify the Center to cancel this project fewer than 14 days before its scheduled start date, then Client agrees to pay the Center the Total Fee described in Section 3.2.

ARTICLE VIII: INDEMNIFICATION AND INSURANCE

Section 8.1 Mutual Indemnification

To the fullest extent permitted by law, each Participating Municipality (the "Indemnitor") shall indemnify, defend, and hold harmless the other Participating Municipalities and their respective officers, officials, employees, and agents (as "Indemnitees") from and against all liability, losses, claims, demands, suits, or actions, including attorneys' fees and costs, which arise from any act of negligence on the part of the Indemnitor, its officers, employees, agents or servants.

Section 8.2 Indemnification Procedures

The Indemnitee shall provide written notice to an Indemnitor within fourteen (14) days of any claim. An Indemnitee shall have the right to select its own legal counsel and control its own defense, provided the selection of counsel and associated payments to such counsel are subject to the Indemnitor's reasonable approval.

An Indemnitee shall take all reasonable steps to mitigate losses, including seeking coverage from its own insurance providers or, if viable, the Center's insurance provider, as the primary source of recovery before seeking indemnification from any Participating Municipality.

An Indemnitee may not settle or compromise any claim without prior written consent of the Indemnitors, and such consent shall not be unreasonably withheld.

Nothing in this Agreement shall be construed as a waiver of any Participating Municipality's rights, immunities, and defenses under the Illinois Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101 et seq.) or any other applicable law.

Section 8.3 Insurance

Each Participating Municipality must maintain general liability insurance coverage with minimum limits of $1,000,000 per occurrence and $2,000,000 aggregate, and workers' compensation insurance as required by Illinois law covering all participating employees.

EXECUTION

IN WITNESS WHEREOF, the Participating Municipalities have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

VILLAGE OF WHEELING
By: _____
Name: Jon A. Sfondilis
Title: Village Manager
Date: _____

VILLAGE OF NORTHBROOK
By: _____
Name: Cara Pavlicek
Title: Village Manager
Date: _____

VILLAGE OF GLENCOE
By: _____
Name: Phil Kiraly
Title: Village Manager
Date: _____

VILLAGE OF BUFFALO GROVE
By: _____
Name: Dane Bragg
Title: Village Manager
Date: _____

VILLAGE OF WILLOWBROOK
By: _____
Name: Sean Halloran
Title: Village Administrator
Date: _____
ATTEST:

_____
[Gretchen Boerwinkle, Municipal Clerk]

VILLAGE OF WINNETKA

By: _____

Name: Kristin Kazenas

Title: Village Manager

Date: _____

CITY OF LAKE FOREST

By: _____

Name: Jason Wicha

Title: City Manager

Date: _____

Program Overview

Emotional Intelligence

This session focuses on developing Emotional Intelligence (EI) as a core leadership skill, particularly in the context of resolving workplace conflict. It equips managers with the knowledge and tools to recognize and manage their own emotions, understand and influence the emotions of others, and apply these insights to strengthen communication and team dynamics.

Critical Thinking

As leaders, we are presented with daily challenges that require us to apply our critical thinking and decision-making skills. Making informed, intentional decisions with available information is crucial for the success of the team and the organization. In this session, participants will learn how the most effective leaders collect and consider data, what biases get in the way, and frameworks for making critical decisions that lead to successful outcomes.

Leadership Presence

Leadership presence can be defined with a variety of characteristics and is often seen as the culmination of confidence, communication, and inspiration. In this interactive workshop, individuals will explore desired leadership behaviors, the factors that impact executive presence, and how to build authentic connections.

Leading Challenging Conversations

Some conversations, particularly when individuals disagree, can be uncomfortable or challenging to manage. By preparing well for these necessary conversations and facilitating them in proactive and positive ways, leaders can strengthen trust and deliver better team outcomes.

Dates/Locations

Session 1: Village of Northbrook – April 22nd
Session 2: Village of Glencoe – June 24th
Session 3: Village of Buffalo Grove – August 12th
Session 4: City of Lake Forest – October 14th

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Program Overview

Personal Side of Change

In today's ever-faster world, the only constant is change. Everyone responds differently to change, and managing one's ability to work through—and eventually thrive through—change can be a major differentiator for success in every role. Participants learn tips and tools to thrive as they realize and analyze how they process change.

Leading Others Through Change

In today's fast-paced business environment, the ability to guide others through change is essential for maintaining team cohesion and success. This training session equips leaders with the tools to effectively navigate change by recognizing the stages of acceptance, exploring strategies to mitigate resistance, and identifying ways to support individuals through each phase. Through interactive exercises and discussions, attendees will gain valuable insights to foster smoother transitions and build resilience within their teams.

Innovative Mindset

A curious mindset includes a desire to understand how and why things exist the way they do. By asking in-depth questions, rethinking assumptions, devising alternatives, and experimenting to learn and adapt quickly, leaders inspire others to think more creatively and broadly—with better results. Learn how to spark innovative thinking, build a growth mindset culture, and drive organization-wide growth.

Dates/Locations

Session 1: Village of Winnetka – May 20th
Session 2: Village of Willowbrook – July 14th
Session 3: Village of Wheeling – September 17th

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Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-34-2026: Approving the Purchase of a Dump Truck from Transchicago Truck Group Through Sourcewell (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: March 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
Council approved a similar contract for an identical truck last year (Resolution No. R-65-2025.) This is the second of two large dump trucks needed in the W&E fleet.

EXECUTIVE SUMMARY:
The Water & Electric Department's five year capital plans propose the replacement of one large 2000 Freightliner FL80 dump truck. This vehicle exceeds the Departments' replacement plan based on age, physical condition and/or operational hours of the equipment. The proposed replacement vehicle is a 2027 Freightliner 108SD Plus truck with similar equipment consistent with existing trucks of the Water & Electric Department. Manufacturing lead time for this vehicle extends beyond 2026.

Staff is proposing to utilize pricing available through the State of Illinois contract (CMS JPMC Dump Trucks ID# 24-416CMS-BOSS4-P-75584) for the procurement of single axle, tandem axle, and super tandem axle dump trucks along with necessary accessories. It is designed to facilitate governmental units and qualified not-for-profit agencies in acquiring these vehicles as needed during the contract period.

Transchicago Truck Group submitted a quote for the supply of one 2027 Freightliner FL108SD Plus truck, upfitted with a dump body, hydraulic tool circuit, and warning lights at a price of $174,744 under the State of Illinois contract JPMC Dump Trucks (Viking Cives 062222-VCM).

Staff confirmed that the equipment proposal meets the requirements of the Village's operational needs and will be equipped with the necessary accessories to support operational needs.

Due to the extended manufacturing lead time, the truck will not arrive until 2027. Payment terms are Net 30. Staff anticipates securing approval to dispose of the existing vehicle through a separate Council action at a later date. This vehicle will remain in service until the replacement vehicle is received and placed into service.

RECOMMENDATION:

Consider adopting Resolution No. R-34-2026, awarding a purchase of one 2027 Freightliner 108SD Plus Truck under the State of Illinois contract JPMC Dump Trucks Patson – 24-416CMS-BOSS4-P-75584) from Transchicago Truck Group in an amount not to exceed $174,744.

ATTACHMENTS:

1. Resolution No. R-34-2026: Approving the Purchase of a Dump Truck from Transchicago Truck Group Through Sourcewell

RESOLUTION NO. R-34-2026

A RESOLUTION APPROVING THE PURCHASE OF A DUMP TRUCK FROM TRANSCHICAGO TRUCK GROUP THROUGH SOURCEWELL

WHEREAS, the Village of Winnetka (***"Village"***) is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell (***"Sourcewell"***), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Water & Electric Department has identified the need to replace one 2000 Freightliner FL80 dump truck with one 2027 Freightliner FL108SD Plus dump truck upfitted with a dump body, hydraulic took circuit, and warning lights (***"Truck"***); and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the Truck (***"Purchase Contract"***); and

WHEREAS, Sourcewell identified TransChicago Truck Group of Elmhurst, Illinois (***"TransChicago"***), as the lowest responsible bidder for the Purchase Contract with a purchase price of $174,744.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to purchase the Truck from TransChicago, in the amount of $174,744.00, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the Truck from TransChicago, in the total amount of $174,744.00, in accordance with the Purchase Contract.

SECTION 3. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the Truck from TransChicago in an amount not to exceed $174,744.00.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 19 day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

Prepared for:
WINNETKA VILLAGE OF
510 GREEN BAY RD

WINNETKA, IL 60093
Phone: 847-501-6000

Prepared by:
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A proposal for
WINNETKA VILLAGE OF
Using State of Illinois Contract - CMS
JPMC Dump Trucks Patson – 24-416CMS-BOSS4-P-75584
CY2026 MY2027 – expires 3-24-26
Customer Draft #2

Prepared by
TRANSCHICAGO TRUCK GROUP
Duane Schaefer

March 2, 2026

Freightliner 108SD Plus

Components shown may not reflect all spec'd options and are not to scale

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S P E C I F I C A T I O N P R O P O S A L

	Description	Weight Front	Weight Rear
Price Level			
	SD PRL-30D (EFF:MY27 ORDERS)		
Data Version			
	SPECPRO21 DATA RELEASE VER 024		
Vehicle Configuration			
	108SD PLUS CONVENTIONAL CHASSIS	6,829	3,748
	2027 MODEL YEAR SPECIFIED		
	SET BACK AXLE - TRUCK		
	TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS	15	15
	LH PRIMARY STEERING LOCATION		
General Service			
	TRUCK/TRAILER CONFIGURATION		
	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)		
	UTILITY/REPAIR/MAINTENANCE SERVICE		
	GOVERNMENT BUSINESS SEGMENT		
	DIRT/SAND/ROCK COMMODITY		
	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
	MAXIMUM 8% EXPECTED GRADE		
	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
	FREIGHTLINER SD VOCATIONAL WARRANTY		
	EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs		

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	Description	Weight Front	Weight Rear
	EXPECTED REAR DRIVE AXLE(S) LOAD : 23000.0 lbs		
	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 41000.0 lbs		
	EXPECTED GROSS COMBINATION WEIGHT : 45000.0 lbs		
Truck Service			
	FRONT PLOW/END DUMP BODY		
	EXPECTED TRUCK BODY LENGTH : 10.0 ft		
	MONROE TRUCK EQUIPMENT		
Engine			
	CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT @ 1200 RPM		
Electronic Parameters			
	65 MPH ROAD SPEED LIMIT		
	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT		
N	PTO RPM CONTROL WITH STEERING WHEEL SWITCHES		
N	PTO RPM WITH CRUISE RESUME SWITCH - 1100 RPM		
	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND		
	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY		
	CRUISE CONTROL BUTTON PTO CONTROL		
N	PTO SPEED 1 SETTING - 900 RPM		
N	PTO MINIMUM RPM - 900		
	REGEN INHIBIT SPEED THRESHOLD - 5 MPH		
	PTO 1, DASH SWITCH, ENGAGE WHILE DRIVING		
Engine Equipment			
	EPA 2010/GHG 2024 CONFIGURATION		
	STANDARD OIL PAN		
	OIL FILL AND DIPSTICK LOCATED FOR ENHANCED SERVICEABILITY		
	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH SNOW DOOR	10	

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Description	Weight Front	Weight Rear
DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE		
(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES		
BATTERY BOX FRAME MOUNTED		
STANDARD BATTERY JUMPERS		
SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB		
WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
NON-POLISHED BATTERY BOX COVER		
NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2	
POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2	
CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE		
ELECTRONIC ENGINE INTEGRAL WARNING AND DERATE PROTECTION SYSTEM		
NO RETARDER/ENGINE BRAKE		
RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE		
ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND DASH MOUNTED INHIBIT SWITCH		
STANDARD EXHAUST SYSTEM LENGTH		
RH STANDARD HORIZONTAL TAILPIPE		
6 GALLON DIESEL EXHAUST FLUID TANK	-35	-10
100 PERCENT DIESEL EXHAUST FLUID FILL		
DIESEL EXHAUST FLUID PUMP MOUNTED AFT OF DIESEL EXHAUST FLUID TANK		
LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
STANDARD DIESEL EXHAUST FLUID TANK CAP		
NO MUFFLER/TAILPIPE SHIELD	-10	

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E-Mail:
duaneschaefer@transchicago.com

	Description	Weight Front	Weight Rear
	AIR POWERED ON/OFF ENGINE FAN CLUTCH		
	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		
	CUMMINS SPIN ON FUEL FILTER		
	COMBINATION FULL FLOW/BYPASS OIL FILTER		
	FLEETGUARD PLAIN COOLANT FILTER		
	1115 SQUARE INCH ALUMINUM RADIATOR		
	ANTIFREEZE TO -60F, OAT (NITRITE AND SILCATE FREE) EXTENDED LIFE COOLANT		
	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES		
	RADIATOR DRAIN VALVE		
	ELECTRIC GRID AIR INTAKE WARMER		
	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH		
Transmission			
	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION		
Transmission Equipment			
	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV		
	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES		
	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
	S5 PERFORMANCE LIMITING PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
	S5 PERFORMANCE LIMITING SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
	2100 RPM PRIMARY MODE SHIFT SPEED		
	2100 RPM SECONDARY MODE SHIFT SPEED		

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	Description	Weight Front	Weight Rear
	ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY		
	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED		
	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES		
	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS		
	MAXIMUM ENGINE SPEED FOR PTO OPERATION 2700 RPM		
	MAXIMUM OUTPUT SPEED FOR PTO ENGAGEMENT 250 RPM		
	MAXIMUM OUTPUT SPEED FOR PTO OPERATION 4000 RPM - ALLISON 5TH GEN TRANSMISSIONS		
	QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH CAP		
	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR		
	CUSTOMER INSTALLED CHELSEA 871 SERIES PTO		
	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON		
	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED		
	TRANSMISSION PROGNOSTICS - ENABLED 2013		
	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15	
	TRANSMISSION OIL CHECK AND FILL WITH CROSSOVER TO CLEAR LH PTO AND DIRECT MOUNT PUMP		
	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID		
Front Axle and Equipment			
	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	210	

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	Description	Weight Front	Weight Rear
	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10	
	NON-ASBESTOS FRONT BRAKE LINING		
	CAST IRON OUTBOARD FRONT BRAKE DRUMS		
	FRONT BRAKE DUST SHIELDS	5	
	FRONT OIL SEALS		
	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
	STANDARD SPINDLE NUTS FOR ALL AXLES		
	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS		
	STANDARD KING PIN BUSHINGS		
	TRW TAS-85 POWER STEERING	40	
	POWER STEERING PUMP		
	4 QUART POWER STEERING RESERVOIR	5	
	OIL/AIR POWER STEERING COOLER	5	
	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE		
Front Suspension			
	18,000# FLAT LEAF FRONT SUSPENSION	290	
	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION		
	FRONT SUSPENSION WITH LEFT HAND OFFSET SHACKLE BRACKET	4	
	FRONT SHOCK ABSORBERS		
Rear Axle and Equipment			
	MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE		180
	5.63 REAR AXLE RATIO		
	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING		
	SPL170 XL DANA SPICER MAIN DRIVELINE WITH HALF ROUND YOKES	5	5
	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE		20
	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE		

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	Description	Weight Front	Weight Rear
	INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH PR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH		
	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
	NON-ASBESTOS REAR BRAKE LINING		
	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S) WITH AUXILIARY SUPPORT BRACKETS		
	CAST IRON OUTBOARD REAR BRAKE DRUMS		-10
	REAR BRAKE DUST SHIELDS		5
	REAR OIL SEALS		
	BENDIX EVERSURE LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS		
	HALDEX AUTOMATIC REAR SLACK ADJUSTERS		
	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
	STANDARD REAR AXLE BREATHER(S)		
Rear Suspension			
	AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE		110
	AIRLINER HIGH POSITION RIDE HEIGHT		
	STANDARD AXLE SEATS IN AXLE CLAMP GROUP		
	IGNITION CONTROLLED ELECTRIC DUMP SWITCH FOR AIR SUSPENSION WITH STATE RETENTION		
	REAR AIR SUSPENSION DUMP VALVE AUTOFILL >5 MPH WITH INDICATOR LIGHT		
	DUAL AIR REAR SUSPENSION LEVELING VALVES		
	TRANSVERSE CONTROL RODS		
	REAR SHOCK ABSORBERS - ONE AXLE (AIR RIDE SUSPENSION)		
Pusher / Tag Equipment			
	NO PUSHER/TAG BRAKE DUST SHIELDS		
Brake System			
	WABCO 4S/4M ABS WITH TRACTION CONTROL		

Prepared for:
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510 GREEN BAY RD

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	Description	Weight Front	Weight Rear
	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
	STANDARD AIR MANAGEMENT UNIT		
	FIBER BRAID PARKING BRAKE HOSE		
	STANDARD BRAKE SYSTEM VALVES		
	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM		
	STD U.S. FRONT BRAKE VALVE		
	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER		
	AIR DRYER MOUNTED INBOARD ON RH RAIL		
	STEEL AIR TANKS MOUNTED AFT INSIDE AND/OR BELOW FRAME JUST FORWARD OF REAR SUSPENSION, NO TRIPLE OR TORPEDO TANKS		
	BW DV-2 AUTO DRAIN VALVE WITH HEATER TO WET TANK; DRAIN VALVE CABLES ON ALL OTHER TANKS		
Trailer Connections			
	NO AIR HOSE HANGER		
	(2) QUICKFIT PROGRAMMABLE SOLENOIDS W/STATE RETENTION PLUMBED TO BACK OF CAB		
	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR COMBINATION STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE		
	PDI INSTALLED ELECTRIC BRAKE CONTROLLER		
	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME		
	NO TRAILER RECEPTACLE BRACKET		
Wheelbase & Frame			
	3800MM (150 INCH) WHEELBASE		
	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	10	180
	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT		
	2275MM (90 INCH) REAR FRAME OVERHANG		

Prepared for:
WINNETKA VILLAGE OF
510 GREEN BAY RD

WINNETKA, IL 60093
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	Description	Weight Front	Weight Rear
	FRAME OVERHANG RANGE: 81 INCH TO 90 INCH	-40	160
	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 84.06 in		
	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 81.06 in		
	CALC'D FRAME LENGTH - OVERALL : 278.58 in		
	CALCULATED FRAME SPACE LH SIDE : 41.8 in		
	CALCULATED FRAME SPACE RH SIDE : 52.44 in		
	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in		
	SQUARE END OF FRAME		
	FRONT CLOSING CROSSMEMBER		
	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER	-12	
	STANDARD MIDSHIP #1 CROSSMEMBER(S)		
	STANDARD REARMOST CROSSMEMBER		
	HEAVY DUTY SUSPENSION CROSSMEMBER		30
Chassis Equipment			
	14 INCH PAINTED STEEL BUMPER		
	BUMPER MOUNTING FOR SINGLE LICENSE PLATE		
	NO MUDFLAP BRACKETS		
	NO REAR MUDFLAPS		
	HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS		
	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE		
	D15-16004-000 CENTER PUNCH TO MARK CENTERLINE OF REAR SUSPENSION ON FRAME WEB		
	CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET, BOTH RAILS OUTBOARD		
Fifth Wheel			
	NO FIFTH WHEEL		
Fuel Tanks			
	60 GALLON/227 LITER ALUMINUM FUEL TANK - LH		
	25 INCH DIAMETER FUEL TANK(S)		

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	Description	Weight Front	Weight Rear
	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH POLISHED STAINLESS STEEL BANDS		
	FUEL TANK(S) FORWARD		
	POLISHED STEP FINISH		
*	FUEL TANK CAP(S)		
	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR, HAND PRIMER AND 12 VOLT PREHEATER"	-5	
	EQUIFLO INBOARD FUEL SYSTEM		
	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires			
	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES	100	
	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES		92
Hubs			
	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS		
	CONMET PRESET PLUS PREMIUM IRON REAR HUBS		
Wheels			
	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66	
	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		80
	FRONT WHEEL MOUNTING NUTS		
	REAR WHEEL MOUNTING NUTS		
	WHEEL STUDS FOR CUSTOMER INSTALLED HUB PILOTED DUALED ALUMINUM WHEELS, ALL		
Cab Exterior			
	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB		
	AIR CAB MOUNTING		
	CAB ROOF REINFORCEMENTS FOR ROOF MOUNTED COMPONENTS	2	
	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE		

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	Description	Weight Front	Weight Rear
	SHORT FENDER WITH MUDFLAP		
	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10	
	SAFETY YELLOW LH AND RH INTERIOR GRAB HANDLES AND LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT		
	STATIONARY BLACK GRILLE		
	BLACK HOOD MOUNTED AIR INTAKE GRILLE		
	FIBERGLASS HOOD WITH ACCESS HATCHES	10	
	FREIGHTLINER NAME PLATES		
	CAB FLOOR, TOE BOARD AND FIREWALL HEAT SHIELD	5	
	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK		
	SINGLE ELECTRIC HORN		
	REAR LICENSE PLATE MOUNT END OF FRAME		
	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS		
	LED AERODYNAMIC MARKER LIGHTS		
	DAYTIME RUNNING LIGHTS		
	INTEGRAL STOP/TAIL/BACKUP LIGHTS		
	STANDARD FRONT TURN SIGNAL LAMPS		
	DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE		
	DOOR MOUNTED MIRRORS		
	102 INCH EQUIPMENT WIDTH		
	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS M0UNTED UNDER PRIMARY MIRRORS		
	RH AND LH 8 INCH HEATED STAINLESS STEEL FENDER MOUNTED CONVEX MIRRORS WITH TRIPOD BRACKETS	12	
	STANDARD SIDE/REAR REFLECTORS		
	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH POLISHED DIAMOND PLATE COVER		
	63X14 INCH TINTED REAR WINDOW		
	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS		
	RH AND LH ELECTRIC POWERED WINDOWS		
	1-PIECE SOLAR GREEN GLASS WINDSHELD		

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	Description	Weight Front	Weight Rear
	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR		
Cab Interior			
	RUGGED TRIM PACKAGE		
	GRAY & CARBON VINYL INTERIOR "RUGGED"		
	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)		
	MOLDED DOOR PANEL		
	MOLDED PLASTIC DOOR PANEL		
	BLACK MATS WITH SINGLE INSULATION		
	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET		
	FORWARD ROOF MOUNTED CONSOLE		
	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL	20	
	LH AND RH KICKPLATES		
	DIGITAL ALARM CLOCK IN DRIVER DISPLAY		
	(2) CUP HOLDERS LH AND RH DASH		
	M2/SD DASH		
	HEATER, DEFROSTER AND AIR CONDITIONER		
	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE		
	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH		
	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY		
	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR		
	BINARY CONTROL, R-134A		
	PREMIUM INSULATION		
	SOLID-STATE CIRCUIT PROTECTION AND FUSES		
	12V NEGATIVE GROUND ELECTRICAL SYSTEM		
	PREMIUM LED CAB LIGHTING		
	NO SECURITY DEVICE		
	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
	KEY QUANTITY OF 4		

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	Description	Weight Front	Weight Rear
	LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION		
	NO MATTRESS	-20	-15
	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30	
	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	25	10
	DUAL DRIVER AND PASSENGER SEAT ARMRESTS	8	
	LH AND RH INTEGRAL DOOR PANEL ARMRESTS		
	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER		
	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER		
	HIGH VISIBILITY ORANGE SEAT BELTS		
	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN		
	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES		
	DRIVER AND PASSENGER INTERIOR SUN VISORS		
Instruments & Controls			
	ELECTRONIC ACCELERATOR CONTROL		
	NO INSTRUMENT PANEL-DRIVER		
	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS		
	ENGINE PTO SPEED CONTROL WITHOUT INTERLOCKS		
	BRIGHT ARGENT FINISH GAUGE BEZELS		
	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM		
	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE		
	NO AIR CLEANER RESTRICTION GAUGE		
	97 DB BACKUP ALARM MOUNTED INBOARD OF RAIL		3
	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES		

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	Description	Weight Front	Weight Rear
	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		
	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY		
	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY		
	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH		
	2 INCH ELECTRIC FUEL GAUGE		
N	ENGINE REMOTE INTERFACE FOR REMOTE THROTTLE		
	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS		
*	8 EXTRA PROGRAMMABLE SWITCHES/INDICATORS		
	$C1A0207ZZ,C1B0206ZZ,C1C0159ZZ,C1D0161ZZ,C1E0160ZZ,C1F0000ZZ,C2A0000ZZ,C4U0000ZZ		
	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR 1 UNDER CAB, CONNECTOR 2 BETWEEN SEATS, BOTH W/CAPS		
	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR		
	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
	ELECTRIC ENGINE OIL PRESSURE GAUGE		
	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY		
	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER		
	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE		
	NO OBSTACLE DETECTION SYSTEM		
	NO DR ASSIST SYSTEM		
	ELECTRONIC STABILITY CONTROL,4X2 W/SAFETY MIN BODY WEIGHT EXCEEDS 4,000LBS REQ		
	NO LANE DEPARTURE WARNING SYSTEM		
	NO OVERHEAD INSTRUMENT PANEL		
	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS		

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Description	Weight Front	Weight Rear
GENERIC TELEMATICS PREWIRE (CONSTANT BATTERY POWER/IGNITION/GROUND/J1939); RP1226 TYPE CONNECTOR AT PASSENGER SIDE OF DASH END		
TOP OF DASH RAM MOUNT WITHOUT POWER OR GROUND, FOR CUSTOMER FURNISHED DEVICE		
7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE		
DASH MOUNTED RADIO		
(2) RADIO SPEAKERS IN CAB		
NO AM/FM RADIO ANTENNA		
NO CB RADIO MOUNTING PROVISION		
SHARKFIN MULTI-BAND ANTENNA, CENTRAL ROOF MOUNTING LOCATION: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS		
INTEROPERABLE SDAR ANTENNA		
ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
STANDARD VEHICLE SPEED SENSOR		
ELECTRONIC 3000 RPM TACHOMETER		
DETROIT CONNECT PLATFORM HARDWARE		
3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES		
TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL		
IGNITION SWITCH CONTROLLED ENGINE STOP		
8 SWITCH SLOTS, DRIVER OVERHEAD CONSOLE		
PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS AND SERVICE BRAKES		
(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN		
NO TRAILER HAND CONTROL BRAKE VALVE		
DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY		

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	Description	Weight Front	Weight Rear
	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY WHEN PARK BRAKE SET, TRANSITION TO SLOWEST SPEED		
	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS		
	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR		
	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT		
	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY		
	NO WRG/SW-OPTL #2,CHAS,AIR		
Design			
*	PAINT: ONE SOLID COLOR		
Color			
*	CAB COLOR A: L0933EY YELLOW ELITE EY		
	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT		
	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)		
	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)		
	STANDARD BLACK BUMPER PAINT		
	STANDARD E COAT/UNDERCOATING		
Certification / Compliance			
	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS		
Secondary Factory Options			
	CORPORATE PDI CENTER OPTION INSTALLATION/MODIFICATION ONLY		

T O T A L V E H I C L E S U M M A R Y

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Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	7625 lbs	4603 lbs	12228 lbs
Total Weight+	7625 lbs	4603 lbs	12228 lbs

Extended Warranty

CUM 2017 L9: HD1 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM EXTENDED WARRANTY FEX APPLIES

CUM 2017 L9: AT3 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM AFTERTREATMENT. FEX APPLIES

ALLISON 3000 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX

TOWING: 6 MONTHS/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES

(+) Weights shown are estimates only.
If weight is critical, contact Customer Application Engineering.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

EXHIBIT A

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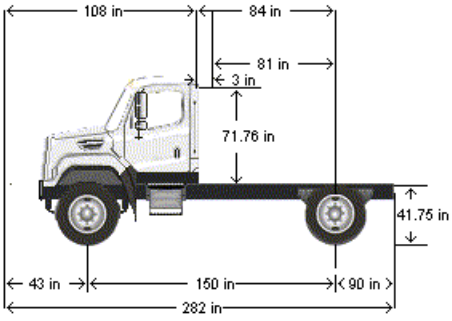
D I M E N S I O N S



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Wheelbase (545) ..... 3800MM (150 INCH) WHEELBASE
Rear Frame Overhang (552) ..... 2275MM (90 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) ..... NO FIFTH WHEEL
- Mounting Location (577) ..... NO FIFTH WHEEL LOCATION
- Maximum Forward Position (in) 0
- Maximum Rearward Position (in) 0
- Amount of Slide Travel (in) 0
- Slide Increment (in) 0
- Desired Slide Position (in) 0.0

Cab Size (829) ..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) ..... NO SLEEPER BOX/SLEEPERCAB
Exhaust System (016) ..... RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE
Cab to Body Clearance (in) 3.0

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TABLE SUMMARY - DIMENSIONS

Dimensions	Inches
Bumper to Back of Cab (BBC)	108.3
Bumper to Centerline of Front Axle (BA)	42.7
Front Axle to Back of Cab (AC)	65.6
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	84.1
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	81.1
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	173.7
Cab Height (CH)	71.8
Wheelbase (WB)	149.6
Frame Overhang (OH)	89.6
Overall Frame Length	278.6
Overall Length (OAL)	282.0
Rear Axle Spacing	0.0
Unladen Frame Height at Centerline of Rear Axle	41.8

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

EXHIBIT A

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G V W R

VEHICLE SPECIFICATIONS SUMMARY - GVWR

Cab Size (829)	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Expected Front Axle(s) Load (lbs)	18000.0
Expected Pusher Axle(s) Load (lbs)	0.0
Expected Rear Axle(s) Load (lbs)	23000.0
Expected Tag Axle(s) Load (lbs)	0.0
Expected GVW (lbs)	41000
Expected GCW (lbs)	45000.0
Front Axle (400)	DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
Front Suspension (620)	18,000# FLAT LEAF FRONT SUSPENSION
Front Hubs (418)	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
Front Disc Wheels (502)	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS
Front Tires (093)	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES
Front Brakes (402)	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
Steering Gear (536)	TRW TAS-85 POWER STEERING
Rear Axle (420)	MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE
Rear Suspension (622)	AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE
Rear Hubs (450)	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Rear Disc Wheels (505)	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
Rear Tires (094)	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES
Rear Brakes (423)	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
Pusher / Tag Axle (443)	NO PUSHER OR TAG AXLE
Pusher / Tag Suspension (626)	NO PUSHER OR TAG SUSPENSION
Pusher / Tag Hubs (449)	NO PUSHER OR TAG HUBS
Dead/Pusher/Tag Disc Wheels (509)	NO PUSHER/TAG DISC WHEELS
Pusher / Tag Tires (095)	NO PUSHER/TAG TIRES
Pusher / Tag Brakes (456)	NO PUSHER/TAG BRAKES

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TABLE SUMMARY - GVWR

	Front	Rear
Axle Component Weight Ratings		
Axles	18000	23000
Suspension	18000	23000
Hubs	23000	26000
Brakes	20000	23000
Wheels	20000	31200
Tires	20000	23360
Power Steering	18000	N/A
GAWR (per axle)	18000	23000
GAWR (per axle system)	18000	23000
Expected Load (per axle system)	18000	23000
GVWR due to Frame	90000	
GVWR due to Transmission	80000	
Vehicle GVWR Summary		
Calculated GVWR	41000	
Expected GVWR	41000	
All weights displayed in pounds		

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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F R A M E R B M

VEHICLE SPECIFICATIONS SUMMARY - FRAME RBM

Wheelbase (545) ..... 3800MM (150 INCH) WHEELBASE
Frame Rails (546) ..... 7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI(546)
Yield Strength (psi) 120000
Section Modulus (per rail) (cu in) 21.6
RBM (per rail) (lbf-in) 2592000
Inner Frame Reinforcement (547) ..... NO INNER FRAME REINFORCEMENT
Outer Frame Reinforcement (548) ..... TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

TABLE SUMMARY - FRAME RBM

Item	Description / Value
Wheelbase	3800MM (150 INCH) WHEELBASE
Frame	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
Inner Frame Reinforcement	NO INNER FRAME REINFORCEMENT
Outer Frame Reninforcement	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT
Yield Strength (psi)	120000
Section Modulus - per rail (cu. in.)	21.60
Frame RBM - per rail (lbf-in)	2592000

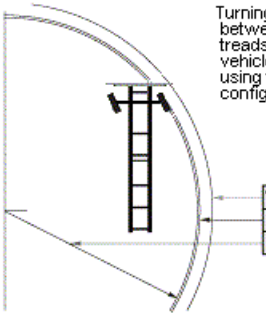
Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

Prepared for:
WINNETKA VILLAGE OF
510 GREEN BAY RD

WINNETKA, IL 60093
Phone: 847-501-6000

Prepared by:
Duane Schaefer
TRANSCHICAGO TRUCK GROUP
776 N. YORK STREET
ELMHURST, IL 60126
Phone: 815-509-9079
E-Mail:
duaneschaefer@transchicago.com

T U R N I N G R A D I U S



Turning radius graphic and data provided strictly for comparisons between model configurations. Weather, road surfaces, and tire treads affect the results. It is strongly suggested that actual vehicles be measured before constructing any roads/driveways using this information. For specific figures regarding your configuration, please contact your CAE representative.

	Dimensions	Tolerance
Wall to Wall Diameter (ft)	46.5	+/- 3.0
Curb to Curb Diameter (ft)	44.5	+/- 3.0
Turning Radius (ft)	21.7	+/- 1.5

VEHICLE SPECIFICATIONS SUMMARY - TURNING RADIUS

Cab Size (829)..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Wheelbase (545) .....3800MM (150 INCH) WHEELBASE
Front Tires (093).....CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES
Width (in) 12.4
Front Axle (400)..... DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
Kingpin Intersection (in) 71
Bumper (556) ..... 14 INCH PAINTED STEEL BUMPER
Width (in) 97.6
Bumper Miter to Front Axle (in) 23.458
Primary Steering Location (003) ..... LH PRIMARY STEERING LOCATION
Steering Gear (536).....TRW TAS-85 POWER STEERING
Dual Steering Gear .....NONE
Ram.....NONE
Rear Axle (420) .....MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE
Axle Spacing (624) .....NO AXLE SPACING

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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S W I T C H S E L E C T O R - 4 C H - D A S H P A N E L

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SWITCH SELECTOR - 4Cx - HARDWIRED SWITCHES

switch #1 switch #2 switch #3 switch #4

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SWITCH SELECTOR - 4CG - AUXILIARY PANEL

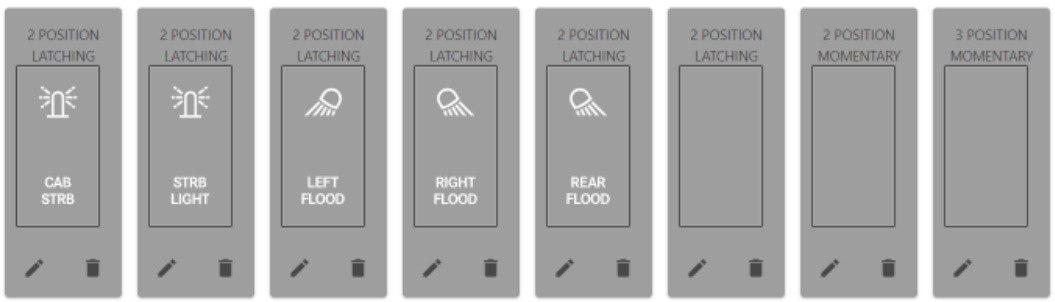

EXHIBIT A

Prepared for:
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Q U O T A T I O N

108SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
CUM L9 300 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT @ 1200 RPM
ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE
AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE
DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
18,000# FLAT LEAF FRONT SUSPENSION
108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
3800MM (150 INCH) WHEELBASE
NO FIFTH WHEEL
7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
2275MM (90 INCH) REAR FRAME OVERHANG
TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

BALANCE DUE – Bare Chassis Only	**$**	**115,776**	**$**	**115,776**

Quote expires 3-24-26. Need chassis payment by 1-30-27.

ADDITIONAL TERMS AND CONDITIONS

1. As used in this Sales Order the terms (a) “Dealer” shall mean the authorized Dealer to whom this Sales Order is addressed and who shall become a party hereto by its acceptance hereof, (b) “Purchaser” shall mean the party executing this Sales Order as such on the face hereof, and (c) “Manufacturer” shall mean the Corporation that manufactured the vehicle or chassis, it being understood by Purchaser and Dealer that Dealer is not the agent of Manufacturer, that Dealer and Purchaser are the sole parties to this Sales Order and that reference to Manufacturer herein is for the purpose of explaining generally certain contractual relationships existing between Dealer and Manufacturer with respect to new motor vehicles.

2. Manufacturer has reserved the right to change the price the Dealer charges for new motor vehicles without notice. In the event the price to Dealer of a new motor vehicle of the series and body type ordered hereunder is changed by Manufacturer prior to delivery of the new motor vehicle ordered hereunder to Purchaser, Dealer reserves the right to change the cash delivered price of such motor vehicle to Purchaser accordingly.

3. Notwithstanding any terms and conditions contained in Purchaser’s Purchase Order, Purchaser agrees that Dealer’s terms and conditions set forth in this Sales Order shall be the only terms and conditions regarding any purchase by Purchaser from Dealer. Purchaser expressly waives the provisions of Purchaser’s terms and conditions and agrees to be bound exclusively by Dealer’s terms and conditions as set forth herein. If Purchaser is an entity, the undersigned represents and warrants to Dealer that the undersigned has authority to bind Purchaser to the terms and conditions outlined herein, and the terms and conditions as outlined herein are enforceable against Purchaser in accordance with their terms.

4. All used motor vehicles which are to be traded in as part of the consideration for the motor vehicle ordered hereunder are subject to Dealer’s Trade Terms and Conditions which are incorporated herein by reference. Although Dealer may provide Purchaser with an initial appraisal(s) of the value of and allowance for any used motor vehicle, such initial appraisal and allowance are not binding. Each used motor vehicle shall be reappraised at that time of actual delivery to Dealer for acquisition, and such reappraisal value shall determine the actual allowance made for such motor vehicle. If such reappraised value is lower than the original appraised value and allowance therefor shown on the front of this Sales Order, Purchaser may, if dissatisfied herewith, cancel this Sales Order,

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provided, however, that such right to cancel must be exercised prior to the delivery of the motor vehicle ordered hereunder to the Purchaser.

5. Purchaser agrees to deliver to Dealer satisfactory evidence of title to any used motor vehicle traded in as part of the consideration for the motor vehicle ordered hereunder at the time of delivery of such used motor vehicle to Dealer. Purchaser warrants any such used motor vehicle to be his or its property free and clear of all liens and encumbrances except as otherwise noted within.

6. Dealer shall have the right, upon failure or refusal of Purchaser to accept delivery of the motor vehicle ordered hereunder or to comply with any of the other terms of this Sales Order, to retain any cash deposit made by Purchaser without the waiver of any other right or remedy available to Dealer.

7. Manufacturer has reserved the right to change the design of any new motor vehicle, chassis, accessories or parts thereof at any time without notice and without obligation to make the same or any similar change upon any motor vehicle, chassis, accessories or parts thereof previously purchased by or shipped to Dealer or being manufactured or sold in accordance with Dealer’s orders. Correspondingly, in the event of any such change by Manufacturer, Dealer shall have no obligation to Purchaser to make the same or any similar change in any motor vehicle, chassis, accessories or parts thereof covered by this Sales Order either before or subsequent to delivery thereof to Purchaser.

8. Dealer shall not be liable for failure to deliver or delay in delivering the motor vehicle covered by this Sales Order where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of Dealer.

9. The price for the motor vehicle specified on the face of this Sales Order includes reimbursement for Federal Excise taxes, but does not include sales taxes, use taxes or occupational taxes based on sales volume, (Federal, State or Local) unless expressly so stated. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Sales Order, regardless of which party may have primary tax liability therefor.

10. There are no warranties, whether expressed or implied, made by the Dealer herein, or the Manufacturer, on the vehicle or chassis described on the face hereof except in the case of a new vehicle or chassis for which the warranty shall be limited to such warranty as provided for in writing on the face of this Sales Order or in a separate writing furnished to and signed by Purchaser and Dealer. The printed new vehicle warranty delivered to Purchaser with such vehicle or chassis is made a part hereof as though fully set forth herein, and it is the only warranty applicable to such new vehicle or chassis and is expressly in lieu of all other warranties, whether expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose.

11. Any used motor vehicle sold to Purchaser by Dealer under this Sales Order is sold at the time of delivery by Dealer without any guarantee or warranty, whether expressed or implied, including without limitation, any implied warranty of merchantability or fitness for a particular purpose, as to its condition or the condition of any part thereof except as may be otherwise specifically provided in writing on the face of this Sales Order or in a separate writing furnished to and signed by Purchaser by Dealer.

12. The Purchaser, before or at the time of delivery of the motor vehicle covered by this Sales Order will execute such forms of agreement or documents as may be required by the terms and conditions of payment indicated on the front of this Sales Order.

13. In the event Purchaser desires to modify or otherwise change the equipment content of a vehicle specifically ordered for him from the Manufacturer, the change will be made only if the Manufacturer has sufficient time to accommodate the request. Moreover, any service charge or fee made by the Manufacturer as a result of such request will be borne by the purchaser.

14. The parties agree that they will comply with all Federal, State, and local laws and regulations, including those governing and/or restricting export of products or any technical data relating thereto outside of the United States. In carrying on Purchaser’s business, each of Purchaser, its officers, directors, employees or agents (collectively and individually in this clause “Purchaser”) must comply with its obligations under the law including without limitation, the following: (a) not violate any anti-bribery or anti-corruption law of any jurisdiction

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applicable to this Order, including those of the United States of America’s Foreign Corrupt Practices Act (“FCPA”), and any similar anti-corruption or anti-bribery laws and regulations applicable to the Purchaser or related to this Order: (b) not pay, offer or promise to pay, or authorize the payment of, any monies or anything of value, directly or indirectly, to any government official or employee, any official or employee of a state-run or state-owned or controlled enterprise or entity, any official or employee of a public international organization, any candidate for political or public office, any official or employee of any political party, or any family member or relative of such persons or any political party for the purpose of influencing any act or decision of any such official, employee, candidate, political party, enterprise or entity, public organization, or government to obtain or retain business, or direct business to any person or entity, or for any other improper advantage or purpose; (c) warrants that as at the date of this Order, none of its owners, officers, directors, employees or agents or any immediate family member of such persons, is presently (or has been recently) an official or employee of any government, state-run or state-owned or controlled enterprise or entity, or political party, or a candidate for political or public office. Purchaser must provide written notification to Dealer within ten (10) days of any of the above persons becoming such official, employee or candidate; (d) comply with all applicable export and import laws and regulations, including associated embargo and sanction regulations; and (e) certifies that no vehicle or chassis subject to this Order, nor any direct products thereof, will be made available or re-exported, directly or indirectly, by Purchaser (or by any employee or contractor of Purchaser) to any prohibited person, entity or country (including to nationals of any prohibited country, wherever they may be located) unless such prior written authorization as may be required is obtained by Purchaser from the appropriate U.S. government agency(ies), including, as applicable, the U.S. Office of Export Licensing of the U.S. Department of Commerce, in accordance with the U.S. Export Administration Regulations (15 CFR, Parts 779 et seq. or any similar regulation) issued by the Department of Commerce of the United States in the administration of the Export Administration Act of 1979, as amended from time to time, or any subsequently issued similar rule, law or regulation. Purchaser will designate an officer to be responsible for compliance with all such legislation and upon the request of Dealer will certify compliance with such legislation. In the event Purchaser breaches its obligations under this paragraph, or Dealer learns of or has a reasonable suspicion that Purchaser has breached this paragraph, notwithstanding any other provision hereunder to the contrary, Dealer may immediately terminate this Order and Purchaser hereby waives any and all claims against Dealer for any loss, cost or expense, including, but not limited to, loss or profits, incidental or consequential damages, that Purchaser may incur by virtue of such termination.

15. Purchaser shall, from the execution of this Order and for a period of one (1) year after the completion of this Order maintain all records, together with such supporting or underlying documents and materials, related to the motor vehicle ordered hereunder, including but not limited to all records related to the use, the location(s) of such use, the repair and the sale, lease or other transfer of such motor vehicle or any interest therein, as well as Purchaser’s compliance with the FCPA and any other applicable anti-corruption or anti-bribery laws or regulations. Purchaser shall at any time requested by Dealer whether during or after completion of this Order, with five (5) days’ notice and at Purchaser’s own expense make such records available for inspection and audit (including copies and extracts of records as required) by Dealer. Such records shall be made available to Dealer during normal business hours at a time and location that is convenient for Dealer.

16. Documentary Fee. Documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents and performing services related to closing of a sale. The base documentary fee beginning 1/1/20 was $300. The maximum amount that may be charged for a documentary fee is the base documentary fee of $300, which shall be subject to an annual rate adjustment equal to the percentage of change in the Bureau of Labor Statistics Consumer Price Index. This notice is required by law.

17. Purchaser shall pay on demand all of Dealer’s cost and expenses, including its attorney’s fees incurred in enforcing the terms of this Sales Order, including but not limited to defending any claims by Purchaser, collecting any payments due hereunder or repossessing the vehicle.

18. The remedies herein reserved shall be cumulative and in addition to any further remedies provided to Dealer whether at law or in equity. No delay or failure by the Dealer to exercise or enforce at any time, any right or provision in this Sales Order, will be considered a waiver thereof or of Dealer’s right thereafter to exercise or enforce

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each and every right and provision of this Sales Order. To be valid, any waiver shall be in writing, but need not be supported by consideration. No single waiver shall constitute a continuing or subsequent waiver.

19. This Sales Order has been negotiated, executed and delivered in Illinois, and shall be construed and enforced in accordance with the laws of the State of Illinois, without reference to the choice of law or conflicts of law principles of any other state.

20. Purchaser hereby consents to the exclusive jurisdiction of any state or federal court located in DuPage County, Illinois regarding any disputes regarding this matter. Purchaser waives any trial by jury and waives any objection based on improper venue or forum non conveniens in any action or proceeding to which Purchaser and Dealer may be parties arising out of, or in connection with, or in any way pertaining to this Sales Order. It is agreed and understood by Purchaser that this waiver constitutes a waiver of trial by jury of all claims by Purchaser against the Dealer. This waiver is knowingly, willingly and voluntarily made by Purchaser and Purchaser hereby represents that no representations of fact or opinion have been made by any individual to induce this waiver of trial by jury or to, in any way, modify or nullify its effect. Purchaser further represents and warrants that it either has been represented in the signing of this Sales Order and the making of this Sales Order by the attorney of its choosing , or it has had time to seek independent counsel selected of Purchaser’s own free will, and to discuss the terms and conditions of this Sales Order with such counsel.

21. In the event that any provision of this Sales Order shall be deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed on this Sales Order by any court, this Sales Order shall be construed as not containing such provision to the extent of the invalidity and the invalidity of such provision shall not affect the validity of any and all provisions hereby which are otherwise lawful and valid, and such other provisions shall remain in full force and effect.

22. All notices and other communications required hereunder shall be in writing and delivered by personal delivery, overnight delivery service, or certified or registered mail, postage prepaid, return receipt requested. Any such notice shall be deemed to have been given on the date it is received during regular office hours at the address listed on the applicable order or at such other address as the affected party may have previously designated for notices.

23. To the full extent permitted by laws, Purchaser waives all rights against Dealer for any damage to its property or that of third parties, or for injury to any person, however caused. In no event shall Dealer’s total liability exceed Dealer’s anticipated net profit on the specified purchase price of the vehicles covered by this Sales Order.

24. This Sales Order constitutes the entire agreement between the parties hereto relating to the subject matter hereof and supersedes all prior oral and written and all contemporaneously oral negotiations, commitments and understandings of the parties, except as otherwise expressly set forth in this Sales Order. This Sales Order may not be changed or amended except by writing and executed by both Purchaser and Dealer.

25. Customer must hold title for a minimum of 12 months from retail sale date. Selling trucks earlier will result in volume reduction and a $ 15,000 per unit penalty. Initial Here_____

26. unit need to be funded by 1-30-2027. Initial Here_____

IN WITNESS WHEREOF, the Purchaser has executed these terms and conditions as of the date herein written below.

_____ _____ _____

Purchaser Title Date

V2020.1

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP

2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 1

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
> Quotes past 30 days must be requoted.
> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
		SOURCEWELL CONTRACT: CONTRACT HOLDER: Viking-Cives CONTRACT NUMBER: 062222-VCM CONTRACT MATURITY DATE: 08/15/2026 CONTRACT NUMBERS: SW-TK0500, SW-TK0554 _____ SOURCEWELL MEMBER: MEMBER NUMBER: 30947 MEMBER: Village of Winnetka CONTACT: Andy Malkowski PHONE: 847-417-2468 E-MAIL: AMalkowski@winnetka.org _____ TERMS OF QUOTE: * All quotes are only valid for thirty (30) days from date of quote. _____ EQUIPMENT PAYMENT TERMS: * Net 30 days payment after completion of chassis with all equipment. * Will be subject to all price increases up until time of completion. _____ ESTIMATED DELIVERY TIME FRAME: * Allow approximately 200 days for all equipment to be in stock at Lindco after receiving your purchase order. * Allow approximately 12-14 months to complete units, once all equipment and chassis are in stock at Lindco. ***Based on supply chain issues all of the above estimated time frames are subject to

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP
2168 East 88th Drive
Merrillville, Indiana 46410

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QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 2

Viking-Cives #062222-VCM

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Winnetka, Village of 510 Green Bay Rd. Winnetka, IL 60093 USA

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
		change.***
		_____
		BELOW ARE THE REQUIRED ITEMS NEEDED FURNISHED BY CHASSIS MFG./DEALER:
		1.) Chassis must have approximately 84" effective cab to axle.
		2.) Chassis must have approximately 72" of after frame.
		3.) Chassis must have a minimum of 20" integral front frame extension.
		4.) Chassis must have a stationary grill.
		5.) Chassis must have curbside mounted transmission dip stick.
		6.) Chassis must have PTO opening on driver side of transmission.
		7.) Chassis must have individual driver and passenger seats in cab.
		8.) Chassis must have dash or column mounted shifter for the transmission.
		9.) Chassis must have front tow hooks.
		10.) Chassis must have outside frame clearance of 40" on driver side.
		11.) Chassis must have a active ground speed hook up.
		12.) Chassis must have a curbside horizontal muffler with vertical stack,
		13.) Chassis must have a minimum of 22" ground clearance under truck if customer is asking for a underbody scraper.
		14.) Chassis must be delivered to Lindco with a full tank of fuel and full dep tank.
		_____
		**********
		Equipment per below items mounted and fully operational.
		**********
		_____
		DUMP BODY:
1.00	102838	Viking VGL- 10' Stainless Steel Dump Body per below specs

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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Merrillville, Indiana 46410

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QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 3

Viking-Cives #062222-VCM

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
		* 84" ID, 96" OD * 7ga 201 2B Stainless Steel * 1/4" Floor AR450 * Stainless longmembers * (3) Oval rear corner posts * 28" sides * (14) Oval Light Hole Cab Shield Weld't SS * (14) Amber Strobes in Cab Shield * 38" SS Manual Tailgate with center coal door * Pull out ladder with grip strut body steps * Hoist/Hinge Kit VGL 9-11 Telescopic * (2) Spring Shovel Holders * 11" Asphalt Apron for 96" wide body * 2" Red/White reflective tape * Universal body junction box * Body guides * Hoist installed and plumbed * (4) Strobe, (2) S/T/T/Rev/St Corner Post Lighting Kit
1.00		Lindco to install Oak Sideboards
		_____
		FENDERS AND MUD FLAPS:
1.00	MIN2260B	Minimizer Single Axle Fender Set, Black Poly, 22.5" Dual Wheels
1.00	B100BTPA	Minimizer Black Plastic Bolt-On Bracket Kit
1.00	322418R	DuraGuard 3/8" HD 24" x 18" Poly Guard Mud Flap - Black - with Lindco Equipment Sales, Inc. Logo & Merrillville, IN molded blue/white into flap (price per pair)
		_____

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

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QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 4

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Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
		ELECTRICAL & LIGHTING:
		JUNCTION BOXES:
1.00	PH-310	Phoenix 10-Pole Junction Box
		MASTER CIRCUIT BREAKER:
1.00	175-S0-080-2	Chief 80 amp high amp circuit breaker.
		BACK UP ALARM:
1.00	510	Ecco back-up alarm, 97 dB, 12 VDC.
		BODY UP SWITCH & LIGHT:
1.00	B95W	Buyers Dump Body Up Indicator
1.00	0800850	Imperial LED indicator light - red
6.00	MWL-19	Maxxima LED clear work light
		* (2) Installed under dump bed on left
		* (2) Installed under dump bed on right
		* (2) Installed under dump bed in back
		* Wired to (3) separate switches to operate each side. Switches are Freightliner provided Acc Switches
		NOTE:
		* Lindco cannot program inputs or outputs on chassis switches these will need to come fully programmed from Freightliner
		_____
		HYDRAULICS:
1.00	CPTO 281GMFJP-B5RK	Certified 281 PTO/MFJ/RK Pump Flange Pressure Lube/5 Arrangement
1.00	CODP 308-9310-416T	Certified Power pump.
1.00	BUPR BPUGDM-CW	Certified Power G102CW hook up kit.
1.00	BUPR BSSPU52	Certified Power Shifter-Single Control-Hoist
1.00	BUPR BTS	Certified Power Tower for Single Lever Shifter

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP
2168 East 88th Drive
Merrillville, Indiana 46410
Voice: (219)795-1448
Fax: (219)736-0892

Sourcewell Formerly NJPA Awarded Contract

QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 5

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
> Quotes past 30 days must be requoted.
> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
1.00	RESE MTRA2303000005	Certified Power 30 gallon reservoir kit CP-RES30S-LS-SG
1.00	FPCF 50044A-510N/P77	Certified Power filter kit, with condition gauge
		STAINLESS STEEL TUBES FOR HOIST:
2.00	8-049 304W/FJX-108"	Mid-State 1/2"x9' 304 S/S Line with fittings
6.00	A2-12.7-A	PCI HD Series Clamps for 1/2" tubing
40.00	Hydraulic Oil	Hydraulic Oil
1.00		Hydraulic adatpers, fittings, & hoses
		_____
		PINTLE HITCH:
1.00		Lindco 5/8" pintle plate
2.00	B38W	Buyers 1/2" drop forged D-ring w/weld on bracket 3-1/2" x 3-3/8" O.D.
1.00	BH82516	Buyers 2-5/16" Ball Combo Pintle Hitch
		* Mounted 20" from ground with additional holes to move pintle hook up and down
1.00	12-907	Pollak 9-Pin Socket (Truck Side)
1.00	M63319R	Maxxima Surface Mount ID Bar/Center High Mount Stop Light (CHMSL) 9 LEDS, Red
1.00	LPC-B-WW2	LED License Plate Light, Warm White
		_____
		PAINT:
1.00	PAINT HOIST & SUBFRA	Prime Where needed and Paint Hoist & Subframe to black
1.00	PAINT PINTLE HITCH	Paint Pintle Hitch
1.00	Under Coat	Under coat dump body
1.00	PAINT-MISCEL	Paint Miscel
		_____
		MISCELLANEOUS, FREIGHT, INSTALLATION:
200.00	Misc.	Fuel Charge
1,390.00	Misc.	Miscellaneous Material - includes any or all of the following: wiring, electrical

Subtotal	Continued
Sales Tax	Continued
TOTAL	**Continued**

25% Restock Fee on All Cancelled and Returned Orders

EXHIBIT A

LINDCO Equipment Sales
DIVISION OF VIKING-CIVES GROUP

2168 East 88th Drive
Merrillville, Indiana 46410

Voice: (219)795-1448
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QUOTATION

Quote Number: 260277I-SWL
Quote Date: Mar 10, 2026
Page: 6

Viking-Cives #062222-VCM

Quoted To:

Winnetka, Village of
510 Green Bay Rd.
Winnetka, IL 60093
USA

TERMS & CONDITIONS OF QUOTE

> Quotes are only valid for 30 days from date of quote.
> Quotes past 30 days must be requoted.
> 25% restocking fee on all cancelled and returned orders.

Customer ID	Good Thru	Payment Terms	Sales Rep
Winnetka-01	4/9/26	Net 30 Days	51622

Quantity	Item	Description
		connectors, tie downs, clamps, nut, bolts, washers, steel, oil, grease, etc.
1,753.00	FREIGHT	FREIGHT
84.00	INSTALLATION	Lindco-Cives Installation Labor Hours

Subtotal	58,968.00
Sales Tax	
TOTAL	**58,968.00**

25% Restock Fee on All Cancelled and Returned Orders

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-03-2026: Granting a Special Use Permit for the Operation of a Personal Fitness Studio Within the C-2 Commercial Overlay District of the Village (736 Elm Street) (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
On February 17, 2026, the Village Council initially considered the Plan Commission ("PC") recommendation regarding an application submitted by Solidcore (the "Applicant"), as the prospective lessee of the property located at 736 Elm Street (the "Subject Property"), seeking approval of a special use permit to operate a personal fitness studio in the Commercial Overlay District on the Subject Property.

Based on discussion and questions at the Village Council meeting, the property owner presented at the March 3, 2026, Village Council meeting regarding retail leasing efforts, market context, and customer journey and parking analysis. Following discussion, the Village Council provided policy direction requesting that the Village Attorney and staff prepare an ordinance to approve the special use permit, subject to conditions of approval. Specifically, conditions requiring a minimum of a 15-minute separation between classes between the hours of 9:00 a.m. and 5:00 p.m., Mondays through Fridays, and that the Applicant shall strongly encourage clients to utilize the on-site parking within the building instead of on-street parking.

EXECUTIVE SUMMARY:
On March 19, 2026, the Village Council is scheduled to consider Ordinance No. M-03-2026, An Ordinance Granting a Special Use Permit for the Operation of a Personal Fitness Studio within the C-2 Commercial Overlay District at 736 Elm Street (Attachment 1). If approved, the Applicant would open a Winnetka location of a national personal fitness studio within the One Winnetka building. The proposed fitness studio would occupy an approximately 2,363 square foot tenant space along the building's Elm Street frontage.

ADVISORY BOARD/PLAN COMMISSION REVIEW
The Plan Commission ("PC") considered the request at its January 28, 2026, meeting. After hearing from the Applicant and receiving no verbal or written comments from the public, the PC discussed the request. The PC commented favorably on the business itself, however, some members expressed

concern that the business in the proposed location does not meet the standards for granting a special use. Commission members asked about other tenants in the One Winnetka development and wanted to understand how many other special uses have been approved or are expected to be proposed for the building. Some members expressed concern about the proposed fitness studio clashing with neighboring tenants, with issues such as parking and noise trespass from fitness studio activities. Additionally, some members indicated a preference of seeing a representative from the building ownership present at the meeting for this type of request. Members also discussed whether the proposed fitness studio would contribute to the retail environment of the district; some members commented that the business would bring a large number of people to the business district, for which other businesses could benefit from. The PC also discussed the extent to which the retail environment has changed since the inception of the Overlay District. PC members did acknowledge that the fitness classes offered by the proposed studio would be appealing to a segment of Village residents.

Initially, the members were split 4-4. However, after further discussion, **by a vote of 5-3, the PC recommended denial** of the request based on the Commission's findings of fact below that the proposed personal fitness studio in the Commercial Overlay District at 736 Elm Street is NOT CONSISTENT with the following standards for granting of Special Use Permits in the commercial Overlay District:

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. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
4. 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;
5. 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;
6. 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.

It should be noted, the standards listed above are by the number from the "Standards for Review/Findings" section of the staff report for the January 28 PC meeting. Details of the request can be found in the attached staff report to the PC. For additional details please reference this report as well as the draft minutes of the January 28 PC meeting, which are included as **Attachment 3**.

Following the PC meeting, the Applicant submitted an amended floor plan, which is included as Exhibit B of the attached ordinance. The amended floor plan represents a reconfiguration of the front of the commercial space, which results in one less studio machine thereby reducing class sizes from 16 to 15 clients.

RECOMMENDATION:
Given the Village Council provided policy direction at its March 3, 2026 meeting, the Council may wish to (a) consider waiving introduction of Ordinance No. M-03-2026 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance No. M-03-2026.

ATTACHMENTS:

1. Attachment 1 - Ordinance No. M-03-2026: Granting a SUP for the Operation of a Personal Fitness Studio Within the C-2 Commercial Overlay District
2. Attachment 2 - PowerPoint Presentation, prepared by Murphy Development Group, LLC
3. Attachment 3 - January 28, 2026, Plan Commission Meeting Staff Report and Meeting Minutes Excerpt

ATTACHMENT 1

ORDINANCE NO. M-03-2026

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE OPERATION OF A PERSONAL FITNESS STUDIO WITHIN THE C-2 COMMERCIAL OVERLAY DISTRICT OF THE VILLAGE
(736 Elm Street)

WHEREAS, Solidcore Chicago, LLC (***"Applicant"***) is the prospective lessee of the property commonly known as 736 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, MDG Winnetka One, LP is the record title owner of the Subject Property (***"Owner"***); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, ***"Overlay District"***); and

WHEREAS, the Applicant desires to operate a personal fitness studio (***"Fitness Studio"***) at the Subject Property, which, pursuant to Section 17.44.020 and the table of uses set forth in Section 17.46.010 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), is not permitted in the Overlay District without a special use permit; and

WHEREAS, on December 5, 2025, the Applicant filed an application for a special use permit to operate a Fitness Studio at the Subject Property (***"Special Use Permit"***); and

WHEREAS, Owner of the Subject Property has consented to the application for the Special Use Permit filed by the Applicant; and

WHEREAS, on January 28, 2026, after due notice, the Plan Commission conducted a public hearing and, by a vote of five to three, recommended denial of the request (***"Denial"***) based on findings that the use was inconsistent with certain standards regarding parking, noise, and the retail nature of the Overlay District; and

WHEREAS, following the Denial, on February 6, 2026, the Applicant submitted an amended floor plan which reduced the maximum class size from 16 to 15 clients to address concerns; and

WHEREAS, the Village Council considered the Denial and additional information provided by the Applicant and Owner at its meetings on February 17 and March 3, 2026; and

WHEREAS, the Village Council has determined that approval of the proposed Special Use Permit for the operation of a Fitness Studio at the Subject Property satisfies the standards for the approval of special use permits within the C-2 Commercial Overlay District set forth in Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and is in the best interest of the Village and its residents, subject to the terms and conditions of this Ordinance;

NOW, THEREFORE, the Council of the Village of Winnetka does ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: SPECIAL USE PERMIT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.44.020.B of the Zoning Ordinance and the home rule powers of the Village, to the Applicant to allow the operation of the Fitness Studio by the Applicant at the Subject Property within the C-2 Commercial Overlay District.

SECTION 3: CONDITIONS. The Special Use Permit granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Compliance with Regulations. The development, use, and maintenance of the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

B. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

C. Compliance with Plans. The development, use, and maintenance of the Fitness Studio at the Subject Property must be in strict accordance with the Floor Plans submitted by the Applicant, consisting of one sheet, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

D. Commencement of Construction. The Applicant must commence the construction of the proposed improvements for the Fitness Studio no later than 15 months after the effective date of this Ordinance.

E. Class Scheduling. Between the hours of 9:00 a.m. and 5:00 p.m., Mondays through Fridays, all classes at the Fitness Studio must be scheduled with a separation of no fewer than 15 minutes between the conclusion of one class and the start of the next class.

F. On-Site Parking. The Applicant shall strongly encourage, and use its good faith and best efforts to direct, its clients to utilize the commercial parking facilities located

within the One Winnetka Development rather than on-street parking. These efforts and encouragement shall, at a minimum, include signage and other communications to clients regarding the availability of the commercial parking facilities located within the One Winnetka Development and the desire of the Applicant that clients utilize these facilities.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant, Owner, and each of their heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the Special Use Permit granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the Special Use Permit granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENT OF SPECIAL USE PERMIT. Any amendments to the Special Use Permit granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance.

SECTION 7: NON-TRANSFERABILITY. Nothing in this Ordinance will be deemed to allow this Ordinance or the Special Use Permit to be transferred to any person or entity other than the Applicant without a new application for approval.

SECTION 8: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant and Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this

Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant and Owner do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED this 19th day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ___ day of _____, 2026.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

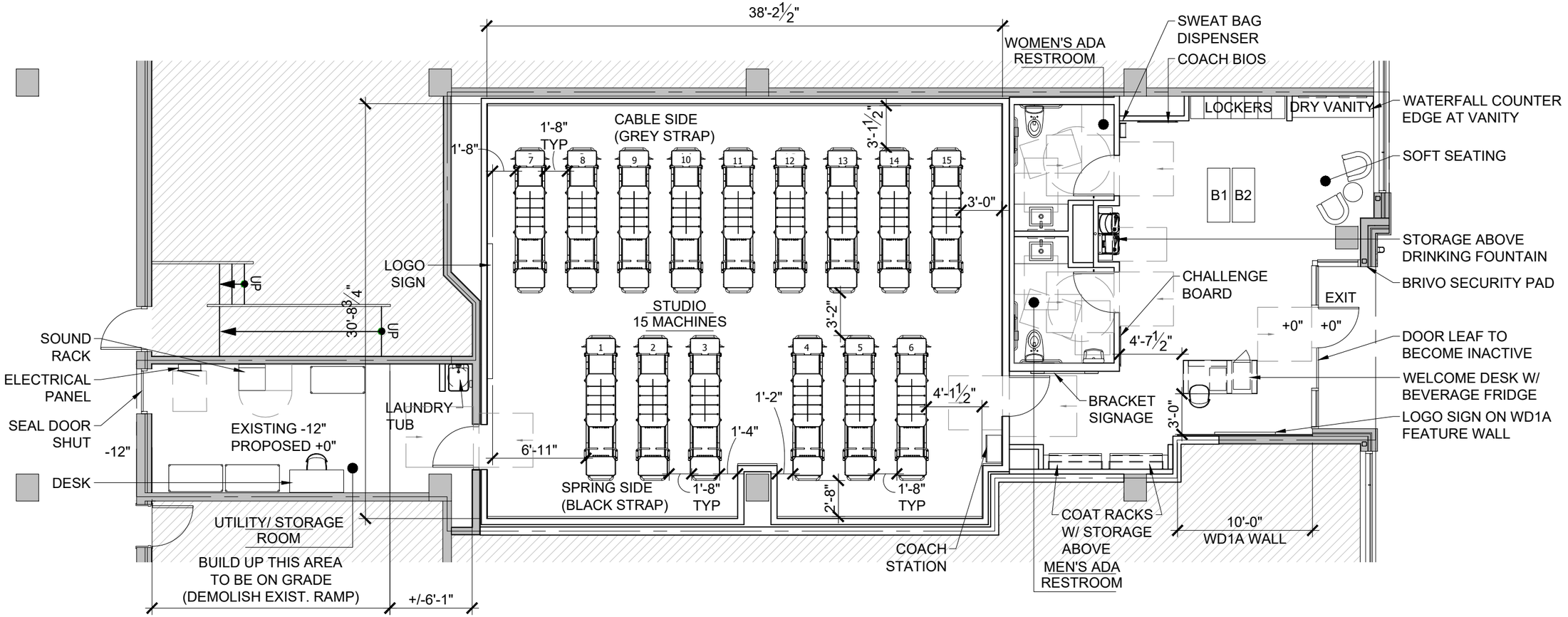
Commonly known as 736 Elm Street, Winnetka, Illinois.

PINs:
05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000

EXHIBIT B

FLOOR PLANS

LEGEND
EXISTING PARTITION
NEW PARTITION
NOT IN CONTRACT (NIC)
SQ. FOOTAGE CALCULATIONS
+/-2,271 RSF



01 FLOOR PLAN

1/8" = 1'-0"

PLOT DATE: 2/6/2026 5:55 PM PLOTTED BY: SEAN JACKSON

CLIENT

[solidcore]

[solidcore] ONE WINNETKA - WINNETKA, IL

FLOOR PLAN (ALTERNATIVE OPTION)

DxU ARCHITECTS
412 S. Wells Street ▪ 2nd Floor ▪ Chicago ▪ IL ▪ 60607
P: 312 955 0334 ▪ dxuarch.com

DATE 02-06-2025

SHEET NO. TF2

© DxU 2020

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, Solidcore Chicago, LLC (***"Applicant"***), is the prospective lessee of the property commonly known as 736 Elm Street, Winnetka, Illinois (***"Subject Property"***); and

WHEREAS, MDG Winnetka One, LP, is the record title owner of the Subject Property (***"Owner"***); and

WHEREAS, the Subject Property is located within the C-2 General Retail Commercial District and the C-2 Commercial Overlay District of the Village (collectively, ***"Overlay District"***); and

WHEREAS, the Applicant desires to operate a personal fitness studio (***"Fitness Studio"***) at the Subject Property; and

WHEREAS, Ordinance No. M-03-2026, adopted by the Village Council on _____, 2026 (***"Ordinance"***), grants a special use permit to the Applicant for the operation of a Fitness Studio at the Subject Property within the C-2 Commercial Overlay District of the Village; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Owner have filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant and Owner do hereby agree and covenant as follows:

1. The Applicant and Owner do hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and Owner acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant and Owner acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of a special use permit for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time.

4. The Applicant and Owner do hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the special use permit for the Subject Property.

5. The Applicant and Owner hereby agree to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2026

ATTEST: **SOLIDCORE CHICAGO, LLC**

By: _____ By: _____

Its: _____ Its: _____

ATTEST: **MDG WINNETKA ONE, LP**

By: _____ By: _____

Its: _____ Its: _____

ATTACHMENT 2

ONE WINNETKA

Retail Leasing Efforts

Market Context

Customer Journey & Parking Analysis

Village Council – March 3, 2026

MDG MURPHY DEVELOPMENT GROUP, LLC

Executive Overview

History: Traditional apparel and specialty retail was actively pursued. Current overall retail demand nationally mirrors closely the demand we saw at One Winnetka.

Feedback: Winnetka's proximity to major shopping destinations (Old Orchard & Plaza Del Lago) means traditional goods retailers already have nearby options which are more preferable due to their density of competitors (which draws consumers) — which makes service/experiential uses even more valuable as the *differentiator* that draws people to downtown Winnetka specifically.

One Winnetka: New construction economics differ from legacy storefronts.

Parking: Measured supply materially exceeds projected peak demand.

Tenant Mix: Curated tenant mix produces staggered peak usage.

Deliveries: One Winnetka commercial tenants do not receive as many deliveries of product…Solidcore receives virtually no deliveries…the same for the medical and financial uses.

Traditional Retail Outreach

We actively contacted and pursued traditional retail users. In addition to direct outreach to retailers, we engaged local brokerage firms that specialize in representing luxury and apparel tenants in the North Shore market. A sample of the users with whom we had conversations and/or negotiations:

Luxury & Apparel

- Alice & Wonder
- Blowdry Boutique
- Brandy Melville
- Brunello Cucinelli
- Faherty
- Jenni Kayne
- Johnnie-O
- Jones Road
- La Ligne
- LVMH
- Saint Bernard
- Space 519
- Vuori

Home & Specialty

- Framebridge
- Restoration Hardware
- Stark Carpet
- Two Local Home Retailers
- Williams Sonoma

Results:

Luxury retailers are pursuing scale and co-tenancy — typically clustering near other established luxury brands, such as the environment offered at Old Orchard and Plaza Del Lago. That level of brand adjacency and density is not currently available within our building or immediate vicinity.

More broadly, apparel retail continues to contract. Retailers expanding today are highly selective, prioritizing dense pedestrian corridors or established luxury clusters, and many are unable or unwilling to support new construction cost structures.

We did not default to service tenants — we exhausted the traditional retail pipeline first.

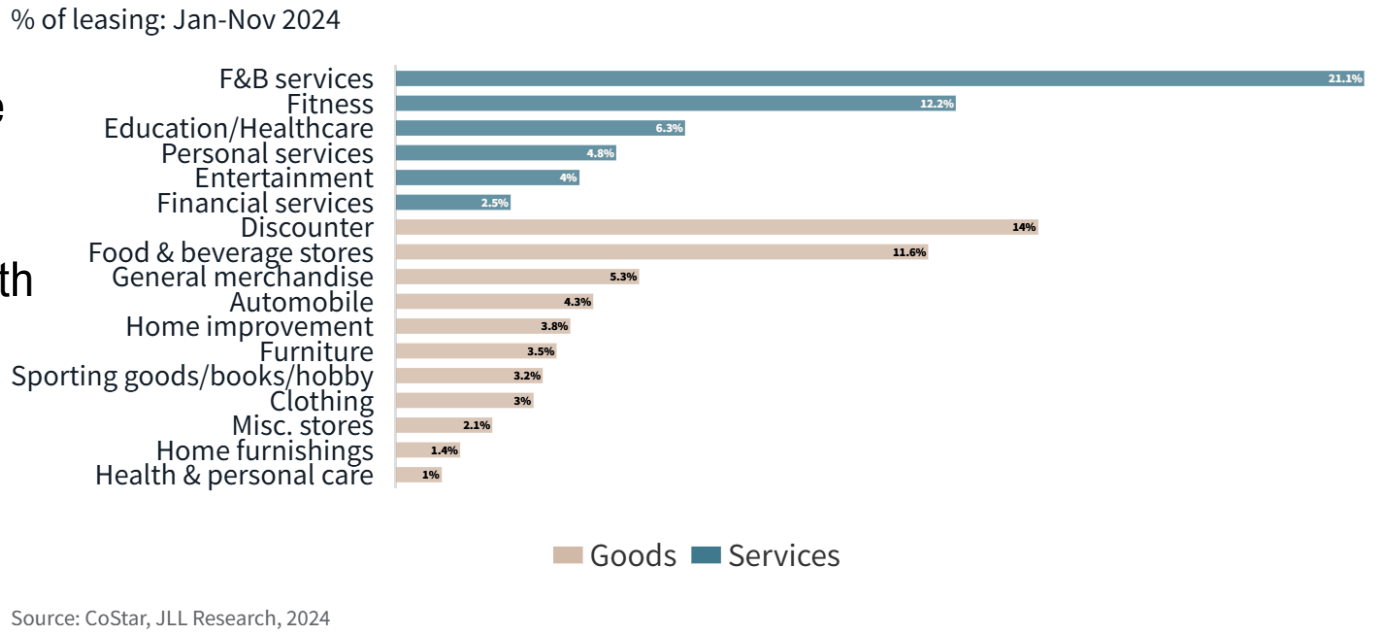
A Historic Shift in Retail Real Estate

The Winnetka C2 Overlay District was enacted in 2016 → Service-related uses were present but still emerging and their value as activity generators was not a factor or fully understood until more recently.

•Service-based tenants now lease more retail space than goods-based tenants. JLL calls this "a historic shift in the retail property sector" that has been underway for a decade but is now accelerating due to continued internet shopping growth.

•The service categories leading this shift per JLL: quick-service/fast-casual restaurants, fitness studios, and healthcare/financial services — which maps directly to One Winnetka's tenant mix (Arkadia, Fare, Solidcore, Winnetka Aesthetic Studio, Charles Schwab).

•Nearly 70% of retail leases signed in 2025 were for spaces of 2,500 SF or less (aligning with Solidcore's ~2,300 SF footprint) — smaller, service-oriented formats are the dominant growth category.



Source: CoStar, JLL Research, 2024

Sources: JLL "United States Retail Market Dynamics" Q4 2024 and Q4 2025 reports; Retail Dive (Feb 2025); Chain Store Age (Feb 2026); NAIOP.

New Construction Economics

Rental Rate Context

- One Winnetka retail rents significantly exceed legacy Winnetka storefront rents (~50% higher)
- This differential reflects cost structure, not premium positioning

Why New Construction Differs

- Structured parking integration
- Modern HVAC and life safety systems
- ADA compliance
- 16'+ ceiling heights
- Significant tenant improvement allowances
- New construction cost basis (construction inflation is up 42% from 2020)

Lease Stability Requirements

To protect the building and its tax base contribution:

- 10-year minimum lease terms
- Corporate or balance sheet-backed guarantees
- Creditworthy tenancy

New mixed-use buildings cannot responsibly lease to speculative or undercapitalized retailers without materially increasing financial risk.

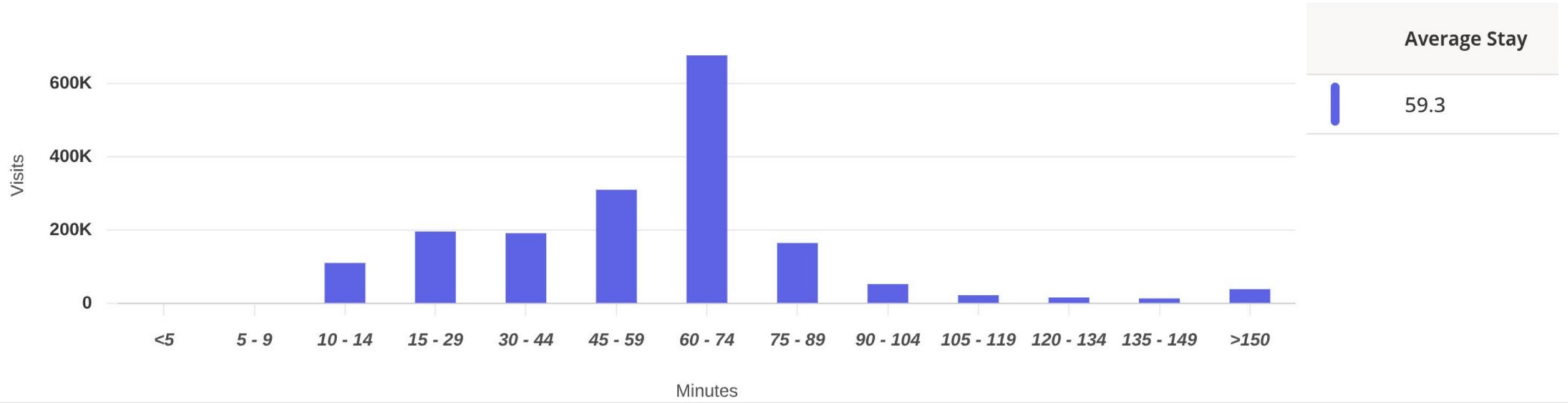
Tenant stability is a benefit to the community.

- Reduces the risk of vacant space in the Elm St. District;
- Provides fair certainty of a stabilized presence to others seeking to invest in the area including knowing the type of co locating use they can expect to see.

Solidcore Visit Duration

Visit Duration

solidcore
Nationwide



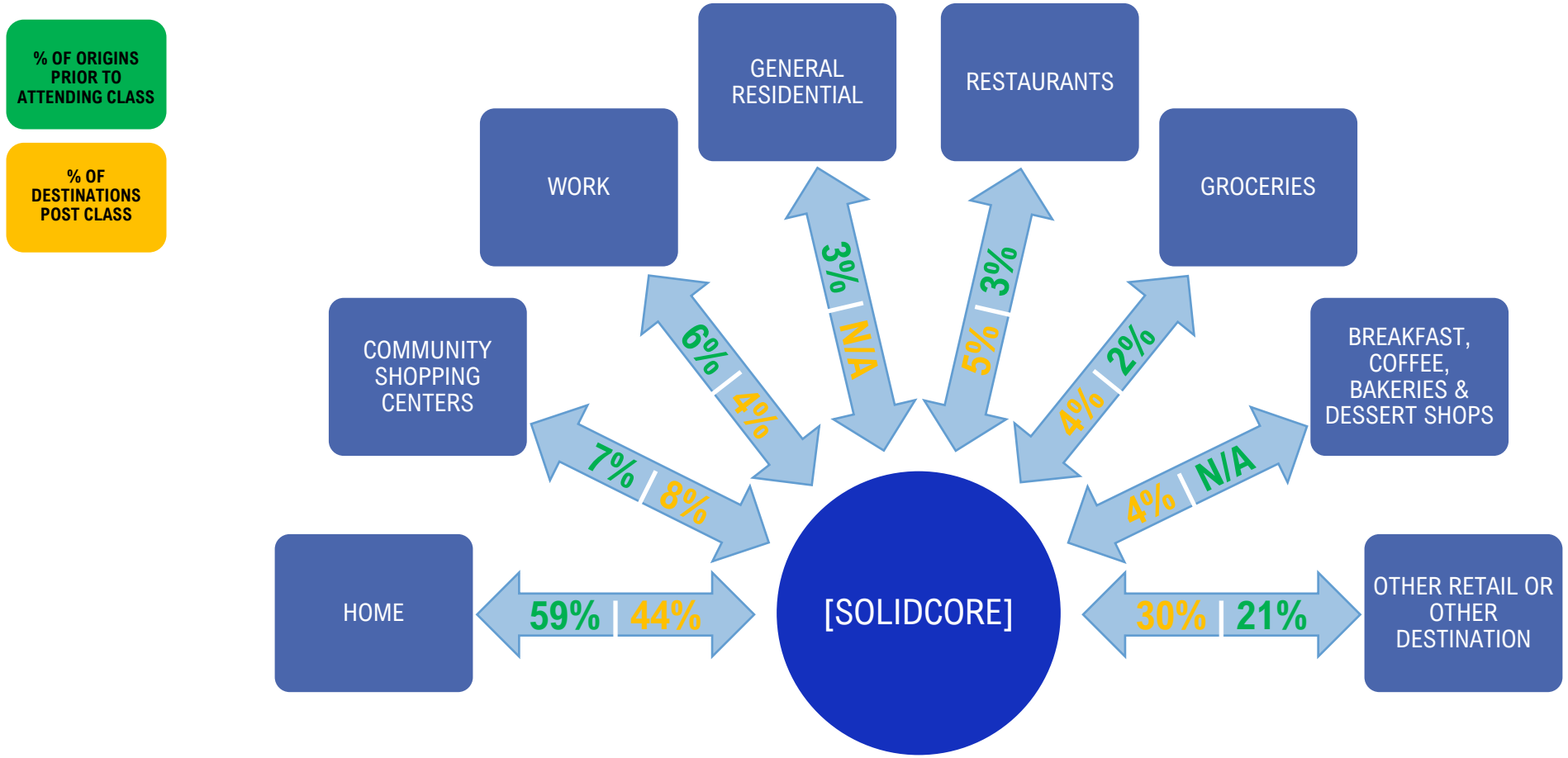
Average Stay
59.3

Visits | Feb 18th, 2025 - Feb 17th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Solidcore Customer Journey

Trip-Chaining Drives Secondary Spending



Visitor Journey by Chain

Solidcore Customer

Demographically Aligned with Winnetka

- The Solidcore consumer base has a higher educational background with 64.3% with a bachelor's degree or higher as compared to the US average of 35% with this level of education.
- The Solidcore consumer base primarily draws from smaller households with 35.4% from one-person households
- The Solidcore consumer base is from affluent households: 37.6% HHI > $150k

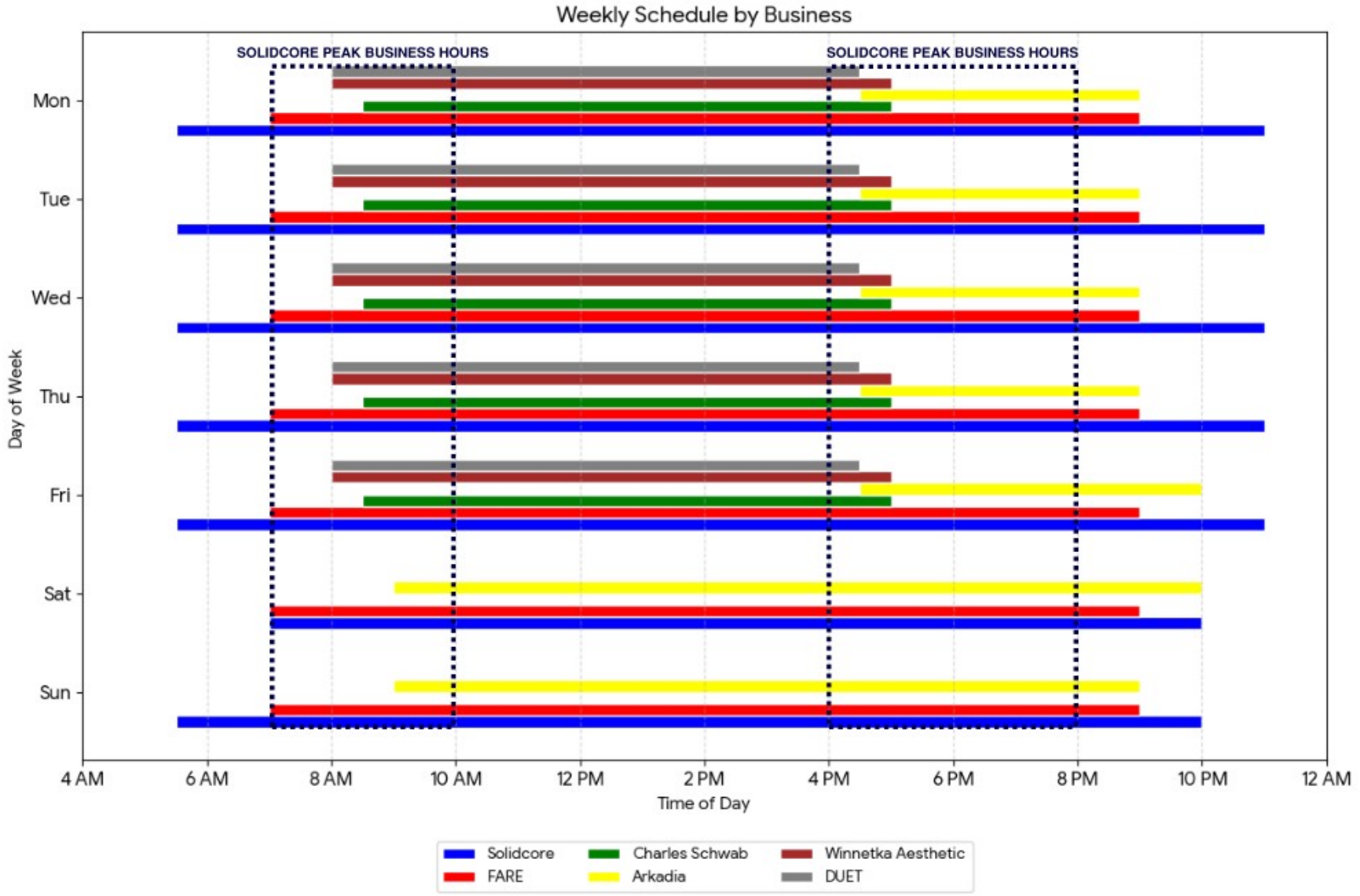
Solidcore Overview

- **Fitness Is The New Anchor:** Unlike a clothing customer that might visit once a month, Solidcore members visit 3-4 times per week. This guarantees consistent foot traffic that traditional retail currently cannot provide.

- **Halo Effect:** These users rarely just "work out and leave." They create a "trip chain": Workout…coffee… shop.

- **Parking:** Solidcore represents a 'low-impact, high-value' use for downtown Winnetka. It activates the streetscape during off-peak hours (early morning/evening), brings a high-frequency demographic that fuels nearby merchants, and imposes a capped, predictable parking load that does not conflict with midday retail shoppers.

Business Hours



Overall →
Solidcore and FARE are the only tenants open from 5 AM to 8 AM

Weekends →
Significant drop-off in retailer activity.

Solidcore is 1 of 2 businesses primarily operating on Sunday

Revised Parking Study Findings

- **Zoning:** The commercial spaces at One Winnetka meet the current zoning code requirement of 39 spaces by providing 39 spaces. No variance is requested. The spaces ARE publicly accessible, and the parking study shows surplus capacity. The building's tenants using some of the spaces during staggered hours is how mixed-use parking is designed to work.

- **New/Return of Parking:** Upon completion of the One Winnetka project, and additional 93 parking spaces would be available, including 39 spaces on-site. During construction, between Elm Street, Lincoln Avenue, and the East Hadley lot, there are as many as 54 spaces that are currently offline.

- **Uses:** One Winnetka's ground level commercial spaces will contain a mixture of fitness, restaurant, medical office, and financial office uses, with staggered hours of parking demand.

- **Parking Study:** A parking survey was conducted on Friday February 6th, 2026 in the evening to quantify the amount of parking available near the site. It identified the number of parked vehicles, parking spaces available , and the spaces temporarily lost due to construction activity.

- **Peak:** The highest observed parking utilization occurred at 4:00 PM, just before the restaurant would open, with 165 parked vehicles and 332 vacant spaces in the immediate vicinity.
  - Even during projected peak evening conditions, the combined restaurant and fitness demand of 119 vehicles, together with seasonally adjusted existing demand of 190 vehicles, would still leave a minimum of 137 available parking spaces in the surrounding area.
  - Additionally, the restaurant is pursuing a valet license, which would further consolidate and manage the majority of its parking demand.

Solidcore Parking

Fitness studios utilize parking more efficiently than restaurants or traditional retail →

A. Contra-Cyclical Peak Hours
The Argument: Retail peak hours are typically **11:00 AM – 4:00 PM**. Solidcore's peak hours are **5:00 AM – 8:00 AM** and **4:00 PM – 8:00 PM**.
The Win: Utilizing parking spots that would otherwise sit empty during early mornings and evenings. You are maximizing the utility of public parking assets, not straining them during the midday shopping rush.

B. Predictable Turnover (The "50-Minute Hard Stop")
The Argument: A restaurant table might turn over in 90–120 minutes, and timing is unpredictable.
The Win: Solidcore classes are strictly 50 minutes. This creates a more predictable "pulse" of parking usage.

C. Parking Is Capped (15 Reformers)
The Win: Unlike a generic "open gym" where 100 people might show up at 5:00 PM, Solidcore is class-based with a fixed number of machines.

Why Solidcore belongs in Winnetka

- **The Market Has Moved.** Service-based tenants now lease more retail space nationally than goods-based tenants — a shift JLL calls "historic." One Winnetka's tenant mix of dining, fitness, medical, and financial services is not an anomaly. It is the national standard for new mixed-use development. The Village's own ongoing review of the C2 overlay reflects this same recognition.
- **Solidcore Delivers What Winnetka Wants.** 200+ visits per week from affluent consumers. 12–16x more monthly foot traffic per customer than traditional apparel retail. Capped, predictable parking with contra-cyclical peak hours. And a proven halo effect that drives spending at neighboring businesses. This is vibrancy — measured in foot traffic and frequency.
- **Approval Sets the Right Precedent.** A nationally recognized, corporate-guaranteed, 10-year tenant in a brand-new building is the strongest possible signal that Winnetka welcomes quality investment. The C2 overlay was written in 2016 for a retail landscape that no longer exists. Approving Solidcore aligns the Village's regulatory framework with today's economic reality.

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

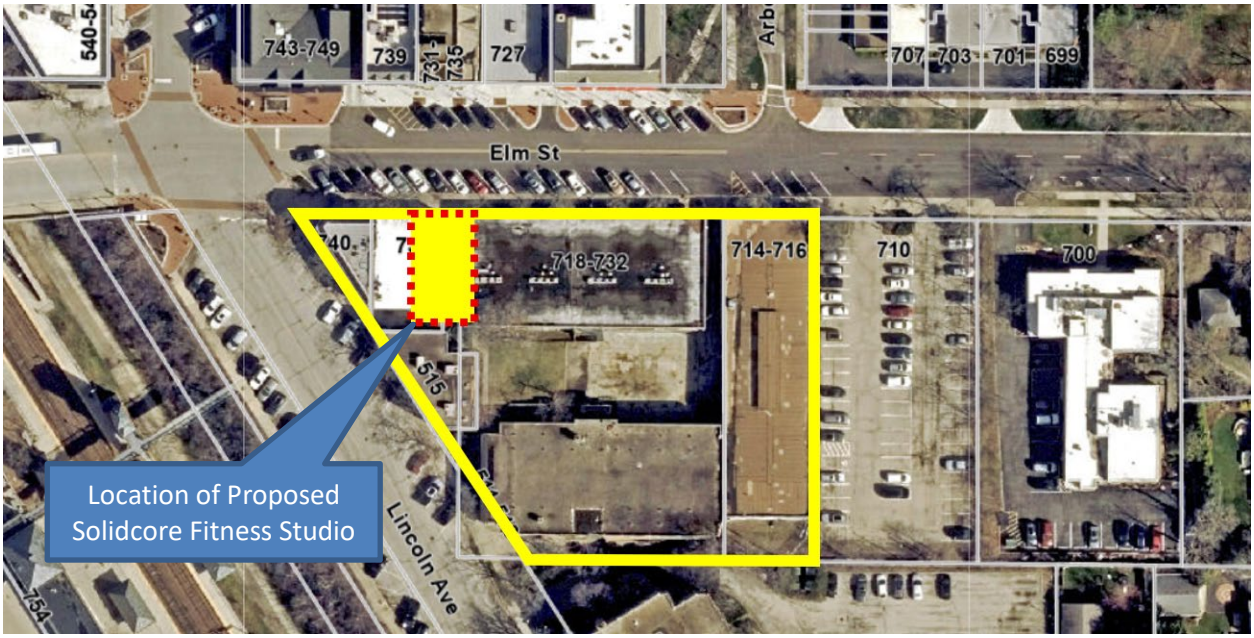


Figure 2 – Aerial Location Map

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.

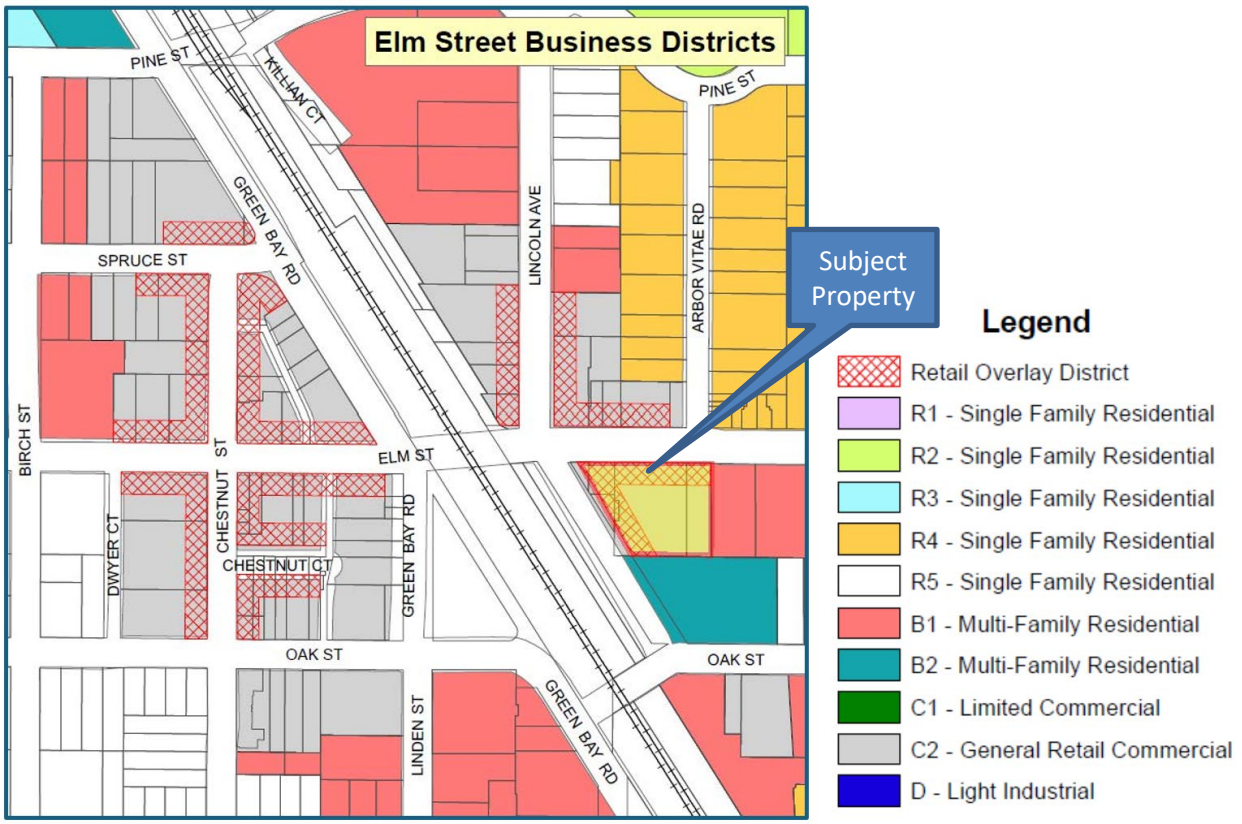


Figure 5 – Elm Street Business Districts

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.

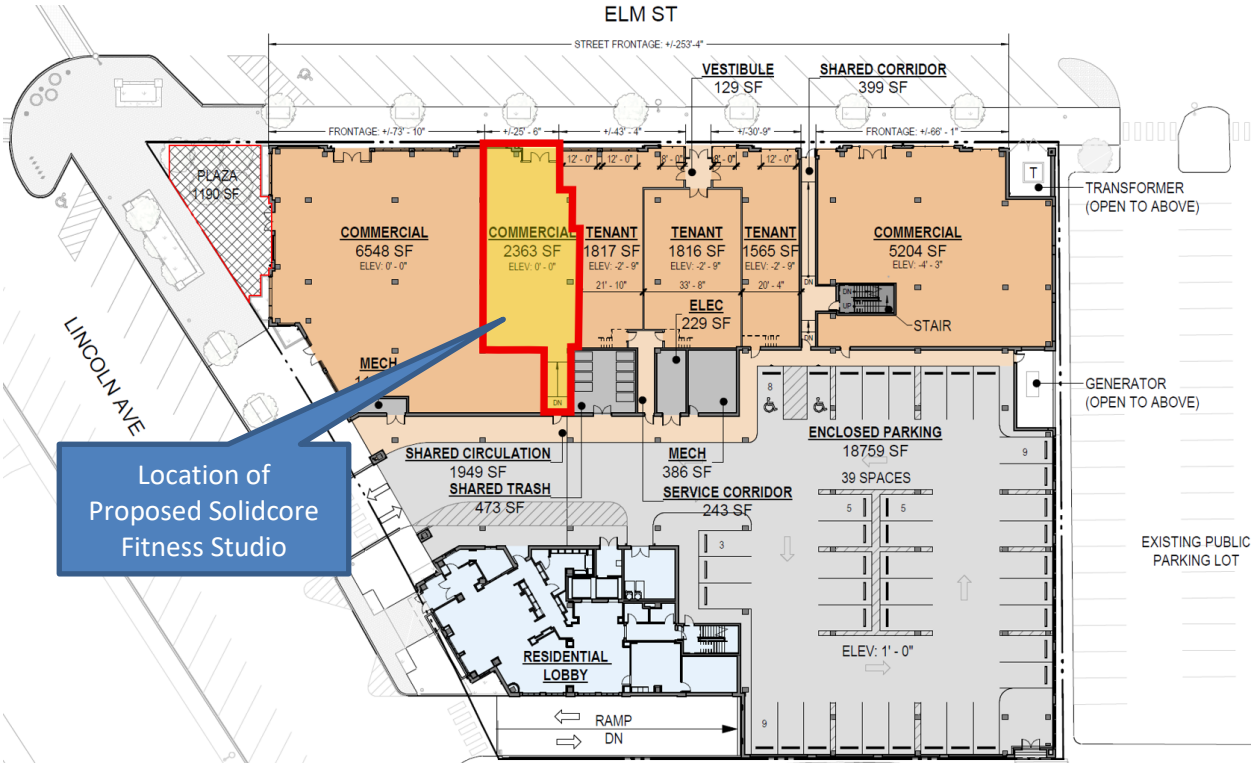


Figure 6 – One Winnetka Ground Level Plan

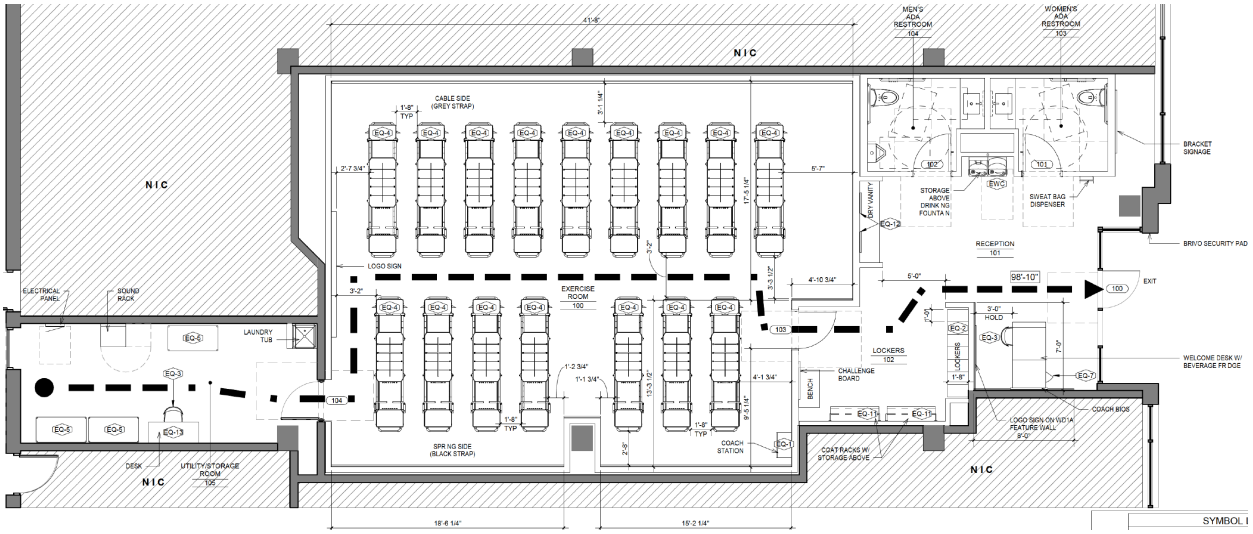


Figure 7 – Excerpt of Proposed Floor Plan

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

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 [redacted]

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 (*address*), and have provided the attached proof of ownership.

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

Property Owner Signature: [redacted]

Date: 12/04/2025

Printed Name: _____

MDG Winnetka One, LP
227 W. Monroe Street, Suite 5200
Chicago, IL 60606

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.*

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 of 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 publics ROW nor any of the adjacencies.*

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 and 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 exists 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.*

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 Soldicore 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*

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?

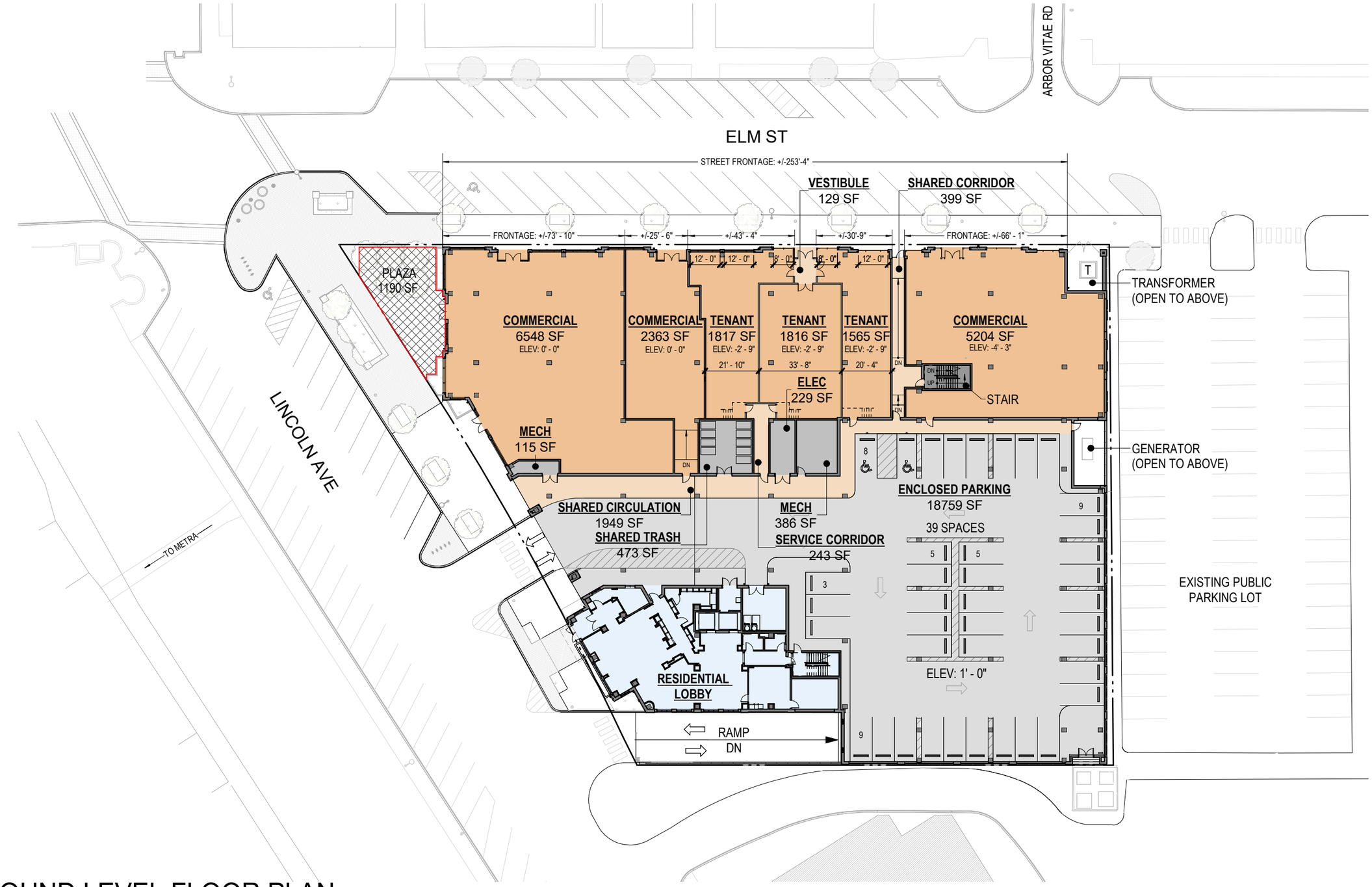
Response: This location will employ 2 full-time employees & 12 part-time employees. A maximum of (2) employees will staff the location at any given time: (1) instructor and (1) front desk attendant.

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

N

SCALE: 1" = 40'

0 10' 20' 40'

PROJECT

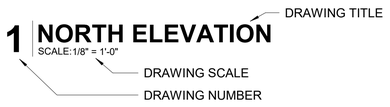
THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF THE PREMISES AND AN APPROXIMATE DEPICTION OF THE RETAIL/OFFICE BUILDING AND THE PROJECT AS THEY ARE CURRENTLY EXPECTED TO EXIST AS OF THE DATE THE PREMISES ARE DELIVERED TO TENANT. THIS EXHIBIT DOES NOT CONTAIN THE 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.

MDG

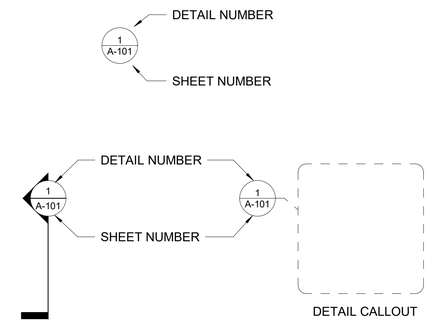
ONE WINNETKA MIXED-USE DEVELOPMENT
515 LINCOLN AVENUE, WINNETKA, IL 60093
June 30, 2025 Project #: 21077

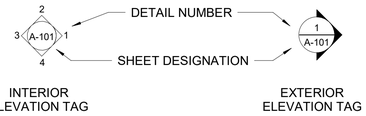
LOD_1

DRAWING TITLE TAG

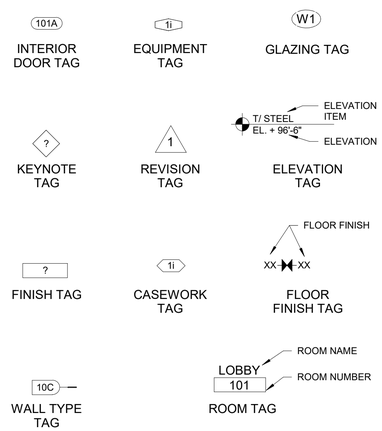


DETAIL TAGS





TAG SYMBOLS



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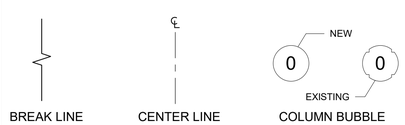

ABBREVIATIONS

AB	anchor bolt
ABV	above
AD	area drain
AFF	above finish floor
ALUM	aluminum
ANN	annunciator
APROX	approximate
ARCH	architectural
AUTO	automatic
AVE	avenue
AWG	American wire gauge
B/	bottom of
BIT	bituminous
BLDG	building
CL	center line
CLG	ceiling
CM	centimeter
CMU	concrete masonry unit
CO	cleanout
COL	column
CONC	concrete
CONSTR	construction
CONT	continuous
COORD	coordinate
CNTR	center
CU	cubic
CW	cold water
DBL	double
DEG	degree
DEMO	demolish
DEPT	department
DET	detail
DIA	diameter
DIAG	diagonal
DN	down
DS	downspout
DWG	drawing
E	East
ELEC	electrical
EM	emergency
EXIST	exis ing
EXT	exterior
F/	face of
FA	fire alarm
FCO	floor clean out
FD	floor drain
FNDN	foundation
FF	finish floor
FLR	floor
FT	foot (feet)
FTG	footing
FURR	furring
GA	gauge
GALV	galvanized
GND	ground
GWB	gypsum wall board
GYP	gypsum
HB	hose bib
HDWH	hardwood
HDWR	hardware
HR	hour
HT	height
HW	hot water
ID	inside diameter
IN	inches
INCL	include(d)(ing)
INSUL	insulation
INT	interior
ISO	isolation
KO	knockout
KIT	kitchen
LAM	laminate(s)
LAV	lavatory
LB(S)	pound(s)
LL	landlord
LT	light
M	meter
MAINT	maintenance
MAS	masonry
MAX	maximum
MECH	mechanical
MTL	metal
MEZZ	mezzanine
MFR	manufacturer
MIN	minimum
MISC	miscellaneous
MM	millimeter
MO	masonry opening
MULL	mullion
N	North
N.I.C.	not in contract
NO.	number
NOM	nominal
NTS	not to scale
OA	overall
OC	on center
OD	outside diameter
OH	overhead
OPNG	opening
PL	plate
P-LAM	plastic laminate
PLBG	plumbing
PLUMB	plumbing
PNL	panel
PNT	paint
PT	pressure treated
QT	quarry tile
R	riser
RD	roof drain
REF	refrigerator
REINF	reinforced
REQ'D	required
REV	revision
RFG	roofing
RM	room
RMV	remove
RO	rough opening
S	South
SAFB	sound attenuation fire
batt	insulation
SAN	sanitary
SECT	section
SF	square foot (feet)
SIM	similar
SQ	square
SS	stainless steel
STC	sound transmission class
STD	standard
STL	steel
STRUCT	structural
T	tread
T/	top of
T&B	top and bottom
T&G	tongue and groove
TEL	telephone
TEMP	tempered
TOPO	topography(ic)
TYP	typical
UNO	unless noted otherwise
UTIL	utility
VAC	vacuum
VTR	vent through roof
VIF	verify in field
W	West
W/	with
W/O	without
WC	water closet
WH	water heater
WIN	window
WWF	welded wire fabric
YD	yard

[solidcore]

736 ELM STREET, WINNETKA, IL 60093

TENANT AREA (AREA OF WORK) : **2,271 SF**

CONTACTS

ARCHITECT:

DxU, ARCHITECTS
412 S.WELLS ST.
SECOND FLOOR
CHICAGO, IL 60607
(P) 312.955 0334

EM LY L NDSEY
ASSOCIATE PR NC PAL
ELINDSEY@DXUARCH.COM

CLIENT:

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1735 N LYNN ST
SUITE 650
ARL NGTON, VA 22209
(P) 202.915 5740

LOU BENEDETTO
D RECTOR OF DESIGN
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KEIRA FITZGERALD
MANAGER, CONSTRUCTION AND DEVELOPMENT
KEIRA.FITZGERALD@SOLIDCORE.CO

MEP ENGINEER:

CASE ENG NEERING, INC.
796 MERUS CT.
ST. LOUIS, MO 63026
(P) 636.349.1600

LUKE WILD
MANAGER OF MECH.
ENGINEERING
(P) 314.570.7920
LWILD@CASEENGINEERING.COM

LANDLORD:

MURPHY DEVELOPMENT GROUP
CHRIS HORNEY
CHORNEY@MURPHYRES.COM
248.721.7927

DRAWING INDEX

NO	SHEET NAME	2025/12/02 - ISSUED FOR SPECIAL USE PERMIT
01 - TITLE		
T1-01	TITLE SHEET	•
T1-02	EXISTING SITE AND PARKING PLAN (FOR REFERENCE ONLY)	•
04 - ARCHITECTURAL		
A1-10	GROUND FLOOR EXISTING PLAN	•
A1-21	GROUND FLOOR PLAN	•
A4-10	EXTERIOR ELEVATIONS	•

SCOPE OF WORK

FITNESS STUDIO INTERIOR BU LD OUT N A DEMISED RETAIL SPACE. WORK TO NCLUDE DEMOLITION, THE NSTALLATION OF CE LINGS, PARTITIONS, DOORS, INTERIOR F NISHES MECHANICAL WORK, ELECTRICAL WORK AND PLUMB NG WORK FOR A NEW HEALTH & FITNESS ESTABLISHMENT.

BUILDING CODES

*	BUILDING	2021 INTERNATIONAL BUILDING CODE WITH WINNETKA AMENDMENTS
*	EXISTING	2021 INTERNATIONAL EXISTING BUILDING CODE WITH WINNETKA AMENDMENTS
*	MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE WITH WINNETKA AMENDMENTS
*	ELECTRICAL	2020 NATIONAL ELECTRICAL CODE WITH WINNETKA AMENDMENTS
*	PLUMBING	2014 ILLINOIS PLUMBING CODE WITH WINNETKA AMENDMENTS
*	FIRE PREVENTION	2021 INTERNATIONAL FIRE CODE WITH WINNETKA AMENDMENTS
*	ENERGY	2021 ILLINOIS ENERGY CONSERVATION CODE
*	GAS	2021 INTERNATIONAL FUEL GAS CODE WITH WINNETKA AMENDMENTS
*	LIFE SAFETY	2024 LIFE SAFETY CODE (NFPA 101) WITH WINNETKA AMENDMENTS
*	ACCESSIBILITY	2018 ILLINOIS ACCESSIBILITY CODE
*	AS AMENDED WITH ALL STATE AMENDMENTS & CODES	

CODE MATRIX

ZONING CLASSIFICATION:	C2, GENERAL RETAIL COMMERCIAL DISTRICT
OCCUPANCY CLASSIFICATION:	B, BUSINESS
BUILDING HEIGHT:	EXISTING TO REMAIN, (1 STORY)
BUILDING AREA:	EXISTING TO REMAIN
TENANT AREA OF WORK:	2,271 SF
SEPARATED USES:	EAST ADJACENT: BUSINESS USE, NO SEPARATION REQUIRED (EXISTING TO REMAIN) WEST ADJACENT: BUSINESS USE, NO SEPARATION REQUIRED (EXISTING TO REMAIN)
CONSTRUCTION TYPE:	-A, FULLY SPRINKLERED

MUNICIPAL APPROVAL STAMP

PROJECT TEAM

DXU ARCHITECTS

CLIENT

[solidcore]

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

LICENSED ARCHITECT
ERIC STYER
001-020268
STATE OF ILLINOIS

SIGNATURE 12-02-2025

ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER

TITLE SHEET

T1-01

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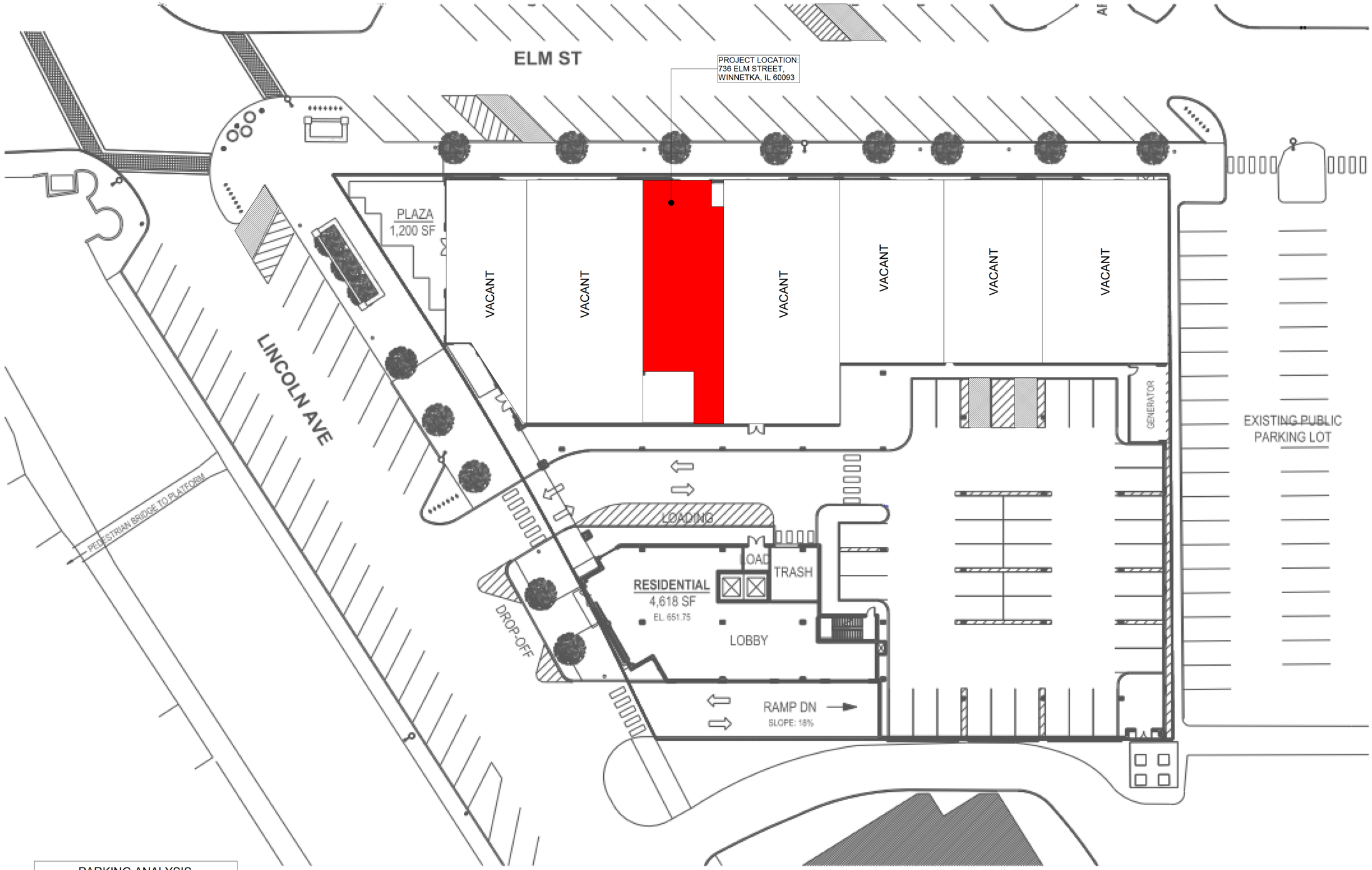

PARKING ANALYSIS		
	ACCESSIBLE SPACES	= 5

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

N

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

MUNICIPAL APPROVAL STAMP

PROJECT TEAM

DXU ARCHITECTS

CL ENT

[solidcore]

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

LICENSED ARCHITECT
ERIC STYER
001-020288
STATE OF ILLINOIS

SIGNATURE 12-02-2025

ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER

EXISTING SITE AND PARKING PLAN (FOR REFERENCE ONLY)

T1-02

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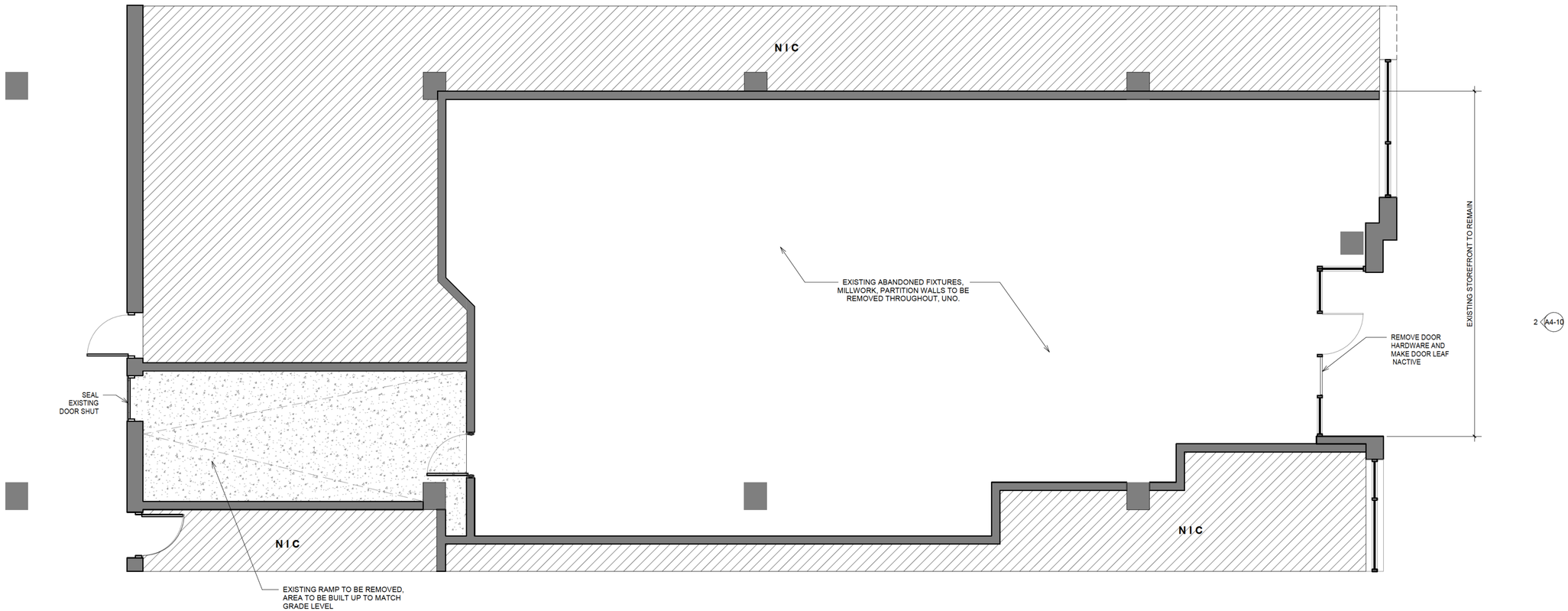
LEGEND

- EXISTING PARTITIONS & EXTERIOR WALLS TO REMAIN
- NON-BEARING PARTITIONS, FIXTURES, SOFFITS, EQUIPMENT, DOORS, ETC. TO BE REMOVED
- EXISTING PARTIAL HEIGHT PARTITION WALLS TO REMAIN
- N.I.C.

NOTE: GC TO PROTECT LANDLORD FINISHES DURING DEMOLITION AND CONSTRUCTION.



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

MUNICIPAL APPROVAL STAMP

PROJECT TEAM

DXU ARCHITECTS

CLIENT

[solidcore]

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

LICENSED ARCHITECT
ERIC STYER
001-020288
STATE OF ILLINOIS

SIGNATURE 12-02-2025

ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER

GROUND FLOOR EXISTING PLAN

A1-10

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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
364 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 = 364 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

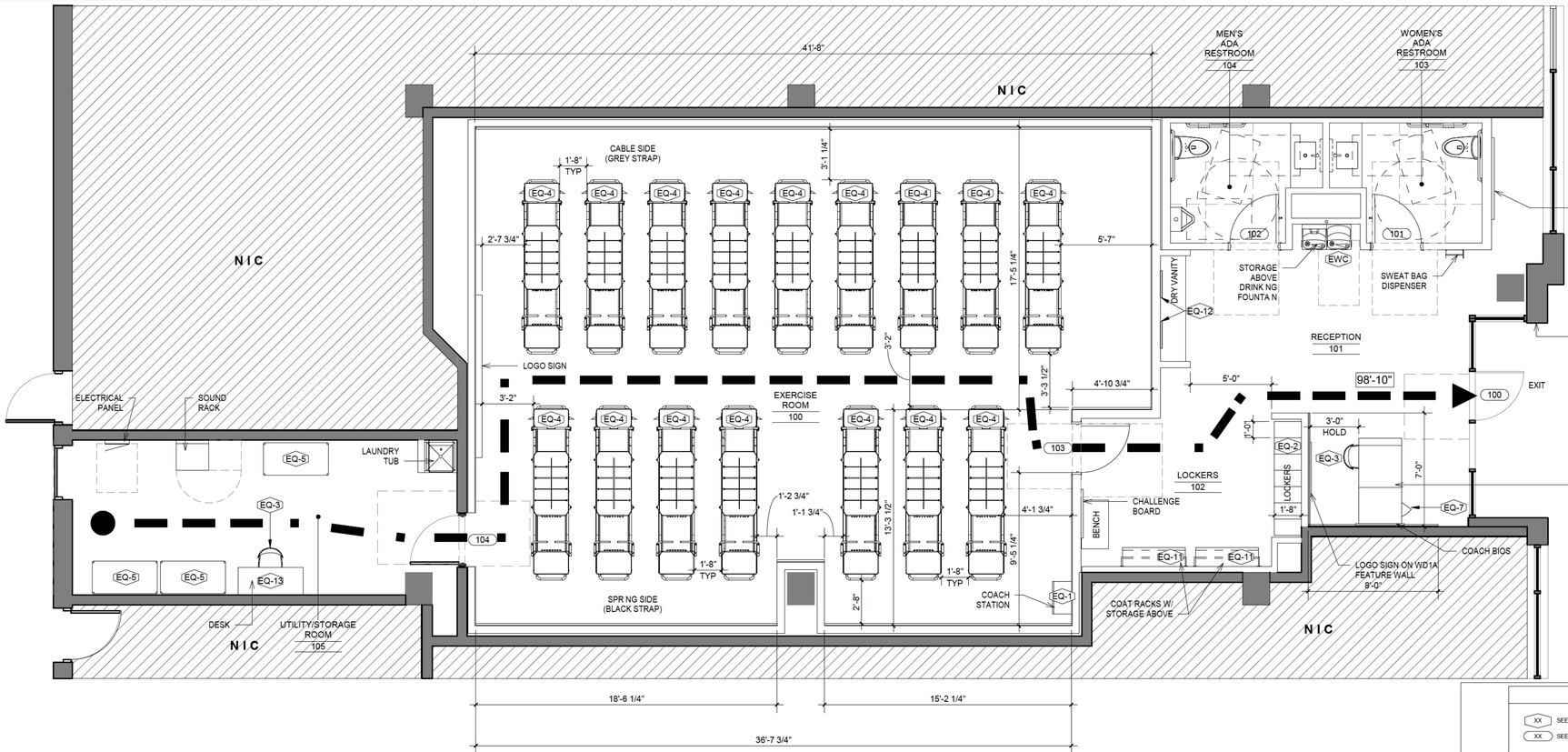
NUMBER	LOCATION	NOMINAL SIZE			MATERIALS	FIN.	FRA.	FRA. TYPE	DOOR			HARDWARE			REMARKS
		W	H	TH					TYPE	PRVD	INST	TYPE	PRVD	INST	
100	ENTRY(EXISTING)	3' - 0"	7' - 8"	0' - 1 3/4"	EX	EX	EX	EX	EX	EX	EX	3	EX	EX	
101	WOMEN S ADA RESTROOM	3' - 0"	7' - 0"	0' - 1 3/4"	SCWD	P3	P3	1	A	GC	GC	1	GC	GC	
102	MEN S 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 SQUARESILVER NUMBER DISC WITH BLACK FONT & OJMAR 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	EDGESTAR	CBR9025G	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



SYMBOL LEGEND

XX SEE EQUIPMENT SCHEDULE
XX SEE DOOR SCHEDULE

LEGEND

- EXISTING PARTITIONS & EXTERIOR WALLS
- EXISTING WALL WITH NEW FURRING
- NEW PARTITIONS
- N.I.C.

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

MUNICIPAL APPROVAL STAMP

PROJECT TEAM

DXU ARCHITECTS

CLIENT

[solidcore]

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

LICENSED ARCHITECT
ERIC STYER
001-020288
STATE OF ILLINOIS

SIGNATURE 12-02-2025

ISSUED FOR SPECIAL USE PERMIT

SHEET TITLE & NUMBER

GROUND FLOOR PLAN

A1-21

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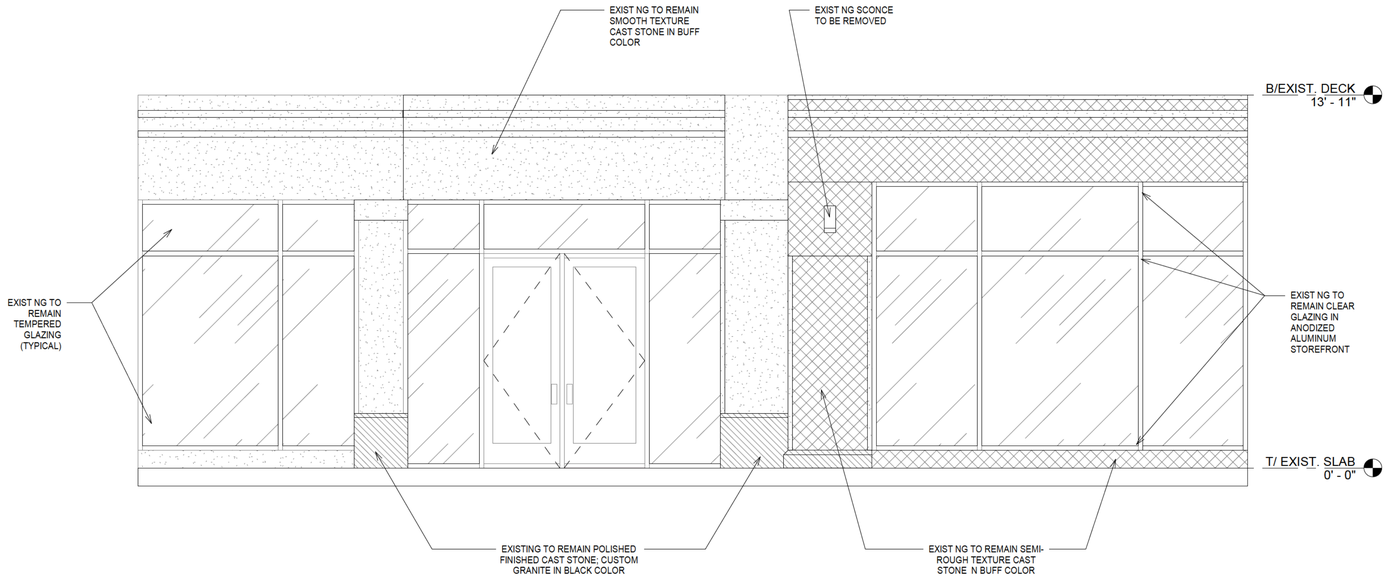
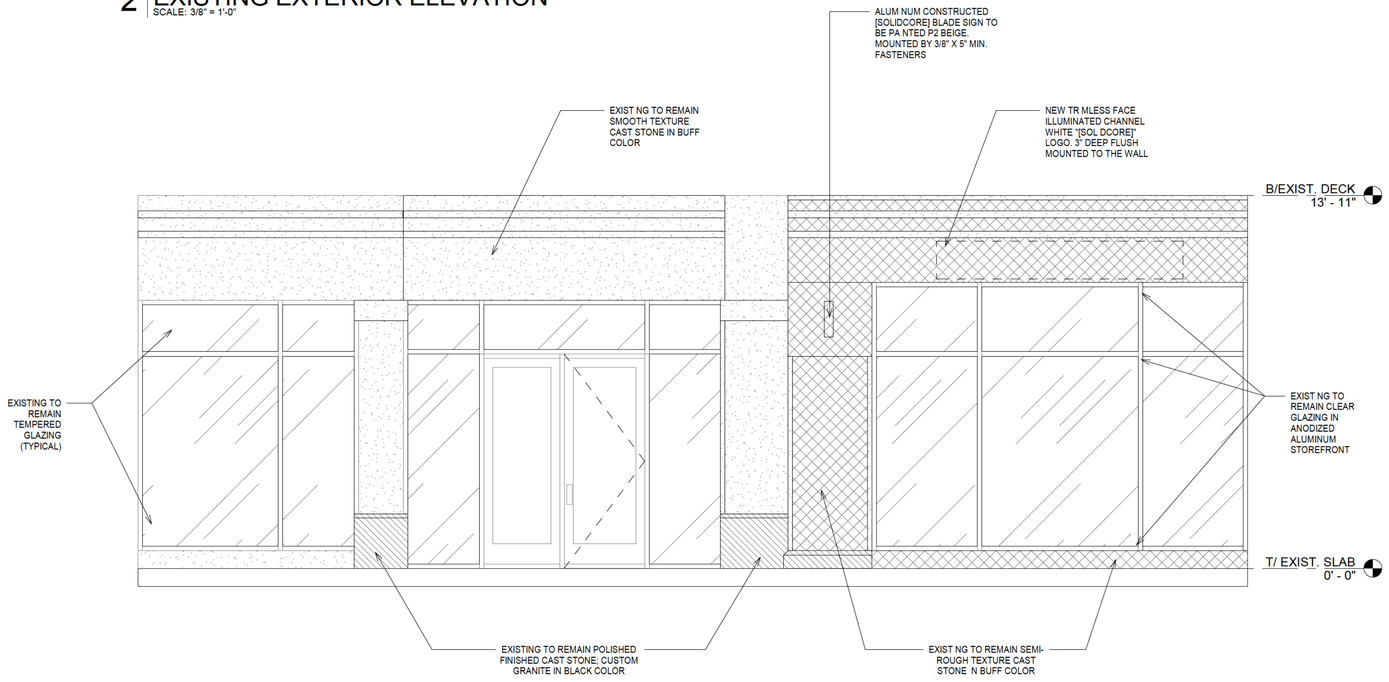
LEGEND

- EXISTING TO REMAIN SMOOTH TEXTURE CAST STONE IN BUFF COLOR
- EXISTING TO REMAIN SEMI-ROUGH TEXTURE CAST TONE IN BUFF COLOR
- EXISTING TO REMAIN POLISHED FINISHED CAST TONE; CUSTOME GRANITE IN BLACK COLOR
- EXISTING TO REMAIN CLEAR GLAZING IN ANODIZED ALUMINUM STOREFRONT
- EXISTING TO REMAIN TEMPERED GLAZING



2 EXISTING EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

NOTE: SCOPE OF WORK IS LIMITED TO PROPOSED SIGNAGE THAT IS UNDER A SEPARATE PERMIT.

MUNICIPAL APPROVAL STAMP

PROJECT TEAM

DXU ARCHITECTS

CLIENT

[solidcore]

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

LICENSED ARCHITECT
ERIC STYER
001-020288
STATE OF ILLINOIS

SIGNATURE 12-02-2025

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SHEET TITLE & NUMBER

EXTERIOR ELEVATIONS

A4-10

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[solidcore]
Winnetka

Exterior

Elm Street & Lincoln Avenue
Winnetka, IL. 60093

Created 04.05.25

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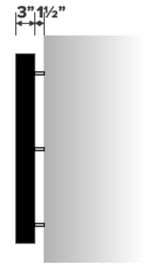
Manufacture & install (1) set of halo illuminated channel letters on wall.
- **Letter Faces** to be 1/8" thick aluminum, painted P1.
- **Returns** to be 3" deep, painted P1.
- **Letter Backs** to be 3/16" thick clear acrylic.
- **Illumination** to be 5000K white LEDs. Power supplies housed remotely.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

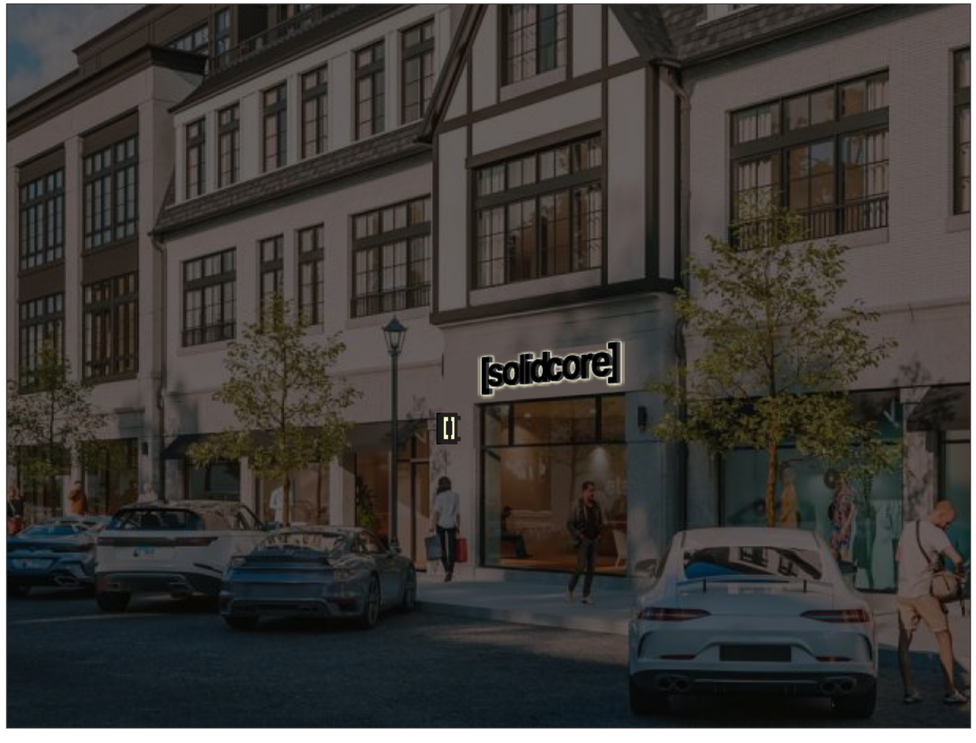
P1 — **Satin Black Paint**

1 **Halo Illuminated Channel Letters on Wall** — **Sq. Ft.:** 28.92
Scale: 1/2" = 1'-0"



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

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



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

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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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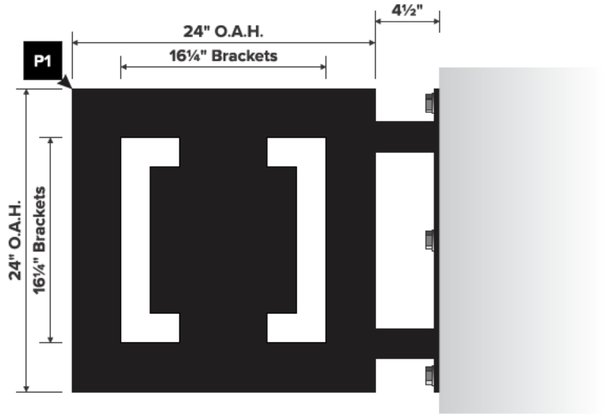
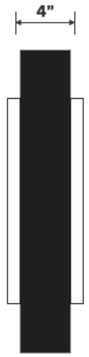
Complies with UL 48

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) 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 (¾" 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.

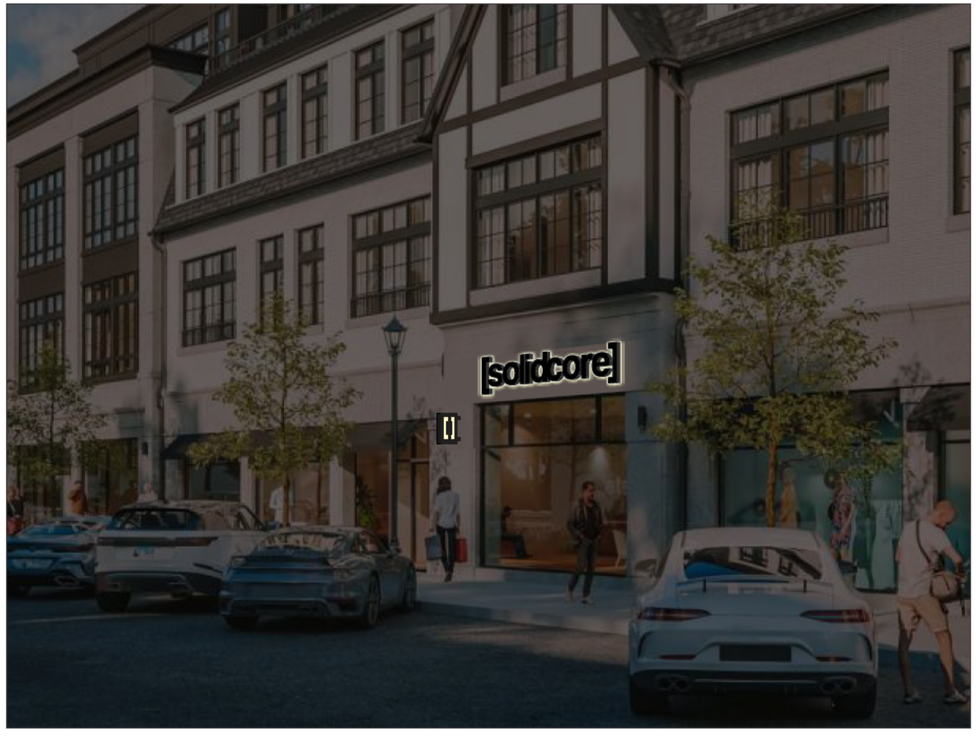
2 Illuminated Blade Sign — QTY (1)
1" = 1'-0" — **SQ. FT.:** 4

Finishes & Vinyl

P1 — **Satin Black Paint**

S Side View
1" = 1'-0"

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



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

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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
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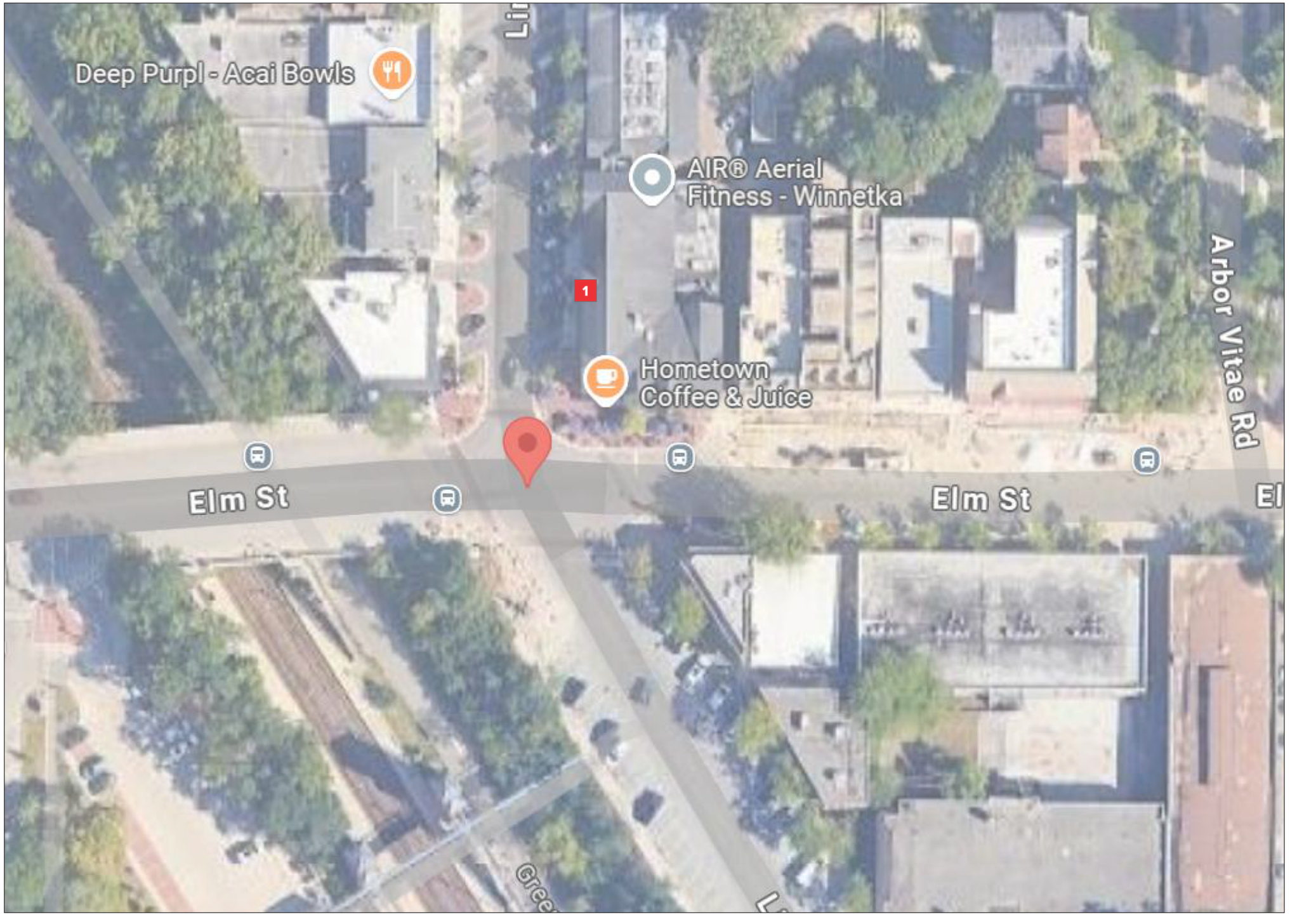

Site Overview
N.T.S.

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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

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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

Page 4

[solidcore]
Winnetka

Interior

Elm Street & Lincoln Avenue
Winnetka, IL. 60093

Revision 12.22.25

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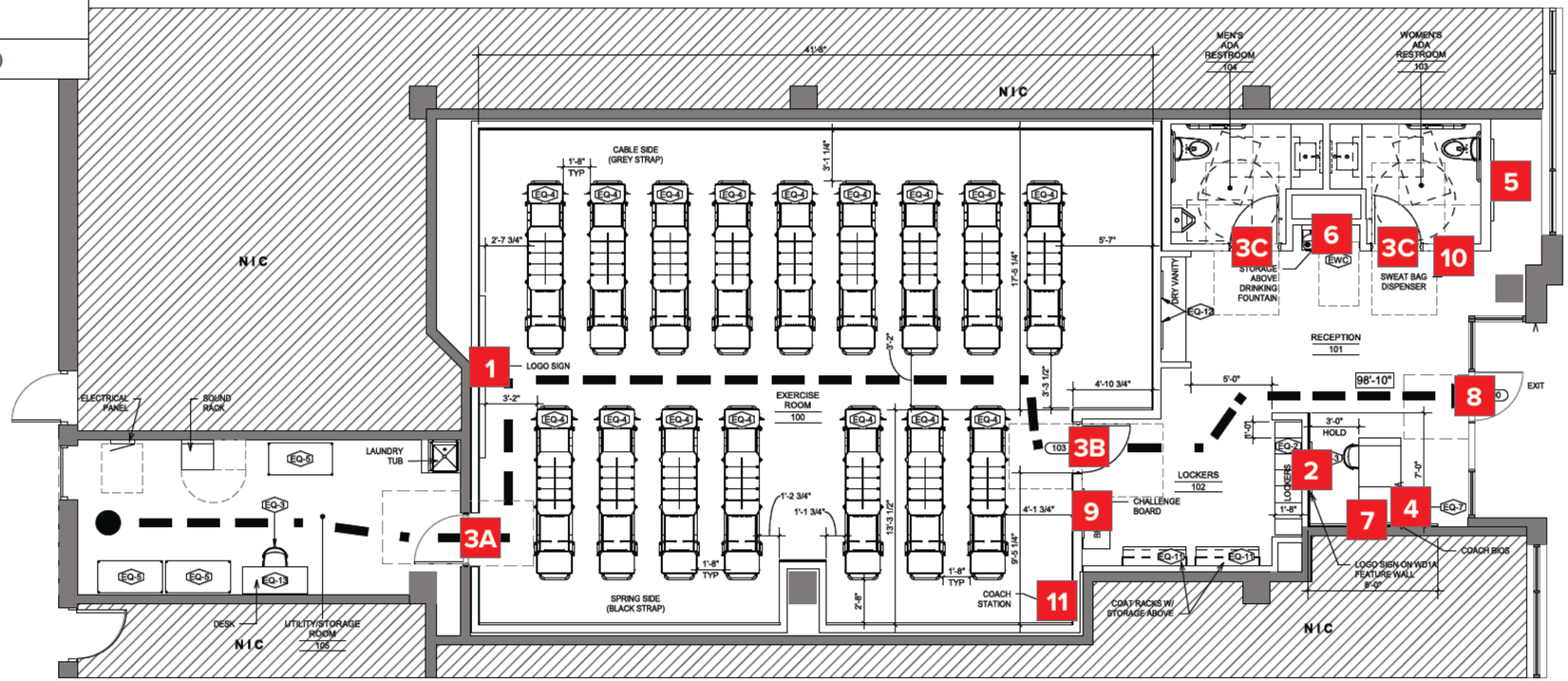
1	Studio Sign - Back Wall
2	Reception Area Sign
3	Door Vinyl Graphics
4	Refrigerator Vinyl Graphics
5	Brackets
6	11” X 17” Snap Frames
7	8 1/2” X 11” Snap Frames
8	Front Door Vinyl Graphics
9	Challenge Board
10	Sweat Bag Dispenser
11	AED Sign Panel
12	Floor Vinyl (Not Shown)



Site Overview
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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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
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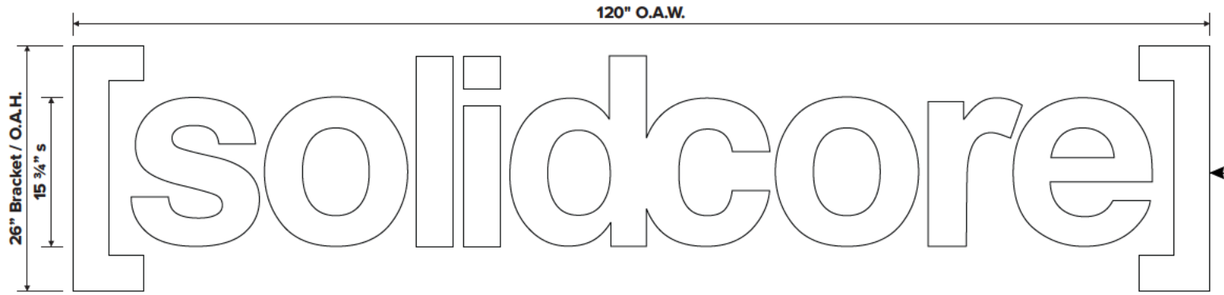
Page 2

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

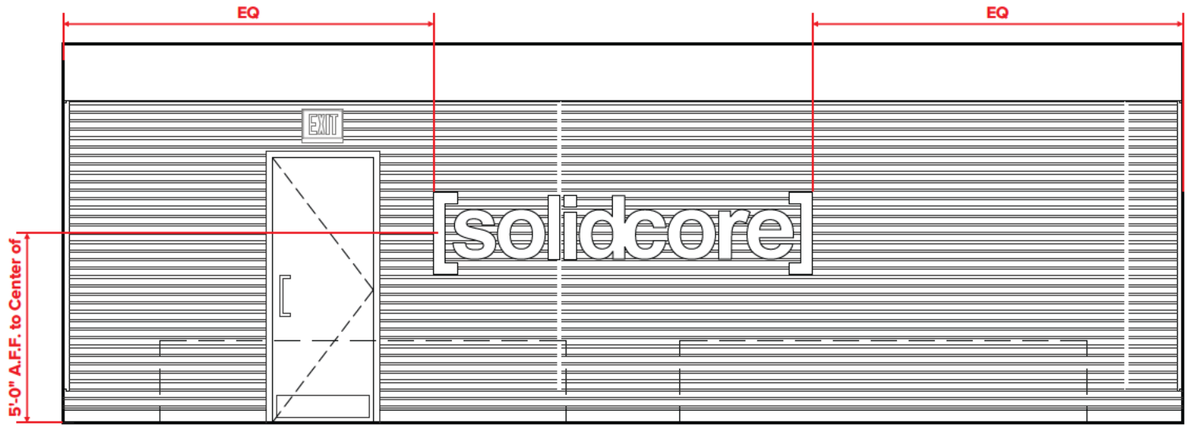
P1 — Satin White Paint

1 **S1-ST-10-NI -** Non-Illuminated FCO Acrylic Studio Sign — **Sq. Ft.:** 21.6

Scale: 3/4" = 1'-0"

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

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

Artwork Location

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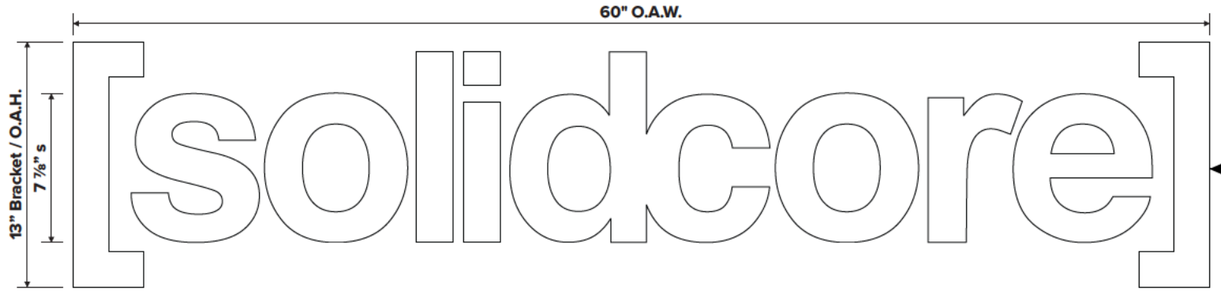
Page 3

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

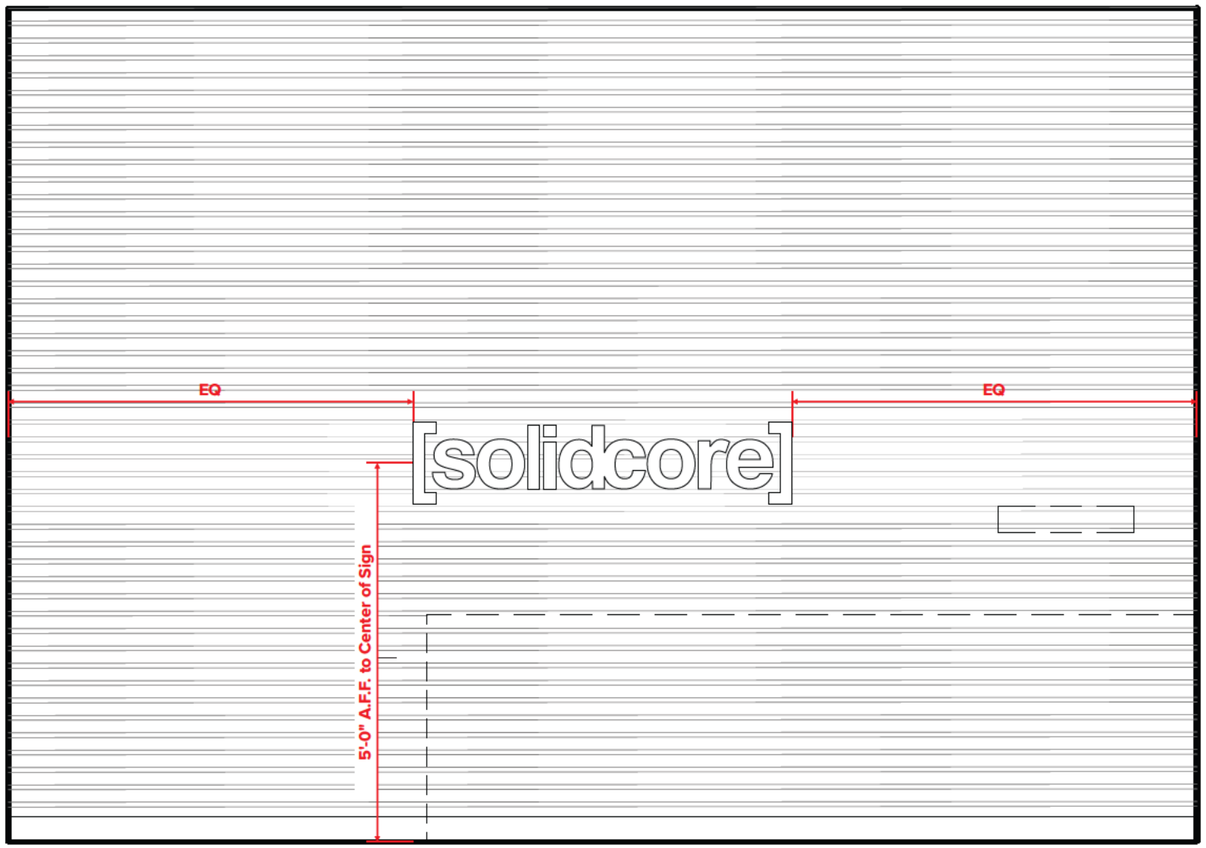
P1 — Satin White Paint

2 **S2-RE-5-NI -** Non-Illuminated FCO Acrylic Reception Area Sign — **Sq. Ft.:** 5.2

Scale: 1½" = 1'-0"

S **Side View**

1½" = 1'-0"



P **Proposed Installation**

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

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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

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Artwork Location

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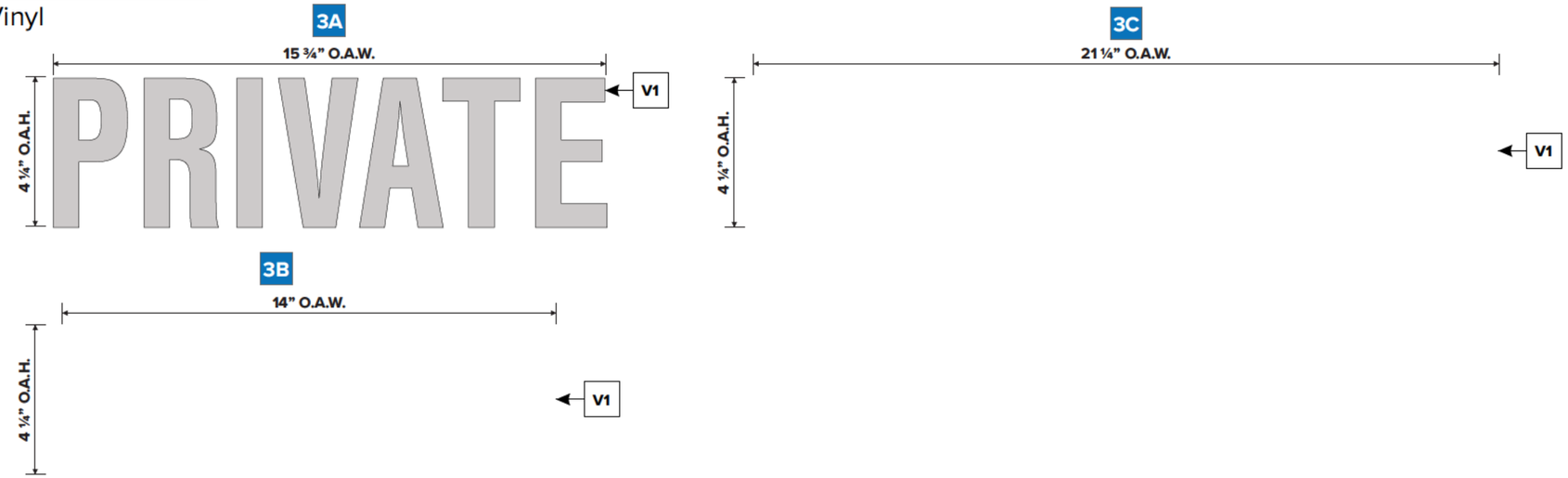
Sign Type S3-DR-VN-W

White Door Vinyl

Font: Nimbus Sans Condensed Bold



Manufacture & install white door vinyl as shown.

Finishes

V1 — 3M 7125-10 White Opaque Vinyl

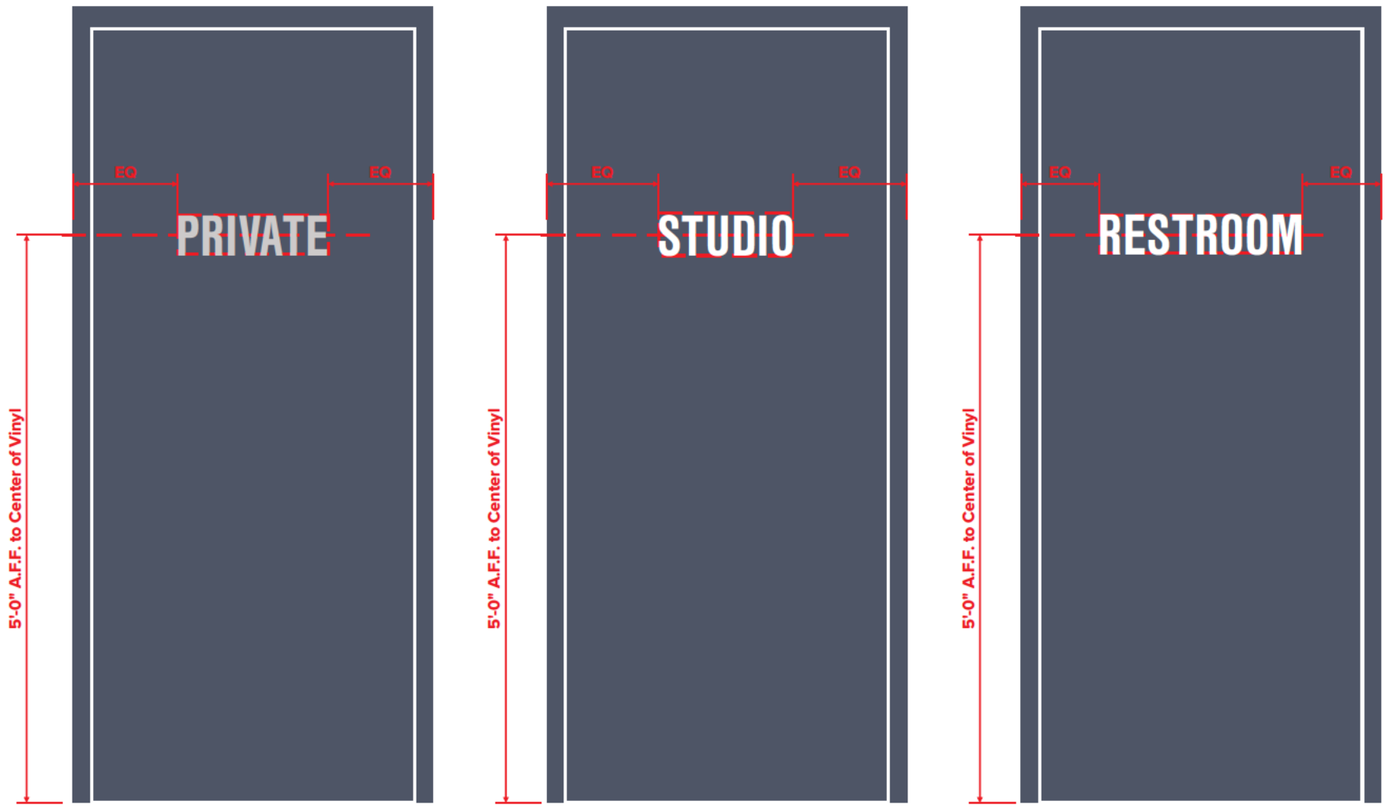
Finishes

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

☐ 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
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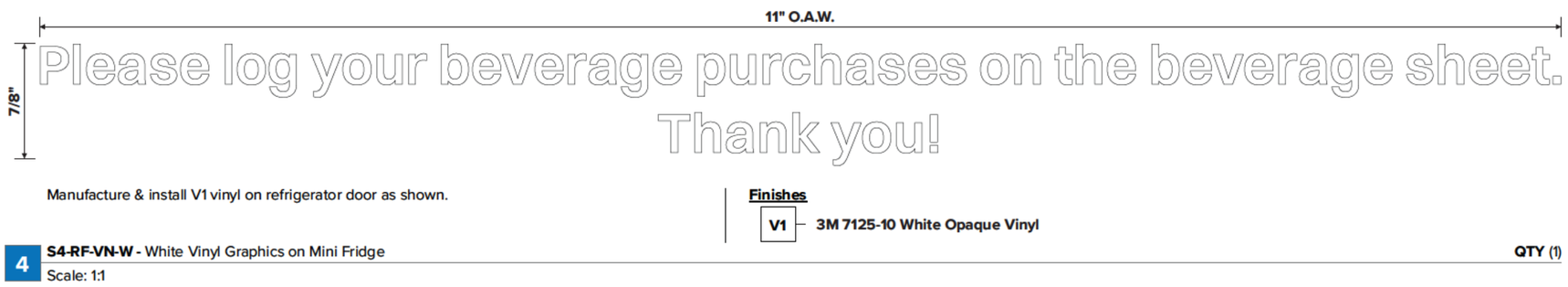
Page 5

Sign Type S4-RF-VN-W

White Refrigerator Door Vinyl

Font: Switzer SemiBold



Manufacture & install V1 vinyl on refrigerator door as shown.

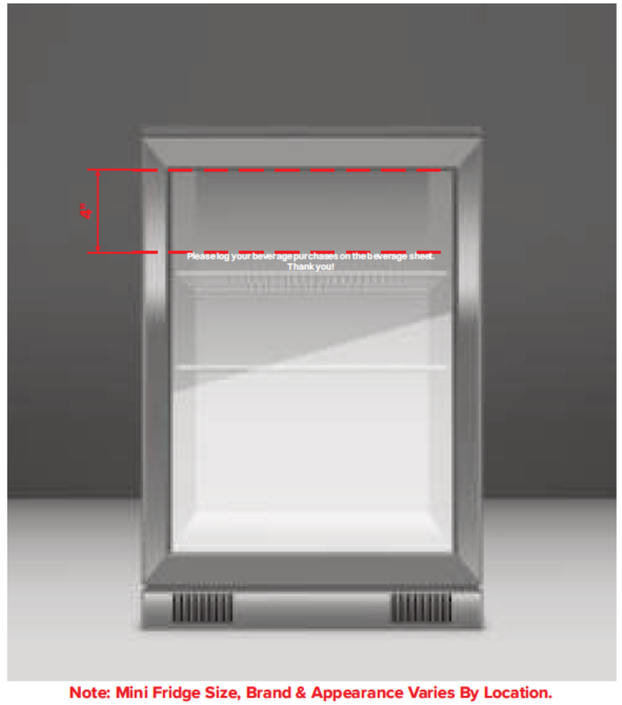
Finishes

V1 — 3M 7125-10 White Opaque Vinyl

4 **S4-RF-VN-W** - White Vinyl Graphics on Mini Fridge — **QTY** (1)

Scale: 1:1

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.

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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Complies with UL 48

Artwork History

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

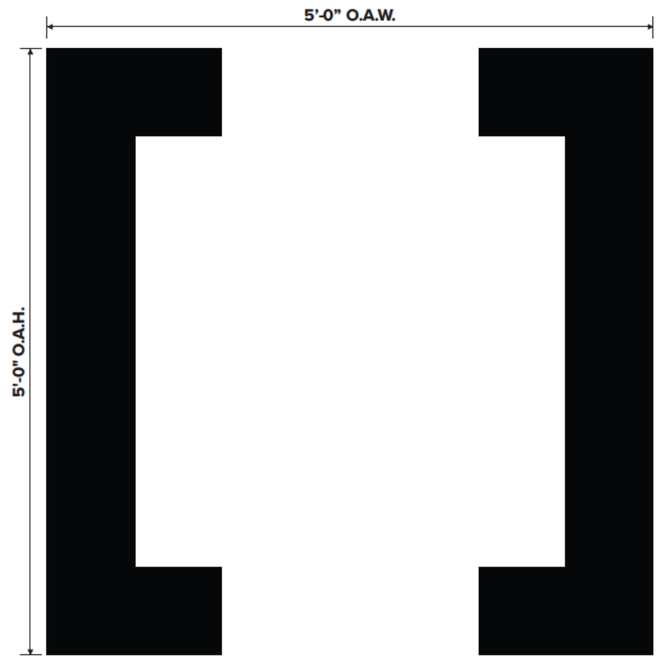
Artwork Location

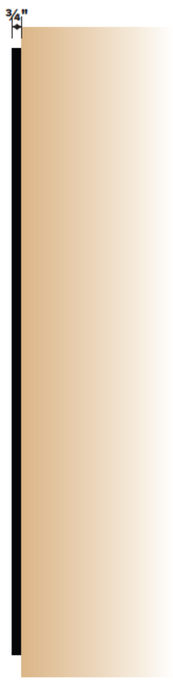
Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Page 6

Sign Type S5-BR-5-NI-B

5ft Non-Illuminated Black Brackets

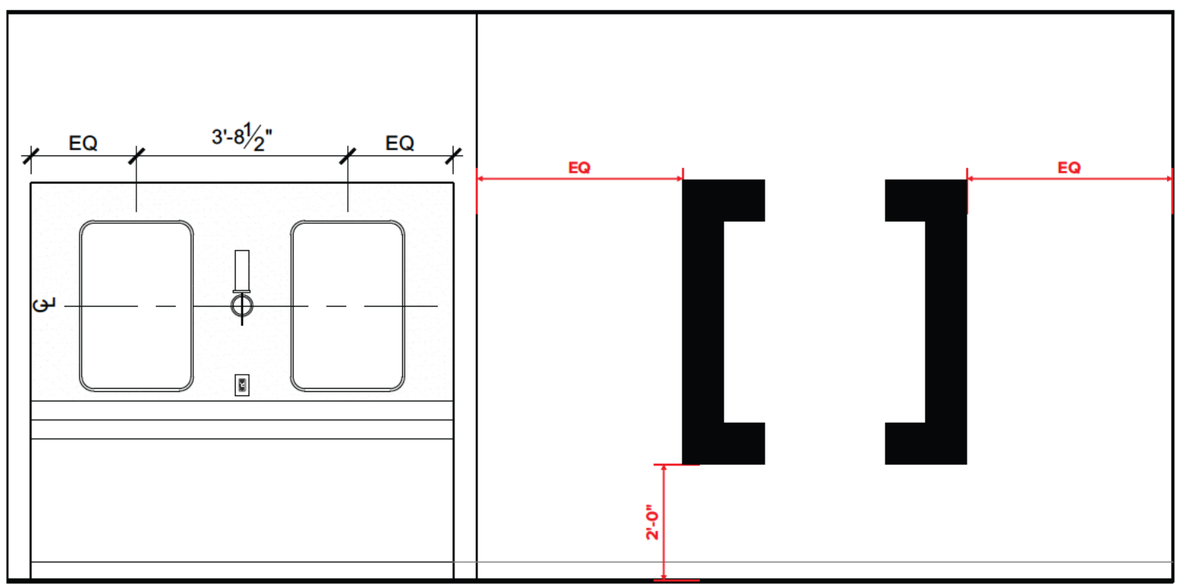




Manufacture & install (1) non-illuminated FCO acrylic brackets. Brackets to be 3/4" thick black acrylic. Brackets mounted flush to wall w/ pins & silicone.

5 **S5-BR-5-N-B** - Non-Illuminated FCO Acrylic Brackets **Sq. Ft.:** 25
Scale: ¾" = 1'-0"

S **Side View**
¾" = 1'-0"



P **Proposed Installation**
⅜" = 1'-0"

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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

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Complies with UL 48

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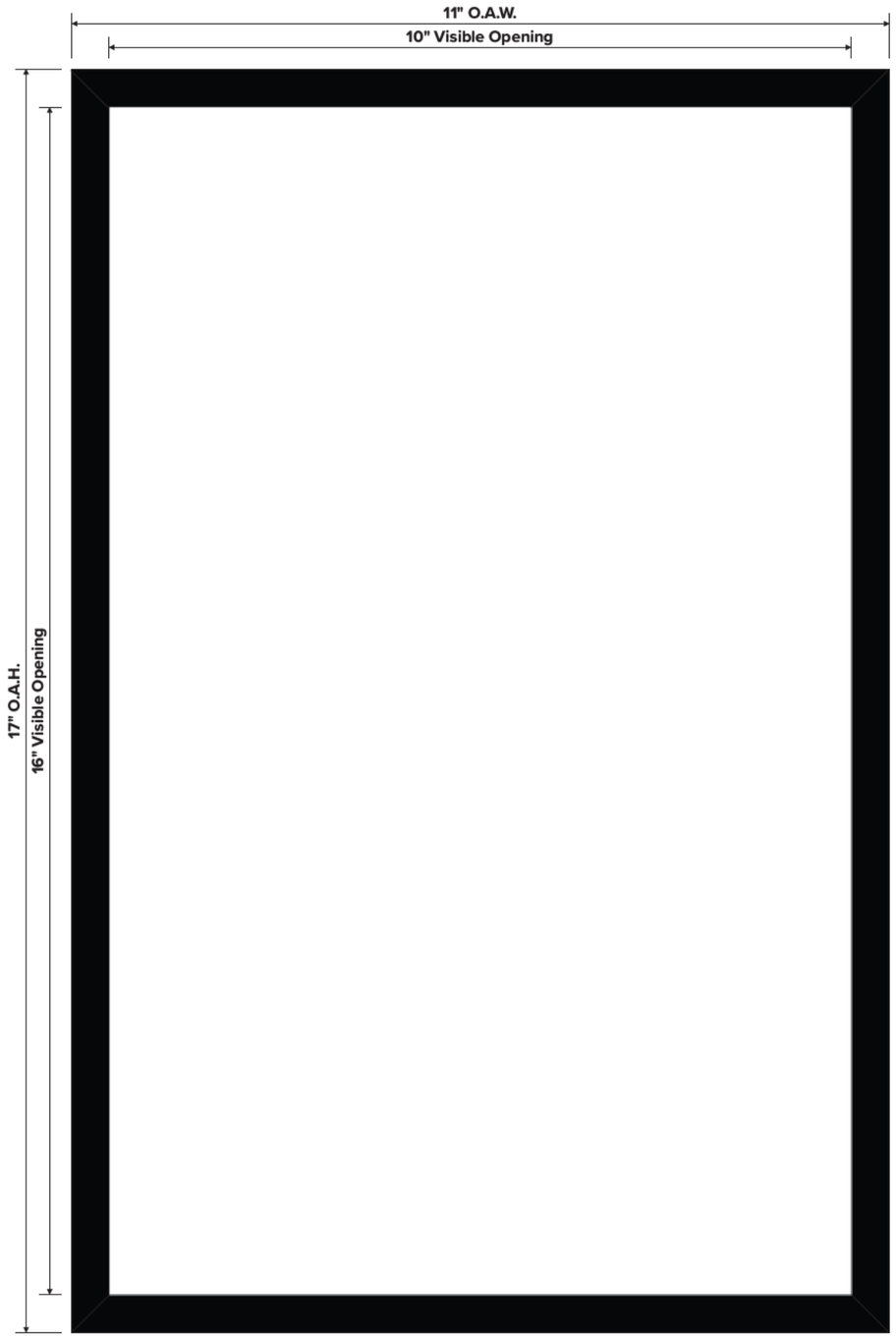
12.22.25	R1	Brackets location revised.	LN

Artwork Location
Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Page 7

Sign Type S6-FR1-B

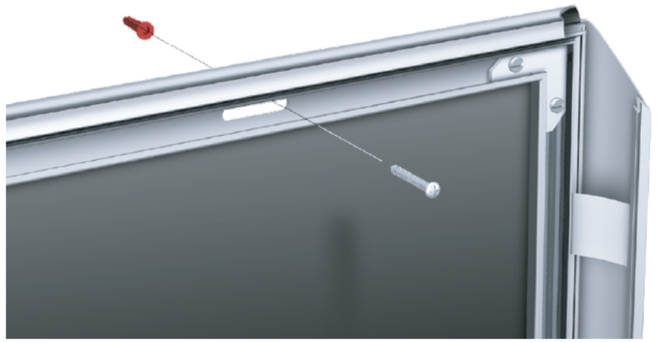
Single Black Snap Frame Above Fountain



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"



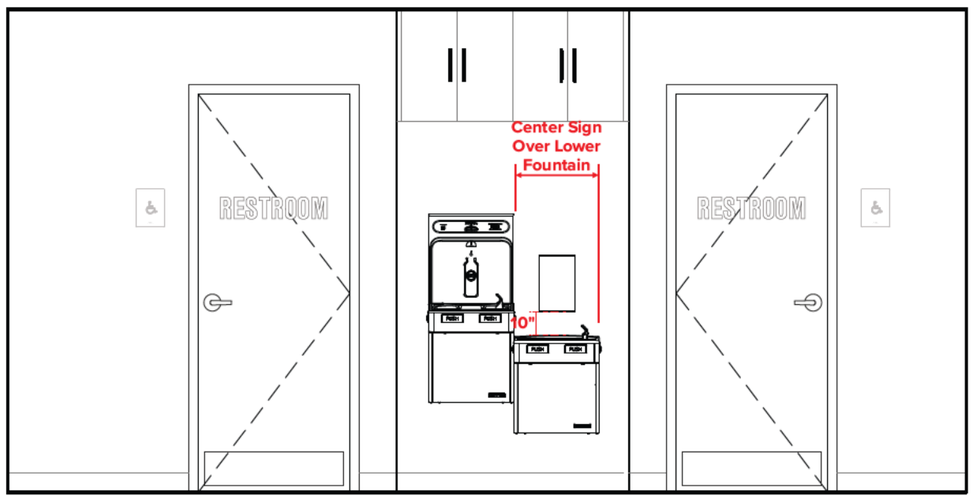
MV **Mounting View**

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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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

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Complies with UL 48

Artwork History

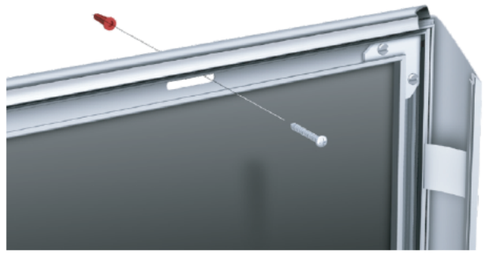
Date	Revision	Revision Detail	Designer
12/19/25	00	Original	JDE
12.22.25	R1	Brackets location revised.	LN

Artwork Location

Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

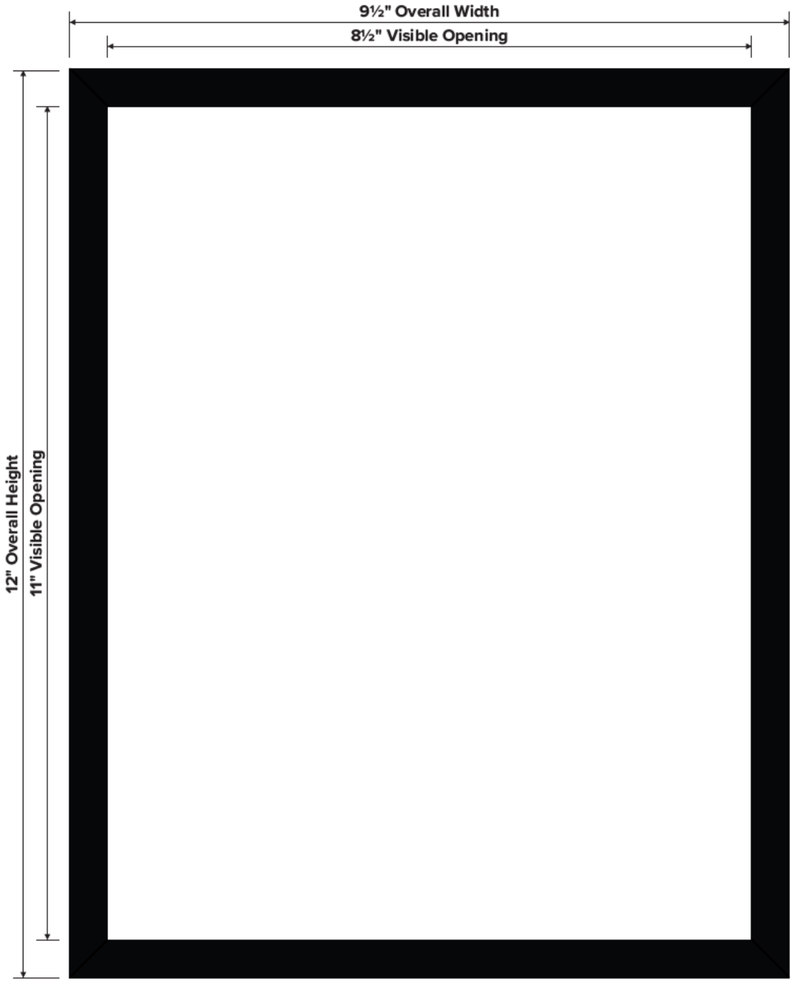
Page 8

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



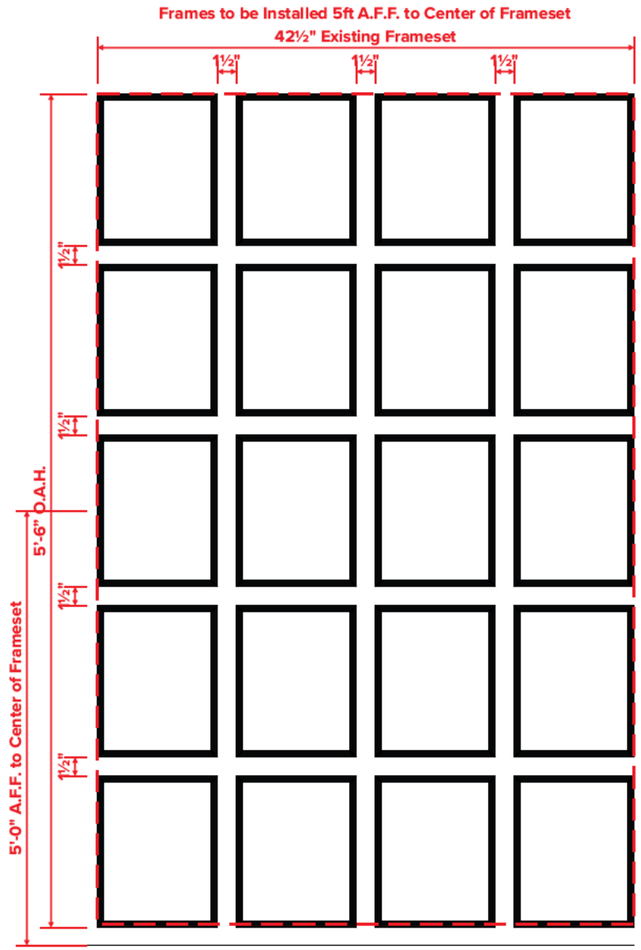
MV Mounting View
N.T.S.

SV Frame Section View
N.T.S.



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

7 **S7-FRS-B** - Black Snap Frames — QTY (20)
1:2 — **SQ. FT.:** .08 Ea.



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

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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

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Complies with UL 48

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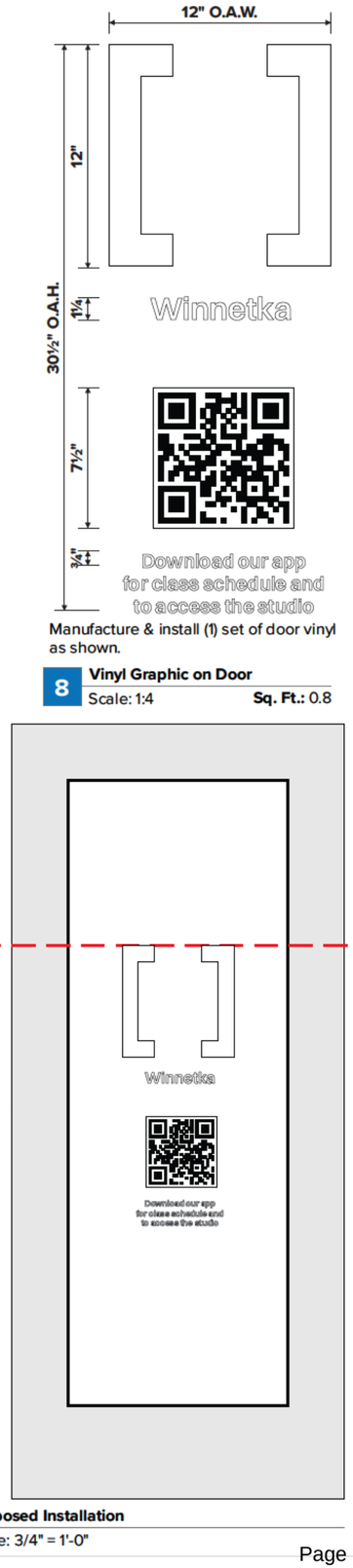
12.22.25	R1	Brackets location revised.	LN

Artwork Location
Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Sign Type S8-FDR-VN-W

White Front Door 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"

Font: Switzer SemiBold

V1 – **3M 7125-10 White Opaque Vinyl**

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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

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Complies with UL 48

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12/19/25	00	Original	JDE
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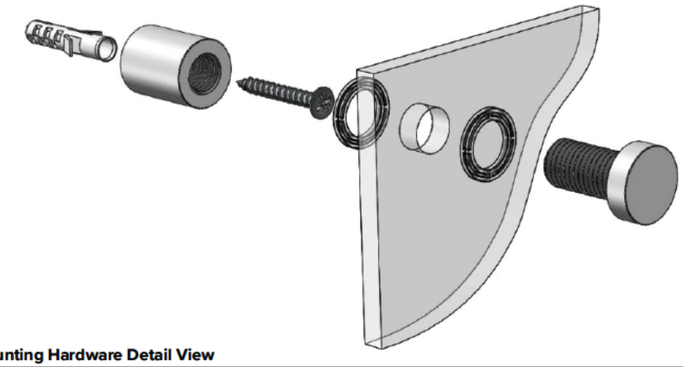
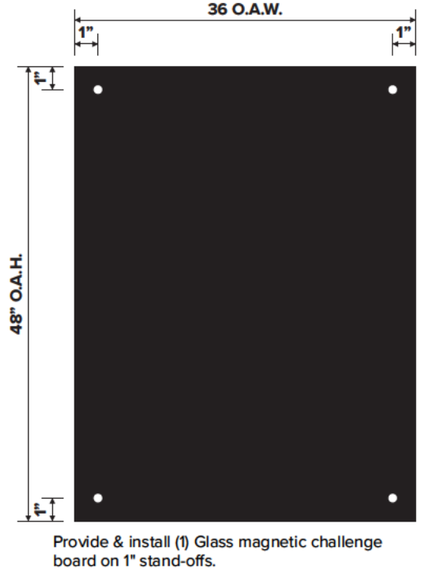
Artwork Location
Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Page 10

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

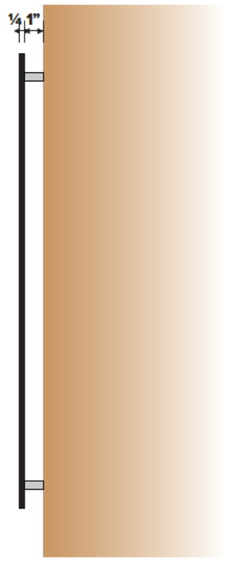


MV **Mounting Hardware Detail View**
Scale: N.T.S.

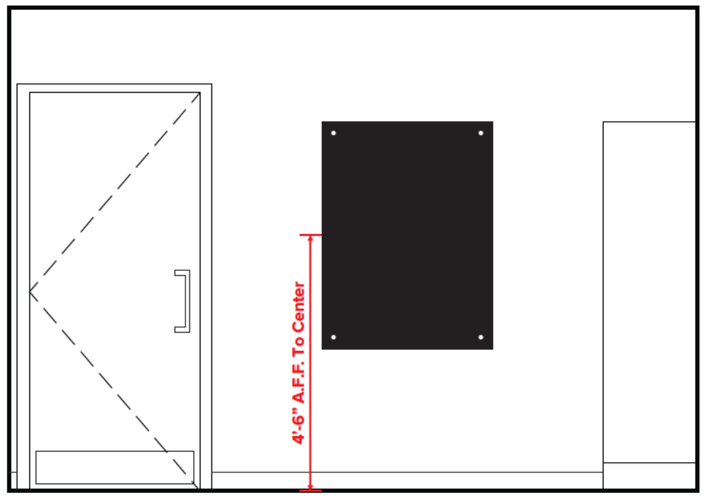


Provide & install (1) Glass magnetic challenge board on 1" stand-offs.

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



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



TI **Typical Installation**
Scale: N.T.S.

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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Complies with UL 48

Artwork History

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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

Page 11

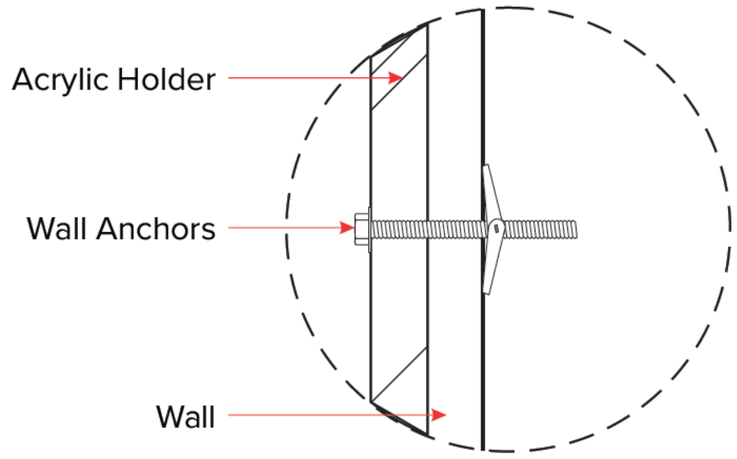
Sign Type S11-SBD-CL

Clear Acrylic Sweat Bag Dispenser

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

10 **S11-SBD-CL -** Clear Acrylic Sweat Bag Dispenser **Sq. Ft.:** .08

Scale: 1" = 1'-0"



ID **Installation Detail**

Scale: N.T.S.

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

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5375 Hiatus Rd. • Sunrise, FL 33351
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[solidcore]
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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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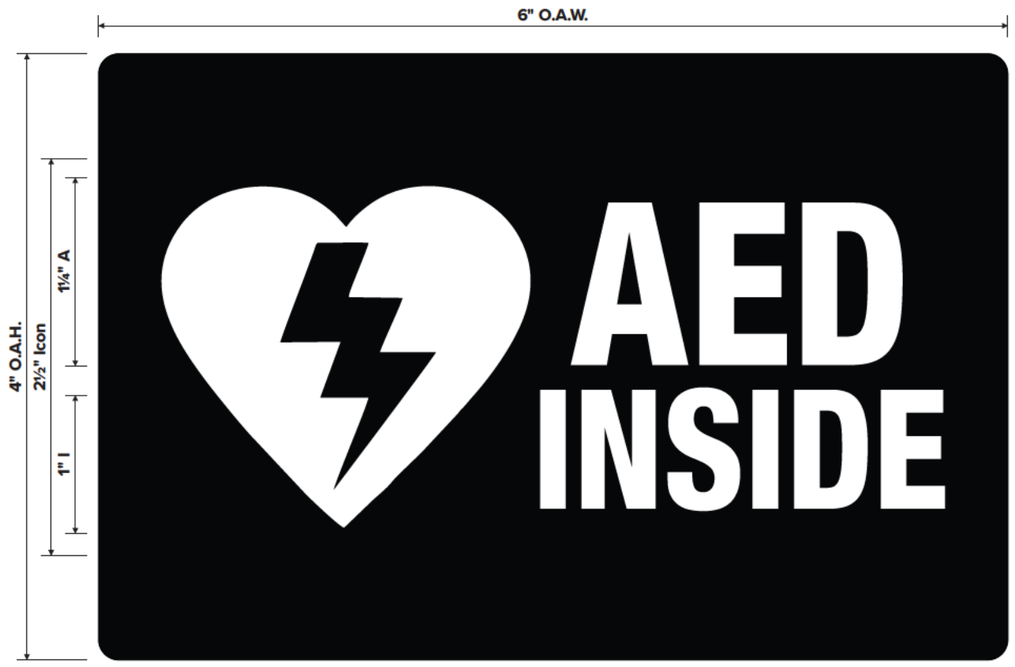
12.22.25	R1	Brackets location revised.	LN

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" thick black aluminum panels w/ V1 vinyl applied first surface.

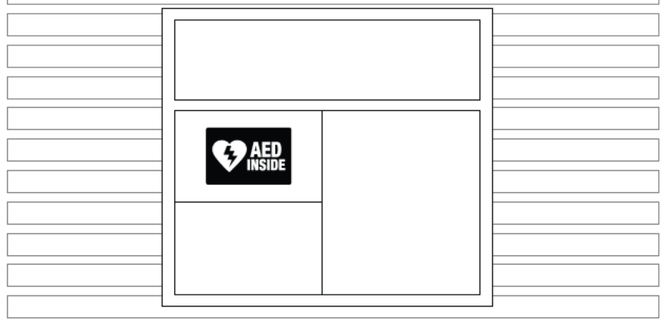
Finishes

V1 — 3M 7125-10 White Opaque Vinyl

11 **S12-AED-PNL** - AED Panel — **Sq. Ft.:** .17

Scale: 1:1

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



TYPICAL INSTALL LOCATION @ COACHES STAND

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

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 Location

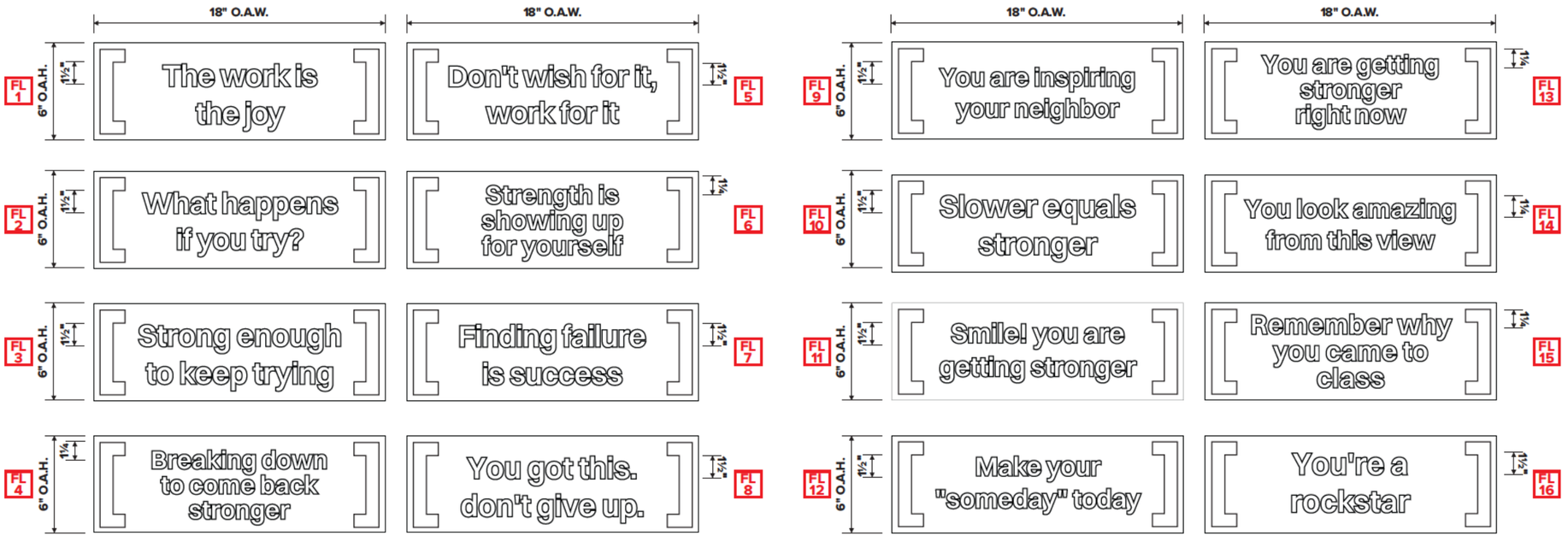
Solidcore_Winnetka, IL._251477_Interior_R1
O:\Client Files\Solidcore\Winnetka, IL\3-Design\Interior\Art

Page 13

Sign Type S14-FLR-VNL

Clear Vinyl w/ White Printed Graphics

Font: Switzer SemiBold



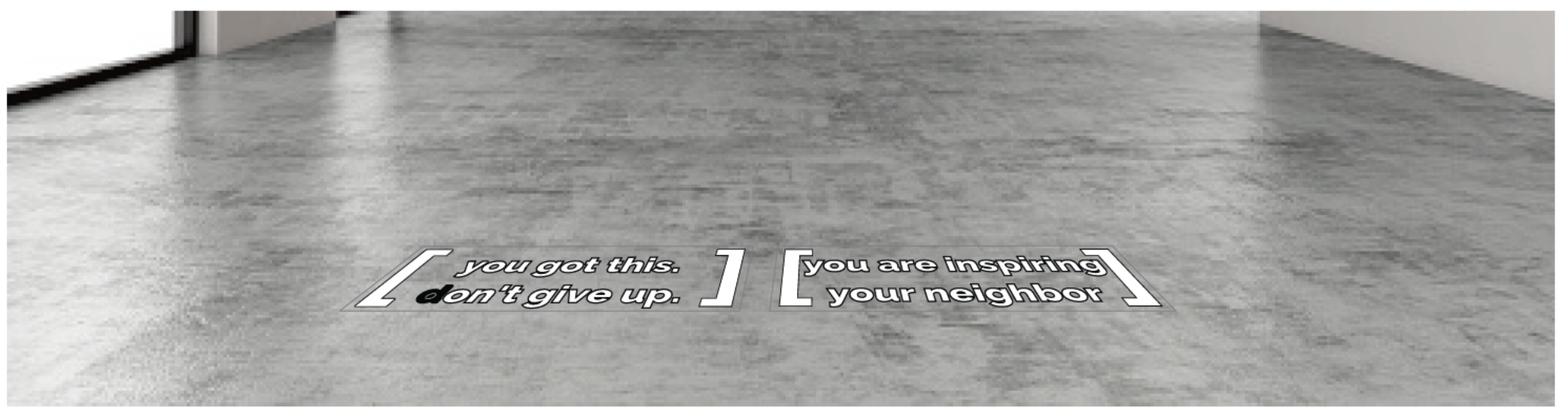
Provide clear vinyl w/ white digital print floor graphics. Client to select messaging for each location.

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.

SOUTHEAST SIGN CO.
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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

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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 **Sq. Ft.:** .08
Scale: 1" = 1'-0"

Example Class Schedule

Mon November 24, 2025	Signed in 240 (81.63%)	Classes (Click for details)	Teacher (Check box to edit)	Assistant	Location
5:30 - 6:20 am	Sign In (19/21)(1)	Signature50: Full Body	[redacted]		IL, Lincoln Park
6:00 - 9:00 am	Sign In (0/0)	Internal Core Crew Shift			IL, Lincoln Park
6:30 - 7:20 am	Sign In (19/21)	Signature50: Full Body			IL, Lincoln Park
7:30 - 8:20 am	Sign In (19/21)(8) *	Signature50: Full Body			IL, Lincoln Park
8:30 - 9:20 am	Sign In (12/21)	Signature50: Full Body			IL, Lincoln Park
9:30 - 10:20 am	Sign In (13/21)	Signature50: Full Body			IL, Lincoln Park
10:30 - 11:20 am	Sign In (17/21)	Signature50: Full Body			IL, Lincoln Park
11:30 - 12:20 pm	Sign In (20/21)(1)	Signature50: Full Body			IL, Lincoln Park
12:30 - 1:20 pm	Sign In (15/21)	Signature50: Full Body			IL, Lincoln Park
3:30 - 4:20 pm	Sign In (20/21)	Signature50: Full Body			IL, Lincoln Park
4:00 - 8:45 pm	Sign In (0/0)	Internal Core Crew Shift			IL, Lincoln Park
4:30 - 5:20 pm	Sign In (21/21)(1) *	Signature50: Full Body			IL, Lincoln Park
5:30 - 6:20 pm	Sign In (21/21)(4)	Signature50: Full Body			IL, Lincoln Park
6:30 - 7:20 pm	Sign In (21/21)(3)	Signature50: Full Body			IL, Lincoln Park
7:30 - 8:20 pm	Sign In (19/21)(3)	Signature50: Full Body			IL, Lincoln Park
8:30 - 9:20 pm	Sign In (4/21)	Starter50: Intro to [solidcore]			IL, Lincoln Park

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
JANUARY 28, 2026

Members Present:	Layla Danley, Chairperson Jonathan Alt Christopher Blum Matthew Bradley Mamie Case Chris Enck King Poor Kate Van Vlack
Members Absent:	Cyrus Subawalla
Non-Voting Members Present:	Bridget Orsic
Village Staff:	Scott Mangum, Community Development Director Ann Klaassen, Assistant Director of Community Development Christopher Marx, Associate Planner
Village Attorney:	Peter Friedman Courtney Trefil

***

a. **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.**

Mr. Marx summarized the special use permit requested and identified the property's location in the One Winnetka development and zoning classification with the proposed space to be occupied in the Commercial Overlay District. He then identified the Overlay District boundaries as well as the proposed use in an illustration for the Commission. Mr. Marx summarized the business operations, number of employees and hours of operation which would be appointment-only classes. He also summarized the proposed parking plan and use occupancy in detail. Mr. Marx summarized the One Winnetka final planned development approval, the partial approval of special use findings for medical and financial service uses and noted cultural recreational and entertainment uses, which includes personal fitness facilities, did not receive partial approval in the One Winnetka planned development with all 12 special use standard being applicable that are provided on pages 101 and 102 of the agenda packet.

Mr. Marx stated following the applicant's presentation, public comment and Commission discussion, the Commission may decide to either continue the application to a date certain to allow time to address any questions or comments or consider a motion recommending approval or denial of the special use permit with draft language included on pages 101-102. He then asked if there were any questions.

Chairperson Danley referred to the Commission's prior discussion regarding the allowance for special use

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permits and asked what information is there available on other building tenants other than the Ballyhoo restaurant. Mr. Mangum referred to the Charles Schwab and the Winnetka Aesthetic Studio approved special uses as well as the Arkadia restaurant which would be a permitted use in the development. He noted there is one additional special use application which was submitted for a medical-related use as well as another restaurant concept which would be a permitted use. Chairperson Danley asked if there were any questions.

Ms. Van Vlack asked if any of the remaining space available would be a restaurant or special use. Mr. Mangum confirmed all of the spaces have been leased. He stated they do not have all of the information available yet for the upcoming special use request. Ms. Klaassen confirmed there are limits for medical and financial special uses. Ms. Van Vlack asked how many potential retail spaces remain on Elm Street. Mr. Mangum stated there are no retail spaces remaining. No additional questions were raised at this time.

Chairperson Danley asked for the applicant's presentation. She swore in those speaking to this matter. Melanie Nifong, Solidcore Senior Director of Operations and Sean Jackson of DxU Architects introduced themselves to the Commission. Chairperson Danley referred to the proposed hours of operation and the applicant's other locations around the country. She asked if there has been discussion whether the proposed schedule would generate the same amount of people as in their other locations. Ms. Nifong stated other suburban locations have a fully robust schedule which she described for the Commission. She noted their closest location to the Village is in Buffalo Grove which has over 600 members. Ms. Nifong also described the demographic. Mr. Bradley stated he is concerned with regard to the evening hours and whether the space would compete with other uses such as a restaurant. Mr. Jackson identified the existing parking on Lincoln and Elm as well as the dedicated spaces in the One Winnetka development. He noted their patrons would not all drive to the location which include those using the train. Mr. Jackson also stated a parking analysis was previously done for the entire One Winnetka development. Mr. Bradley also questioned the noise component. Mr. Jackson responded it would be in the 40-50 decibel range, and they have a consultant which provided recommendations for their locations which include the fact that residents are located above the location. Ms. Nifong estimated 50% of their locations are in mixed use buildings.

Chairperson Danley asked the applicant if they considered any other properties. Mr. Jackson responded the applicant's real estate team reviewed other properties in the area. Ms. Nifong stated they had to close their Vernon Hills location during Covid. Chairperson Danley asked if there were any questions.

Ms. Van Vlack questioned the in-person staff makeup which Ms. Nifong described for the Commission. Mr. Jackson confirmed there would be times no music is being played during in the 10 minute gap between classes and stated they were advised by an acoustical engineer in terms of sound. Ms. Nifong described the coaching staff and noted the door would be locked. Mr. Blum stated he is concerned with regard to double counting parking spaces in terms of overlap. Ms. Nifong added no shower amenities would be provided.

Mr. Poor stated while he appreciated the acoustical mitigation efforts, he referred to the residential units above and asked if they would be able to hear music. Mr. Jackson explained the way in which the space would be defined. He informed the Commission the acoustical report can be provided to the Commission. Ms. Nifong noted sound testing is done prior to opening their locations. Ms. Van Vlack asked what would be done to keep with the building's aesthetic in terms of signage. Mr. Marx explained that the applicant was asked to provide a general context for the proposed signage for consideration by the DRB and referred to the elevation renderings. He also noted backlit lighting was originally proposed for the sign but it was

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changed to external illumination. No additional questions were raised at this time.

Chairperson Danley stated there is no one in the audience to comment and called the matter in for discussion.

Ms. Case stated this is not the right venue for this use and referred to the amount of issues relating to parking. She stated the Commission was under the impression that the developer would seek retail or restaurant uses as opposed to another special use. Ms. Case identified several special use businesses in the area and stated given the parking use by the applicant, parking would be full constantly. She concluded this space would not be a good fit for this use. Mr. Blum agreed with Ms. Case's comments and stated if the Overlay District is worth having, the requirements should be enforced. He stated there should be some semblance of retail in the front and he would not be in favor of the request.

Mr. Poor stated he appreciated the applicant's presentation and agreed with the comments made. He stated he would not be in favor of the request. Trustee Orsic stated while there is a demographic which would like the use, she suggested the applicant look for another location. She questioned why the developer did not come to the meeting to further explain the request. Mr. Alt stated while they want the business in the community and there is a demand for it, he referred to the One Winnetka project being an idea for a decade and there has not been a demand for a retailer in this space. He questioned whether this business would be a more modern use for the space and stated this type of business would be attractive to the area and would draw a diverse demographic. The Commission Members discussed similar cases which were denied and the Commission Members summarized their positions.

Mr. Enck stated his initial concern related to parking and referred to other special uses which generate foot traffic for other businesses. He commented it would be nice if the use was in an area which supported other businesses. Mr. Bradley stated his initial thought was to recommend approval and agreed with Mr. Alt's comments relating to hanging on to retail uses at the cost of denying other businesses. He questioned why they would deny a use that would be preferred by the younger generation and good for the Village. Mr. Bradley also stated he is concerned with the door being locked and commented the number of people in and out of the use would be beneficial. He agreed parking is an issue and commented they should not recommend denial of a cool and upcoming use.

Chairperson Danley commented while the proposed use may be a great idea and a good business draw for the Village, she would feel better if it was in a different location. She also stated she is concerned with regard to standard nos. 5 and 7 and referred to the post office site development and the draw on parking. Chairperson Danley stated there would not be a pedestrian draw with only special uses in the area and described the process as unfair to the applicant. She stated if they were to accept the premise that this would only be a special use building, they would kill any type of pedestrian nature for the area. Chairperson Danley concluded it came down to the space they are evaluating and whether the use met the standards and in this instance, it did not and she would not be in favor of the request. The Commission Members discussed whether the application would have been approved at a different point in time.

Chairperson Danley took a straw poll of the Commission Members and asked for a motion. A motion was made by Mr. Poor to recommend denial of the special use request. The motion was seconded by Mr. Blum. A vote was taken and the motion passed, 5 to 3:

AYES: Blum, Bradley, Case, Danley, Poor
NAYS: Alt. Enck, Van Vlack
NON-VOTING: Orsic

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Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-04-2026: Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of a Single-Family Residence Within the R-2 Single Family Residential District (1086 Fisher Crescent Lane) (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
INTRODUCTION
On March 19, 2026, the Village Council is scheduled to consider Ordinance No. M-04-2026 in response to an application submitted by ROG29 Gift Trust (the "Applicant"), as the owner of the property located at 1086 Fisher Crescent Lane (the "Subject Property"). (**Attachment 1**) The Applicant requests approval of the following zoning variation to allow construction of a new single-family residence on the Subject Property:

1. **Corner Yard Setback** of 24.67 feet from Fisher Crescent Lane, whereas a minimum of 32.92 feet is required, a variation of 8.25 feet (25.06%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The variation is being requested in order to construct a new single-family residence on the Subject Property. The Applicant intends to demolish the existing single-family residence and detached garage to accommodate construction of a new home with an attached garage that would encroach into the minimum required corner yard setback from Fisher Crescent Lane. The wedge-shaped property has a front lot line along a westerly private road easement, a curvilinear corner lot line along the eastern and north portions of the property, a side yard along the south property line, and no rear yard. The property is considered a corner lot due to the existence of a private road easement, as recorded in 1906, along the west property line. While a roadway was never built within the easement, the recorded easement is still in effect and the easement area is excluded from the lot area for zoning purposes. The Zoning Ordinance defines the shortest street line of a corner lot as the "front lot line" which would be the outermost limits of the private unimproved street along the western side of the lot. Therefore, the front

lot line is along the west private road easement and the corner lot line is along Fisher Crescent Lane. The existing residence and detached garage are legally nonconforming with respect to the minimum required front yard setback from the private road easement along the west side of the Subject Property. The existing detached garage is also legally nonconforming with respect to the minimum required side yard setback from the south property line. With the exception of the corner yard setback, the proposed improvements would comply with all other zoning regulations.

ADVISORY BOARD/COMMISSION REVIEW

On September 15, 2025, the Historic Preservation Commission approved a demolition permit without delay for the existing residence by a vote of 4-0.

The Zoning Board of Appeals (ZBA) considered the request on February 9, 2026. **Attachment 2** includes the staff report and meeting minutes which summarize the request. Subsequent to the posting of the ZBA agenda packet, staff received one additional written comment from the public regarding the application which is included as Attachment 3. After hearing from staff and the Applicant's architect and receiving two written comments from the public (one in opposition and one in support), the ZBA discussed the request. Members discussed the feasibility of constructing a new residence that fully complied with setback requirements. Some members found the request to be minimal and the extent to which the lot area is restricted by private roadway easements to be a hardship. The ZBA also discussed how the new residence and the intended tree preservation would contribute to the neighborhood character standard. Other members thought adjustments could be made to the size and location, since the request is for a new residence. Ultimately, by a vote of 5-2, the ZBA recommended approval of the request.

The Applicant's architect has provided the attached letter requesting the Council waive introduction and adopt the ordinance approving the zoning variation (**Attachment 4**).

RECOMMENDATION:

The ZBA recommends approval (5-2), the Council may wish to (a) consider waiving introduction of Ordinance No. M-04-2026 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance No. M-04-2026.

ATTACHMENTS:

1. Attachment 1 - Ordinance No. M-04-2026: Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of a Single-Family Residence
2. Attachment 2 - February 9, 2026, ZBA Meeting Staff Report and Meeting Minutes Excerpt
3. Attachment 3 - Additional Public Correspondence Received After Posting of February ZBA Agenda Packet
4. Attachment 4 - Letter Requesting Introduction of Ordinance is Waived and Ordinance is Adopted

ORDINANCE NO. M-04-2026

AN ORDINANCE GRANTING A VARIATION FROM THE WINNETKA ZONING ORDINANCE TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE WITHIN THE R-2 SINGLE FAMILY RESIDENTIAL DISTRICT (1086 Fisher Crescent Lane)

WHEREAS, Brian T. O'Gara and Michael Eskew, as Trustees of the ROG29 Gift Trust (collectively, ***"Applicant"***) are the record title owners of the parcel of real property commonly known as 1086 Fisher Crescent Lane in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is approximately 0.45 acres in area and located within the R-2 Single Family Residential District of the Village (***"R-2 District"***) and is improved with a single-family residence and detached garage (***"Structures"***); and

WHEREAS, the Applicant desires to demolish the Structures and construct a new single-family residence on the Subject Property (***"Proposed Improvements"***); and

WHEREAS, the Subject Property is a legally nonconforming corner lot that (i) is 19,652 square feet in net lot area, while the minimum required lot area for a corner lot in the R-2 District is 25,200 square feet; (ii) is 175 feet in depth, while the minimum required lot depth for a lot in the R-2 District is 200 feet; and (iii) has an average lot width of 112.29 feet, while the minimum required average lot width for a corner lot in the R-2 District is 115 feet; and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the minimum required corner yard setback for the Subject Property is 32.92 feet; and

WHEREAS, to construct the Proposed Improvements on the Subject Property, the Applicant filed an application for a variation from Section 17.30.050 to allow a corner yard setback of 24.67 feet from the eastern private road easement along Fisher Crescent Lane (***"Variation"***); and

WHEREAS, on February 9, 2026, after due notice thereof, the Zoning Board of Appeals (***"ZBA"***) conducted a public hearing on the Variation and, by a vote of 5 members in favor and 2 opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Variation; and

WHEREAS, pursuant to Section 17.60.050 of the Zoning Ordinance, the Village Council has determined that: (i) the Variation is in harmony with the general purpose and intent of the Zoning Ordinance and is in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provision or regulation of the Zoning Ordinance from which the Variation has been sought; and

WHEREAS, the Village Council has determined that approval of the Variation for the Subject Property within the R-2 District is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this section as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Variation from Section 17.30.050 of the Zoning Ordinance to allow the construction of the Proposed Improvements on the Subject Property is hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 3: CONDITIONS. The Variation granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Construction. The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.

B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements and Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

C. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

D. Compliance with Plans. The development, use, and maintenance of the Proposed Improvements on the Subject Property must be in strict accordance with the plans prepared by WMA Studio P.L.L.C., consisting of seven sheets, with a latest revision date of December 5, 2025, copies of which are attached to, and by this reference, made part of this Ordinance as **Exhibit B** (***"Plans"***), except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

SECTION 4: **RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approval granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 7: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 8.A.3 of this Ordinance

within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

PASSED this ____ day of _____, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this day of _____, 2026.

Signed:

_____

Village President

Countersigned:

_____

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF LOT 2 IN SUBDIVISION OF LOTS 7 AND 8 IN HUBBARD ESTATE SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2, 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2 TO A POINT IN THE EASTERLY LINE OF SAID LOT 2, 101.9 FEET AS MEASURED IN A STRAIGHT LINE FROM A POINT IN SAID EASTERLY LINE OF SAID LOT 2 WHICH IS 48.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

Commonly known as 1086 Fisher Crescent Lane, Winnetka, Illinois 60093.

PIN: 05-17-200-027-0000

EXHIBIT B

PLANS

(SEE ATTACHED EXHIBIT B)

A New Construction for a Private Residence

1086 Crescent Ln

Winnetka, IL

DRAWING CONTENTS:

Plat of Survey
Prepared by: Professionals Associated - MM Survey Co
Contact Info: pa@professionalsassociated.com
License #:184-003023

Architectural Drawings:

Prepared by: WMA Studio P.L.L.C.
Contact info: William E. Murphy
P: [redacted]
License #: 001.024932

⚠ A 0.0 Cover Page & Site Plan
A 1.0 Basement Plan
A 1.1 First Floor Plan
A 1.2 Second Floor Plan
A 1.3 Roof Plan
A 2.0 Elevations
A 2.1 Elevations

SITE DATA:

1086 Crescent Ln, Winnetka, IL

Zoning District:	R-2
Certified Lot Area:	19,652 S.F.

Allowable Building R.L.C.:	4,913 S.F.
Total Proposed R.L.C.	3,200.33 S.F.
Allowable Building G.F.A:	6,105.75 S.F.
Total Proposed G.F.A.	5,342.7 S.F.
Allowable Impervious Surface:	9,826 S.F.
Total Proposed Impervious Surface:	6,886.33 S.F. ⚠

NOTE: Refer to sheet Z1.0-Z1.3 for detailed Gross Floor Area (G.F.A.), Roofed Lot Coverage (R.L.C.), diagrams and tabulations, and Impermeable Lot Coverage calculations.

CONTRACTOR NOTES:

SITE NOTES:

S1. The Contractor shall immediatley remove surplus excavated soil from the site upon excavation. Any and all soil needed to be retained for back fill shall be temporarily stored in stockpile areas as indicated on the plans.

S2. Contractor shall provide temporary tree protection fence as shown on plans and/or as required to control limits of construction.

S3. The Contractor shall provide a 6'-0" high chain link fence with locking gates as per the International Residential Code. The fence shall be installed around the entire perimeter of the site prior to the start of demolition work and remain in place until finished grading and landscaping begins. The gate shall be closed and locked when construction personnel are not on site.

GENERAL NOTES: BIDDERS

A. The Bidders shall thoroughly examine all drawings and specifications as required to have an understanding of the proposed project's scope of work.

B. The Bidders shall visit and examine the project site and make all necessary investigations required to inform themselves fully as to all conditions and difficulties that may be encountered in the complete execution of all work in accordance with the contract documents (drawings and specifications).

C. The General Contractor shall layout the proposed work and be responsible for all lines, elevations and measurements. The General Contractor shall exercise proper precations to verify property lines and setback lines when the proposed work abuts property lines and minimum yard setbacks.

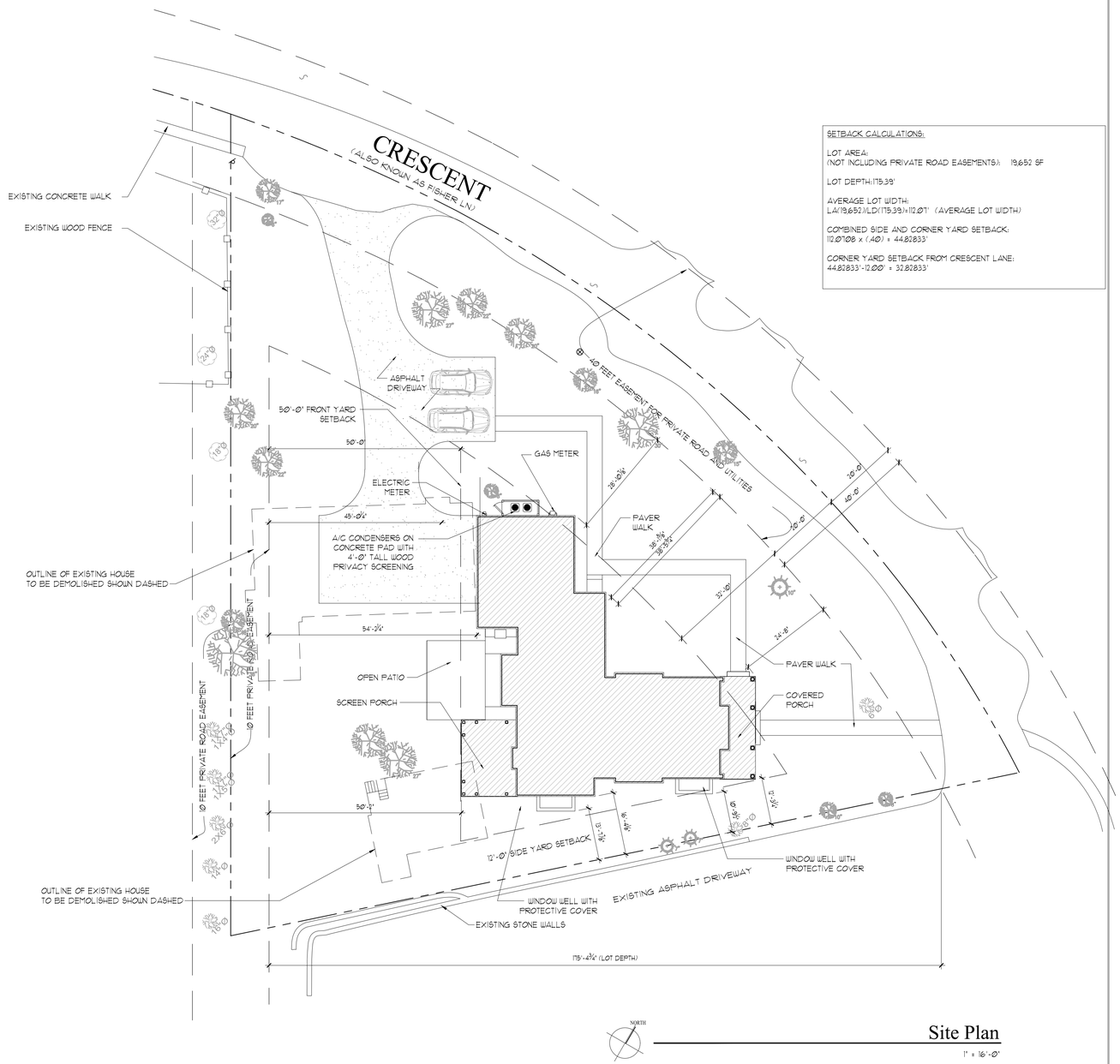
D. The General Contractor shall field verify all dimensions before and during construction and notify the Architect of all discrepancies.

E. The General Contractor shall be responsible for locating any/all underground utilities prior to the start of excavation and make good all items damaged during construction.

F. The Contractor shall provide temporary tree protection fences as required to control the limits of construction.

BUILDING CODES:

2021 International Residential Code for One and Two-Family Dwellings w/ Winnetka Amendments
2021 International Existing Building Code (IEBC) w/ Winnetka Amendments
2021 International Building Codes w/ Winnetka Amendments
2015 International Property Maintenance Code
2021 International Energy Conservation Codes w/ Illinois Amendments
2020 National Electric Code, NFPA 70
2014 State of Illinois Plumbing Code
2021 International Mechanical Codes
Radon Resistant Construction Act 420 ILCS 52
2021 International Fire Codes
2024 NFPA Life Safety Codes
2022 NFPA Publications 13, 13R, 13D, 14, 72, 855
Village of Winnetka Building Codes - September 3, 2024



Site Plan
1" = 16'-0"

SETBACK CALCULATIONS:

LOT AREA:
(NOT INCLUDING PRIVATE ROAD EASEMENTS) 19,652 SF

LOT DEPTH: 175.39'

AVERAGE LOT WIDTH:
LA/(19,652)/LD(175.39)=112.07' (AVERAGE LOT WIDTH)

COMBINED SIDE AND CORNER YARD SETBACK:
112.0708 x (.40) = 44.82833'

CORNER YARD SETBACK FROM CRESCENT LANE:
44.82833 -12.00 = 32.82833'

DATE:

12/5/2025
VARIATION APPLICATION

⚠ 1/13/2025
VARIATION REV. 1

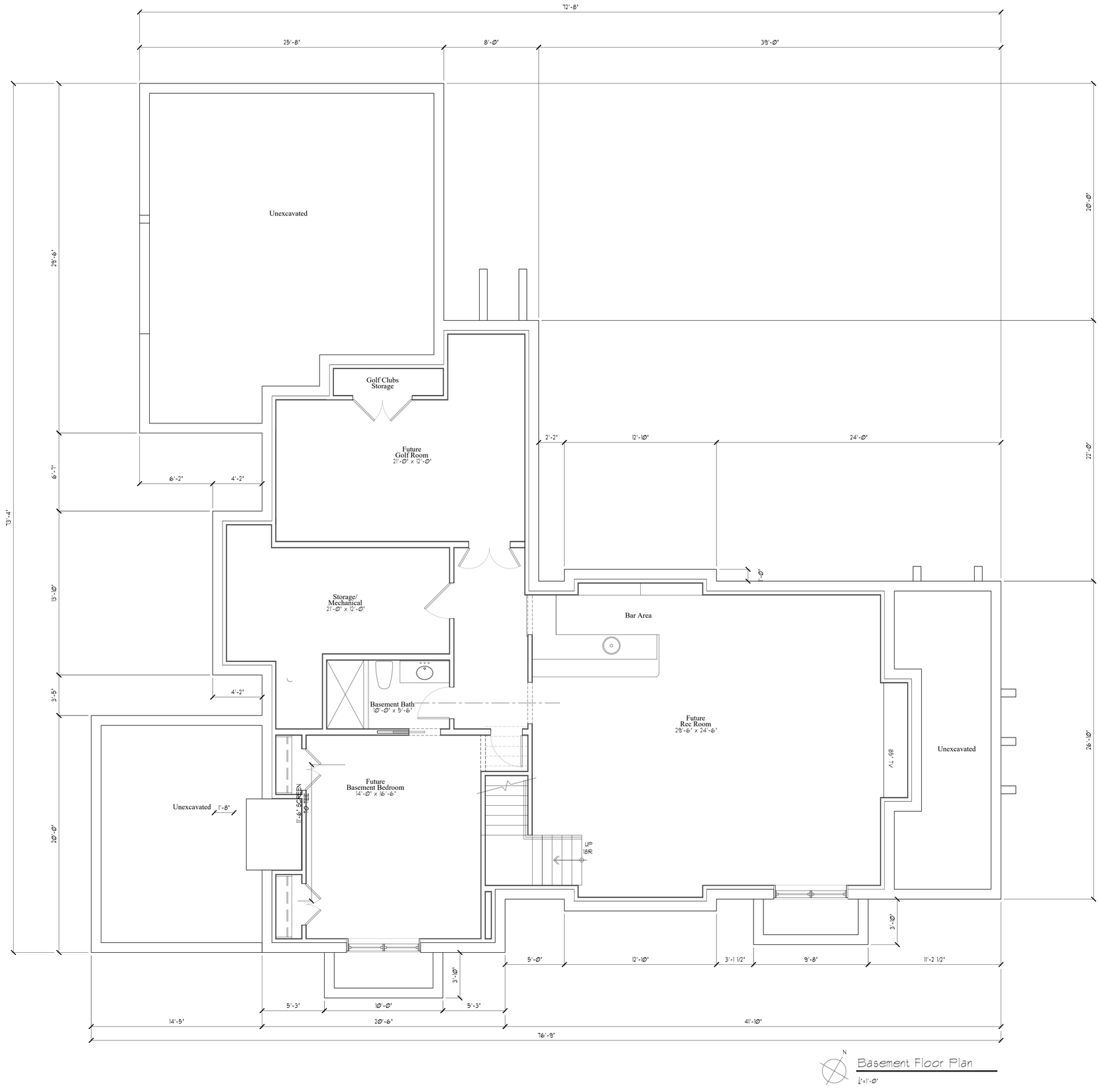
WMA STUDIO P.L.L.C.
WINNETKA, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO. [redacted]

O'Gara Residence
1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A0.0
JOB NO.
2506

ATTACHMENT 1



Basement Floor Plan

1/4"=1'-Ø"

DATE:

12/5/2025
VARIATION
APPLICATION

W M A S T U D I O P. L. L. C.

KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

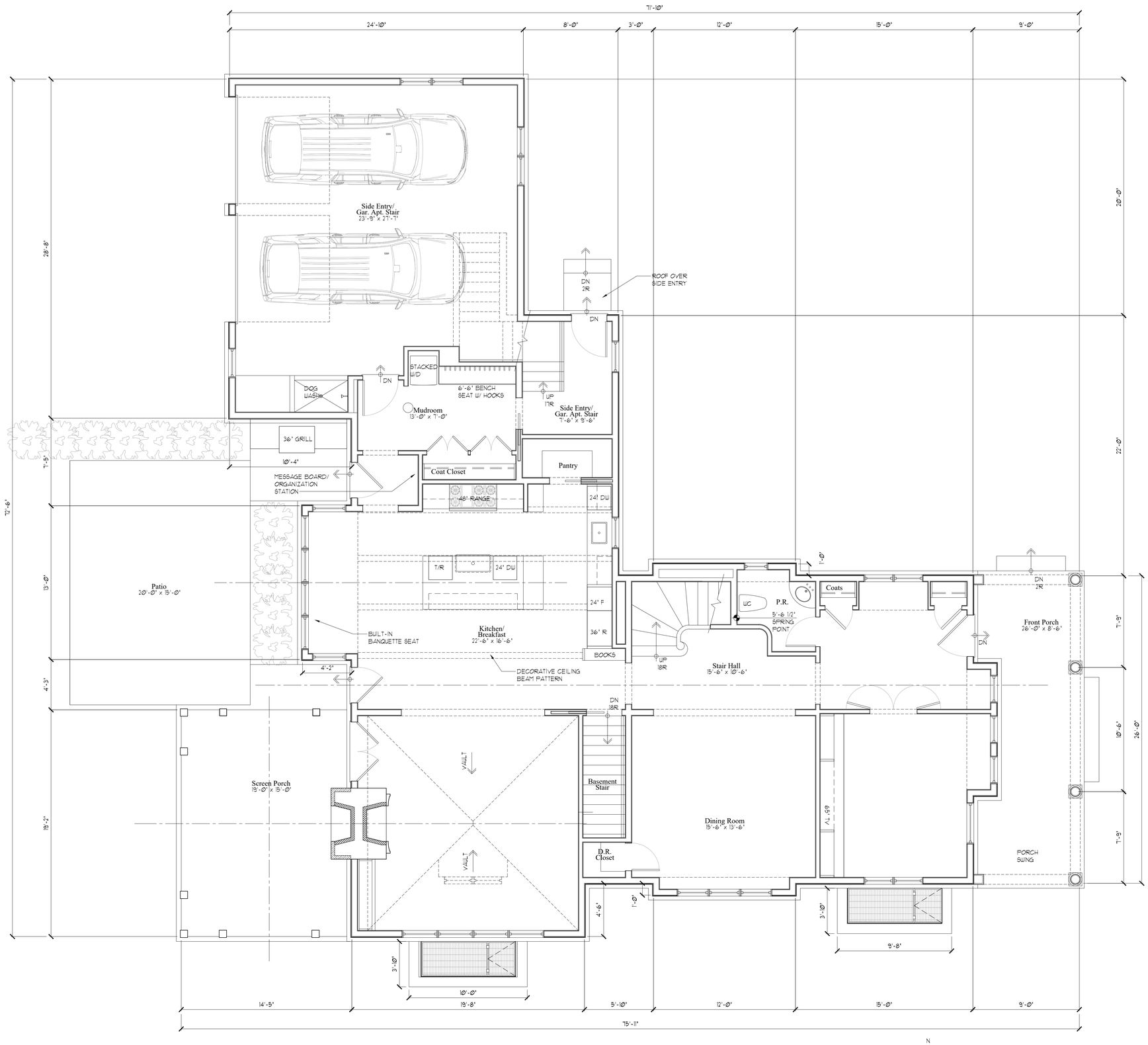
1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:

A1.0

JOB NO.
2506



First Floor Plan

1/4"=1'-0"

DATE:

12/5/2025
VARIATION
APPLICATION

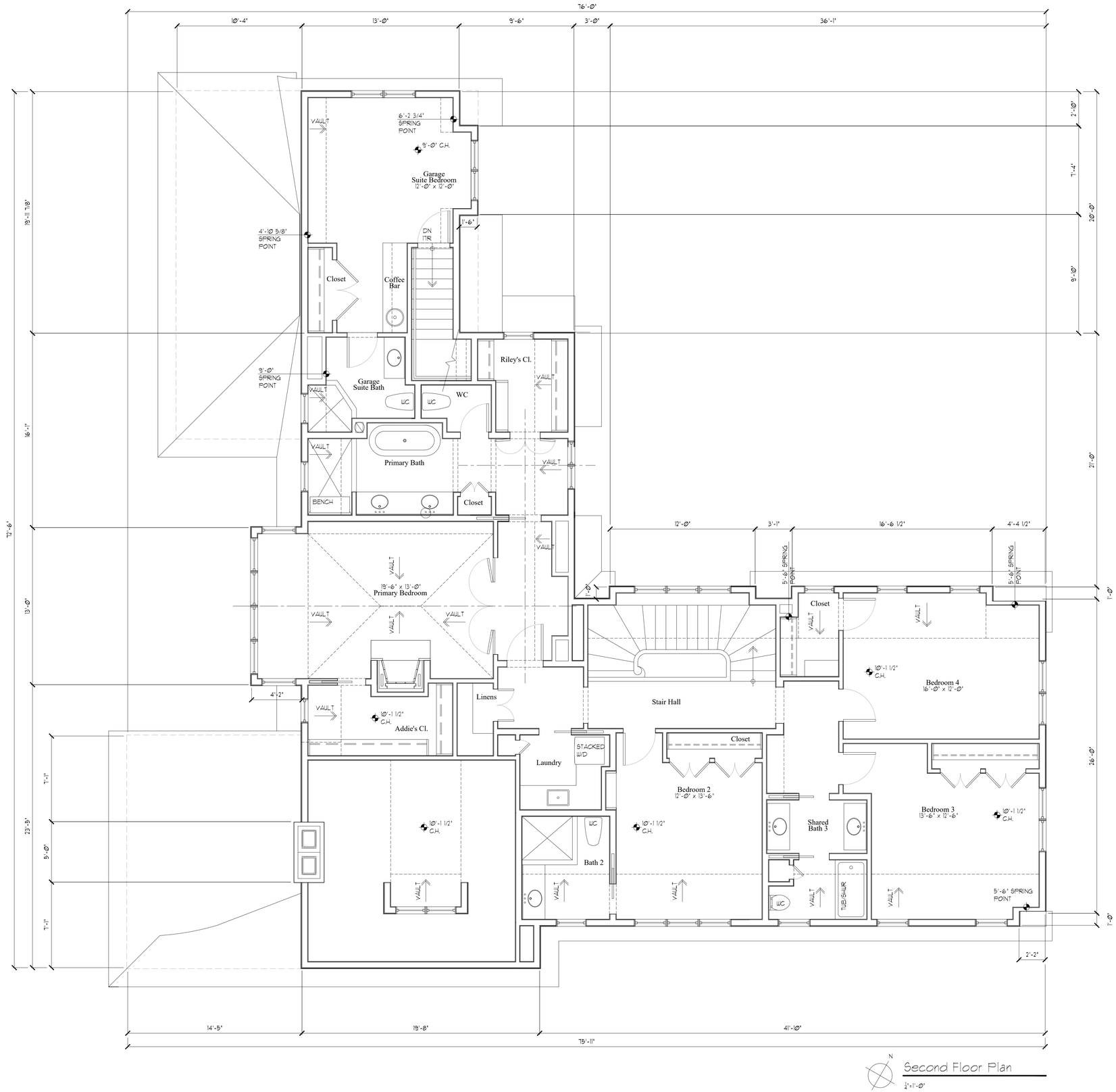
W M A S T U D I O P.L.L.C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A1.1
JOB NO.
2506



Second Floor Plan

1/4"=1'-0"

DATE:

12/5/2025
VARIATION
APPLICATION

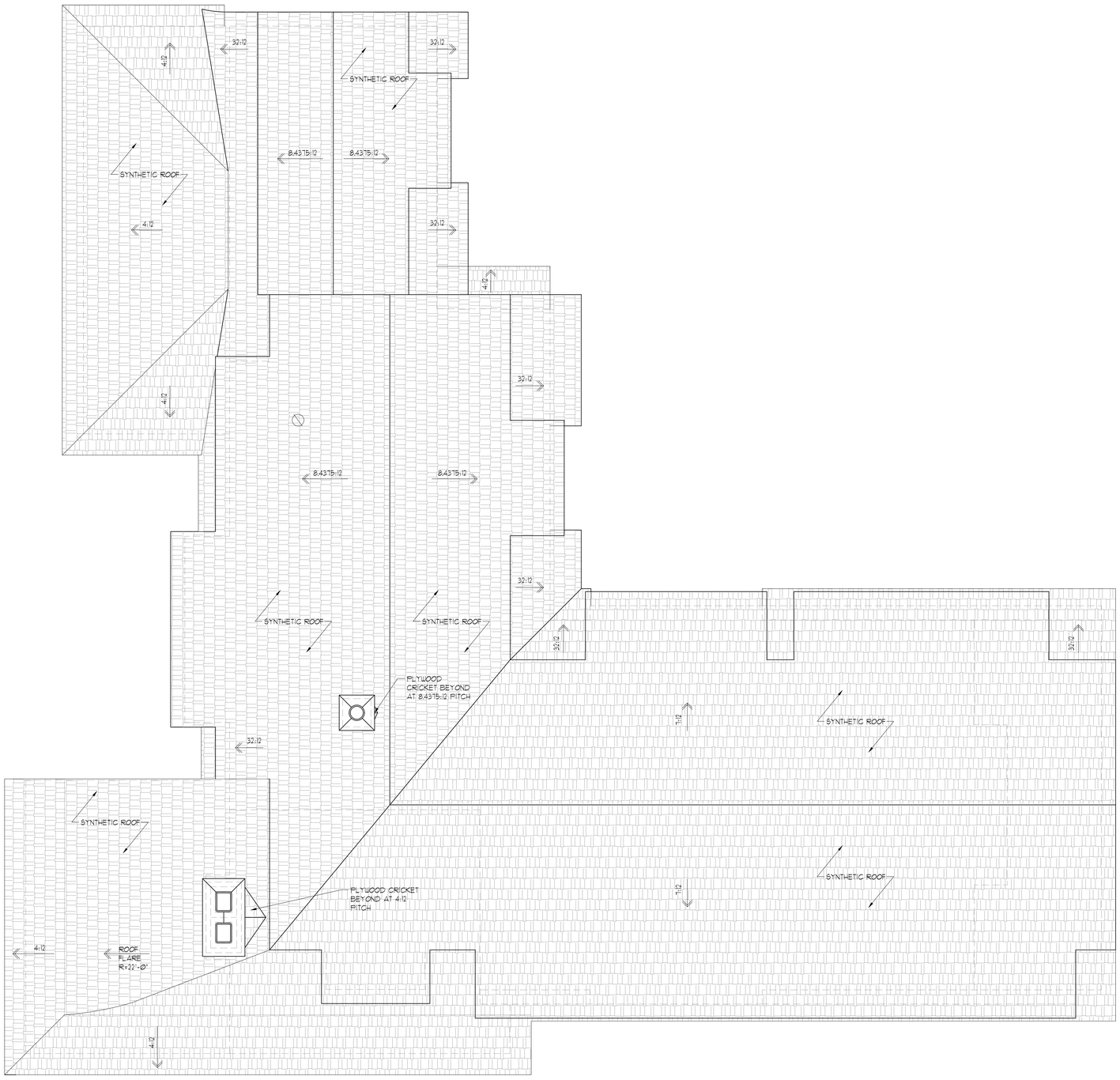
WMA STUDIO P.L.L.C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A1.2
JOB NO.
2506



N

Roof Construction Plan

1/4"=1'-0"

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.
O'Gara Residence
1086 Crescent Lane, Winnetka, IL

DATE:

12/5/2025
VARIATION
APPLICATION

WMA STUDIO

SHEET:
A1.3
JOB NO.
2506

East Exterior Elevation

1/4"=1'-0"

North Exterior Elevation

1/4"=1'-0"

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

DATE:

12/5/2025
VARIATION
APPLICATION

WMA STUDIO

SHEET:

A2.0

JOB NO.
2506

West Exterior Elevation

1/4"=1'-Ø"

South Exterior Elevation

1/4"=1'-Ø"

DATE:

12/5/2025
VARIATION
APPLICATION

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A2.1
JOB NO.
2506

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, Brian T. O'Gara and Michael Eskew, as Trustees of the ROG29 Gift Trust (collectively, the ***"Applicant"***) are the record title owners of the parcel of real property commonly known as 1086 Fisher Crescent Lane in Winnetka, Illinois (***"Subject Property"***); and

WHEREAS, the Subject Property is approximately 0.45 acres in area and located within the R-2 Single Family Residential District of the Village (***"R-2 District"***) and is improved with a single-family residence and detached garage (***"Structures"***); and

WHEREAS, the Applicant desires to demolish the Structures and construct a new single-family residence on the Subject Property (***"Proposed Improvements"***); and

WHEREAS, the Subject Property is a legally nonconforming corner lot that (i) is 19,652 square feet in net lot area, while the minimum required lot area for a corner lot in the R-2 District is 25,200 square feet; (ii) is 175 feet in depth, while the minimum required lot depth for a lot in the R-2 District is 200 feet; and (iii) has an average lot width of 112.29 feet, while the minimum required average lot width for a corner lot in the R-2 District is 115 feet; and

WHEREAS, pursuant to Section 17.30.050 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the minimum required corner yard setback for the Subject Property is 32.92 feet; and

WHEREAS, to construct the Proposed Improvements on the Subject Property, the Applicant filed an application for a variation from Section 17.30.050 to allow a corner yard setback of 24.67 feet from the eastern private road easement along Fisher Crescent Lane (***"Variation"***); and

WHEREAS, Ordinance No. M-04-2026, adopted by the Village Council on _____, 2026 (***"Ordinance"***), grants the Variation; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the

revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Variation for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Variation for the Subject Property.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2026

ATTEST: **BRIAN T. O'GARA, AS TRUSTEE OF THE ROG29 GIFT TRUST**

By: _____ By: _____

Its: _____ Its: _____

ATTEST: **MICHAEL ESKEW, AS TRUSTEE OF THE ROG29 GIFT TRUST**

By: _____ By:

Its: _____ Its:

TO: **ZONING BOARD OF APPEALS**

FROM: **CHRISTOPHER MARX, AICP – ASSOCIATE PLANNER**

DATE: **FEBRUARY 5, 2026**

SUBJECT: **1086 FISHER CRESCENT LANE – VARIATION (CASE NO. 26-04-V2)**

INTRODUCTION

On February 9, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to hold a public hearing on an application submitted by ROG29 Gift Trust (the "Applicant"), as the owner of the property located at 1086 Fisher Crescent Lane (the "Subject Property"). The Applicant requests approval of the following zoning variation to allow construction of a new single-family residence on the Subject Property:

1. **Corner Yard Setback** of 24.67 feet from Fisher Crescent Lane, whereas a minimum of 32.92 feet is required, a variation of 8.25 feet (25.06%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Applicant has also submitted a demolition application for the existing residence on the Subject Property, which was considered by the Historic Preservation Commission (HPC) on September 15, 2025. By a vote of 4-0, the HPC approved the demolition without delay.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on January 22, 2026. As of the date of this memo, staff has received one written comment from the public regarding this application, which is included as **Attachment D**.

The Village Council has final jurisdiction on this request, as only the Council has the authority to grant any variation for any new principal building.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.45 acres in size, is generally located on the west side of Fisher Crescent Lane between Fisher Lane and Scott Avenue and contains an existing two-story residence and a detached garage (see Figure 1). The property is wedge shaped with a front lot line along a westerly private road easement, a curvilinear corner lot line along the eastern and north portions of the property, a side yard along the south property line, and no rear yard. The property is considered a corner lot due to the existence of a private road easement, as recorded in 1906 on the Plat of Subdivision of Lots 7 and 8 in Hubbard Estate Subdivision, along the west property line. Even though a roadway has never been improved within the easement, the recorded easement is still in effect and as such the area of the easement is excluded from the lot area for zoning purposes. The Zoning Ordinance defines the shortest street line of a corner lot as the "front lot line." In this instance, the shortest street line is the outermost limits of the private unimproved street along the western portion of the lot. Therefore, the front lot line is along the west private road easement and the corner lot line is along Fisher Crescent Lane.

The property is zoned R-2 Single Family Residential, and it is surrounded by the same (see Figure 2). The Comprehensive Plan designates the Subject Property as appropriate for single family residential development. The zoning of the property is consistent with the Comprehensive Plan.

The existing lot is a legally nonconforming corner lot that is 19,652 square feet in net lot area, while the minimum required lot area for a corner lot in the R-2 District is 25,200 square feet. Also, the lot is 175 feet in depth, while the minimum required lot depth for a lot in the R-2 District is 200 feet. Lastly, the lot has an average lot width of 112.29 feet, while the minimum required average lot width for a corner lot in the R-2 District is 115 feet.

Figure 1 – GIS Aerial Map

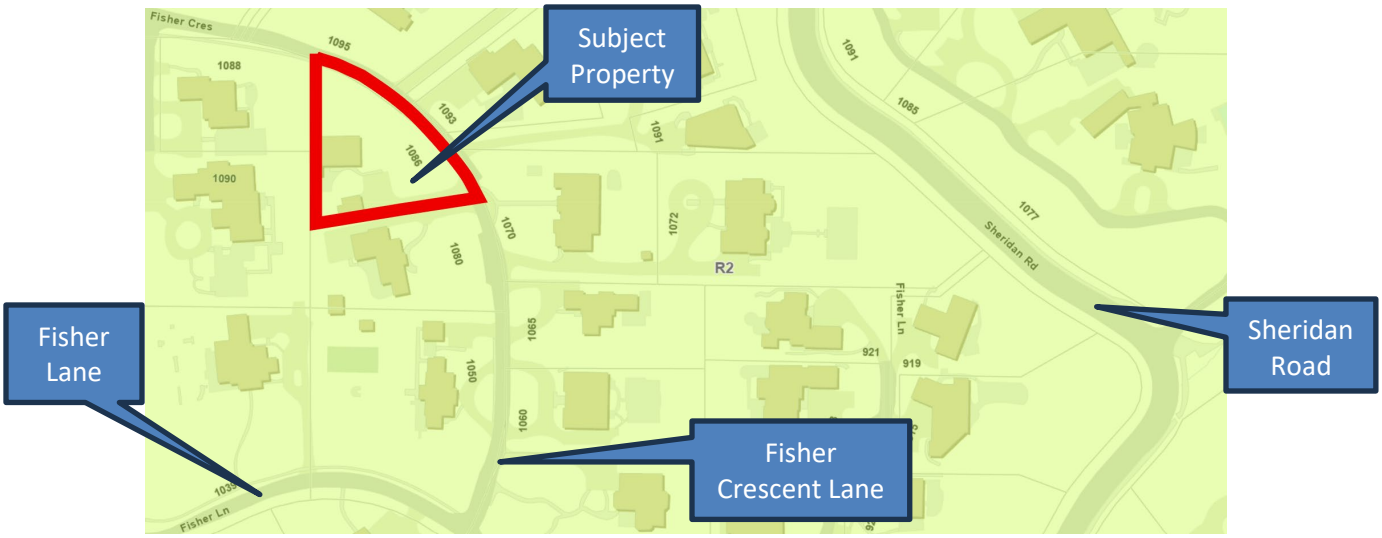


Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

The existing residence was constructed in approximately 1910. Subsequent building permits were issued in:

1. 1931 - Alter residence;
2. 1950 - Remodel and repair residence
3. 1951 - Construct one-and-a-half story accessory building; and
4. 1966 - Addition to residence.

Other minor permits have been issued over the last several years. In 1962, ZBA Case No. 892 was referred by the Village Council to the ZBA for a side yard variation for the west property line that was ultimately withdrawn. The Applicant acquired the property in 2024.

Figures 3 through 5, below and on the following page, are current photos of the Subject Property. Please keep in mind the existing residence seen in the photos will be removed. The photos are intended to give the ZBA an understanding of the site itself, not the existing residence that is planned for demolition.

Figure 3 – Subject Property – East and South Building Elevations (Fisher Crescent Lane Looking West)

Figure 4 – Subject Property – North Building Elevation (Fisher Crescent Lane Looking South)

Figure 5 – Subject Property – North Building Elevation (Fisher Crescent Lane Looking Southeast)

PROPOSED PLAN

The variation is being requested in order to construct a new single-family residence on the Subject Property. The Applicant intends to demolish the existing single-family residence and detached garage to accommodate construction of a new single-family residence that would encroach into the minimum required corner yard setback from Fisher Crescent Lane. Two corners of the residence would encroach the required setback. As represented in Figure 6 on the following page, the existing residence and detached garage are legally nonconforming with respect to the minimum required front yard setback from the private road easement along the west side of the Subject Property. The existing detached garage is

also legally nonconforming with respect to the minimum required side yard setback from the south property line. With the exception of the corner yard setback, the proposed improvements would comply with all other zoning regulations.

Excerpts of a current plat-of-survey, the proposed site plan, and proposed building elevations are provided below and on the following pages as Figures 6 through 11. The complete set of plans is provided in the application materials (**Attachment C**).

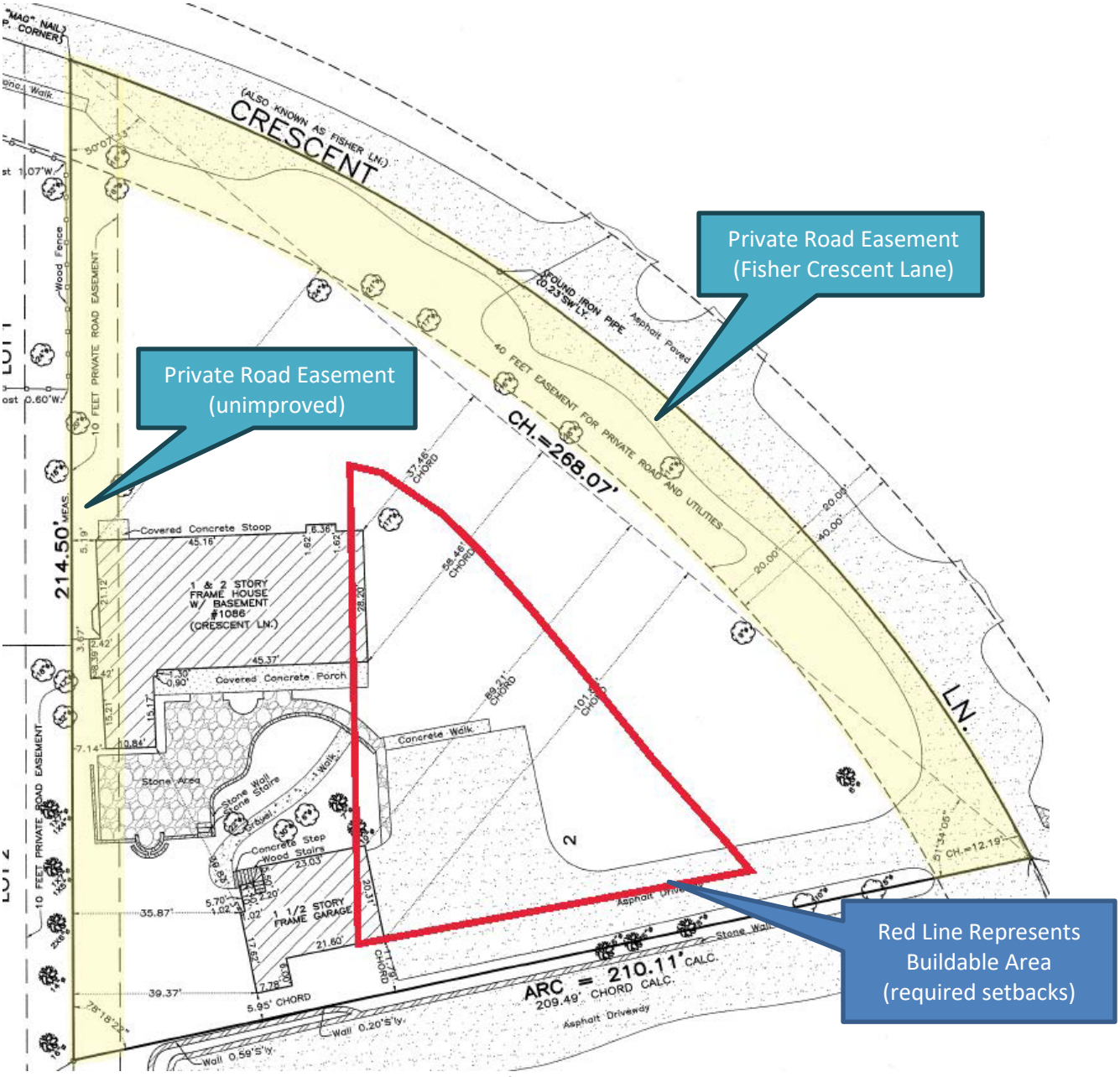


Figure 6 – Subject Property – 2025 Plat of Survey Excerpt Showing Existing Conditions

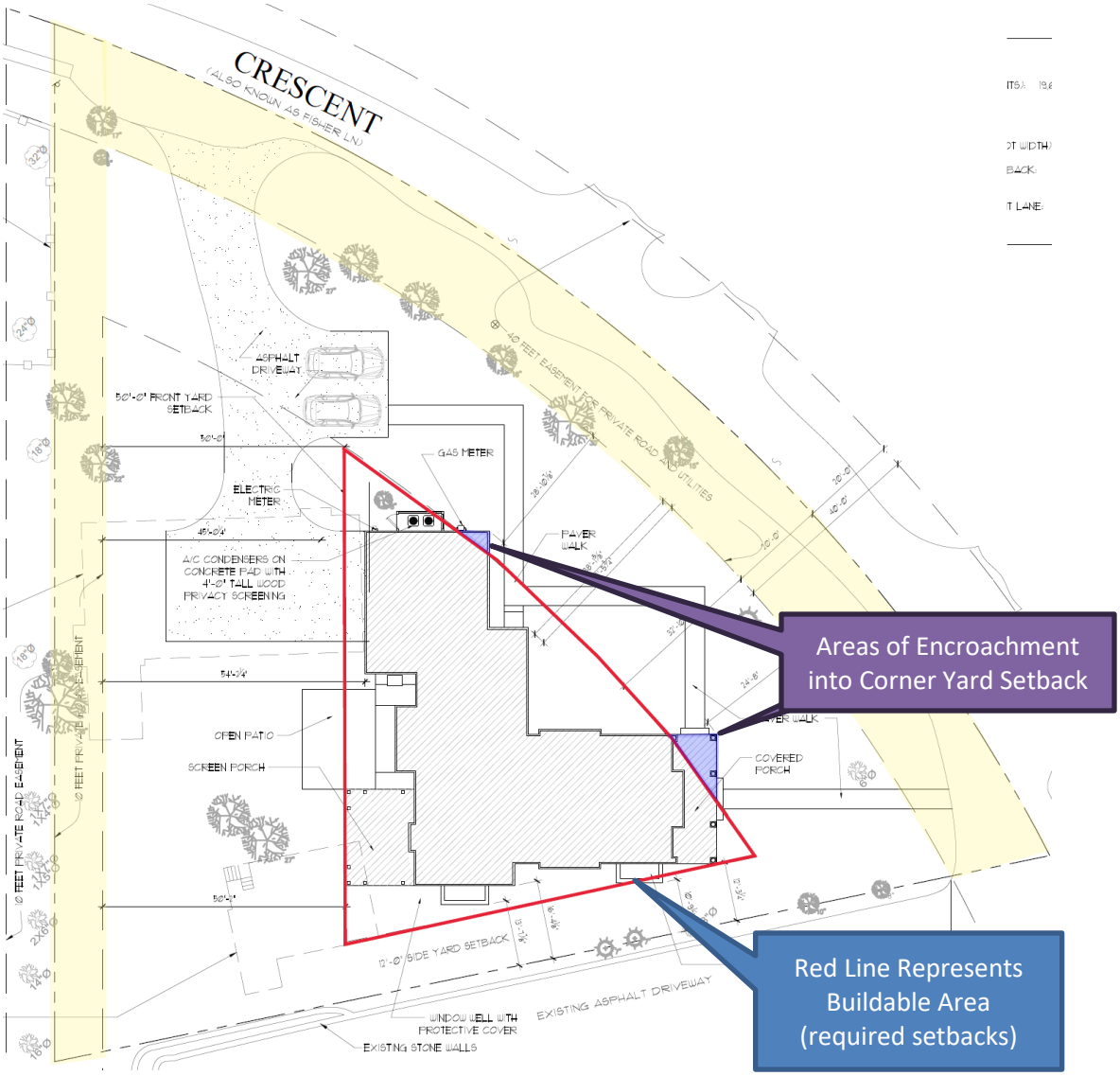


Figure 7 – Proposed Site Plan

Figure 8 – Proposed East Building Elevation (Fisher Crescent Lane)

Figure 9 – Proposed North Building Elevation (Fisher Crescent Lane)

Figure 10 – Proposed West Building Elevation

Figure 11 – Proposed South Elevation

Given the ZBA often receives questions regarding the stormwater regulations applicable to a specific request being considered by the ZBA, attached is a Stormwater Matrix (**Attachment B**). Based on the proposed plan, and the Subject Property currently being developed, the site would likely be required to provide additional stormwater detention volume. However, a final determination will be made by Village Engineering staff upon submittal of the permits necessary for the proposed improvements, which are required to comply with Village stormwater regulations. Figure 12 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.

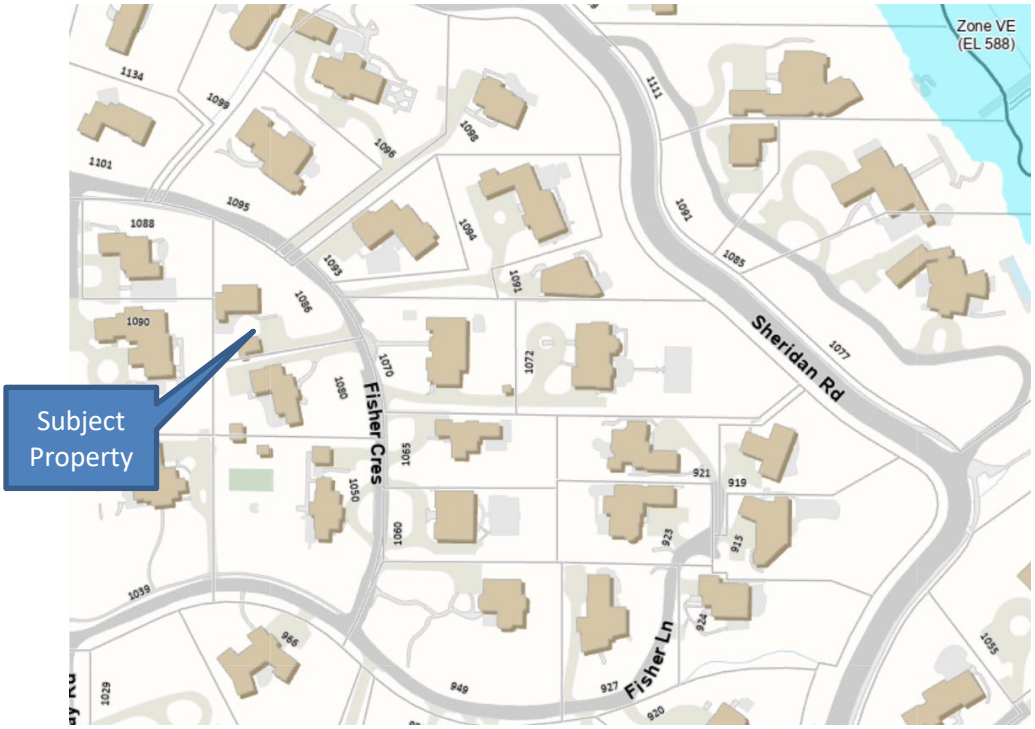


Figure 12 - GIS Floodplain Map

REQUESTED ZONING RELIEF

The attached Zoning Matrix highlights the existing lot and the proposed improvement's compliance with the R-2 zoning district (**Attachment A**). One variation is being requested to allow the proposed residence to provide a corner yard setback from the eastern private road easement (Fisher Crescent Lane) of 24.67 feet, whereas a minimum setback of 32.92 feet is required. As noted earlier in this report, the property contains an unimproved 10-foot private road easement, the outermost limits of which is defined as the front lot line. As a result, the Subject Property is a corner lot.

FINDINGS & RECOMMENDATION

Section 17.60.040 of the Zoning Ordinance lists eight variation standards that the ZBA must find a variation application meets. The Applicant has supplied as part of their application materials a narrative addressing how this proposal meets these standards.

After hearing from the Applicant, and the public, the ZBA may decide to act on one of two 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 ZBA; or

2. Consider a motion recommending approval or denial of the variation. If the ZBA is prepared to

make a recommendation to the Village Council regarding the requested relief, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the following variation granting:

A. **Corner Yard Setback** of 24.67 feet, whereas a minimum of 32.92 feet is required, a variation of 8.25 feet (25.06%) [Section 17.30.050 – Front and Corner Yard Setbacks].

The Zoning Board of Appeals finds, based on evidence in the record or a public document, that the variation requested is **in harmony [not in harmony]** with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met [have not been met]** in connection with this variation application **[subject to the following conditions…]**

The eight standards to consider when granting a variation are as follows:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

ATTACHMENTS

Attachment A: Zoning Matrix
Attachment B: Stormwater Matrix
Attachment C: Application Materials
Attachment D: Public Correspondence

ZONING MATRIX					
ADDRESS: 1086 Fisher Crescent					
CASE NO: 26-04-V2					
ZONING: R-2					
ITEM	**MIN/MAX REQUIREMENT**	**EXISTING**	**PROPOSED**	**DIFFERENCE BETWEEN PROPOSED & EXISTING**	**ZONING CODE COMPLIANCE (3)**
Min. Lot Size	25,200 SF	19, 652 SF (1)	N/A	N/A	EXISTING NONCONFORMITY
Min. Average Lot Width	115 FT	112.29 FT	N/A	N/A	EXISTING NONCONFORMITY
Min. Lot Depth	200 FT	175 FT	N/A	N/A	EXISTING NONCONFORMITY
Max. Roofed Lot Coverage	4,913 SF (1)	N/A	3,200.33 SF	N/A	OK
Max. Gross Floor Area	6,104.25 SF (1)	N/A	5,342.7 SF	N/A	OK
Max. Impermeable Lot Coverage	9,826 SF (1)	N/A	6,886.33 SF	N/A	OK
Min. Front Yard (West) (2)	50 FT (2)	N/A	50.17 FT (2)	N/A	OK
Min. Corner Yard (East)	32.92 FT	N/A	24.68 FT	N/A	**8.25 FT (25.06%) VARIATION**
Min. Side Yard (South)	12 FT	N/A	12.27 FT	N/A	OK
NOTES					
(1) Based on net lot area of 19,652 square feet. Gross Lot Area is 26,775 sq.ft., cumulative private road easement area of 7,123 sq.ft. is excluded for zoning lot purposes.					
(2) Setback to proposed residence from unused 10-foot private road easement on west side of property that serves as Front Yard.					
(3) Variation amount is the difference between proposed and requirement.					

In addition to meeting the following storm water volume detention requirements, development sites must meet all other Village storm water management requirements such as drainage and grading, storm water release rates, storage system design requirements, etc. An exception is for lots along the lakefront that directly discharge into Lake Michigan; those lots are not required to provide stormwater volume detention on-site. They are required to meet all other Village stormwater system design requirements.

	Storm Water Detention Volume Requirements	**Applicable Requirement**
A. New Home Construction - Previously Developed Lot	The amount of additional required storm water detention volume is based upon the difference between maximum impermeable lot coverage, per Zoning Code, and existing lot coverage, using the run-off coefficient for a 100-year stormevent for both.	***Applies to 1086 Fisher Crescent.*** *The site is currently developed. Based upon preliminary review of information to date, the site would likely be required to provide additional storm water detention volume.* ***However, a final determination will not occur until engineering plans are submitted with a building permit application.***
B. New Home Construction - Previously Undeveloped Site	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
C. Redevelopment of Site for Different Use (e.g. single family to multi-family, or commercial)	The amount of required storm water detention volume is based upon the maximum impermeable lot coverage, using the run-off coefficient for 100-year storm event.	
D. Improvements to Existing Home and/or Lot, causing an increase in impermeable lot coverage greater or equal to 25%.	The amount of additional required storm water detention volume is based upon the difference between the proposed and existing impermeable lot coverage, using the run-off coefficient for 100 year storm event. (Note: If increase in impermeable lot coverage is less than 25%, additional storm water detention volume is not required.)	
E. Improvements to existing lots, who currently exceed maximum impermeable lot coverage (e.g., School sites, single family and multi-family sites)	The amount of additional required storm water detention volume is based upon: a) The amount of the impermeable lot coverage (ILC) currently in excess of the maximum permitted amount of ILC allowed by zoning that will be removed and replaced, and/or b) The amount of ILC in addition to what currently exists on the lot. The amount of required detention volume is then determined using the run- off coefficient for 100-year storm event.	

RECEIVED
DEC 0 8 2025
BY:

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. _____

Property Information

Site Address: 1086 Crescent Lane

Owner Information

Name: ROG 29 Gift Trust
Primary Contact: Brian T. O'Gara
Address: [redacted]
Phone No. [redacted]
City, State, ZIP: Winnetka, IL, 60093
Email: [redacted]
Date property acquired by owner: 05/13/2024

Architect Information

Name: WMA Studio P.L.L.C.
Primary Contact: Eamon Murphy
Address: [redacted]
City, State, ZIP: Kenilworth, IL, 60043
Phone No. [redacted]
Email: [redacted]

Attorney Information

Name: _____
Primary Contact: _____
Address: _____
City, State, Zip: _____
Phone No. _____
Email: _____

Nature of any restrictions on property: There are existing private road easements on the west side and along the boundary with Crescent Lane that curves along the east and north sides.

Brief explanation of variation(s) requested (attach separate sheet providing additional details): We are requesting a variation to reduce the front yard setback from 50' to 40.5' feet along the west side of the property - a reduction of approximately 19%.

Property Owner Signature: [redacted]
Date: 12.5.25

WMA STUDIO

Revised 1/13/2025

Village of Winnetka
Community Development
510 Green Bay Road
Winnetka, IL 60093

Re: Variation Application, 1086 Crescent Lane

The applicant seeks a variation to allow a modest encroachment into the 32.8-foot setback along the private road easement that curves along the north and east sides of the property. The unusual lot geometry and easements around nearly the entire perimeter result in a significantly limited buildable area, far more restrictive than a typical lot of this size. Granting this relief will allow a reasonably scaled home to be centrally located on the site while maintaining as many existing heritage trees as possible, replacing the current structure that encroaches into the easement and sits less than 4 feet from the lot line. The outcome will provide greater light, air, and separation for neighboring properties. Supporting analysis demonstrating compliance with all required standards for a zoning variation is provided below.

1. ***The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulation in that zone.***

1086 Crescent Lane is a uniquely shaped parcel bounded by two private road easements. The Crescent Lane easement runs along the north and east property lines, while an undeveloped private drive easement runs along the west. Although the western easement was originally intended to serve multiple lots, no driveway was ever constructed and the area has long functioned as open yard space. Notably, the existing residence on the property—already approved for demolition—currently encroaches more than halfway into this western easement.

When the required 50-foot front yard setback is applied from both easement edges, less than 3,000 square feet of the lot remains buildable, representing approximately 15% of the total lot area after deducting easements. Even after extensive coordination with the zoning department, designating the western boundary as the front yard, and applying a combined side/corner yard setback based on average lot width, only 24.6% of the lot remains buildable. These conditions create an atypically restrictive buildable envelope for a lot of this size.

We have made every effort to design a fully compliant residence within the permitted buildable area; however, the cumulative constraints have proven too limiting, even for a modestly sized home. We are therefore requesting relief to allow the northeast corner of the front porch and the northeast corner of the proposed garage to encroach into the corner yard setback.

2. ***The plight of the Owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question rather than being related to the occupants.***

The hardship is directly attributable to the unique geometry of the lot and the private road easements that define nearly its entire perimeter. As noted, the western private road easement was never constructed and functions solely as yard area. The existing residence currently extends into this easement, further underscoring its nonfunctional and historically disregarded nature.

We are requesting approximately 8 feet, 2 inches of relief along the eastern boundary, which fronts the Crescent Lane private road easement, to allow limited projections of the front entry porch and the garage. This request represents an approximately 24.8% reduction from the required 32.8-foot corner yard setback and constitutes a reasonable and measured accommodation in light of the site's unusual, easement-driven constraints. The requested relief also enables preservation of the existing White Oak trees adjacent to the current detached garage, which are significant, healthy trees and an important natural feature of the property.

3. ***The variation, if granted, will not alter the essential character of the locality.***

If granted, the requested variation will allow the new residence to be positioned more appropriately on the site. The existing structure is located deep in the western corner of the lot and encroaches into the undeveloped private road easement. Granting this relief will enable construction of a suitably scaled home that is more naturally centered on the parcel, resulting in greater separation from neighboring properties than exists today.

In addition, significant effort has been made to design and site the residence to preserve as many existing heritage trees as possible, further minimizing site disturbance and maintaining the established character of the property.

4. ***An adequate supply of light and air to the adjacent property will not be impaired.***

As noted, granting the requested variation will improve the supply of light and air to neighboring properties. The existing home is situated less than 4 feet from the western lot line, while the proposed residence will be positioned significantly farther from adjoining parcels. This relocation meaningfully increases openness, light, and visual relief for surrounding properties compared to existing conditions.

5. ***The hazard from fire and other damages to the property will not be increased.***

The hazard from fire and other damages to the property will only be decreased, because we will be able to site the new house much further from the lot line.

6. ***The taxable value of the land and building throughout the Village will not diminish.***

The variation will not affect the taxable value of the land and buildings throughout the Village.

7. ***The congestion to the public street will not increase.***

The congestion to the public street will not increase in any way, because the use is not changing. It will continue to function as a single-family residence.

8. ***The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.***

None of these factors will be affected by the proposed variation.

Please feel free to reach out if you have any questions or require any additional information to review the requested variation.

Eamon Murphy
Principal, Owner
WMA Studio P.L.L.C.
[redacted]

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS 60712
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

PLAT OF SURVEY

OF

THAT PART OF LOT 2 IN SUBDIVISION OF LOTS 7 AND 8 IN HUBBARD ESTATE SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT 2, 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2 TO A POINT IN THE EASTERLY LINE OF SAID LOT 2, 101.9 FEET AS MEASURED IN A STRAIGHT LINE FROM A POINT IN SAID EASTERLY LINE OF SAID LOT 2, WHICH IS 48.1 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

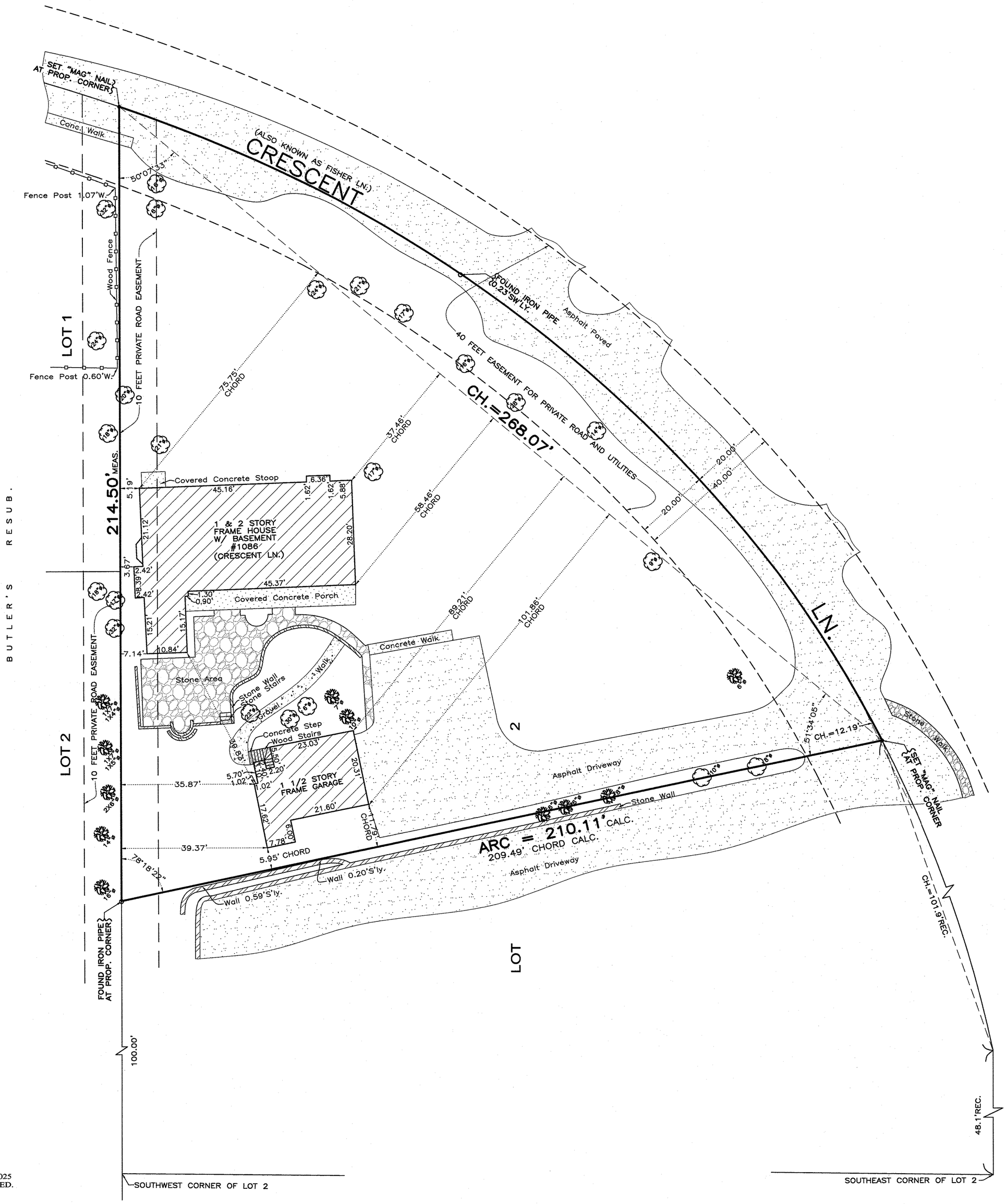
LAND TOTAL AREA (INCLUDING EASEMENT AREAS): 26,775 SQ. FT. = 0.62 ACRES.

LAND TOTAL AREA (EXCLUDING EASEMENT AREAS): 19,652 SQ. FT. = 0.45 ACRES.

COMMONLY KNOWN AS: 1086 CRESCENT LANE, WINNETKA, ILLINOIS.

NORTH

GRAPHIC SCALE
0 20
(IN FEET)
1 inch = 20 ft.



REVISION: DECEMBER 5, 2025
LAND TOTAL AREA UPDATED.

REVISION: JULY 24, 2024
TREES LOCATED ON SITE AND ADDED TO PLAT.

REVISION: JULY 12, 2024
SQUARE FOOTAGE FOR TWO EASEMENT ON SITE ADDED.

DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 24-102381

SCALE: 1 INCH = 20 FEET.

DATE OF FIELD WORK: APRIL 5, 2024

ORDERED BY: PADGITT, PADGITT & PEPPEY LTD.
ATTORNEYS AT LAW

LEGEND:
- TREE
- CONIFEROUS TREE

PROFESSIONAL LAND SURVEYOR
HYLTON E. DONALDSON
035-002819
LINCOLNWOOD ILLINOIS
STATE OF ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } s.s.
County of Cook }

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: DECEMBER 5, 2025

[redacted]

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV. 30, 2026.
DRAWN BY: S.Z.

A New Construction for a Private Residence

1086 Crescent Ln

Winnetka, IL

DRAWING CONTENTS:

Plat of Survey
Prepared by: Professionals Associated - MM Survey Co
Contact Info: pa@professionalsassociated.com
License #:184-003023

Architectural Drawings:

Prepared by: WMA Studio P.L.L.C.
Contact info: William E. Murphy
P: [redacted]
License #: 001.024932

⚠ A 0.0 Cover Page & Site Plan
A 1.0 Basement Plan
A 1.1 First Floor Plan
A 1.2 Second Floor Plan
A 1.3 Roof Plan
A 2.0 Elevations
A 2.1 Elevations

SITE DATA:

1086 Crescent Ln, Winnetka, IL

Zoning District:	R-2
Certified Lot Area:	19,652 S.F.

Allowable Building R.L.C.:	4,913 S.F.
Total Proposed R.L.C.	3,200.33 S.F.
Allowable Building G.F.A:	6,105.75 S.F.
Total Proposed G.F.A.	5,342.7 S.F.
Allowable Impervious Surface:	9,826 S.F.
Total Proposed Impervious Surface:	6,886.33 S.F. ⚠

NOTE: Refer to sheet Z1.0-Z1.3 for detailed Gross Floor Area (G.F.A.), Roofed Lot Coverage (R.L.C.), diagrams and tabulations, and Impermeable Lot Coverage calculations.

CONTRACTOR NOTES:

SITE NOTES:

S1. The Contractor shall immediatley remove surplus excavated soil from the site upon excavation. Any and all soil needed to be retained for back fill shall be temporarily stored in stockpile areas as indicated on the plans.

S2. Contractor shall provide temporary tree protection fence as shown on plans and/or as required to control limits of construction.

S3. The Contractor shall provide a 6'-0" high chain link fence with locking gates as per the International Residential Code. The fence shall be installed around the entire perimeter of the site prior to the start of demolition work and remain in place until finished grading and landscaping begins. The gate shall be closed and locked when construction personnel are not on site.

GENERAL NOTES: BIDDERS

A. The Bidders shall thoroughly examine all drawings and specifications as required to have an understanding of the proposed project's scope of work.

B. The Bidders shall visit and examine the project site and make all necessary investigations required to inform themselves fully as to all conditions and difficulties that may be encountered in the complete execution of all work in accordance with the contract documents (drawings and specifications).

C. The General Contractor shall layout the proposed work and be responsible for all lines, elevations and measurements. The General Contractor shall exercise proper precations to verify property lines and setback lines when the proposed work abuts property lines and minimum yard setbacks.

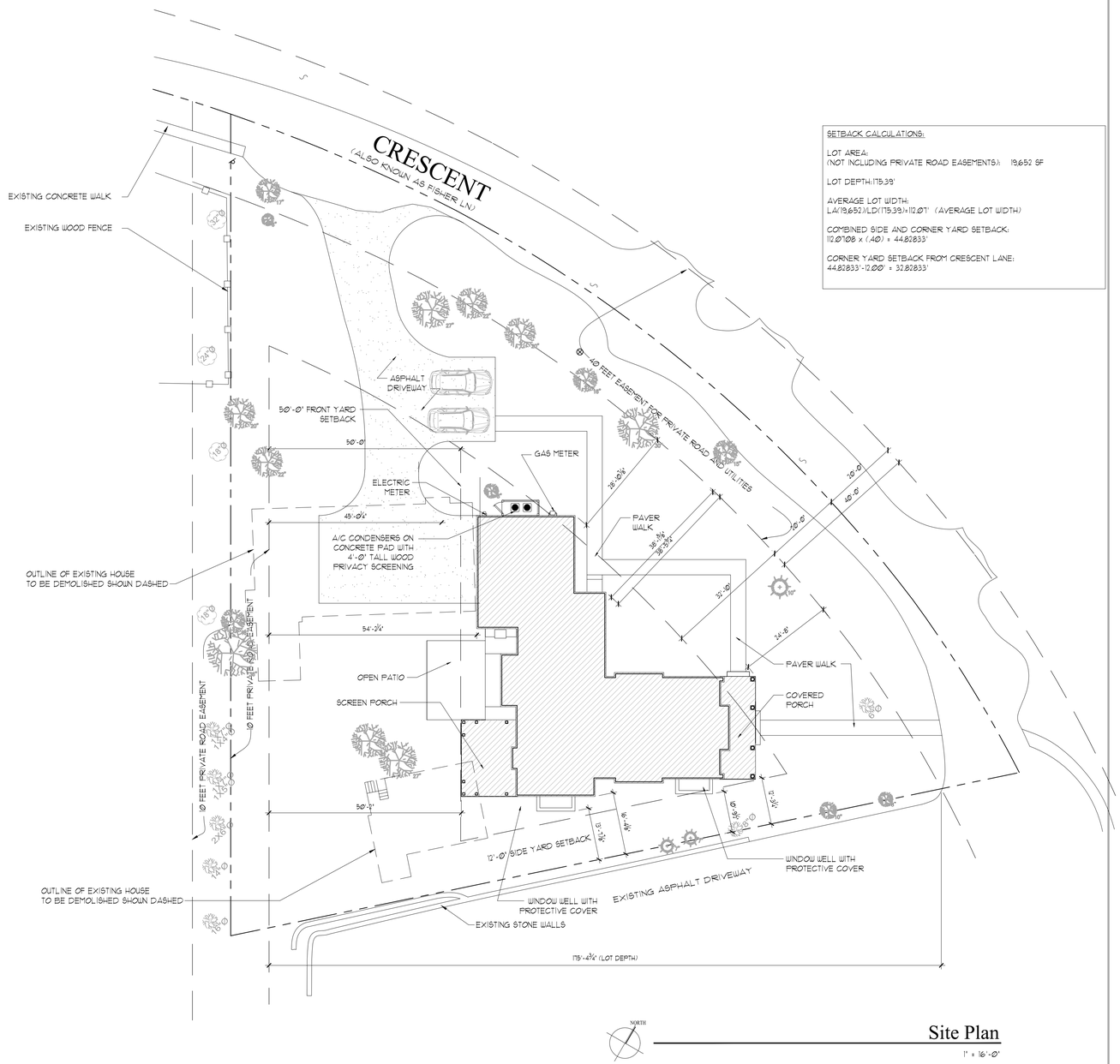
D. The General Contractor shall field verify all dimensions before and during construction and notify the Architect of all discrepancies.

E. The General Contractor shall be responsible for locating any/all underground utilities prior to the start of excavation and make good all items damaged during construction.

F. The Contractor shall provide temporary tree protection fences as required to control the limits of construction.

BUILDING CODES:

2021 International Residential Code for One and Two-Family Dwellings w/ Winnetka Amendments
2021 International Existing Building Code (IEBC) w/ Winnetka Amendments
2021 International Building Codes w/ Winnetka Amendments
2015 International Property Maintenance Code
2021 International Energy Conservation Codes w/ Illinois Amendments
2020 National Electric Code, NFPA 70
2014 State of Illinois Plumbing Code
2021 International Mechanical Codes
Radon Resistant Construction Act 420 ILCS 52
2021 International Fire Codes
2024 NFPA Life Safety Codes
2022 NFPA Publications 13, 13R, 13D, 14, 72, 855
Village of Winnetka Building Codes - September 3, 2024



Site Plan
1" = 16'-Ø"

SETBACK CALCULATIONS:

LOT AREA:
(NOT INCLUDING PRIVATE ROAD EASEMENTS) 19,652 SF

LOT DEPTH: 115.39'

AVERAGE LOT WIDTH:
LA/(19,652)/LD(115.39)=112.Ø1' (AVERAGE LOT WIDTH)

COMBINED SIDE AND CORNER YARD SETBACK:
112.Ø108 x (.40) = 44.82833'

CORNER YARD SETBACK FROM CRESCENT LANE:
44.82833 -12.ØØ = 32.82833'

DATE:

12/5/2025
VARIATION APPLICATION

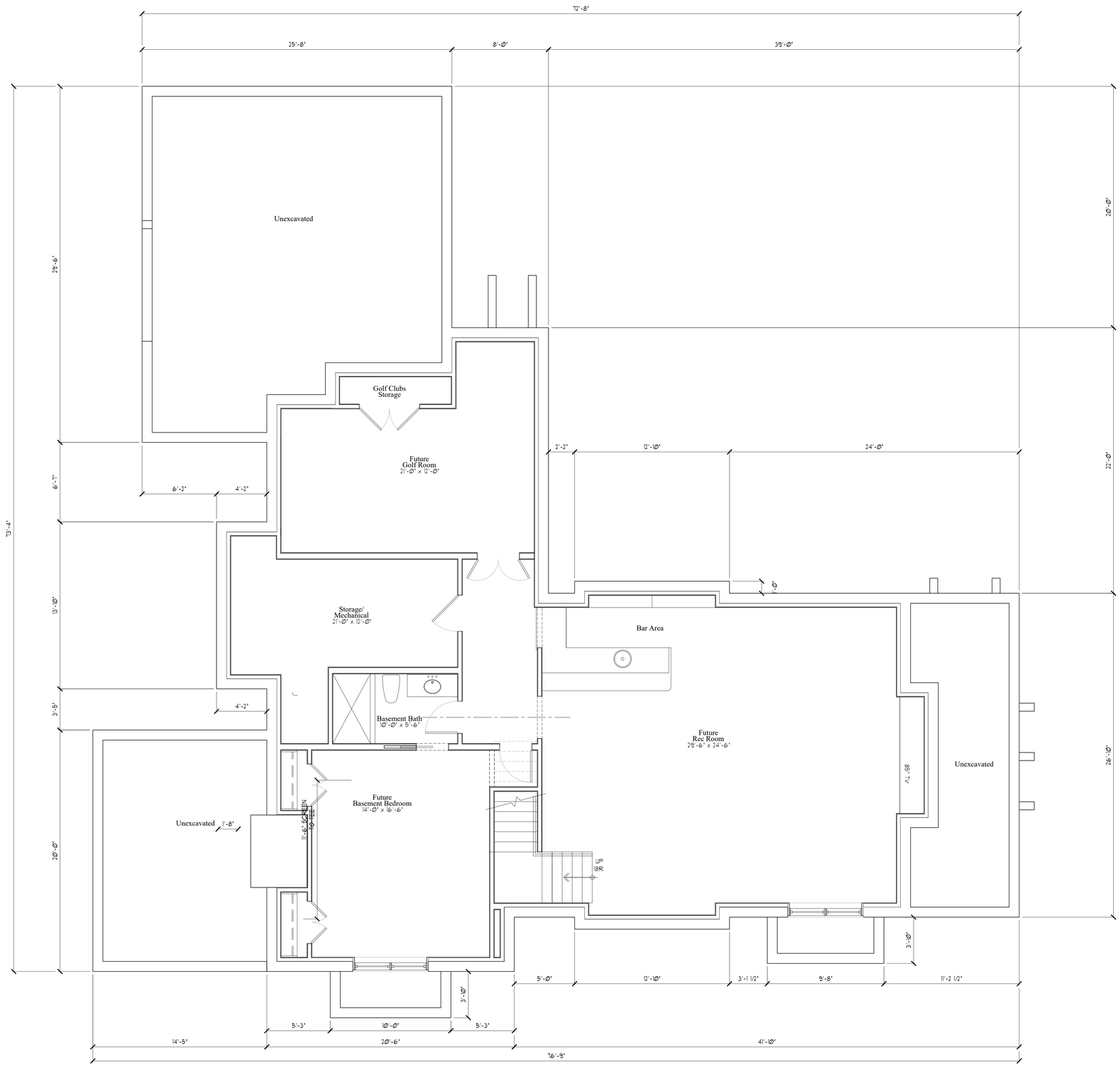
⚠ 1/13/2025
VARIATION REV. 1

WMA STUDIO P.L.L.C.
[redacted] KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence
1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A0.0
JOB NO.
2506



Basement Floor Plan

1/4"=1'-Ø"

DATE:

12/5/2025
VARIATION
APPLICATION

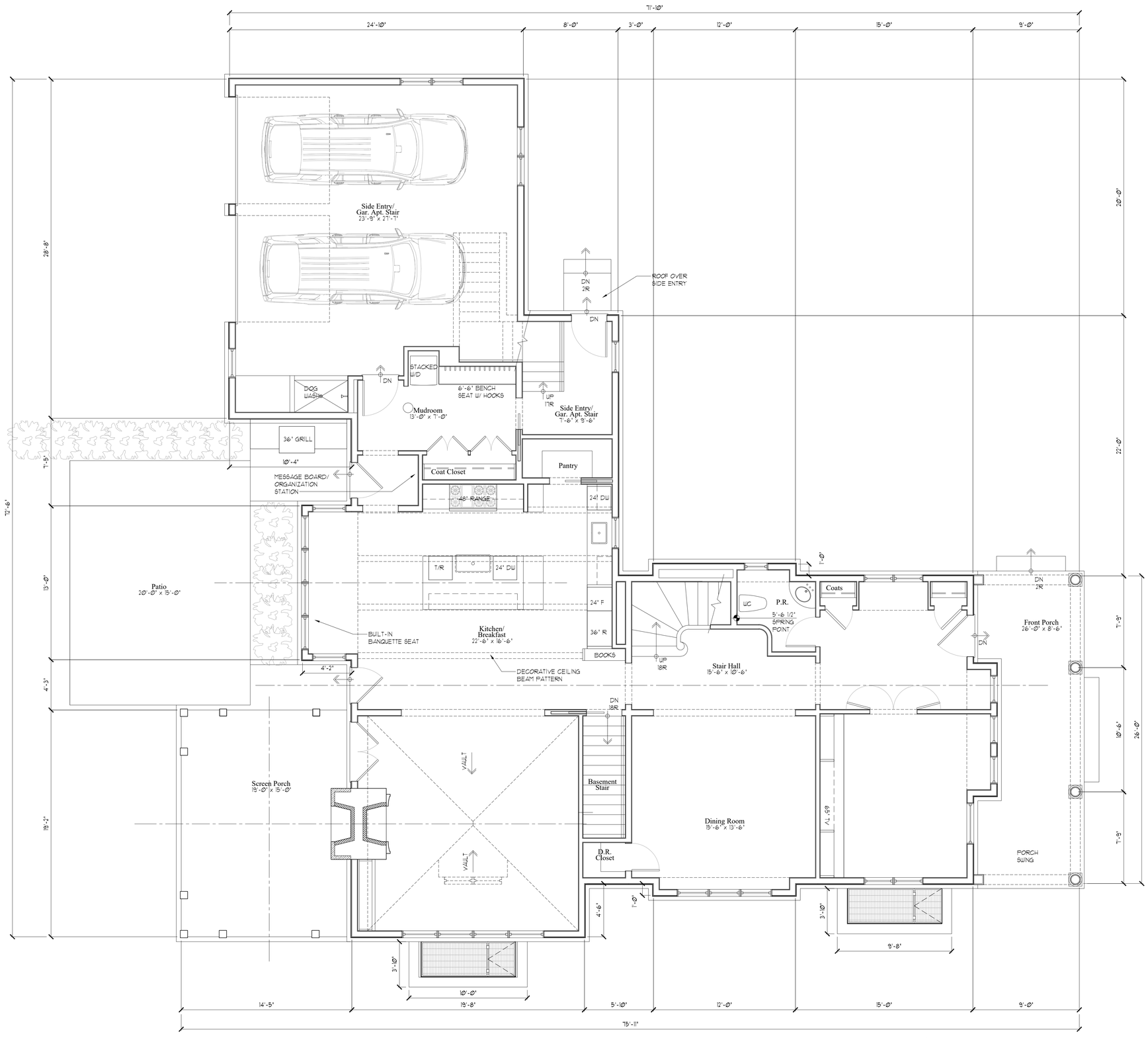
W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A1.0
JOB NO.
2506



First Floor Plan
1/4"=1'-0"

DATE:

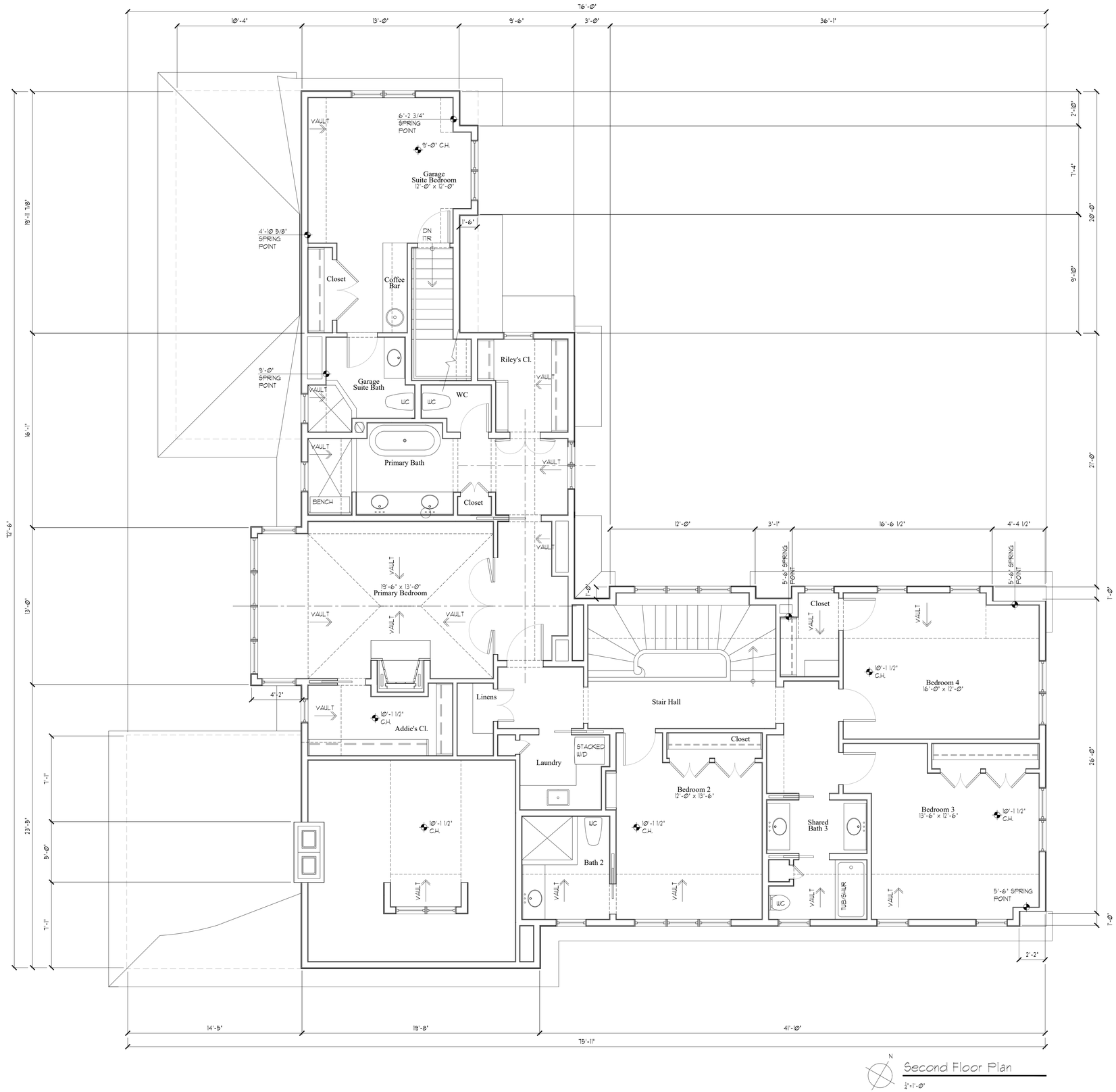
12/5/2025
VARIATION
APPLICATION

WMA STUDIO P.L.L.C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.
1086 Crescent Lane, Winnetka, IL

O'Gara Residence

WMA STUDIO

SHEET:
A1.1
JOB NO.
2506



DATE:

12/5/2025
VARIATION
APPLICATION

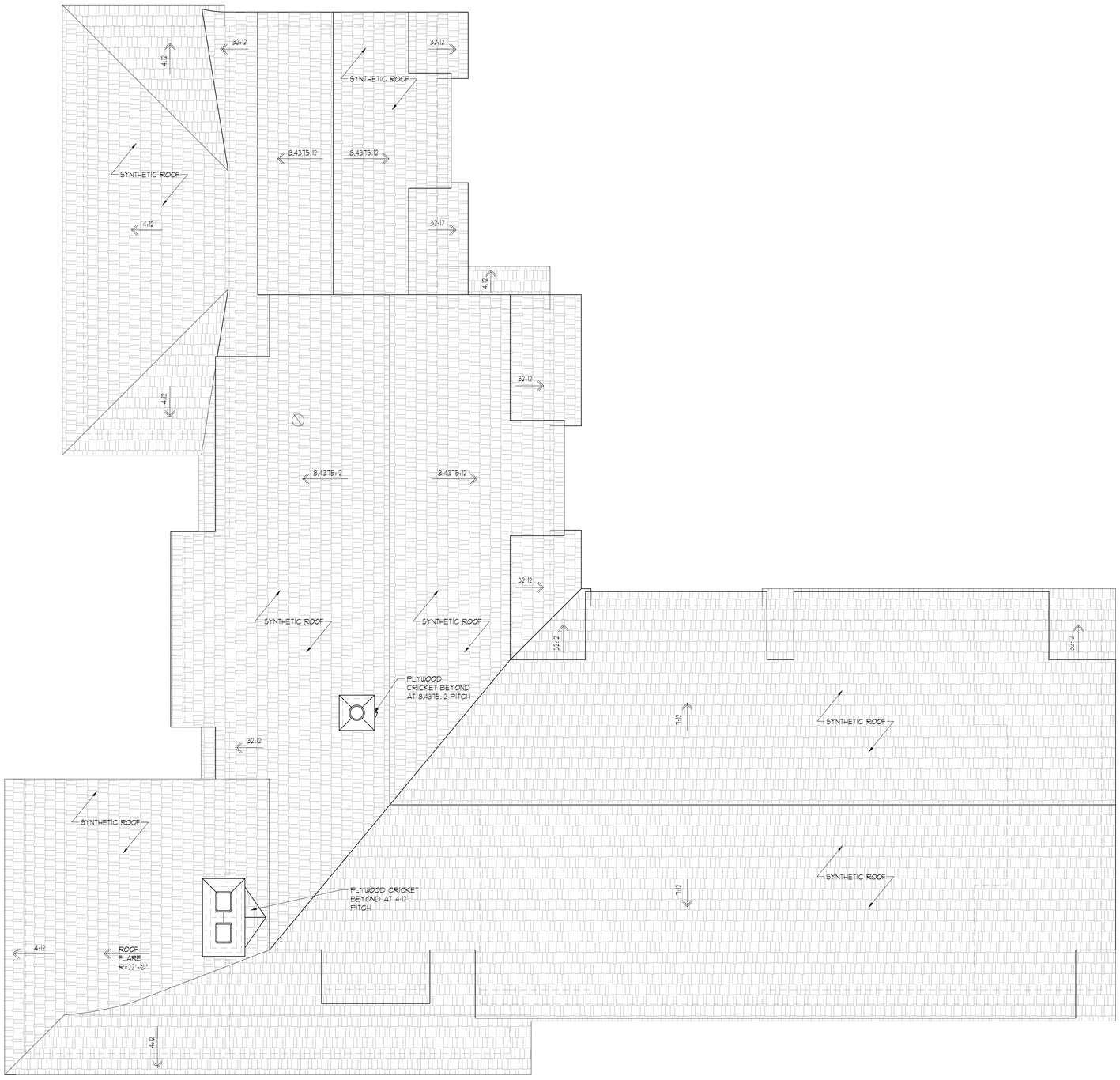
WMA STUDIO P.L.L.C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A1.2
JOB NO.
2506



N

Roof Construction Plan

1/4"=1'-0"

DATE:

12/5/2025
VARIATION
APPLICATION

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A1.3
JOB NO.
2506

East Exterior Elevation

1/4"=1'-0"

North Exterior Elevation

1/4"=1'-0"

DATE:

12/5/2025
VARIATION
APPLICATION

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A2.0
JOB NO.
2506

West Exterior Elevation

1/4"=1'-Ø"

South Exterior Elevation

1/4"=1'-Ø"

DATE:

12/5/2025
VARIATION
APPLICATION

W M A S T U D I O P. L. L. C.
KENILWORTH, IL 60043 • (847) 420-1535 • ILLINOIS DESIGN FIRM NO.

O'Gara Residence

1086 Crescent Lane, Winnetka, IL

WMA STUDIO

SHEET:
A2.1
JOB NO.
2506

WMA STUDIO

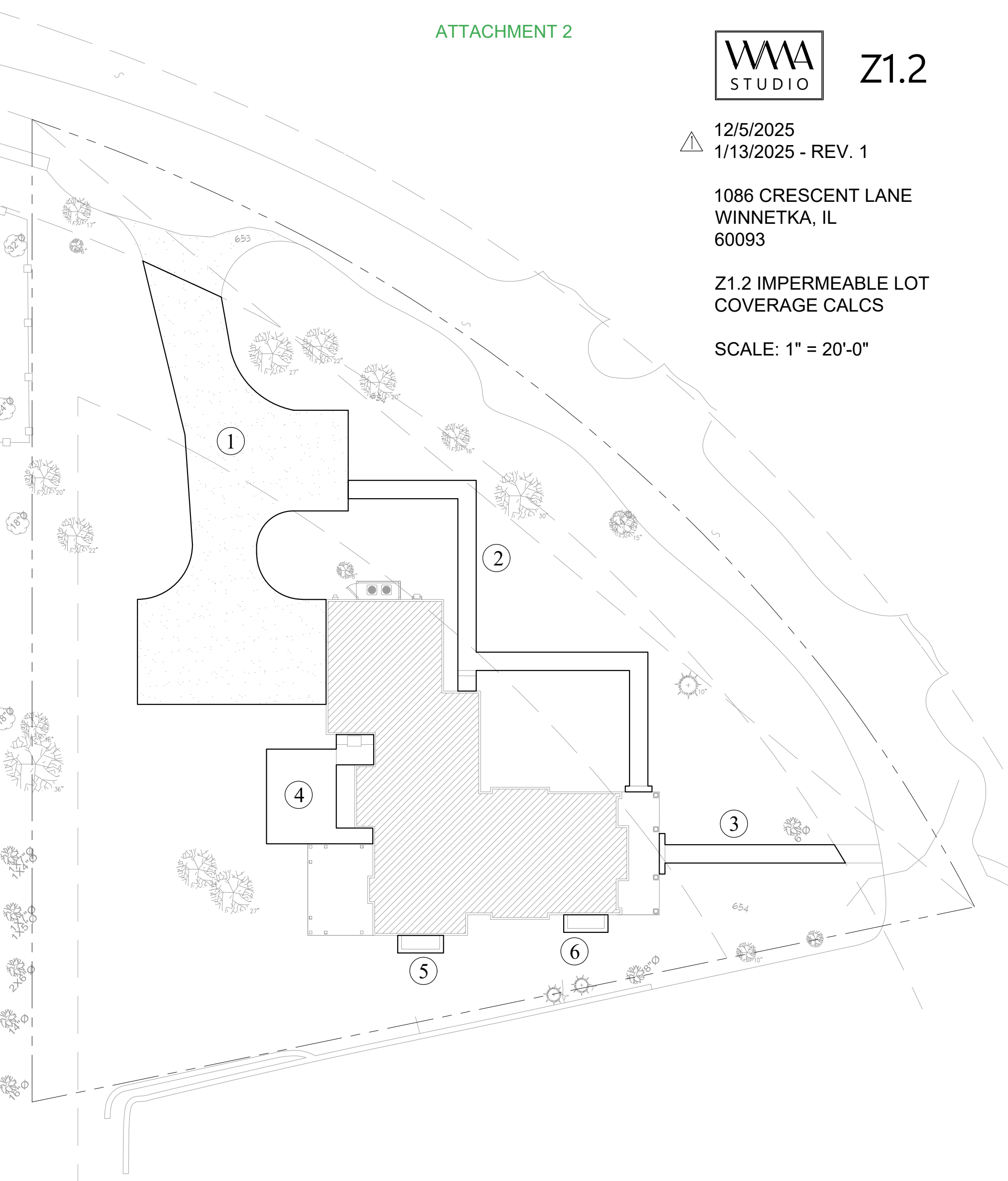
Z1.2

⚠ 12/5/2025
1/13/2025 - REV. 1

1086 CRESCENT LANE
WINNETKA, IL
60093

Z1.2 IMPERMEABLE LOT COVERAGE CALCS

SCALE: 1" = 20'-0"



⚠

IMPERMEABLE SURFACE CALCULATIONS		
KEY	DESCRIPTION	AREA
1	DRIVEWAY	2513
2	STONE PATH, STOOP	538
3	STONE PATH, STOOP	164
4	STONE PATIO	396
5	WINDOW WELL	37
6	WINDOW WELL	38
	TOTAL:	3686.00
TOTAL BUILDING LOT COVERAGE: 3,200.33		
FINAL PROPOSED IMPERMEABLE LOT COVERAGE: 6,886.33		
ALLOWABLE IMPERMEABLE LOT COVERAGE = 9,828.38		

From: [redacted]
To: Planning
Subject: comment on 1086 Crescent Lane new home construction (case #26-04-V2)
Date: Tuesday, February 3, 2026 3:21:13 PM

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 Winnetka Zoning Board of Appeals,

Although I believe I am, and intend to continue to be a very good neighbor, I am nevertheless writing to express my strong opposition to the “variation to provide less than the minimum required corner yard setback.... along Crescent Lane” and “any other zoning relief necessary for approval of the proposed residence” for the 1086 Crescent Lane new home construction, for reasons stemming from my deep love for the beautiful esthetic of this lovely Fisher-Crescent community and my hope that no one will ever be given permission to tarnish that beauty.

I have enjoyed residency on Fisher-Crescent Lane for 29 years. My favorite walk is around the “crescent” many times on pleasant days, and each time I marvel at the special beauty of this little section of the world, made so particularly because the homes are SET BACK from the roadway sufficiently to maintain an amazing overall feeling of openness, stillness and peacefulness that is quite unique among communities of private homes, many of which feel crowded with houses inching toward the street so they are “in your face.” Guests of mine often comment that the ambiance on my street is almost pastoral, always calming, settled, with lots of sunlight on wide front lawns. **The setback regulation is critical for creating this very wonderful effect.**

New homes must help preserve the special character of this community, not diminish it. This special character is a big part of what keeps our property values what they are in addition to contributing to the peace and quiet my neighbors and I have chosen by living here. There is plenty of space on the lot in question to contain the home within the existing required setback. I have built homes myself and I know very well that this can be accomplished if one has the willingness to do so...adjustments can always be made to fit the zoning requirements. **Furthermore, giving variances to one home builder sets a clear precedent for all builders to follow;** it would be a tragedy to have to give subsequent architects permission to disregard the regulations that have kept the character of Fisher-Crescent Lane absolutely special and beautiful for many years because a precedent had been set.

Please do not grant the requested variances and zoning relief for the 1086 Crescent Lane home construction as it is proposed. I will look forward to welcoming new neighbors warmly if they come into this community wanting to maintain its

specialness, but I will not feel kindly if they choose to immediately disregard one of its most desireable qualities...its beautiful esthetic.

Sincerely,
Lenore Blum

Lenore S. Blum, Ph.D.
Clinical Associate Professor
Northwestern University Weinberg College of Arts and Sciences
Program Director Emerita
Masters Program in Counseling Psychology
The Family Institute at Northwestern University

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
FEBRUARY 9, 2026

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter Todd Vender
Zoning Board Members Absent:	None
Village Staff:	Ann Klaassen, Assistant Director of Community Development Christopher Marx, Associate Planner
Village Attorney:	Peter Friedman

***

a. Case No. 26-04-V2: 1086 Fisher Crescent Lane: An application seeking approval of a zoning variation to allow construction of a new single-family residence at 1086 Fisher Crescent Lane. The requested variation would permit the proposed residence to provide less than the minimum required corner yard setback from Fisher Crescent Lane. The Village Council has final jurisdiction on this request. Mr. Marx summarized the requested variation and identified the property's location, size and zoning classification as well as the zoning lot's conditions and easements in detail. He stated the demolition application was approved by the Historic Preservation Commission without delay and referred to site photos, the plat of survey excerpt with the approximate buildable area and proposed site plan for the home. Mr. Marx also referred to proposed building elevations as well as the zoning standards the Board is to consider. He stated two written comments were received from neighbors. Mr. Marx then stated following the applicant's presentation, public comment and Board discussion, the Board may decide to either continue the matter to a date certain to allow time to address questions or comments or make a motion to recommend approval or denial of the requested variation with draft language included on page no. 375. He asked if there were any questions.

Chairman Bradley referred to an illustration and questioned the minimum front yard, minimum side yard and minimum corner yard setbacks. Mr. Marx responded the setbacks would be the same for the existing and proposed home with the exception being for front yard setback when the block average setback is taken into account. Mr. Marx and Ms. Klaassen provided additional detailed information with regard to the setbacks of the existing residence. Mr. Haller referred to the Crescent easement. Mr. Marx clarified the easement areas for the Board. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Eamon Murphy, the architect for the project, described the challenges with the property and the applicant's ownership and history of the building and site. He stated besides the property being 70% legally nonconforming, it was built in numerous stages and the home is noncompliant in several areas. Mr. Murphy stated they would like to create a home which would fit their family. He noted the buildable lot area is 25% and referred to the buildable square footage

area. Mr. Murphy described how the new home's design would require the minimum number of variations. He then referred to two large trees in the southwest corner of the site which limited the buildable area which he described in detail.

Mr. Murphy stated they understand the difficulties in requesting variations for new construction and described the 25% buildable area limitation as a hardship and they would try to appropriately scale a new home to be appropriate for the neighborhood. He noted they are not requesting relief for RLC, FAR or impermeable lot coverage and they are dealing with extremely restrictive setbacks. Mr. Murphy identified the proposed setback for the new L-shaped home which would create a courtyard and provide visual interest opportunities along the road.

Chairman Bradley asked what alternatives were explored with regard to the trees and how close the trees are to the house. Mr. Murphy responded it is 17 feet clear to the tightest portion of the home. He stated they never tried to re-site the home in its current position and referred to development on the easement which never took place. Mr. Murphy also described difficulties with regard to the existing home's condition which limited options for the new home's siting. He stated they never planned to fit as much possible square footage into the buildable area as they can. No additional questions were raised at this time.

Chairman Bradley asked for public comment. No comments were made at this time. He then called the matter in for discussion.

Ms. Hanley stated she would recommend approval and described the request as small in terms of the encroachment. She stated the aesthetic would not alter the character of the street and the hardship related to the lot's shape due to the private easements which resulted in a small buildable area. Mr. Leister agreed the lot is difficult and commented the variation requested is reasonable. She stated she would also recommend approval. Mr. Ritter agreed with the comments made and referred to the amount of time the applicant spent to minimize the encroachment. Mr. Vender stated he was initially concerned with regard to precedent and referred to the context of the lot's limitations and the applicant deciding not to maximize the buildable lot area. Mr. Nielsen stated a smaller home would still result in reasonable return and referred to the unique lot and geometry. He stated with all things considered; the applicant is not trying to maximize every inch. He stated reducing the screen porch size would make it more conforming and he is undecided at this time. Mr. Haller stated he would lean toward recommending approval and agreed with the comments made. He stated he respected the attempt to keep the large trees which would result in retaining some elements which are part of the neighborhood character. Mr. Haller also stated there is an easement for an established roadway and the observed setback from the road is greater. He concluded he would be in favor of the request. Chairman Bradley commented he did not feel good asking for variations for new construction. He referred to the reasonable return standard and agreed while the property is unusual, easements or irregular or existing nonconforming lots are not uncommon. Chairman Bradley stated while the amount is de minimus, he questioned whether any amount is justified in connection with the first standard and the applicant knew of the lot's limitations at the time the property was acquired. He then stated the new home can be modified and that the first standard has not been met.

Chairman Bradley asked for a motion to recommend approval as indicated on page 9. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Ritter. A vote was taken and the motion passed, 5 to 2:

AYES: Haller, Hanley, Leister, Ritter, Vender

NAYS: Bradley, Nielsen

***

Respectfully submitted,

Antionette Johnson
Recording Secretary

From: [redacted]
To: Christopher Marx
Subject: Zoning Variance Request for 1086 Crescent Ln
Date: Sunday, February 8, 2026 3:12:34 PM

You 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.

We are next door neighbors of Riley O'Gara and Addie Nelson, and are writing to express our support for their application for a zoning variance at 1086 Crescent Lane.

We purchased our home in late 2025 and since moving into the neighborhood, Riley and Addie have been very communicative with Jane and I about their plans to build a new home. Over the past 2 months or so they have clearly explained the reasons for their request related to the corner yard setback.

Based on our understanding, their reasoning is pragmatic and the request is reasonable. Jane and I are fully supportive of their application for a zoning variance. We hope they are allowed to proceed with their project as currently proposed.

Sincerely,
Jane and Chuck Swartz
1080 Crescent Ln

[redacted]

WMA
STUDIO

February 13th, 2026

Village of Winnetka
Community Development & Public Works
510 Green Bay Road
Winnetka, IL 60093

Re: Zoning Variation Application
1086 Crescent Lane

To the Community Development Department of Winnetka:

I represent the owners of 1086 Fisher Crescent Lane and respectfully request that the introduction of the ordinance be waived at the upcoming Village Council meeting on March 19th so the owners may proceed with construction of their new single-family home without further delay.

The owners have already obtained approval from the Historic Preservation Commission for demolition of the existing house without delay, and the Zoning Board of Appeals has voted to recommend approval of the requested setback variation. In anticipation of final action, the Building Permit application has also been submitted to the Village.

The owners are eager to begin construction as soon as possible. We are concerned that any further delay will result in increased costs and unnecessary hardship. We appreciate your time and consideration of this request.

Sincerely,

[redacted]

Eamon Murphy
Principal, Owner
WMA Studio P.L.L.C.
(847) 420-1535
[redacted]

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-05-2026: Approving a Final Plat of Subdivision and Granting Variations from the Winnetka Zoning and Subdivision Ordinances (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
INTRODUCTION
On March 19, 2026, the Village Council is scheduled to consider Ordinance No. M-05-2026 in response to an application submitted by Robert and Susan Marren (collectively, the "Applicant"), as the owners of the property located at 936 Sunset Road (the "Subject Property") (**Attachment 1**). The Applicant is seeking approval of a Final Subdivision Plat to create two new Lots of Record, together with the following relief:

1. A **Zoning Variation** to allow Proposed Lot 1 (936 Sunset Road) to provide a lot depth of 172.64 feet, whereas a minimum of 200 feet is required, a variation of 27.36 feet (13.68%);
2. **Subdivision Code Variations** to allow:
    a. The side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road);
    b. The creation of a lot with a side lot line that is not perpendicular to the street line (Proposed Lot 2); and
3. A finding of "No Material Increased Adverse Impact" for the existing improvements at 936 Sunset Road (Proposed Lot 1), which:
    a. Observe less the minimum required front yard setback of 50 feet from Sunset Road;
    b. Observe less than the minimum required corner yard setback of 50 feet from Higginson Lane; and
    c. Exceed the maximum permitted width for front-facing garage doors.

The Applicant currently resides on the Subject Property and is seeking approval to subdivide the existing single lot into two lots. The existing tennis court and the existing playhouse located in the

westerly portion of the Subject Property would be removed, or relocated in compliance with the zoning regulations for Proposed Lot 1, to accommodate the proposed lots. This application is limited to the subdivision request, the associated relief, and the existing improvements, no proposed improvements to the Subject Property are included in this request.

Compliance with Zoning Standards - The proposed subdivision does not comply with the minimum lot depth requirement. Specifically, Proposed Lot 1 (936 Sunset Road) would have a lot depth of 172.64 feet, whereas the minimum required lot depth is 200 feet, a variation of 27.36 feet (13.68%). Proposed Lot 2 (lot fronting on Higginson Lane) would fully comply with the zoning standards.

Compliance with Subdivision Code Standards – The Subdivision Code requires subdivisions to conform with the Comprehensive Plan and with minimum standards such as the street system, street and alley widths, lot size, etc. The proposed subdivision requires two variations from the Subdivision Code to allow (i) the side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road); and (ii) creation of a lot with a side lot line that is not perpendicular to the street line (Proposed Lot 2).

Additionally, there are three existing nonconformities that will remain on the 936 Sunset Road parcel (Lot 1). The existing residence on the Subject Property provides a nonconforming front yard setback from the north property line along Sunset Road of 49.91 feet and a corner yard setback of 49.52 feet from the east property line along Higginson Lane, whereas setbacks of 50 feet are required. There is also an existing playhouse that provides a nonconforming corner yard setback of 5.52 feet. In accordance with Section 16.12.010(D) of the Subdivision Code, the Plan Commission ("PC") found that the existence of the nonconformities specific to the existing residence will have "No Material Increased Adverse Impact." However, the PC's recommendation of approval included a condition that the playhouse currently located within the required corner yard setback must be removed or relocated in conformance with the zoning regulations for Proposed Lot 1.

ADVISORY BOARD/COMMISSION REVIEW

The Plan Commission ("PC") first considered the request on September 24, 2025. After hearing from staff, the Applicant's legal counsel and civil engineer, and receiving letters from five neighbors in opposition to the request, the Commission discussed the application. The written correspondence from the neighbors expressed concerns with development in the floodplain, drainage, and noncompliance with the zoning lot standards. Some members of the PC noted that the zoning relief requested was minimal and that increasing the lot area of Proposed Lot 2 to comply with the minimum required lot area would require Proposed Lot 1 to seek relief from the lot depth requirement. Some members also noted that the proposed subdivision would revert the Subject Property back to its original two-lot configuration prior to the consolidation in 1976 that created the lot as it exists today. Ultimately, by a vote of 6-1, the PC recommended approval of the request with a condition that the existing nonconforming playhouse be removed or relocated to comply with the zoning regulations.

On February 25, 2026, due to changes made to the proposed subdivision during the Zoning Board of Appeals' review of the Applicant's request, which required different zoning and subdivision code relief, the PC considered an amended plat of subdivision. **Attachment 2** contains the staff report and draft minutes from the February PC meeting, which summarize the request (a similar report was provided to the ZBA). After hearing from staff, the applicant's legal counsel, and receiving no public comments, the Commission discussed the amended request. Most members found the amended request to be an improvement on the initial request which the Commission recommended approval of. One member expressed concern with approving a subdivision that will allow construction of a new residence in the floodplain. By a vote of 4-1, the Commission recommended approval of the amended request.

The Zoning Board of Appeals ("ZBA") first considered the zoning relief for the Applicant's initial

application on October 13, 2025. After hearing from staff, the Applicant's legal counsel and civil engineer, the ZBA heard from two members of the public who are neighbors of the Subject Property. The ZBA then discussed the request. A significant amount of the ZBA's discussion was focused on the relief requested and how that would impact the ability to develop the lot in a reasonable manner that would be appropriate in the neighborhood. The six members in attendance were split on the application. The Applicant heard the concerns expressed by the members of the ZBA leaning towards recommending denial of the relief and requested that the item be continued to the December 8, 2025, ZBA meeting to allow them time to explore amending the proposed plat of subdivision so that Proposed Lot 2 would comply with the lot area and rectangular lot area requirements. At the Applicant's request, the ZBA continued the item to the December 8, 2025, ZBA meeting to provide the Applicant with time to respond to the ZBA's comments.

On December 8, 2025, the ZBA held a continued public hearing on the Applicant's initial request. After hearing from staff, the Applicant's legal counsel and civil engineer, and receiving no additional written or verbal public comment on the application, the ZBA discussed the request and asked questions of the Applicant. The questions focused on the buildability of Proposed Lot 1 in "Option 1" presented to the ZBA as an alternative to the originally proposed subdivision, which required two zoning variations for Proposed Lot 2 while Proposed Lot 1 did not require zoning variations. Following a recess to allow the Applicant time to discuss with their legal counsel and civil engineer, the Applicant requested the application be continued to the January 12, 2026, ZBA meeting to allow them time to evaluate whether to amend the application to move the proposed lot line between the two lots to the north. By a vote of 6-0, the ZBA granted the Applicant's request and continued the item to the January 12 ZBA meeting.

Prior to the January 12 ZBA meeting, the Applicant informed staff that they were amending the proposed subdivision. Because the amended subdivision requires different zoning relief, public notice of the amended relief was required. Therefore, the ZBA did not take any action on this item on January 12. Rather, new public notice was provided for the ZBA's consideration of the amended request at the February 9, 2026, ZBA meeting.

On February 9, 2026, the ZBA held a public hearing on the Applicant's amended request. Again, after hearing from staff and the applicant's legal counsel, and receiving no additional written or verbal public comments, the ZBA discussed the amended request. The ZBA found the amended request met the standards for granting a variation, and by a vote of 7-0, recommended approval of the request. The meeting minutes of all three meetings the ZBA considered the request are provided in **Attachment 3**.

RECOMMENDATION:

The Plan Commission recommends approval (4-1) and the ZBA recommends approval (7-0), the Council may wish to (a) consider waiving introduction of Ordinance No. M-05-2026 and consider adoption of the Ordinance, OR (b) consider only introduction of Ordinance No. M-05-2026.

ATTACHMENTS:

1. Attachment 1 - Ordinance No.M-05-2026: Approving Final Plat of Subdivision and Granting Variations from the Winnetka Zoning and Subdivision Ordinances
2. Attachment 2 - February 25, 2026, PC Meeting Staff Report and Draft Meeting Minutes
3. Attachment 3 - October 13, 2025, December 8, 2025, and February 9, 2026, ZBA Meeting Minutes

ORDINANCE NO. M-05-2026

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND GRANTING VARIATIONS FROM THE WINNETKA ZONING AND SUBDIVISION ORDINANCES
(936 Sunset Road)

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Robert Marren and Susan Marren (collectively, the ***"Applicant"***) are the record title owners of the property located at 936 Sunset Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village (***"R-2 District"***); and

WHEREAS, the Subject Property was previously comprised of two separate lots of record that were consolidated into a single lot in 1976; and

WHEREAS, the Applicant desires to subdivide the Subject Property (***"Proposed Subdivision"***) to create a new lot located at 936 Sunset Road comprised of approximately 28,485 square feet (***"Lot 1"***) and a new lot located south of Lot 1 fronting on Higginson Lane comprised of approximately 27,686 square feet (***"Lot 2"***); and

WHEREAS, the Applicant desires for the existing residence located on Lot 1 ("***Existing Residence"***) to remain after the Proposed Subdivision; and

WHEREAS, the Existing Residence has a front yard setback of 49.91 feet, a corner yard setback of 49.52 feet, a front-facing garage door which exceeds the maximum permitted width, and the Subject Property also has an existing playhouse with a corner yard setback of 5.52 feet (***"Legal Nonconformities"***); and

WHEREAS, pursuant to Section 17.30.010(F) of the Zoning Ordinance, Lot 1 must have a minimum required lot depth of 200 feet; and

WHEREAS, pursuant to Section 16.12.010(D) of the Subdivision Ordinance, all side lines of lots shall be approximately perpendicular to street lines; and

WHEREAS, pursuant to Section 16.12.010(D) of the Subdivision Ordinance, no subdivision shall be approved if it results in the creation of a lot having side lot lines abutting rear lot lines; and

WHEREAS, the Applicant filed an application with the Village, as amended by the Applicant during the review process as noted below, for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***"Final Plat"***); (ii) a zoning variation from Section 17.30.010(F) of the Zoning

Ordinance to allow a lot depth of 172.64 feet, where the minimum required lot depth is 200 feet for Lot 1 (***"Zoning Ordinance Variation"***); and (iii) variations from Section 16.12.010(D) of the Subdivision Ordinance to allow a side lot line of Lot 2 to abut the rear lot line of Lot 1 and to allow the creation of a lot with a side lot line that is not perpendicular to the street line on Lot 2 (***"Subdivision Ordinance Variations"***) (collectively, the Zoning Ordinance Variation and Subdivision Ordinance Variations are the ***"Variations"***) (collectively, the Final Plat and Variations are the ***"Requested Relief"***); and

WHEREAS, on September 24, 2025, after due notice thereof, the Plan Commission held a public hearing on the proposed Final Plat; and

WHEREAS, pursuant to the Subdivision Ordinance, the Plan Commission determined that the Legal Nonconformities, in the context of the proposed Final Plat, would not result in a material increased adverse impact upon the public health, safety, or welfare, on the condition that the playhouse that is located within the required corner yard along Higginson Lane be removed or relocated to comply with the requirements of the Zoning Ordinance; and

WHEREAS, on September 24, 2025, the Plan Commission, by a vote of six members in favor and one opposed, recommended that the Council of the Village of Winnetka (***"Village Council"***) approve the Final Plat; and

WHEREAS, on February 9, 2026, after due notice thereof and following several continuances to allow for an amended application, the Zoning Board of Appeals conducted a public hearing on the Zoning Ordinance Variation and, by a vote of seven members in favor and none opposed, recommended that the Village Council approve the Variation; and

WHEREAS, following the Zoning Board of Appeals review and recommendation on the amended application, on February 25, 2026, after due notice thereof, the Plan Commission held a public hearing on the amended application which included the proposed Requested Relief, and, by a vote of four members in favor and one opposed, recommended that the Village Council approve the Requested Relief; and

WHEREAS, while the Existing Residence on Lot 1 will remain nonconforming to the Zoning Ordinance, pursuant to Section 16.12.010(D) of the Subdivision Ordinance, such nonconformities in the context of the Requested Relief, will not result in a material increased adverse impact upon the public health, safety or welfare; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village to approve the Requested Relief, subject to and in strict accordance with the terms and conditions of this Ordinance;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated as the findings of the Village Council, as if fully set forth herein.

SECTION 2: APPROVAL OF FINAL PLAT. Subject to and contingent upon the conditions set forth in Section 5 of this Ordinance, and pursuant to Sections 16.04.030 and 16.08.010 of the Subdivision Ordinance and the Village's home rule authority, the Village Council hereby approves the Final Plat, prepared by B.H. Suhr & Company, Inc., and consisting of one sheet, with a latest revision date of January 26, 2026, attached to and, by this reference, made a part of this Ordinance as **Exhibit B**.

SECTION 3: APPROVAL OF ZONING ORDINANCE VARIATION. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, a variation from Section 17.30.010(F) of the Zoning Ordinance to allow a lot depth of 172.64 feet, where the minimum required lot depth is 200 feet, for Lot 1, is hereby granted with respect to the Subject Property, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

SECTION 4: APPROVAL OF SUBDVISION ORDINANCE VARIATIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the following variations are hereby granted with respect to the Subject Property, in accordance with and pursuant to Section 16.12.010(F) of the Subdivision Ordinance and the home rule powers of the Village:

A. Abutting Side Lot Line: A variation from Section 16.12.010(D) of the Subdivision Ordinance to allow the side lot line of Lot 2 to abut the rear lot line of Lot 1.

B. Perpendicular Side Lot Line: A variation from Section 16.12.010(D) of the Subdivision Ordinance to allow the creation of a lot with a side lot line that is not perpendicular to the street line on Lot 2.

SECTION 5: CONDITIONS. The approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Compliance with Subdivision Ordinance. Except to the extent specifically provided otherwise in this Ordinance, the approvals granted in Sections 2, 3, and 4 of this Ordinance are subject to and conditioned upon compliance with, and the inclusion of all of the information on the Final Plat required by Chapter 16.08 of the Subdivision Ordinance.

B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Subdivision and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

C. Playhouse. The playhouse that is located within the required corner yard along Higginson Lane must be removed from the Subject Property or relocated within the Subject Property to a location that complies with all applicable Village codes and ordinances, as they have been or may be amended over time.

D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, Ordinances, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, of all fees, costs, and expenses incurred or accrued in connection with the review, negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

SECTION 6: EXECUTION OF FINAL PLAT. The Village Council hereby authorizes and directs the Village President and the Village Clerk, upon satisfaction of the conditions set forth in Section 5 of this Ordinance, to execute and attest, on behalf of the Village, the Final Plat.

SECTION 7: RECORDATION OF FINAL PLAT. Upon execution of the Final Plat by the Village President and the Village Clerk, as provided in Section 6 of this Ordinance, the Village Clerk is hereby directed to cause the Final Plat to be recorded with the Cook County Clerk Recording Division.

SECTION 8: **RECORDATION OF ORDINANCE; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of their heirs, representatives, successors, and assigns.

SECTION 9: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in Sections 2, 3, and 4 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approvals granted in Sections 2, 3, and 4 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 10: AMENDMENTS. Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

SECTION 11: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as

near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 12: EFFECTIVE DATE.

A. This Ordinance will only be in full force and effect upon the occurrence of all of the following events: (i) passage and approval of this Ordinance as provided by law; (ii) the removal of the existing tennis court located on the Subject Property; and (iii) the removal of the playhouse currently located in the westerly portion of the Subject Property or relocation of that playhouse within the Subject Property to a location that complies with all applicable provisions of the Village Code.

B. The approvals set forth in Sections 2, 3, and 4 of this Ordinance will be effective only upon: (i) the filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance; and (ii) the approval and recording of the Final Plat.

C. In the event that the Applicant does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 12.B of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare the Approvals granted in this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this 19 day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2026.

Introduced: _____, 2026

Passed and Approved: _____, 2026

EXHIBIT A

LEGAL DESCRIPTION OF 936 SUNSET ROAD

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT I IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT NUMBER 23697377, IN COOK COUNTY, ILLINOIS.

P.I.N.: 05-20-407-071-0000

Commonly known as 936 Sunset Road, Winnetka, Illinois 60093.

EXHIBIT B

FINAL PLAT

(SEE ATTACHED EXHIBIT B)

EXHIBIT B

Marren's Resubdivision

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PRELIMINARY PLAT
FOR REVIEW ONLY
01/26/2026

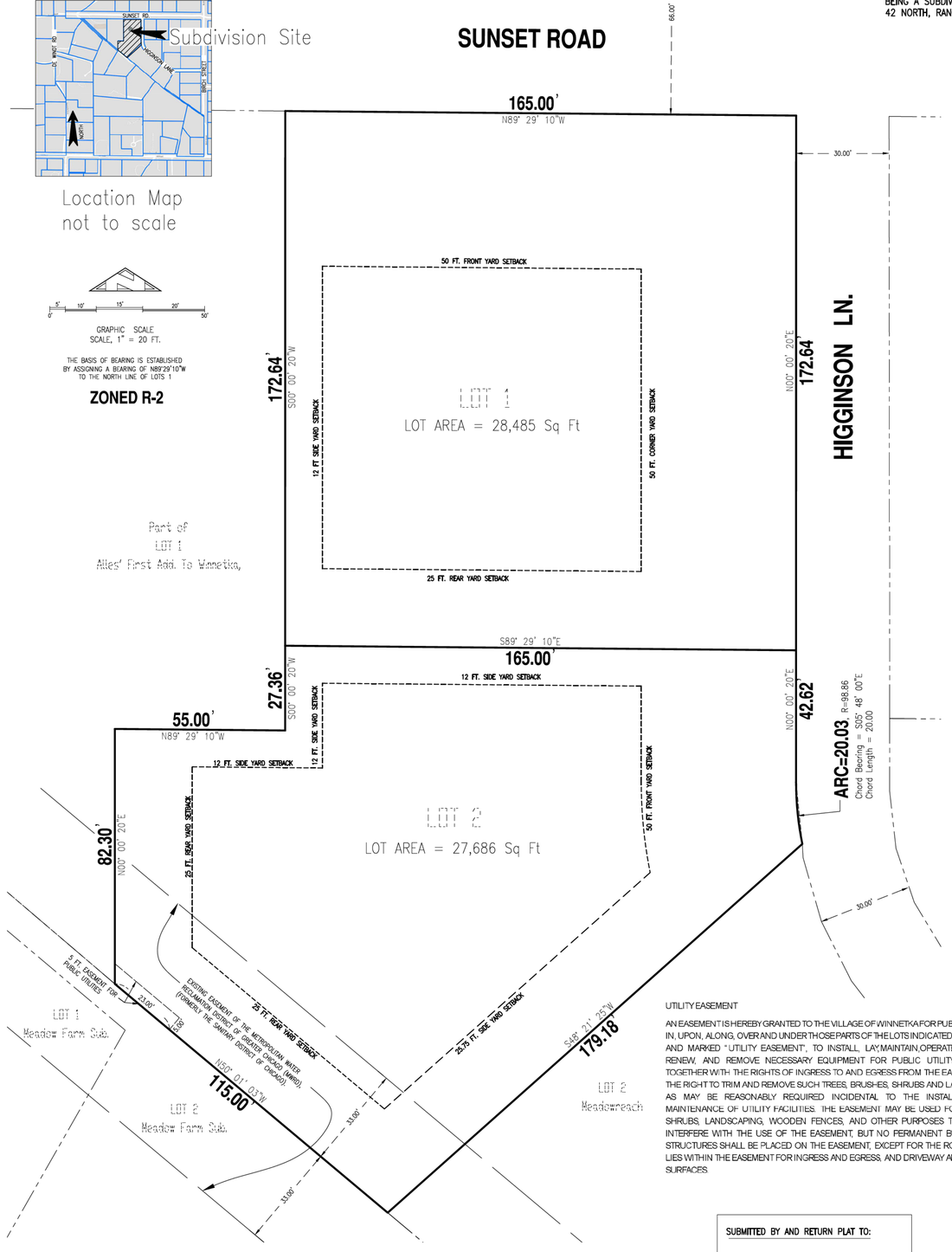
NOTE: MONUMENTS WILL BE SET UPON FINAL APPROVAL

Location Map
not to scale

GRAPHIC SCALE
SCALE, 1" = 20 FT.

THE BASIS OF BEARING IS ESTABLISHED BY ASSIGNING A BEARING OF N89°29'10"W TO THE NORTH LINE OF LOTS 1

ZONED R-2



UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "UTILITY EASEMENT", TO INSTALL, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW, AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BRUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON THE EASEMENT, EXCEPT FOR THE ROADWAY THAT LIES WITHIN THE EASEMENT FOR INGRESS AND EGRESS, AND DRIVEWAY AND SIDEWALK SURFACES.

EXISTING P.I.N.'S
05-20-407-071-0000

LOT 1 SEND TAX BILL TO:
Robert J. Marren & Susan L. Marren
936 Sunset Rd.
Winnetka, Illinois, 60093

Lot 2 SEND TAX BILL TO:
Robert J. Marren & Susan L. Marren
936 Sunset Rd.
Winnetka, Illinois, 60093

AREAS TABLE	
LOT 1	= 28,485 sq. ft., more or less
LOT 2	= 27,686 sq. ft., more or less
TOTAL	= 56,171 sq. ft., more or less

SUBMITTED BY AND RETURN PLAT TO:

Village of Winnetka
Community Development Department
510 Green Bay Road
Winnetka, IL 60093

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved this _____ day of _____, A.D., 2026 , by the Village Engineer of the Village of Winnetka, Cook County, Illinois.

_____
Village Engineer

DIRECTOR OF FINANCE CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, Director of Finance of the Village of Winnetka, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of Subdivision.

Dated this _____ day of _____, A.D., 20 ____.

_____
Director of Finance

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the Village of Winnetka Plan Commission at a meeting held the ____ day of _____, A.D., 20 _____ .

By: _____ Attest: _____

Title: _____ Title: _____

VILLAGE BOARD CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the President and Board of Trustees of the Village of Winnetka, Cook County, Illinois,

this _____ day of _____ A.D., 20 _____

By: _____ Attest: _____
Village President Village Clerk

WATER AND ELETRIC DEPARTMENT CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved this _____ day of _____ A.D., 20 _____ by the Director of Water and Electric Utilities, of the Village of Winnetka, Cook County, Illinois.

By: _____
Director of Water and Electric Utilities

The undersigned hereby authorize the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Clerk's office on behalf of the undersigned.

B. H. SUHR & COMPANY, INC
LAND SURVEYORS

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ hereby certify that I am the Title Owner of record of:

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS

and that I have caused the same to be subdivided into two (2) Lots, as shown hereon.

additionally,

I do hereby certify that to the best of my knowledge the whole of the subject property to be subdivided hereon lies within the following school districts.

Elementary School District: WINNETKA SCHOOL DISTRICT 36
High School District: NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

Dated this____ day of _____, A.D., 20__.

_____
Owner

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ , a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

_____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Owner, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument of their own free and voluntary act, for the use and purposes therein set forth.

Given under my hand and Notarial Seal, this ____ day of _____, A.D., 20___
.

_____
NOTARY PUBLIC

SURVEYOR:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of Subdividing it into Two (2) Lot as shown hereon:

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS

It further certifies that this property is situated in Zone AE, an area subject to inundation by the 1% annual chance flood, as designated by Flood Insurance Rate Map No. 17031C0251K, effective date: September 10, 2021.

It further certifies that the property shown on the plat hereon drawn is within the Village of Winnetka, Illinois, which has adopted a comprehensive plan.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

Dated at Northbrook, Illinois, this ____ day of _____, A.D., 2026.
B. H. SUHR & COMPANY, INC
LAND SURVEYORS

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

B.H. SUHR & COMPANY, INC.
SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-4315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184.008027-0008

LOCATION SUNSET RD. DATE, _____ 20 26
ORDER No. 25-103 ORDERED BY :

DRAFTER © 2025 B. H. Suhr & Company, Inc. All rights reserved.

File: J:\2025 Central Docs\2025\100-199\25-103\Plat of Subdivision\25-103 Prelim Sub 01262026.dwg, Plotted: 1/28/2026 8:54 AM.

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, Robert Marren and Susan Marren (collectively, the ***"Applicant"***) are the record title owners of the property located at 936 Sunset Road in Winnetka, Illinois (***"Subject Property"***); and

WHEREAS, the Subject Property is located within the R-2 Single Family Residential District of the Village (***"R-2 District"***); and

WHEREAS, the Applicant desires to subdivide the Subject Property (***"Proposed Subdivision"***) to create a new lot located at 936 Sunset Road comprised of approximately 28,485 square feet (***"Lot 1"***) and a new lot located south of the Lot 1 fronting on Higginson Lane comprised of approximately 27,686 square feet (***"Lot 2"***); and

WHEREAS, the Applicant filed an application with the Village for: (i) approval of a final plat of subdivision for the Proposed Subdivision (***"Final Plat"***); (ii) a zoning variation from Section 17.30.010(F) of the Zoning Ordinance to allow a lot depth of 172.64 feet, where the minimum required lot depth is 200 feet for Lot 1 (***"Zoning Ordinance Variation"***); and (iii) variations from Section 16.12.010(D) of the Subdivision Ordinance to allow a side lot line of Lot 2 to abut the rear lot line of Lot 1 and to allow the creation of a lot with a side lot line that is not perpendicular to the street line on Lot 2 (***"Subdivision Ordinance Variations"***) (collectively, the Zoning Ordinance Variation and Subdivision Ordinance Variations are the ***"Variations"***) (collectively, the Final Plat and Variations are the ***"Requested Relief"***); and

WHEREAS, Ordinance M-XX-2026, adopted by the Village Council on _____ __, 2026 (***"Ordinance"***), approved the Requested Relief; and

WHEREAS, Section 12 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant hereby agrees and covenant as follows:

1. The Applicant hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the

revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's approval of the Final Plat, the Variations, or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance approving the Final Plat and Variations.

5. The Applicant hereby agrees to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

6. The Applicant agrees to be jointly and severally liable for all obligations and liabilities under this Unconditional Agreement and Consent.

Dated: _____, 2026

ATTEST: **ROBERT MARREN**

By:_____ _____

SUSAN MARREN

By: _____ _____

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: FEBRUARY 19, 2026

SUBJECT: 936 SUNSET ROAD – FINAL PLAT APPROVAL
MARREN'S RESUBDIVISION (AMENDED CASE NO. 25-16-SD)

INTRODUCTION

On February 25, 2026, the Plan Commission ("PC") is scheduled to hold a public hearing on an amended application submitted by Robert and Susan Marren (collectively, the "Applicant"), as the owners of the property located at 936 Sunset Road (the "Subject Property"), to allow a two-lot subdivision of the Subject Property. The Applicant has filed amended applications seeking the following approvals as part of a Final Subdivision Plat approval to create two new Lots of Record:

1. **Zoning Variation** to allow Proposed Lot 1 (936 Sunset Road) to provide a lot depth of 172.64 feet, whereas a minimum of 200 feet is required, a variation of 27.36 feet (13.68%) [Section 17.30.010 Lot Area, Shape and Dimensions];
2. **Subdivision Code Variations** from Section 16.12.010 Minimum land subdivision standards to allow:
    a. The side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road);
    b. The creation of a lot with a side lot line that is not perpendicular to the street line (Proposed Lot 2); and
3. A finding of "No Material Increased Adverse Impact" for the existing improvements at 936 Sunset Road (Proposed Lot 1), which:
    a. Observe less the minimum required front yard setback of 50 feet from Sunset Road;
    b. Observe less than the minimum required corner yard setback of 50 feet from Higginson Lane; and
    a. Exceed the maximum permitted width for front-facing garage doors.

This application is limited to the subdivision request and the existing improvements, no proposed improvements to the Subject Property are included in the request. The PC is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above. The Zoning Board of Appeals ("ZBA") considered the Applicant's initial request for zoning relief associated with a Final Subdivision Plat to create two new lots of record at its October 13 and December 8, 2025, meetings. Following the December ZBA meeting, the Applicant amended its request in response to concerns raised by some members of the ZBA. Subsequently, the ZBA considered the amended request on February 9, 2026, and by a vote of 7-0, recommended approval. Details regarding the ZBA's consideration are provided later in this report. Given the amended request requires

different zoning and subdivision code relief, the PC needs to consider the amended Final Plat of Subdivision and the requested relief associated with the amended request.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Village Code, informing them of the public hearing before the PC. The hearing was also properly noticed in *Winnetka Talk* on February 5, 2026. As of the date of this memo, staff has not received any written comments on the amended application. Written comments that were not included in the September 24, 2025, PC agenda packet but distributed to the PC in time for that meeting, when it considered the Applicant's initial request, as well as the written comment received since the September 24 meeting are included in **Attachment C2**.

The Village Council has final jurisdiction on this request.

SEPTEMBER 24, 2025, PLAN COMMISSION MEETING

The PC considered the previous version of the Applicant's proposed two-lot subdivision at its September 24, 2025, meeting. The staff report for the September 24 meeting, as well as the meeting minutes can be found in **Attachment B2**.

At the September meeting, the PC heard from staff, the Applicant's legal counsel and civil engineer, and received letters from five neighbors in opposition to the request. The written correspondence from the neighbors expressed concerns with development in the floodplain, drainage, and noncompliance with the zoning lot standards. Some members of the PC noted that the zoning relief requested was minimal and that increasing the lot area of Proposed Lot 2 to comply with the minimum required lot area would require Proposed Lot 1 to seek relief from the lot depth requirement. Some members also noted that the proposed subdivision would revert the Subject Property back to its original two-lot configuration prior to the consolidation in 1976. Ultimately, by a vote of 6-1, the Commission recommended approval of the request with a condition that the existing nonconforming playhouse be removed or relocated to comply with the zoning regulations.

ZONING BOARD OF APPEALS REVIEW

On October 13, 2025, the ZBA commenced a public hearing on the Applicant's request for approval of zoning variations to allow the proposed two-lot subdivision. After hearing from staff, the Applicant's legal counsel and civil engineer, the ZBA heard from two members of the public who are neighbors of the Subject Property. The ZBA then discussed the request. A significant amount of the ZBA's discussion was focused on the relief requested and how that would impact the ability to develop the lot in a reasonable manner that would be appropriate in the neighborhood. The six members in attendance were split on the application. The Applicant heard the concerns expressed by the members of the ZBA leaning towards recommending denial of the relief and requested that the item be continued to the December 8, 2025, ZBA meeting to allow them time to explore amending the proposed plat of subdivision so that proposed Lot 2 would comply with the lot area and rectangular lot area requirements. At the Applicant's request, the ZBA continued the item to the December 8, 2025, ZBA meeting to provide the Applicant with time to respond to the ZBA's comments.

On December 8, 2025, the ZBA held a continued public hearing on the Applicant's request. In response to comments heard at the October ZBA meeting, the Applicant provided an exhibit with two options to illustrate the implications of relocating the lot line between the two proposed lots so that Proposed Lot 2 (south lot) complies with lot area and rectangular area requirements. Both of the options represented proposed lots that complied with the minimum required rectangular area requirement; however, the options included a variety of additional zoning variations and Subdivision Code variations. Figure 1 below

illustrates the two options presented to the ZBA. After hearing from staff, the Applicant's legal counsel and civil engineer, and receiving no additional written or verbal public comment on the application, the ZBA discussed the request and asked questions of the Applicant. The questions focused on the buildability of Proposed Lot 1 in "Option 1" presented to the ZBA as an alternative to the originally proposed subdivision, which required two zoning variations for Proposed Lot 2 while Proposed Lot 1 did not require zoning variations. Following a recess to allow the Applicant time to discuss with their legal counsel and civil engineer, the Applicant requested the application be continued to the January 12, 2026, ZBA meeting to allow them time to evaluate whether to amend the application to move the proposed lot line between the two lots to the north. By a vote of 6-0, the ZBA granted the Applicant's request and continued the item to the January 12 ZBA meeting.

Prior to the January 12 ZBA meeting, the Applicant informed staff that they were amending the proposed subdivision. Because the amended subdivision requires different zoning relief, public notice of the amended relief was required. Therefore, the ZBA did not take any action on this item on January 12. Rather, new public notice was provided for the ZBA's consideration of the amended request at the February 9, 2026, ZBA meeting.

EXHIBIT

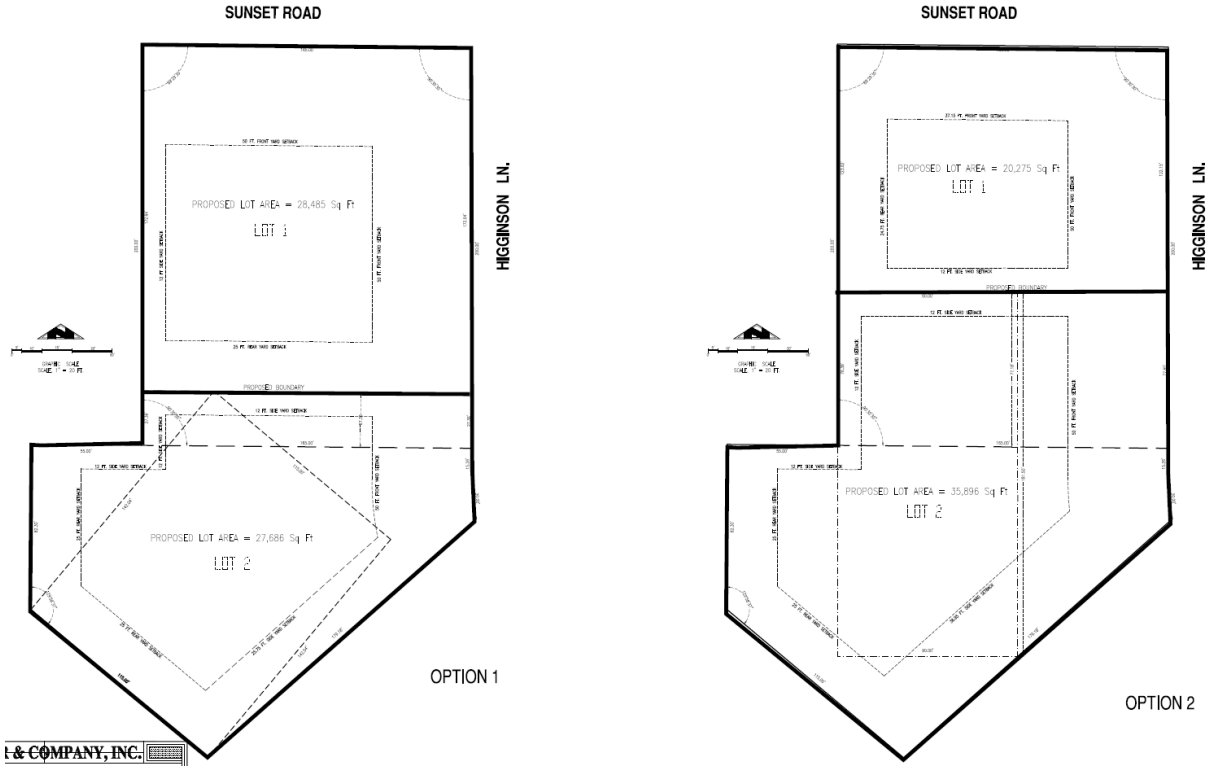


Figure 1 – Subdivision Options Exhibit (December 8, 2025 ZBA Meeting)

On February 9, 2026, the ZBA held a public hearing on the Applicant's amended application, which consists of Option 1 in Figure 1 above. After hearing from staff, the Applicant's legal counsel, and receiving no additional written or verbal comments, the ZBA discussed the amended request. The ZBA was complimentary of the Applicant addressing the concerns expressed by some members of the ZBA. Ultimately, the ZBA found the amended request met the standards for granting a variation while noting the playhouse that is located within the required corner yard along Higginson Lane needs to be removed or relocated to comply with the zoning regulations.

AMENDED PROPOESD PLAN

In response to comments heard at both the October 13 and December 8 ZBA meetings, the Applicant has provided the attached written explanation describing the amended plat of subdivision (**Attachment A2**). The change to the proposed plan involves shifting the proposed lot line dividing the two lots 27.36 feet to the north. As a result, the lot area and rectangular buildable area requirements are met for the proposed southerly lot (Lot 2 facing Higginson Lane). However, Proposed Lot 1 (936 Sunset Road) now requires zoning relief from the minimum lot depth requirement. The lot depth would be reduced from 200 feet (the minimum required lot depth) to 172.64 feet, a difference of 27.36 feet.

The images below and on the following pages compare the originally proposed plat of subdivision considered at the September PC meeting with the current amended plat of subdivision.

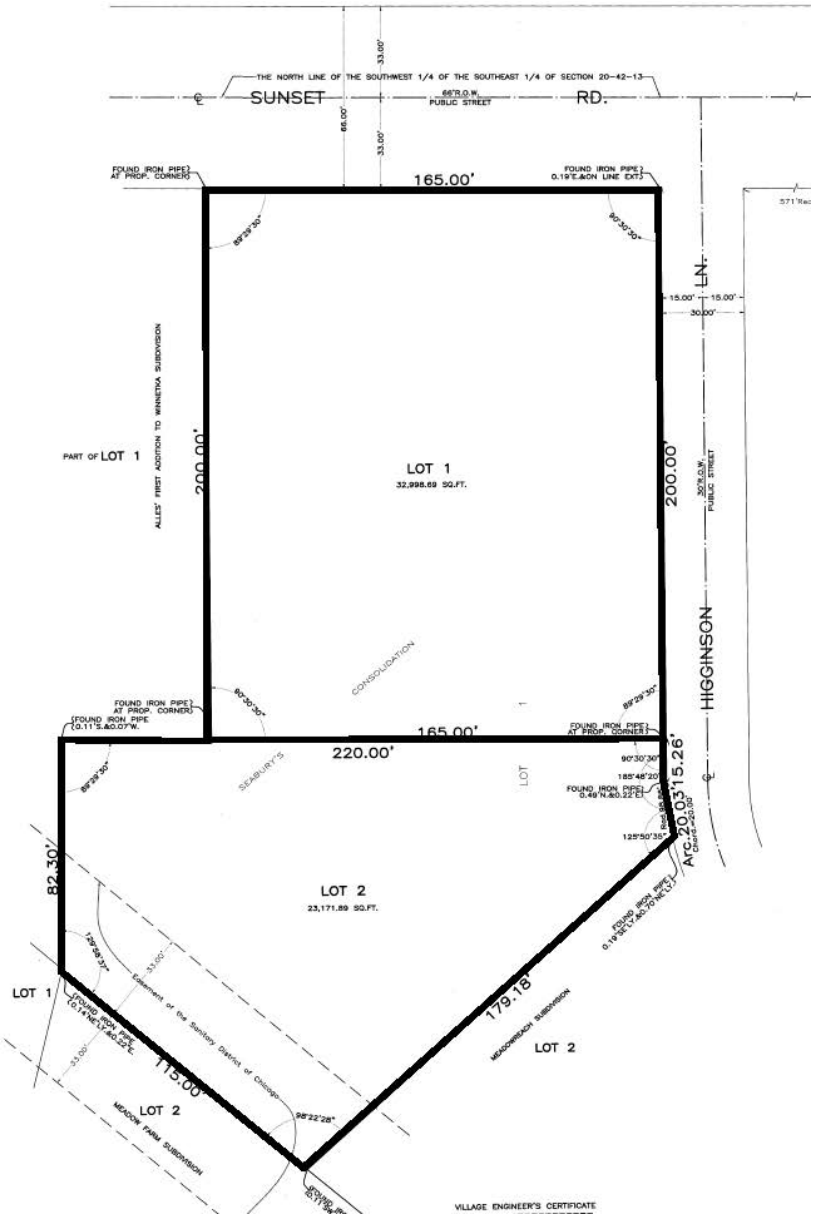


Figure 2 – Excerpt of Marren's Resubdivision Plat (September Meeting)

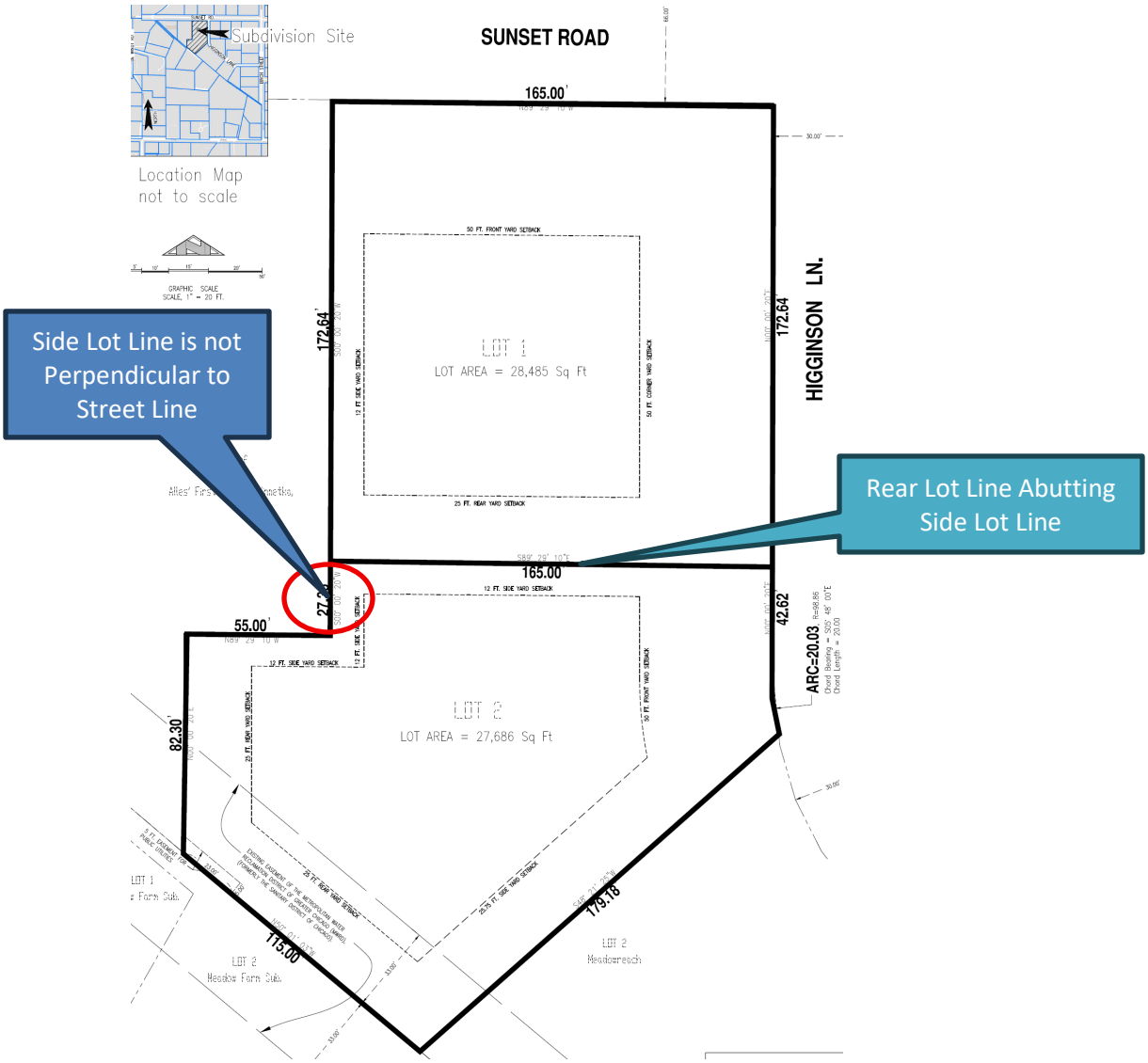


Figure 3 – Excerpt of Amended Marren's Resubdivision Plat

Compliance with Zoning Standards – Lot Size and Dimensions. The amended *Marren's Resubdivision* **does not comply** with one provision of the Zoning Ordinance related to lot area and dimensions (highlighted yellow in Table 2). In comparison, the plat of subdivision originally proposed did not comply with two provisions of the Zoning Ordinance. Previously, the requested relief was limited to Proposed Lot 2 (southerly lot fronting on Higginson Lane); Proposed Lot 1, (lot with existing residence) fully complied with the zoning regulations. Whereas, the amended plat of subdivision shifts the requested zoning relief to Proposed Lot 1, while Proposed Lot 2 would comply. Table 1 on the following page summarizes the extent to which the lots created with the original plat of subdivision complied with, or fell short of, the minimum zoning standards and Table 2 does the same but for the amended subdivision.

Section 16.12.010, Minimum land subdivision standards of the Subdivision Code, requires all lots created by any plan for land subdivision shall comply with all standards of the Zoning Ordinance. Hence, the ***proposed subdivision requires approval of one zoning variation*** for which both the Plan Commission and Zoning Board of Appeals are charged with making a recommendation to the Village Council.

Table 1 – Marren's Resubdivision ***R-2 Zoning Standards***		***Proposed Lot 1 936 Sunset***	***Proposed Lot 2 South Lot***	***Existing Lot 936 Sunset***
Minimum Lot Area	24,000 s.f. (25,200 s.f. corner lot)	32,998.69 s.f. COMPLIES	23,171.89 s. f. VARIATION OF 828.11 SF (3.45%)	56,171 s.f. COMPLIES
Minimum Lot Width (average)	100 feet 115 feet (corner lot)	165 feet COMPLIES	105.33 feet COMPLIES	158.67 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	165 feet COMPLIES	35.26 feet COMPLIES	165 feet COMPLIES
Minimum Lot Depth	200 feet	200 feet COMPLIES	220 feet COMPLIES	206.42 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	90 feet x 181.5 feet	COMPLIES	DOES NOT COMPLY	COMPLIES

Table 1 – R-2 Zoning Standards – Proposed Marren's Resubdivision (October & December Meetings)

Table 2 – Amended Marren's Resubdivision ***R-2 Zoning Standards***		***Proposed Lot 1 936 Sunset***	***Proposed Lot 2 South Lot***	***Existing Lot 936 Sunset***
Minimum Lot Area	24,000 s.f. (25,200 s.f. corner lot)	***28,485 s.f. COMPLIES***	***27,686 s.f. COMPLIES***	56,171 s.f. COMPLIES
Minimum Lot Width (average)	100 feet 115 feet (corner lot)	165 feet COMPLIES	***125.84 feet COMPLIES***	158.67 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	165 feet COMPLIES	***62.62 feet COMPLIES***	165 feet COMPLIES
Minimum Lot Depth	200 feet	***172.64 feet VARIATION OF 27.36 FT (13.68%)***	220 feet COMPLIES	206.42 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	90 feet x 181.5 feet	COMPLIES	***COMPLIES***	COMPLIES

Table 2 – R-2 Zoning Standards – Amended Marren's Resubdivision

Compliance with Zoning Standards – Required Setbacks and Building Size. No additional zoning variations related to building size and setbacks are created with the amended subdivision. In fact, the required setbacks remain the same with the exception of the total side yard setback requirement for Proposed Lot 2, which is increased from 31.6 feet to 37.75 feet. The existing nonconformities that would remain in the *Marren's Resubdivision* would also remain in amended subdivision. Tables 3 and 4 on the following page summarize the allowable building size and setback requirements for the proposed lots in the amended

subdivision. Those items highlighted green are **existing nonconformities that would also remain** with the amended subdivision.

Table 3 – Zoning Setback Requirements *(Amended Subdivision)*		***Proposed Lot 1 936 Sunset***	***Proposed Lot 2 South Lot***	*Existing Lot 936 Sunset*
SETBACK REQUIREMENTS	Minimum Required Front Yard	50 feet	50 feet	50 feet
	Front yard provided by existing structures	49.91 feet	NA	49.91 feet EXISTING NONCONFORMITY
	Minimum Required Corner Yard	50 feet	N/A	50 feet
	Corner yard provided by existing structures	49.52 feet (5.52 feet playhouse)	N/A	49.52 feet (5.52 feet playhouse) EXISTING NONCONFORMITY
	Minimum Required Side Yard	12 feet	12 feet	12 feet
	Side yard provided by existing structures	14.35 feet	N/A	14.35 feet
	Minimum Required Total Side Yard	N/A	***37.75 feet***	N/A
	Total Side Yard provided by existing structures	N/A	N/A	N/A
	Minimum Required Rear Yard	25 feet	25 feet	25 feet
	Rear yard provided by existing structures	***53.87 feet***	N/A	+160 feet

Table 3 – Zoning Setback Requirements (Amended Marren's Resubdivision)

Table 4 – Zoning Building Size Requirements (*Amended Subdivision*)		***Proposed Lot 1 936 Sunset***	***Proposed Lot 2*** *South Lot*	*Existing Lot 936 Sunset*
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	8,366.55 sq. ft.	8,182.78 sq. ft.	14,734.33 sq. ft.
	GFA provided by existing structures	5,751.63 sq. ft.	N/A	5,751.63 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	7,121.25 sq. ft.	6,921.5 sq. ft.	14,042.75 sq. ft.
	RLC provided by existing structures	4,162.76 sq. ft.	N/A	4,162.76 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	14,242.5 sq. ft.	13,843 sq. ft.	28,085.5 sq. ft.
	ILC provided by existing structures	10,667.11 sq. ft.	N/A	17,634.56 sq. ft.

Table 4 – Zoning Building Size Requirements (Amended Marren's Resubdivision)

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

According to Section 16.12.010, Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. In addition to the zoning relief requested for the proposed lot depth, and the existing nonconforming improvements that will remain, two variations from Section 16.12.010 of the Subdivision Code are required to allow: (i) the side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road); and (ii) creation of a lot with a side lot line that is not perpendicular to the street line (Proposed Lot 2) (Figure 3).

Section 16.12.010(D.2) states that *"All side lines of lots shall be approximately perpendicular to street lines, or radial to curved street lines unless, in the opinion on the Plan Commission, a variation of the requirement would enhance public safety or convenience."* Also, Section 16.12.010(D.6) states that *"No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines."*

Pre-existing zoning nonconformities (finding of No Material Increased Adverse Impact required) – Three existing nonconformities **will remain** on the 936 Sunset Road parcel (Lot 1). The existing residence on the Subject Property provides a nonconforming front yard setback from the north property line along Sunset Road of 49.91 feet and a corner yard setback of 49.52 feet from the east property line along Higginson Lane, whereas setbacks of 50 feet are required. There is also an existing playhouse that provides a nonconforming corner yard setback of 5.52 feet. These existing nonconformities that will remain are highlighted (in blue) on Table 3 on the previous page. Additionally, the existing residence has a nonconforming front-facing garage door that exceeds the maximum permitted width of 9 feet for an individual door.

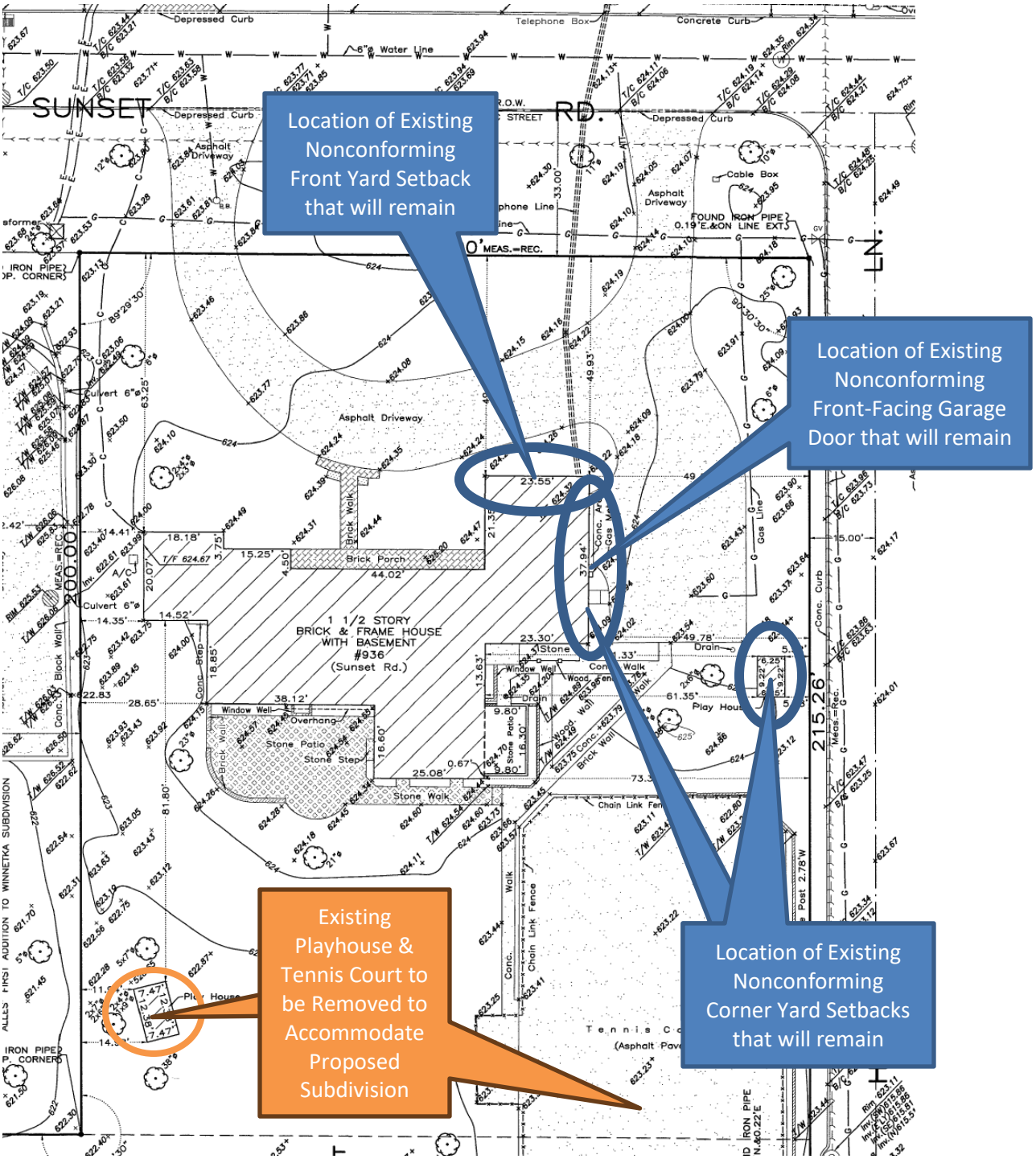


Figure 4 - Excerpt of 936 Sunset Road Plat of Survey

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether the proposed subdivision is consistent with the Comprehensive Plan and whether the variations listed on the following page comply with Section 16.12.010.F. "Variations and Exceptions", which states:

> *"Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such*

requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."

Requested Variations to allow:

a. Proposed Lot 1 to provide less than the minimum required lot depth of 200 feet for a lot in the R-2 Single-Family Residential Zoning District;

b. A side lot line of Proposed Lot 2 that is not perpendicular to the street line; and

c. A side lot line of Proposed Lot 2 that abuts the rear lot line of Proposed Lot 1.

Lastly, the Commission is to consider the existence of the nonconforming residence and accessory playhouse on the 936 Sunset Road parcel (Lot 1) that will remain and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

After hearing from the Applicant and the public, the Commission may decide to take action on one or two options:

1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or

2) Consider a motion recommending approval or denial of the Final Plat of Subdivision. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of:

The proposed Marren's Resubdivision Final Plat subdividing the existing lot commonly known as 936 Sunset Road into two new Lots of Record, as the **Final Plat of Subdivision**, which subdivision requires:

A. Variations to allow:

a. Proposed Lot 1 to provide less than the minimum required lot depth of 200 feet for a lot in the R-2 Single-Family Residential Zoning District [Section 17.30.010 Lot Area, Shape and Dimensions];

b. A side lot line that is not perpendicular to the street line [Section 16.12.010 Minimum land subdivision standards]; and

c. A side lot line abutting a rear lot line [Section 16.12.010 Minimum land subdivision standards];

B. A finding of "No Material Increased Adverse Impact" with respect to the existing zoning nonconformities for the existing improvements on the 936 Sunset Road parcel (Proposed Lot 1):

a. the existing residence observes a front yard setback of 49.91 feet from Sunset Road, versus the required front yard setback of 50 feet;

b. the existing residence observes a corner yard setback of 49.52 feet from Higginson Lane, versus the required corner yard setback of 50 feet;

c. an existing playhouse observes a corner yard setback of 5.52 feet from Higginson Lane, versus the required corner yard setback of 50 feet; and

d. the existing front-facing garage door exceeds the maximum permitted width of 9 feet for an individual door.

C. **A finding that the subdivision is [is not]** consistent with the Comprehensive Plan.

[If the Commission chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]

ATTACHMENTS

Attachment A2: Applicant's Amended Request and Plat of Subdivision
Attachment B2: September 24, 2025, PC Meeting Staff Report and Meeting Minutes Excerpt
Attachment C2: Public Correspondence Received Since Posting of September 24, 2025, PC Agenda Packet

CANNING & CANNING LLC
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WILMETTE, ILLINOIS 60091

CHRISTOPHER S. CANNING
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January 21, 2026

VIA HAND DELIVERY
Layla Danley
Chair, Plan Commission
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Amended Application for Subdivision at 936 Sunset Road.

Dear Chair Danley and Members of the Plan Commission:

I am writing on behalf of Robert J. Marren and Susan L. Marren ("Bob and Susan") regarding their amended application to subdivide the existing 165' wide lot at 936 Sunset Road (the "Subject Property") into two lots: one lot containing 28,485 sq. ft ("Lot 1") and the other lot containing 27,686 sq. ft. ("Lot 2"). As set forth more fully below, Bob and Susan seek to subdivide the Subject Property to preserve the existing home in which they have lived for the last 19 years and to create a new conforming lot. Bob and Susan originally proposed a subdivision in keeping with the two separate lots that existed in 1976 before they were consolidated. The plan required two zoning variations on the proposed Lot 2, specifically for minimum lot area and for minimum rectangular area. Under the amended plat of subdivision, the proposed Lot 1 becomes shorter, but the proposed Lot 2 becomes larger. As a result, if the subdivision is granted, Lot 1 will not meet the minimum lot depth of 200 feet as required in the R-2 Zoning District but will be approximately 172.64 feet. Lot 2 will comply with the minimum lot area and minimum rectangular area and will not require any variations. Therefore, in a separate application, Bob and Susan seek a zoning variation from that requirement.

The proposed subdivision also needs a variation from the Subdivision Code. Section 16.12.010.D.2 states "*All side lines of lots shall be approximately perpendicular to street line, or radial to curved street lines, unless, in the opinion of the Plan Commission, a variation of the requirement would enhance public safety or convenience."* The amended plat of subdivision

requires a variation to allow the side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1. For the reasons set forth below, Bob and Susan respectfully request that the Plan Commission recommend the granting of the requested Subdivision Code variation.

I. The Subject Property.

The Subject Property is located within the R-2 Residential Zoning District. The Subject Property is surrounded by single family homes. The Subject Property has approximately 165' of frontage on Sunset Road and 215' of frontage on Higginson Road. At its deepest dimension, the current lot has an approximate depth of 385'. It is improved with a single-family residence and a tennis court.

Bob and Susan intend to subdivide the Subject Property into two lots. Lot 1 will have a lot area of 28,485 square feet. The existing home and garage will occupy Lot 1. Lot 2 will have a lot area of 27.686 square feet. Lot 2, which once was the site of a tennis court, will now be available for green space, a recreational area, or a new home.

II. The original subdivision application.

Bob and Susan's original plan of subdivision has two goals. Bob and Susan sought to subdivide the Subject Property to maintain the location of the existing home on Lot 1. On Lot 2, Bob and Susan sought to restore the lot to the status it held prior to the 1976 lot consolidation.

In 1976, both the lot at 936 Sunset Road and the lot to the south were located within the R-2 Zoning District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Even though the two lots were conforming, the Village of Winnetka required the prior owner, Mr. Seabury, to apply for a lot consolidation presumably because the current interpretation of the Zoning Ordinance was that accessory uses to permitted uses must be on the same lot of record. Mr. Seabury told the Plan Commission that he wanted to put a tennis court on the south lot. The Plan Commission unanimously approved the consolidation.

In 2025, Bob and Susan filed a plat of subdivision seeking to return the two lots to their pre-1976 configurations. On September 24, 2025, the Plan Commission held a public hearing the plat of subdivision. After hearing from the applicant and neighbors, the Commission by a vote of 6-1 recommended approval of the request with a condition that the existing nonconforming playhouse be removed or relocated to comply with the zoning regulations.

Under the original proposed plat of subdivision, the proposed Lot 1 was conforming in all material respects, but Lot 2 did not meet the minimum rectangular buildable area requirement and the minimum lot area requirement. Therefore, Bob and Susan sought zoning variations in relation to those requirements.

III. **The amended subdivision application.**

After attending two Zoning Board meetings, receiving feedback from the Commission, the Board and neighbors, Bob and Susan have amended their subdivision application. Under the amended plat of subdivision, the lot line between the two proposed lots is moved 27.36 feet north. As a result, proposed Lot 1 does not comply with the minimum lot depth requirement of 200 feet. However, both proposed lots comply with the minimum required lot area and minimum rectangular area which they did not under the original proposed subdivision. The amended plat of subdivision does not create any additional zoning variations related to building size and setbacks. The proposed plat of subdivision will require one Subdivision Code variation. Section 16.12.010.D.2 states "*All side lines of lots shall be approximately perpendicular to street line, or radial to curved street lines, unless, in the opinion of the Plan Commission, a variation of the requirement would enhance public safety or convenience."* The amended plat of subdivision requires a variation to allow the side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1.

IV. Standards of Review.

Pursuant to the Village of Winnetka Code and Zoning Ordinance, any application to subdivide a parcel must meet the requirements of Chapter 16 of the Code related to Subdivisions and §17.30.010 and 17.30.020 of the Zoning Ordinance setting forth the yard regulations for the R-2 Residential zoning district.

Chapter 16.12.10 D requires subdivided lots to adhere to the following standards:

1. All lots created by any plan for land subdivision shall comply with all standards of the Zoning Ordinance, except as provided in this chapter.

2. All side lines of lots shall be approximately perpendicular to street lines, or radial to curved street lines unless, in the opinion of the Plan Commission, a variation of the requirement would enhance public safety or convenience.

3. All lots created by any plan for land subdivision shall meet the lot area requirements of the Zoning Ordinance. All lot area calculations shall exclude all easements for ingress and egress, all public or private streets, all public or private alleys, and the access corridor, or "flagpole," of any flag lot.

4. Where a lot is already improved with buildings or structures, the plan shall show whether the dimensions and locations of such improvements comply with the use, intensity of use of lot (including impermeable surface requirements), setback, side yard, rear yard and other bulk requirements of the Zoning Ordinance then in effect. If a prior legal nonconformity, or a previously granted variation, with respect to any such requirements exists, the Plan Commission shall determine whether such nonconformity or previously granted variation, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare. If such a determination is made, the Plan Commission may deny the plan for land subdivision. No plan for land subdivision which itself creates a departure from such requirements shall be approved by the Plan Commission until such time as a variation for

such departure is granted by the Zoning Board of Appeals or the Village Council, as the case may be, in accordance with the Zoning Ordinance.

5. At intersections with major streets, acute angle intersections and other places where, in the opinion of the Plan Commission, safety or convenience of traffic movement would be enhanced, corners shall be cut back by joining the intersecting street lines through circular arcs having adequate radii.

6. No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines.

7. All lots created by any plan for land subdivision shall meet the lot depth requirements of the Zoning Ordinance. Notwithstanding the foregoing, the access corridor, or "flagpole," shall be excluded when measuring the lot depth of a flag lot.

8. All lots created by any plan for land subdivision shall meet the lot width requirements of the Zoning Ordinance. Notwithstanding the foregoing, all new flag lots shall meet the minimum lot width requirements of the Zoning Ordinance, both as measured by excluding the access corridor, or "flagpole," and as measured by including the access corridor or "flagpole."

9. All lots created by any plan for land subdivision shall meet all yard and setback requirements of the Zoning Ordinance. Notwithstanding the foregoing, for any flag lot that has a front street line that is less than fifty (50) feet long and that is at least seventy-five (75) feet wide at its widest point, all yards and setbacks shall be measured based both on using the actual front street line as the front lot line, and on using as the front lot line the lot line from which the Director determines the front setback shall be measured for development purposes.

Bob and Susan's request for a subdivision complies with or seeks to comply through variances as permitted under the Code with these requirements in the following ways:

1. It is Bob and Susan's belief that the two amended lots meet the standards of the Zoning Ordinance except for lot depth on proposed Lot 1. By their application to the Zoning Board, Bob and Susan seek a variation from this requirement since they did not create the situation.
2. Bob and Susan require a variation from this standard and it will be addressed below.
3. This standard is met.
4. Bob and Susan believe that this standard is met. The existing home on the proposed Lot 1 was a conforming structure when built. Maintaining the home on Lot 1 and subdividing the Subject Property will not result in a material increase or adverse impact upon the public health, safety, or welfare.
5. This standard is inapplicable.
6. Bob and Susan seek a variation from this requirement.
7. Bob and Susan are seeking a zoning variation to the lot depth requirement.
8. This standard is met.
9. This standard is met.

To the extent that the subdivision standards are not met, the Code permits the Plan Commission to recommend the granting of variations under the following circumstances:

Variations and Exceptions. Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this

section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.

Here, variations from the strict application of the Code are appropriate. Under the amended plat of subdivision, Lots 1 and 2 will be conforming as to lot area and minimum rectangular area which was not the case with the original plat of subdivision. In order to make the lots conforming, the Lot 1 depth must be shortened resulting in the Subdivision Code variation. Granting this variation will not impact the character of the neighborhood and will allow the size of the two lots to be in keeping with other lots in the R-2 Zoning District in general, and in the neighborhood in particular. As for the variation pertaining to side lot lines abutting rear lot lines, that exists today and will continue to exist under the amended plat of subdivision. Again, granting this variation will not impact the character of the neighborhood and will allow for the creation of lots that are conforming with the R-2 Zoning District, other than the Lot 1 lot depth for which a variation is being sought.

Since the proposed Subdivision will allow Bob and Susan to maintain their home and return the proposed Lot 2 to its prior status as a separate lot of record, they ask that the Plan Commission recommend approval of their application. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Plan Commission may have. Thank you for your consideration of this request.

Very truly yours,

Christopher S. Canning

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January 12, 2026

VIA HAND DELIVERY
Matthew Bradley, Chair
Zoning Board of Appeals
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Amended request for Variations related to Application for Subdivision at 936 Sunset Road.

Dear Chairperson Bradley and Members of the Zoning Board:

I am writing on behalf of Robert J. Marren and Susan L. Marren ("Bob and Susan") regarding their amended application to subdivide the existing 165' wide lot at 936 Sunset Road (the "Subject Property") into two lots: one lot containing 28,485 sq. ft ("Lot 1") and the other lot containing 27,686 sq. ft. ("Lot 2"). As set forth more fully below, Bob and Susan seek to subdivide the Subject Property to preserve the existing home in which they have lived for the last 19 years and to create a new conforming lot. Bob and Susan originally proposed a subdivision in keeping with the two separate lots that existed in 1976 before they were consolidated. The plan required two zoning variations on the proposed Lot 2, specifically for minimum lot area and for minimum rectangular area. Under the amended plat of subdivision, the proposed Lot 1 becomes shorter but the proposed Lot 2 becomes larger. As a result, if the subdivision is granted, Lot 1 will not meet the minimum lot depth of 200 feet as required in the R-2 Zoning District but will be approximately 172.64 feet. Lot 2 will comply with the minimum lot area and minimum rectangular area and will not require any variations. Therefore, Bob and Susan seek a variation

from that requirement. The proposed subdivision will need a variation from the Subdivision Code. Bob and Susan have applied to the Plan Commission to grant that variation. The Plan Commission will hear the matter on February 25, 2026. For the reasons set forth below, Bob and Susan respectfully request that the Zoning Board recommend the granting of the requested zoning variation.

I. The Subject Property.

The Subject Property is located within the R-2 Residential Zoning District. The Subject Property is surrounded by single family homes. The Subject Property has approximately 165' of frontage on Sunset Road and 215' of frontage on Higginson Road. At its deepest dimension, the current lot has an approximate depth of 385'. It is improved with a single-family residence and a tennis court.

Bob and Susan intend to subdivide the Subject Property into two lots. Lot 1 will have a lot area of 28,485 square feet. The existing home and garage will occupy Lot 1. Lot 2 will have a lot area of 27.686 square feet. Lot 2, which once was the site of a tennis court, will now be available for green space, a recreational area, or a new home.

II. The original subdivision application.

Bob and Susan's original plan of subdivision has two goals. Bob and Susan sought to subdivide the Subject Property to maintain the location of the existing home on Lot 1. On Lot 2, Bob and Susan sought to restore the lot to the status it held prior to the 1976 lot consolidation.

In 1976, both the lot at 936 Sunset Road and the lot to the south were located within the R-2 Zoning District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Even though the two lots were conforming, the Village of Winnetka required the prior owner, Mr. Seabury, to apply for a lot consolidation presumably because the current interpretation of the Zoning Ordinance was that accessory uses to permitted uses must be on the same lot of record. Mr. Seabury told the Plan Commission that he wanted to put a tennis court on the south lot. The Plan Commission unanimously approved the consolidation. Now that Bob and Susan's children have grown and the tennis court is no longer used, they seek to undo the 1976 consolidation and return the proposed Lot 2 to its prior status as a separate lot.

Under the original proposed plat of subdivision, the proposed Lot 1 was conforming in all material respects but Lot 2 did not meet the minimum rectangular buildable area requirement and the minimum lot area requirement. Therefore, Bob and Susan sought variations in relation to those requirements.

III. The Amended Subdivision application.

After attending two Zoning Board meetings, receiving feedback from the Board and neighbors, Bob and Susan have amended their subdivision application. Under the amended plat

of subdivision, the lot line between the two proposed lots is moved 27.36 feet north. As a result, proposed Lot 1 does not comply with the minimum lot depth requirement of 200 feet. However, both proposed lots comply with the minimum required lot area and minimum rectangular area which they did not under the original proposed subdivision. The amended plat of subdivision does not create any additional zoning variations related to building size and setbacks. The proposed plat of subdivision will require one Subdivision Code variation and the Plan Commission will consider that variation.

IV. **Standards of Review for variations**.

For the Zoning Board to grant the requested variation, the Zoning Board requires evidence on the following issues:

1. *that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district;*
2. *that the plight of the owner is due to unique circumstances;*
3. *that the variation, if granted, will not alter the essential character of the locality;*
4. *that an adequate supply of light and air to adjacent property will not be impaired;*
5. *that the hazard from fire and other damages to the property will not be increased;*
6. *that the taxable value of land and buildings throughout the Village will not diminish;*
7. *that the congestion in the public street will not increase; and*
8. *that the public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired.*

Bob and Susan's request for variation meets each of these standards:

Bob and Susan bought their home in 2006 at the height of the housing market. See Rodkin, D. (2019, September 25), *Home prices peaked here in 2006. We're still way behind that.* Crain's Chicago Business. https://www.chicagobusiness.com/residential-real-estate/home-prices-peaked-here-2006-were-still-way-behind. Since that time, Bob and Susan have made numerous improvements to their home. Despite these improvements and the post-Pandemic housing market, they have received unsolicited offers to purchase the current home and the current lot that do not permit Bob and Susan to make a reasonable return on the investment in their home and improvements. Certainly, the value of their home has not kept up with the rate of inflation or the stock market returns. Bob and Susan believe that the sale of Lot 2 combined with the eventual sale of their home on Lot 1 may yield a reasonable return.

Bob and Susan's situation was not created by them but due to the unusual conditions they face 49 years after the lots were consolidated. As discussed above, the two lots were conforming lots of record when the consolidation occurred. After the 1999 zoning amendment, the original proposed Lot 2 now became non-conforming in Lot Area. That amendment occurred well before Bob and Susan owned the Subject Property. The minimum rectangular area requirement was also created after the 1976 consolidation. By permitting the subdivision, Lots 1 and 2 will now be

conforming as to minimum lot area; a size more in keeping with the prevailing standard of lot sizes in the zoning district and both will meet the minimum rectangular area requirement.

If the Zoning Board grants the requested variations, it will not alter the essential character of the locality; in fact, it would result in lot size more in keeping with other comparable sized irregular lots in the immediate neighborhood.

If the Zoning Board grants the requested variations, there will be no impact on the supply of light and air to adjacent properties.

If the Zoning Board grants the requested variations, there will be no increase in the hazard from fire or other types of damage. Bob and Susan's engineer Dan Creaney has testified to how a home could be built on Lot 2 that complies with the requirements for building in the floodplain.

If the Zoning Board grants the requested variations, there will be no diminishment in the taxable value of land and building throughout the Village; in fact, if Lot 2 is developed in the future, it is likely that the taxable value of property in the Village will increase and offset any loss of taxable value resulting from a smaller Lot 1.

If the Zoning Board grants the requested variation, there will be no material increase in traffic or congestion on Village streets.

If the Zoning Board grants the requested variation, there will be no impairment whatsoever on the public health, safety, comfort, morals, and welfare of the inhabitants of the Village. The new Lot 2 would be a conforming lot of record, and a home could be built that meets with setbacks, lot coverage, height, and Gross Floor Area requirements.

Since the proposed Subdivision will allow Bob and Susan to maintain their home on proposed Lot 1 and create a conforming Lot 2, Bob and Susan ask that the Zoning Board recommend approval of their requested variation. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

Very truly yours,

Christopher S. Canning

Marren's Resubdivision

BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PRELIMINARY PLAT
FOR REVIEW ONLY
01/26/2026

NOTE: MONUMENTS WILL BE SET UPON FINAL APPROVAL

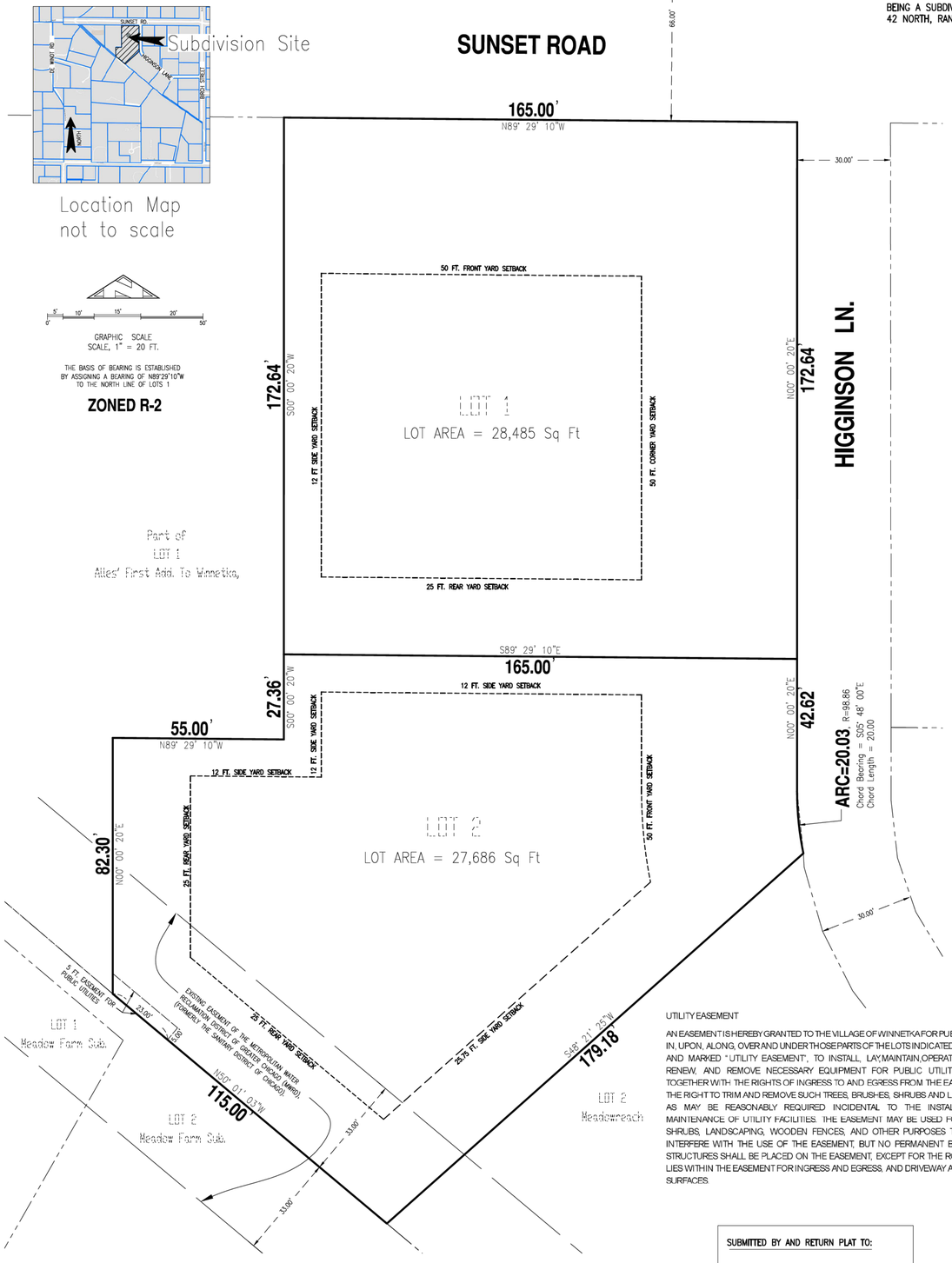
Subdivision Site

Location Map
not to scale

GRAPHIC SCALE
SCALE, 1" = 20 FT.

THE BASIS OF BEARING IS ESTABLISHED BY ASSIGNING A BEARING OF N89°29'10"W TO THE NORTH LINE OF LOTS 1

ZONED R-2



Part of
LOT 1
Alles' First Add. To Winnetka,

UTILITY EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "UTILITY EASEMENT", TO INSTALL, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW, AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BRUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON THE EASEMENT, EXCEPT FOR THE ROADWAY THAT LIES WITHIN THE EASEMENT FOR INGRESS AND EGRESS, AND DRIVEWAY AND SIDEWALK SURFACES.

EXISTING P.I.N.'S
05-20-407-071-0000

LOT 1 SEND TAX BILL TO:
Robert J. Marren & Susan L. Marren
936 Sunset Rd.
Winnetka, Illinois, 60093

Lot 2 SEND TAX BILL TO:
Robert J. Marren & Susan L. Marren
936 Sunset Rd.
Winnetka, Illinois, 60093

AREAS TABLE	
LOT 1	= 28,485 sq. ft., more or less
LOT 2	= 27,686 sq. ft., more or less
TOTAL	= 56,171 sq. ft., more or less

SUBMITTED BY AND RETURN PLAT TO:

Village of Winnetka
Community Development Department
510 Green Bay Road
Winnetka, IL 60093

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved this _____ day of _____, A.D., 2026 , by the Village Engineer of the Village of Winnetka, Cook County, Illinois.

_____
Village Engineer

DIRECTOR OF FINANCE CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, Director of Finance of the Village of Winnetka, Illinois, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments, or any deferred installments thereon that have been apportioned against the tract of land included in this plat of Subdivision.

Dated this _____ day of _____, A.D., 20 ____.

_____
Director of Finance

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the Village of Winnetka Plan Commission at a meeting held the ____ day of _____, A.D., 20 _____ .

By: _____ Attest: _____

Title: _____ Title: _____

VILLAGE BOARD CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved by the President and Board of Trustees of the Village of Winnetka, Cook County, Illinois,

this _____ day of _____ A.D., 20 _____

By: _____ Attest: _____

Village President Village Clerk

WATER AND ELETRIC DEPARTMENT CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Approved this _____ day of _____ A.D., 20 _____ by the Director of Water and Electric Utilities, of the Village of Winnetka, Cook County, Illinois.

By: _____
Director of Water and Electric Utilities

The undersigned hereby authorize the Village of Winnetka and/or its designated agents to record this Plat of Subdivision with the Office of the Cook County Clerk's office on behalf of the undersigned.

B. H. SUHR & COMPANY, INC
LAND SURVEYORS

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ hereby certify that I am the Title Owner of record of:

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS

and that I have caused the same to be subdivided into two (2) Lots, as shown hereon.

additionally,

I do hereby certify that to the best of my knowledge the whole of the subject property to be subdivided hereon lies within the following school districts.

Elementary School District: WINNETKA SCHOOL DISTRICT 36
High School District: NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT 203

Dated this____ day of _____, A.D., 20__.

_____
Owner

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ , a Notary Public, in and for said County, in the State aforesaid, do hereby certify that

_____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument as Owner, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument of their own free and voluntary act, for the use and purposes therein set forth.

Given under my hand and Notarial Seal, this ____ day of _____, A.D., 20___
.

_____
NOTARY PUBLIC

SURVEYOR:

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of Subdividing it into Two (2) Lot as shown hereon:

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS

It further certifies that this property is situated in Zone AE, an area subject to inundation by the 1% annual chance flood, as designated by Flood Insurance Rate Map No. 17031C0251K, effective date: September 10, 2021.

It further certifies that the property shown on the plat hereon drawn is within the Village of Winnetka, Illinois, which has adopted a comprehensive plan.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

Dated at Northbrook, Illinois, this ____ day of _____, A.D., 2026.
B. H. SUHR & COMPANY, INC
LAND SURVEYORS

By: _____

MICHAEL E. FARRELL
Illinois Professional Land Surveyor No. 035-002639
License Expiration Date 11/30/2026

B.H. SUHR & COMPANY, INC.
SURVEYORS ESTABLISHED 1911
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062
TEL. (847) 864-4315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM
Professional Design Firm License No. 184.008027-0008

LOCATION SUNSET RD. DATE, _____ 20 26
ORDER No. 25-103 ORDERED BY :

DRAFTER © 2025 B. H. Suhr & Company, Inc. All rights reserved.

File: J:\2025 Central Docs\2025\100-199\25-103\Plat of Subdivision\25-103 Prelim Sub 01262026.dwg, Plotted: 1/28/2026 8:54 AM.

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: SEPTEMBER 18, 2025

SUBJECT: 936 SUNSET ROAD – FINAL PLAT APPROVAL
MARREN'S RESUBDIVISION (CASE NO. 25-16-SD)

INTRODUCTION

On September 24, 2025, the Plan Commission is scheduled to hold a public hearing on an application submitted by Robert and Susan Marren (collectively, the "Applicant"), as the owners of the property located at 936 Sunset Road (the "Subject Property"), to allow a two-lot subdivision of the Subject Property. The Applicant has filed applications seeking the following approvals as part of a Final Subdivision Plat approval to create two new Lots of Record:

1. Zoning Variations to allow Proposed Lot 2 to:
    a. Provide less than the minimum required lot area of 24,000 square feet for an interior lot in the R-2 Single-Family Residential Zoning District; and
    b. Provide less than the minimum required rectangular buildable area of 16,335 square feet in the R-2 Single Family Residential Zoning District;
2. A variation from the Subdivision Code to allow the side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road);
3. A finding of "No Material Increased Adverse Impact" for the existing improvements at 936 Sunset Road (Proposed Lot 1), which:
    a. Observe less the minimum required front yard setback of 50 feet from Sunset Road;
    b. Observe less than the minimum required corner yard setback of 50 feet from Higginson Lane; and
    a. Exceed the maximum permitted width for front-facing garage doors.

This application is limited to the subdivision request and the existing improvements, no proposed improvements to the Subject Property are included in this request. The Plan Commission is charged with making a recommendation to the Village Council regarding the subdivision, including the requested relief described above. Because the proposed subdivision incorporates zoning relief, the application is subject to review by the Zoning Board of Appeals (ZBA) for the variations. The ZBA is scheduled to consider the request on October 13, 2025.

A mail notice was sent to property owners within 250 feet in compliance with the Village Code. The hearing was also properly noticed in the *Winnetka Talk* on September 4, 2025. 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 located on the southwest corner of the intersection of Sunset Road and Higginson Lane, is zoned R-2 Single Family Residential, and currently consists of one buildable lot. The Subject Property contains a two-story single-family residence, accessory playhouses, and a tennis court. The existing lot measures 56,171 square feet (1.29 acres); the lot and the existing improvements are illustrated below in Figure 1.

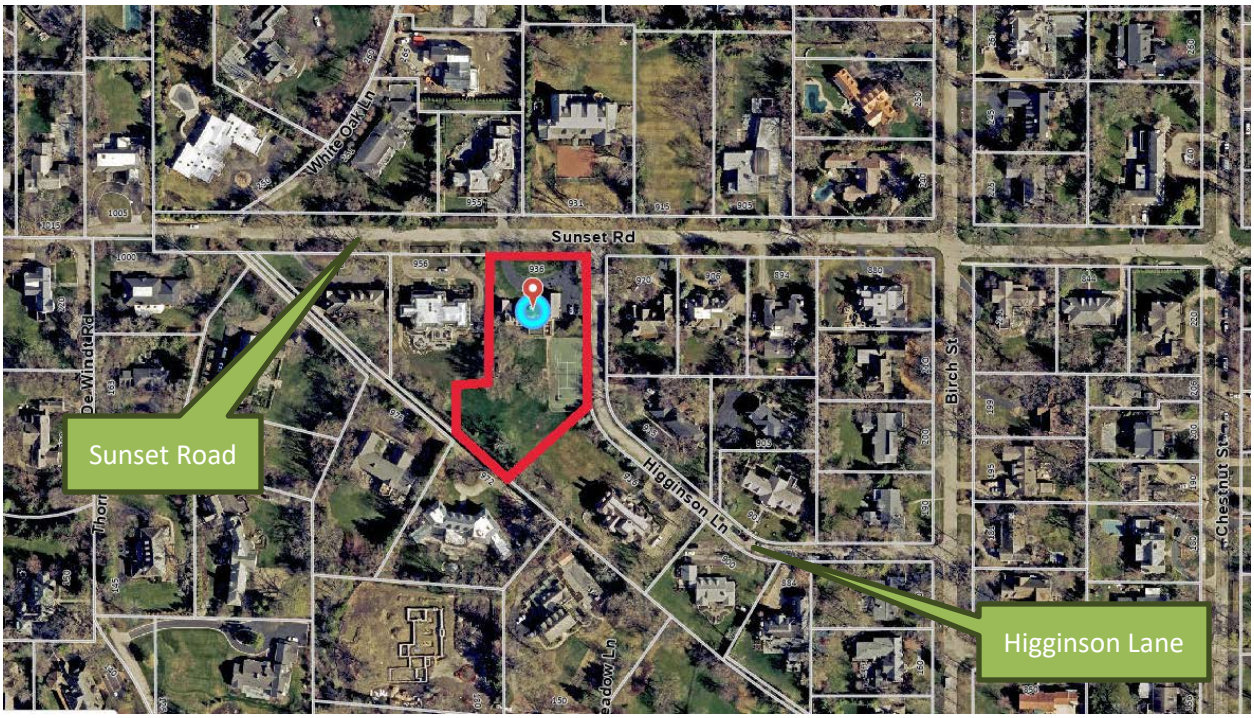


Figure 1 – Existing Lot

The Comprehensive Plan designates the Subject Property as appropriate for "Single-Family Residential" uses (Figure 2). The Subject Property is located in a residential area with single-family residences. The Land Use Map designates the surrounding properties as appropriate for "Single-Family Residential" uses.

Figure 2 – Comprehensive Plan Land Use Map

The Comprehensive Plan also contains the following vision statement and goal relevant to the proposed application:

> *Pillar 1: Quality Liveable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.*
>
> > *Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.*
> >
> > > *Initiative 1.1.6: Strengthen and maintain the rich and diverse character of the Village's neighborhoods and sense of identity by highlighting each neighborhood's unique elements that contribute positively to the Village.*

The Subject Property is zoned R-2 Single Family Residential, and it is surrounded by the same (Figure 3). The Applicant's use of the Subject Property for a single-family residence is consistent with the Comprehensive Plan land use designation and the R-2 zoning district.

Figure 3 – Zoning Map

PROPERTY HISTORY AND PREVOIUS ZONING APPLICATIONS

The existing residence on the Subject Property was constructed in 1955. The following subsequent building permits were issued in:

1. 1963 to remodel the basement, add a dormer over the garage, and a second-floor bathroom;
2. 1976 to enlarge a porch and add a greenhouse;
3. 1992 to construct a dormer on the west elevation; and
4. 2009 to remodel the kitchen, breakfast room, and mudroom.

Other minor permits have also been issued over the last several years. The Applicant acquired the property in 2006. There are three previous zoning cases on file for the Subject Property:

1. In 1955, ZBA Case No. 871 was denied by the ZBA to allow construction of a new single-family residence within the minimum required corner yard setback from the east property line along Higginson Lane;
2. In July 1976, ZBA Case No. 1171 was approved by the Village Council to allow tennis court fencing 10 feet in height, subject to the property being consolidated into a single Lot of Record;
3. In November 1976, the Seabury Consolidation was approved by the Village Council consolidating two lots into the existing parcel. The Subject Property was originally platted as two lots, in a fashion similar to what is now being requested. The 1976 consolidation was submitted in order to allow construction of a tennis court, which would straddle the lot line between two lots. The tennis court prompting the consolidation of the then-two lots can be seen in current plats of survey and maps included throughout this report; and
4. On January 13, 2014, the ZBA considered Case No. 14-01-V2 to allow a two lot subdivision for which one of the proposed lots required variations from the minimum required lot area and the minimum rectangular buildable area. After hearing from the Applicant and the public, the Board discussed the request. Members found that the standards for granting a variation were not adequately addressed. At the request of the Applicant, the item was continued to the next ZBA meeting. Then in March 2014, prior to returning to the ZBA, or having the proposed subdivision considered by the Plan Commission, the Applicant withdrew the application. Minutes of the January 2014 ZBA meeting are included in this report as **Attachment C**. The proposed subdivision and the associated relief currently before the Commission is the same as what was proposed in 2014.

GENERAL DESCRIPTION OF PROPOSED PLAT OF SUBDIVISION

As described in the written narrative provided by the Applicant and included in **Attachment A**, they reside at 936 Sunset Road and are seeking approval to subdivide the existing single lot into two lots. The existing tennis court on the Subject Property would be removed to accommodate the proposed lots. The proposed subdivision would restore the Subject Property to its original configuration that existed prior to the 1976 Seabury Consolidation.

The proposed subdivision would create two new lots that would measure:

- 32,998.69 square feet (0.76 acres) – Proposed Lot 1 – 936 Sunset Road (north lot)
- 23,171.89 square feet (0.53 acres) – Proposed Lot 2 (south lot, fronting on Higginson Lane)

A neighborhood view of the proposed subdivision is represented in Figure 4 on the following page. An excerpt of the proposed *Marren's Resubdivision* is provided in Figure 5.

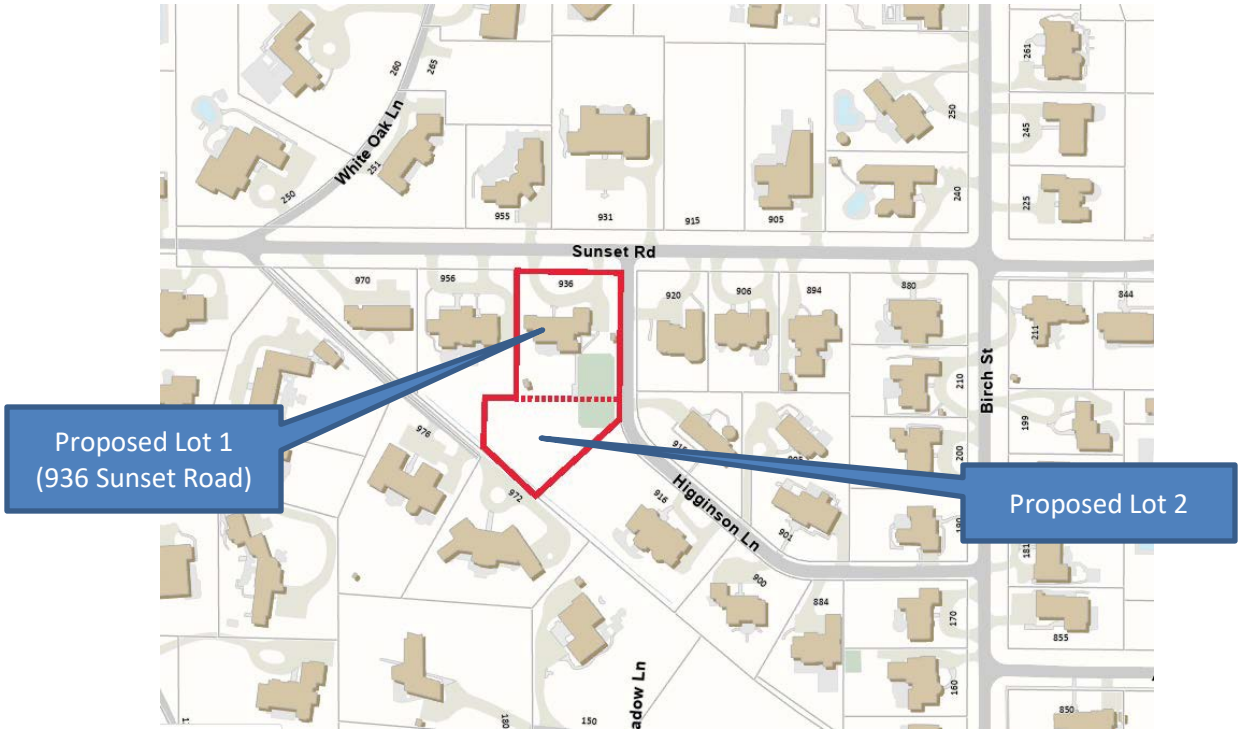


Figure 4 – Proposed Subdivision (Neighborhood Map View)

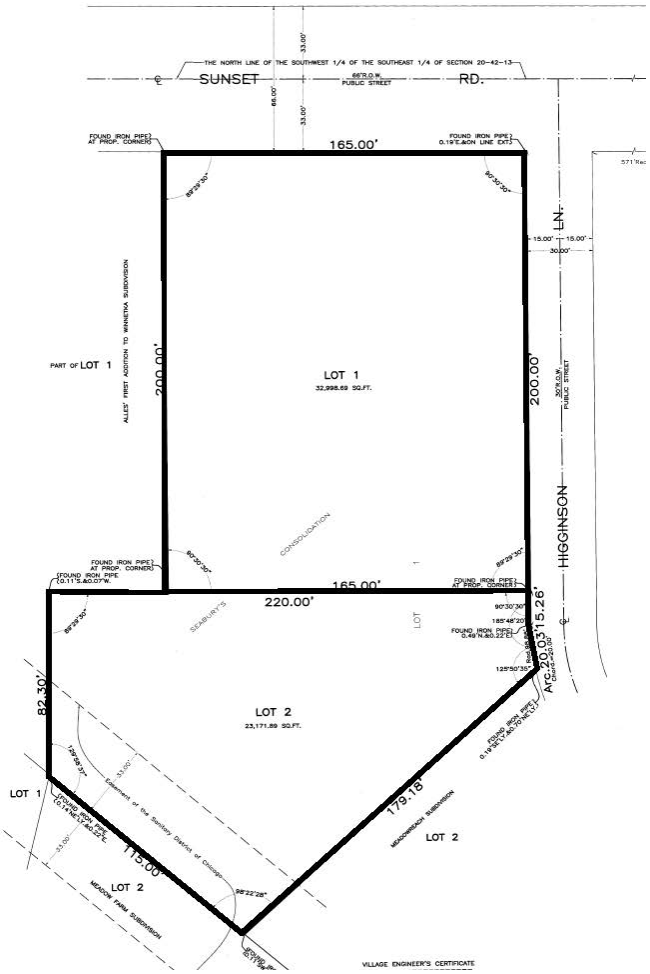


Figure 5 – Excerpt of Marren's Resubdivision Plat

DESCRIPTION OF ZONING STANDARDS

The Subject Property is located in the R-2 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-2 zoning district provides for larger, wider lots compared to most other residential zoning districts, with the R-2 zoning district's purpose statement describing the district as demonstrating a "small estate" character.

Residential Zoning Hierarchy

A comparison of the Village's five different residential zoning classifications (Table 1 below) shows the hierarchy of zoning standards throughout the Village's residential neighborhoods, ranging from larger "estate" character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring properties of the Subject Property are similarly zoned for larger lot sizes called for in the R-2 zoning district (minimum lot area of 24,000 square feet), as depicted in Figure 3 earlier in this report. Lots in the surrounding neighborhood were first developed under the Village's R-2 Zoning classification, which at that time required a minimum lot area of 21,780 square feet (1/2 acre). The Village would later increase the minimum lot area in all residential zoning districts in 1999, increasing the minimum lot area for the R-2 district from 21,780 square feet to 24,000 square feet for interior lots.

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area	48,000 s.f. (50,400 s.f. corner lots)	24,000 s.f. (25,200 s.f. corner lots)	16,000 s.f. (16,800 s.f. corner lots)	12,600 s.f. (13,300 s.f. corner lots)	8,400 s.f. (8,900 s.f. corner lots)
Minimum Lot Width	150 ft.	100 ft. 115 ft. (corner lots)	75 ft. (85 ft. corner lots)	60 ft. (70 ft. corner lots)	60 ft. (70 ft. corner lots)
Minimum Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Minimum Rear Setback	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.

Table 1 – Residential Zoning Hierarchy

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to assure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed *Marren's Resubdivision* **does not comply** with two provisions of the Zoning Ordinance related to lot area and dimensions. The proposed southerly lot (Lot 2 fronting on Higginson Lane), measuring 23,171.89 square feet, does not comply with (a) the **minimum lot area** of 24,000 square feet and in a related standard, does not meet (b) the **minimum rectangular area**. The extent to which the proposed lots comply with minimum zoning standards is summarized in Table 2 on the following page.

Rectangular Area Requirement. In order to effectively control the overall shape and size of irregularly shaped lots, in the R-2 District, zoning requirements include a minimum lot area of 24,000 square feet for an interior lot, as well as a requirement that a lot have a *rectangular area* of at least 16,335 square feet. The *rectangular area* is further qualified, being described as requiring a minimum dimension for each leg of 90 feet. Figure 6 below, prepared by staff for the Applicant in 2007, depicts in yellow, the extent to which Proposed Lot 2 (south lot, fronting on Higginson Lane) is not able to contain the minimum rectangular area (measuring 90 feet by 181.5 feet) within its boundaries.

The minimum rectangular area is thought to have originated due to the existence of areas in the village such as ravine areas where terrain or other natural features make regular, rectangular lots impossible. The minimum rectangular area standard has the intended effect of assuring that irregularly shaped lots, when contemplated, still provide an adequate concentration of lot area on which to build.

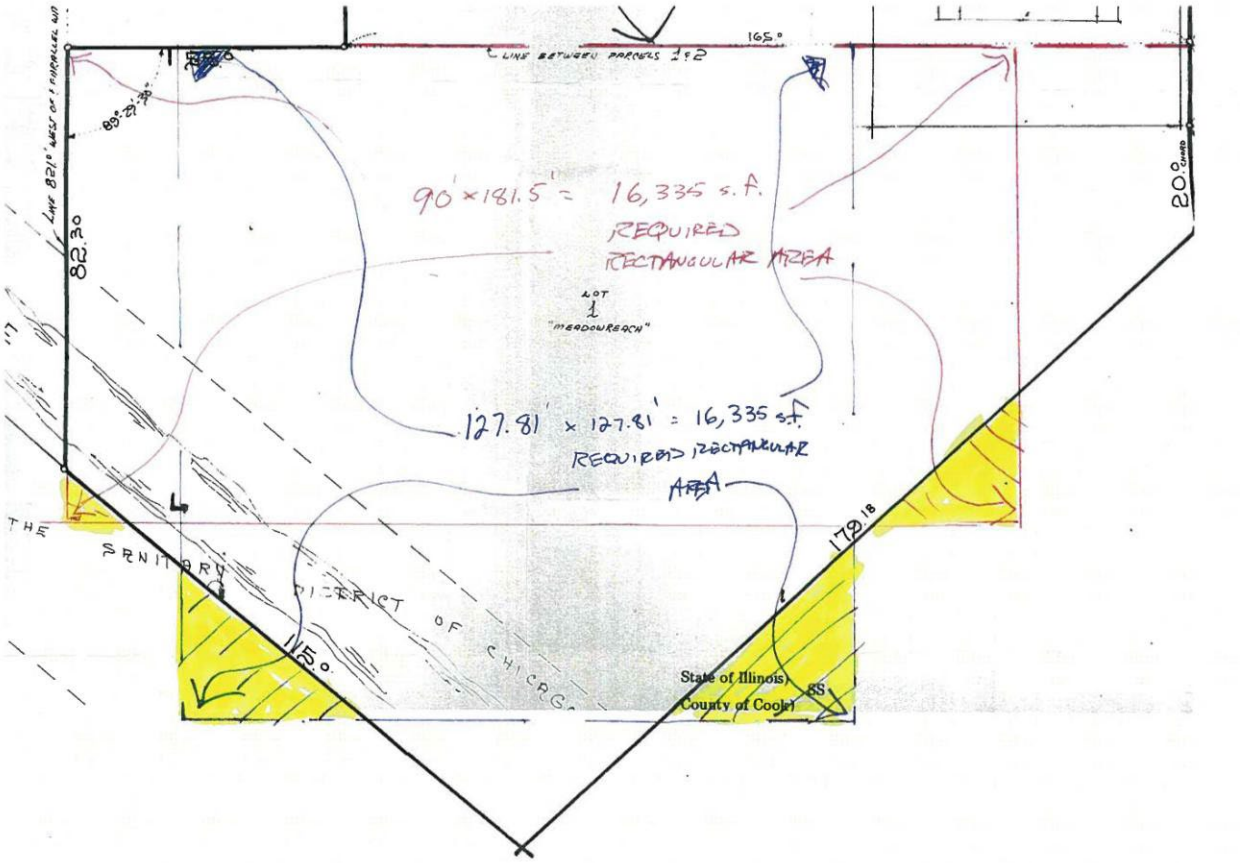


Figure 6 – Minimum Rectangular Area – Proposed Lot 2 (South Lot)

Section 16.12.010, Minimum land subdivision standards of the Subdivision Code, requires all lots created by any plan for land subdivision shall comply with all standards of the Zoning Ordinance. Hence, the ***proposed subdivision requires approval of variations*** (standards highlighted yellow in Table 2) for which both the Plan Commission and Zoning Board of Appeals are charged with making a recommendation to the Village Council.

Table 2 ***R-2 Zoning Standards***		***Proposed Lot 1*** ***936 Sunset***	***Proposed Lot 2*** ***South Lot***	***Existing Lot*** ***936 Sunset***
Minimum Lot Area	24,000 s.f. (25,200 s.f. corner lot)	32,998.69 s.f. COMPLIES	23,171.89 s. f. VARIATION OF 828.11 SF (3.45%)	56,171 s.f. COMPLIES
Minimum Lot Width (average)	100 feet 115 feet (corner lot)	165 feet COMPLIES	105.33 feet COMPLIES	158.67 feet COMPLIES
Minimum Lot Width (at front street line)	20 feet	165 feet COMPLIES	35.26 feet COMPLIES	165 feet COMPLIES
Minimum Lot Depth	200 feet	200 feet COMPLIES	220 feet COMPLIES	206.42 feet COMPLIES
Minimum Rectangular Area within Lot Boundaries	90 feet x 181.5 feet	COMPLIES	DOES NOT COMPLY	COMPLIES

Table 2 – R-2 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be granted by both the Plan Commission and Zoning Board of Appeals.

Staff evaluation of the proposed *Marren's Resubdivision* is summarized in Tables 3 and 4 on the following pages, indicating the extent to which the proposed lots comply with (or fall short of) zoning standards. Those items highlighted green are **existing nonconformities that would remain** with the proposed subdivision.

Table 3 – Zoning Setback Requirements		Proposed Lot 1 936 Sunset	Proposed Lot 2 South Lot	Existing Lot 936 Sunset
SETBACK REQUIREMENTS	Minimum Required Front Yard	50 feet	50 feet	50 feet
	Front yard provided by existing structures	49.91 feet	NA	49.91 feet EXISTING NONCONFORMITY
	Minimum Required Corner Yard	50 feet	N/A	50 feet
	Corner yard provided by existing structures	49.52 feet (5.52 feet playhouse)	N/A	49.52 feet (5.52 feet playhouse) EXISTING NONCONFORMITY
	Minimum Required Side Yard	12 feet	12 feet	12 feet
	Side yard provided by existing structures	14.35 feet	N/A	14.35 feet
	Minimum Required Total Side Yard	N/A	31.6 feet	N/A
	Total Side Yard provided by existing structures	N/A	N/A	N/A
	Minimum Required Rear Yard	25 feet	25 feet	25 feet
	Rear yard provided by existing structures	81.23 feet	N/A	+160 feet

Table 3 – Zoning Setback Requirements

Table 4 – Zoning Building Size Requirements		Proposed Lot 1 936 Sunset	Proposed Lot 2 South Lot	Existing Lot 936 Sunset
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	9,404.7 sq. ft.	7,144.53 sq. ft.	14,734.33 sq. ft.
	GFA provided by existing structures	5,751.63 sq. ft.	N/A	5,751.63 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC) (25% of lot area)	8,249.67 sq. ft.	5,792.97 sq. ft.	14,042.75 sq. ft.
	RLC provided by existing structures	4,162.76 sq. ft.	N/A	4,162.76 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	16,499.34 sq. ft.	11,585.94 sq. ft.	28,085.5 sq. ft.
	ILC provided by existing structures	10,667.11 sq. ft.	N/A	17,634.56 sq. ft.

Table 4 – Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision

Code as well as the Zoning Ordinance.

According to Section 16.12.010, Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. In addition to the zoning relief requested for the proposed lot size and shape, and the existing nonconforming improvements that will remain, Section 16.12.010(D.6) states that *"No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines."*

The proposed subdivision does result in the rear lot line of Proposed Lot 1 abutting the side lot line of Proposed Lot 2 (Figure 7). Section 16.12.010(F) [Minimum land subdivision standards – Variations and Exceptions] of the Subdivision Code states that *"Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."* The Commission will want to consider this standard as it considers the variation requests from the following requirements: (i) minimum lot area; (ii) minimum rectangular area; and (iii) the creation of a lot with a side lot line abutting a rear lot line.

Figure 7 – Rear Lot Line

Pre-existing zoning nonconformities (finding of No Material Increased Adverse Impact required) – Three existing nonconformities **will remain** on the 936 Sunset Road parcel (Lot 1). The existing residence on the Subject Property provides a nonconforming front yard setback from the north property line along Sunset Road of 49.91 feet and a corner yard setback of 49.52 feet from the east property line along Higginson Lane, whereas setbacks of 50 feet are required. There is also an existing playhouse that provides a nonconforming corner yard setback of 5.52 feet. These existing nonconformities that will remain are highlighted (in blue) on Table 3 on the previous page. Additionally, the existing residence has a nonconforming front-facing garage door that exceeds the maximum permitted width of 9 feet for an individual door.

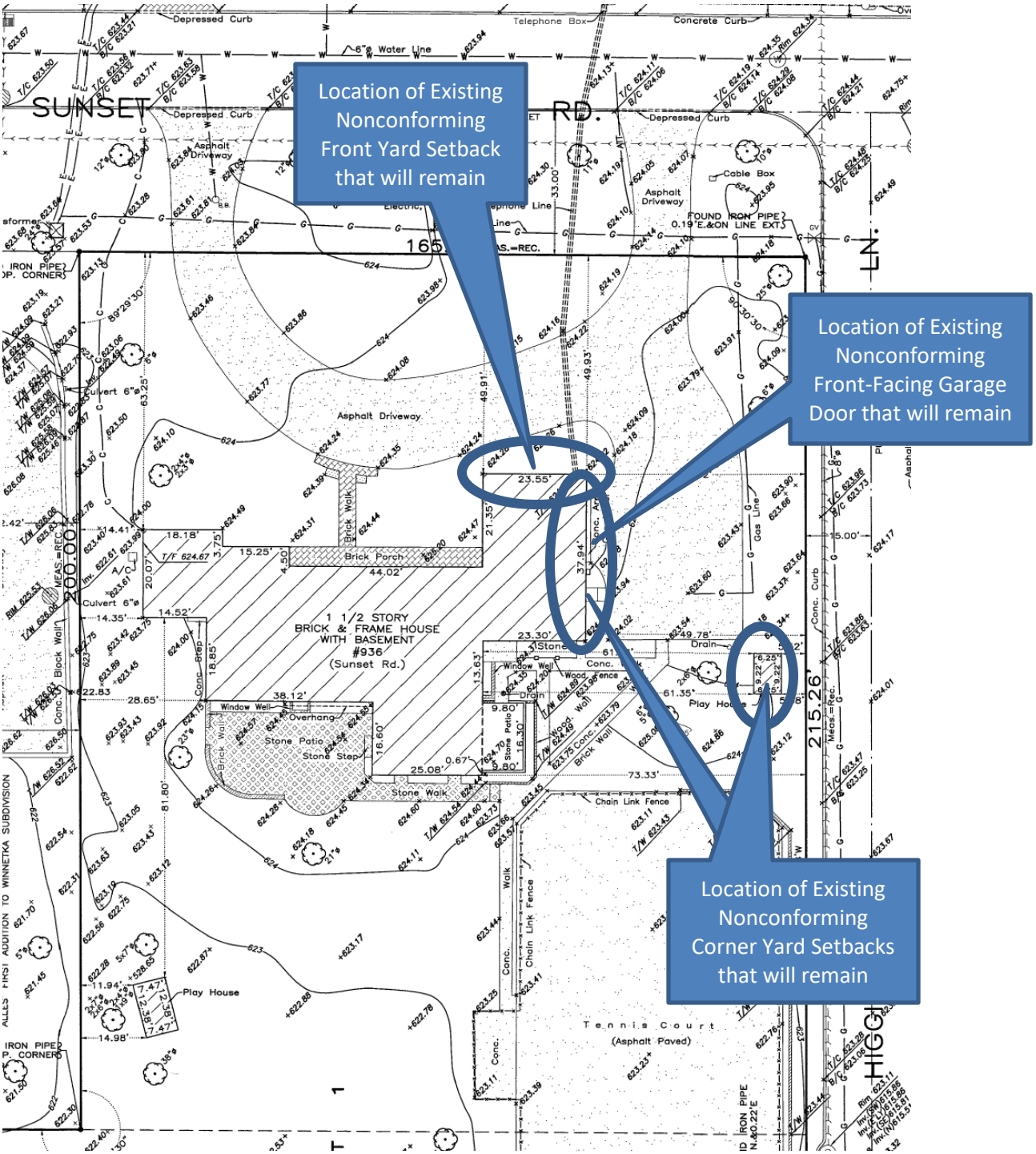


Figure 8 – Excerpt of 936 Sunset Road Plat of Survey

Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

In terms of conformance with the Comprehensive Plan, the proposed subdivision conforms with the Comprehensive Plan as the Land Use Map designates the Subject Property as appropriate for single-family residential uses, which are the proposed uses of the subdivided lots.

FLOODPLAIN AND STORMWATER

The proposed subdivision consists of creating two new lots; one lot would contain the existing residence and the other would be a vacant lot to be developed. As noted earlier, no improvements are currently proposed on either of the lots. As represented in Figure 9 below, the Subject Property lies entirely within the 100-year floodplain. The cyan represents the 100-year flood area and the orange represents the 500-year flood area. As a result, development on both lots is subject to the Village's Flood Hazard Protection Ordinance and the Metropolitan Water Reclamation District (MWRD) Water Management Ordinance (WMO).

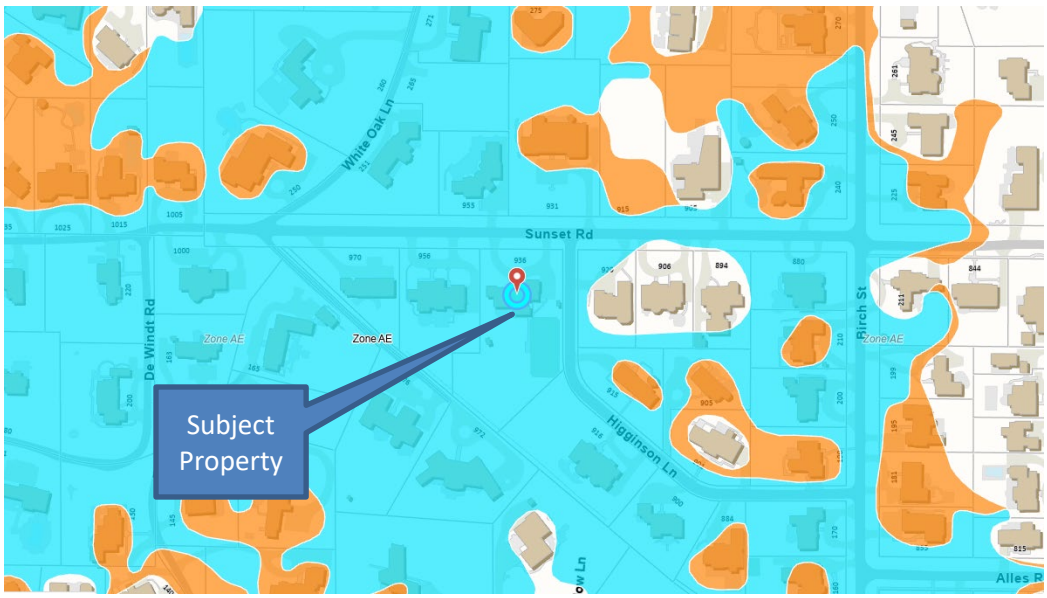


Figure 9 – GIS Floodplain Map

For construction or site work in the floodplain, compensatory storage is required. Compensatory storage is an excavated area that provides an equivalent volume (1:1 ratio of cut/fill) of storage that balances the loss of natural floodplain storage when artificial fill or structures have been placed within the floodplain, ensuring that there is no net fill within the floodplain. From a site development standpoint, it's also worth noting that the Village Flood Hazard Protection regulations restrict the depth and location of compensatory storage. In no case shall the depth of excavation for any compensatory storage in the front and side yards of the lot exceed 18 inches, as measured from the previously existing natural grade. Also, compensatory storage may be constructed with retaining walls, provided that the retaining walls are not constructed along the sides of the storage area adjacent to a property line.

The Village Engineering Department has reviewed the proposed subdivision and has provided the following comments specific to the development of Proposed Lot 2 (south lot):

1. The elevation of the floodplain at this location is 625.3. To meet Village requirements, the top of the foundation for a new residence would need to be at an elevation of 627.3, which is approximately 4 feet above the elevation of Higginson Lane;
2. Any new residential development would require the installation of stormwater detention and possible compensatory storage for any proposed increases in grading of the lot. Because the proposed lot is currently undeveloped, the Village will require a larger detention volume than what is typical for an existing developed lot;
3. Installation of detention or above ground compensatory storage will be very difficult to achieve due to easements and setbacks. It is recommended that the Applicant provide an exhibit of the

lot showing all easements, rights-of-way, and setbacks to show maximum building footprint and available space for detention/compensatory storage;

4. Home should be built on a crawl space foundation with openings in the foundation to allow for the pass through of stormwater. This would require all mechanical equipment to be placed at a minimum elevation of 627.3, above the base flood elevation (BFE). The maximum allowable crawl space height shall not exceed 5 feet;

5. Due to grade concerns from the roadway to the proposed structure, any proposed driveway may have a steep slope. To address this grading issue, any proposed garage floor elevation may be below the BFE. The property owner would need to design a garage with openings to allow for the passing of stormwater through the foundation walls.

In response to the Village Engineering comments above, the Applicant has provided an engineering exhibit of a possible house on the proposed vacant lot to help address the engineering comments (Figure 10). The exhibit represents a proposed house with the following characteristics:

a. No basement. House planned on a flowable crawl space with vented openings to allow floodwater to enter and drain out of the crawl space, which would be less than 5 feet in height;

b. First floor elevation of 627.5 and an attached garage elevation of 626.5. The garage and a portion of the driveway would also be built on a flowable crawl space;

c. Proposed compensatory storage would be provided as surface storage and be graded to drain to the Skokie Ditch (easement along southwest portion of lot). The stormwater detention would be provided in an underground vault with a pumped discharge to the Skokie Ditch; and

d. A building footprint of approximately 2,500 square feet in addition to an attached garage with a footprint of 650 square feet.

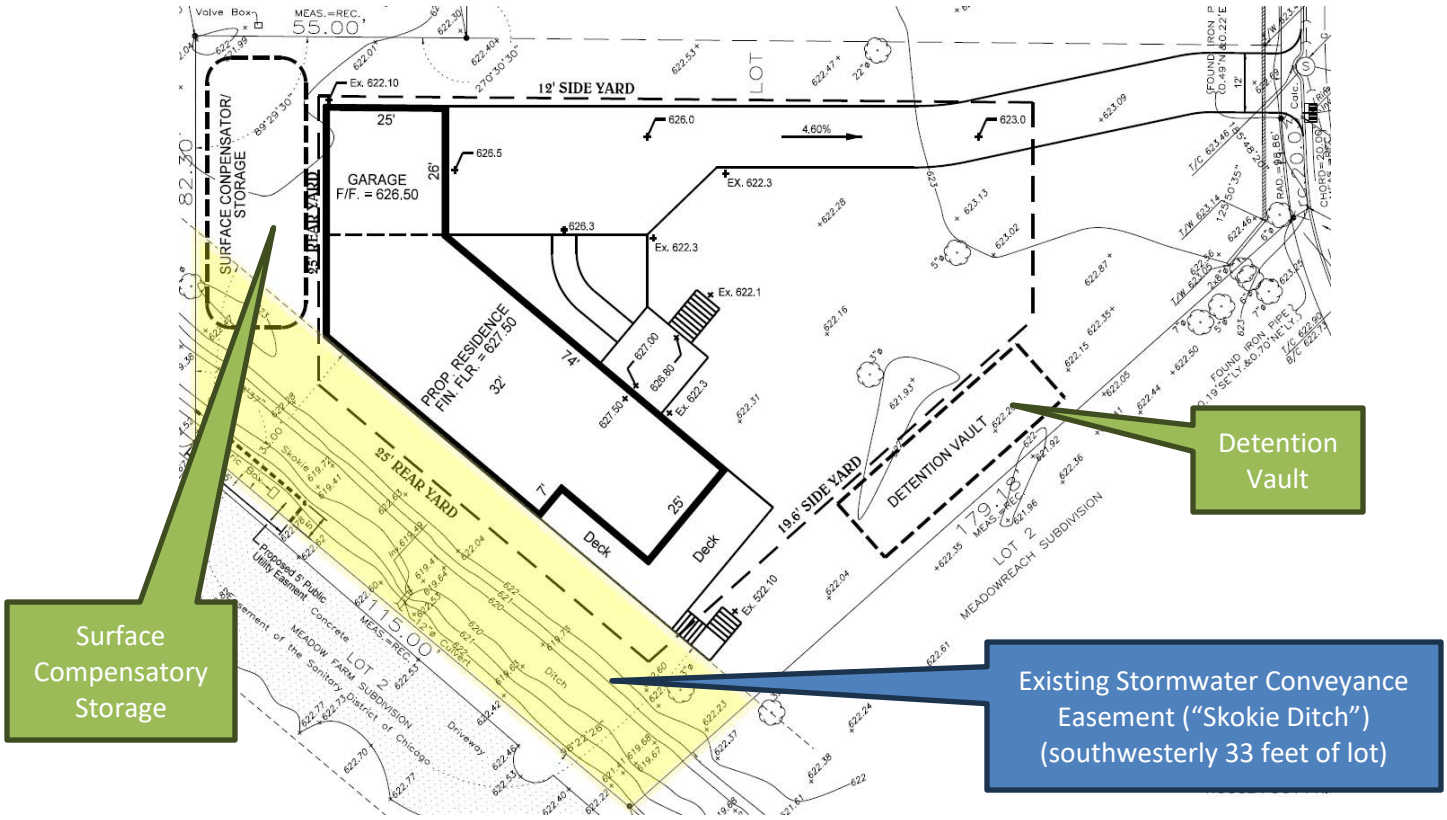


Figure 10 – Engineering Exhibit Provided by Applicant for Proposed Lot 2 (South Lot)

The Village Engineering Department has reviewed the exhibit above and has the following general comments:

- **Compensatory storage within the easement:** The Engineering Department reached out to MWRD to confirm that surface compensatory storage would be allowed within the stormwater conveyance easement. MWRD confirmed that compensatory storage in the easement is acceptable provided it will not interfere with storm water conveyance. Fill within the easement is not allowed.
- **Attached garage:** The garage must meet all requirements for unfinished areas below the flood protection elevation. It may only be used for parking of vehicles, building access, or storage. It must be designed with flood vent openings to equalize hydrostatic flood forces on exterior walls.

Stormwater. For new development within the Village each site must manage its stormwater on-site and not cause additional stormwater runoff onto adjacent properties. New home construction on a previously undeveloped lot, such as Proposed Lot 2, requires stormwater detention. It is important to note that stormwater detention is in addition to any required floodplain compensatory storage.

In order to provide detention, the site must be engineered to pick up the runoff from the site (house, impermeable surfaces). This is typically achieved with a combination of grading, storm sewers, storm inlet structures, depressional storage, or underground storage. The site is graded to create low points, where storm inlets are placed to collect the runoff from the site. This runoff is then conveyed, via a storm sewer system into the stormwater detention facility, be it depressional storage, underground pipe or vault storage, or a combination of these methods. As the stormwater is being collected and detained on-site, the release of this stormwater into the public storm system is restricted on its release rate before entering the public system.

Any future improvements on either lot will be evaluated by Village Engineering staff for compliance with Village floodplain development regulations and stormwater regulations, upon submittal of permits necessary for site improvements.

COMMISSION CONSIDERATION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with the final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The Village Water & Electric Department has reviewed the proposed subdivision and is requesting an easement to cover the existing transformer and high voltage underground wires on the Subject Property. The 5-foot wide easement would be located in the southwesterly corner of Proposed Lot 2. Figure 11 on the following page is an excerpt of the plat of subdivision with the easement outlined in red.

With respect to plat formatting, all of the necessary signature blocks are provided on the plat of subdivision.

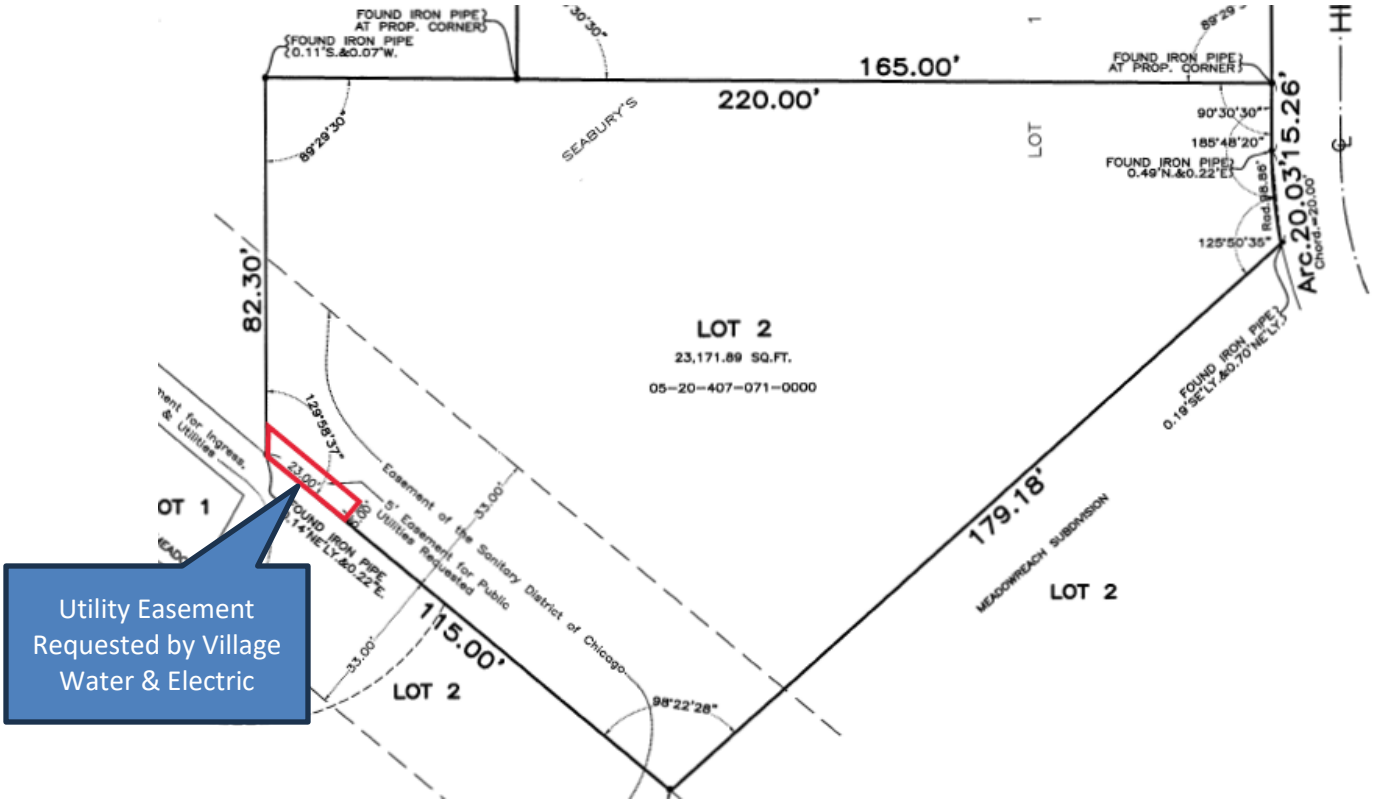


Figure 11 – Excerpt of Plat of Subdivision - Utility Easement

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether the proposed subdivision is consistent with the Comprehensive Plan and whether the variations listed below comply with Section 16.12.010.F. "Variations and Exceptions", which states:

> *"Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected."*

Requested Variations to allow:

a. Proposed Lot 2 to provide less than the minimum required lot area of 24,000 square feet for an interior lot in the R-2 Single-Family Residential Zoning District;

b. Proposed Lot 2 to provide less than the minimum required rectangular buildable area of 16,335 square feet in the R-2 Single Family Residential Zoning District; and

c. The side lot line of Proposed Lot 2 to abut the rear lot line of Proposed Lot 1 (936 Sunset Road.

Lastly, the Commission is to consider the existence of the nonconforming residence and accessory playhouse on the 936 Sunset Road parcel (Lot 1) that will remain and *"shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare."*

After hearing from the Applicant and the public, the Commission may decide to take action on one or two options:

1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or

2) Consider a motion recommending approval or denial of the Final Plat of Subdivision. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

   Move to recommend **approval [denial]** of:

   The proposed Marren's Resubdivision Final Plat subdividing the existing lot commonly known as 936 Sunset Road into two new Lots of Record, as the **Final Plat of Subdivision**, which subdivision requires:

   A. Variations to allow:

      a. Proposed Lot 2 to provide less than the minimum required lot area of 24,000 square feet for an interior lot in the R-2 Single-Family Residential Zoning District [Section 17.30.010 Lot Area, Shape and Dimensions];

      b. Proposed Lot 2 to provide less than the minimum required rectangular buildable area of 16,335 square feet in the R-2 Single Family Residential Zoning District [Section 17.30.010 Lot Area, Shape and Dimensions]; and

      c. A side lot line abutting a rear lot line [Section 16.12.010 Minimum Land subdivision standards];

   B. A finding of "No Material Increased Adverse Impact" with respect to the existing zoning nonconformities for the existing improvements on the 936 Sunset Road parcel (Proposed Lot 1):

      a. the existing residence observes a front yard setback of 49.91 feet from Sunset Road, versus the required front yard setback of 50 feet;

      b. the existing residence observes a corner yard setback of 49.52 feet from Higginson Lane, versus the required corner yard setback of 50 feet;

      c. an existing playhouse observes a corner yard setback of 5.52 feet from Higginson Lane, versus the required corner yard setback of 50 feet; and

      d. the existing front-facing garage door exceeds the maximum permitted width of 9 feet for an individual door.

   C. **A finding that the subdivision is [is not]** consistent with the Comprehensive Plan's Land Use Map designation of the Subject Property as appropriate for "Single-Family Residential" development.

      [If the Commission chooses to place conditions as part of its recommendation of approval, it will want to include the conditions here.]

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Subdivision (Marren's Resubdivision)
Attachment C: January 13, 2014, ZBA Meeting Minutes Excerpt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 25-116-SD

Property Information

Site Address: 936 Sunset Road

Parcel Identification Number(s) (PIN): 05-20-407-071-0000

Property Owner Information

Name: Robert and Susan Marren

Primary Contact: Susan Marren

Address: 936 Sunset Road

City, State, Zip: Winnetka, IL 60093

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: 04/26/2006

Surveyor Information

Company Name: Professionals Associated-MM Survey Co.

Primary Contact:

Address: 7100 North Tripp Ave.

City, State, Zip: Lincolnwood, IL 60645

Phone No. 773-282-5900

Email: info@SurveyingChicago.com

Architect Information

Name: Daniel Creaney Company

Primary Contact: Daniel Creaney

Address: 450 Skokie Blvd.,Ste. 105

City, State, ZIP: Northbrook, IL 60062

Phone No. 847-480-5757

Email: dcreaney@dcreaneyco.com

Attorney Information

Name: Christopher S. Canning

Primary Contact:

Address: 1000 Skokie Blvd., Ste. 355

City, State, Zip: Wilmette, IL 60091

Phone No. 847-853-7040

Email: chris@canninglegal.com

Property Owner Signature: [redacted]

Date: 07/16/2025

RECEIVED
JUL 17 2025
BY:

CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

July 17, 2025

VIA HAND DELIVERY
Layla Danley
Chair, Plan Commission
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Application for Subdivision at 936 Sunset Road.

Dear Chair Danley and Members of the Plan Commission:

I am writing on behalf of Robert J. Marren and Susan L. Marren ("Bob and Susan") regarding their application to subdivide the existing lot at 936 Sunset Road (the "Subject Property") into two lots: one lot containing 32,998 sq. ft ("Lot 1") and the other lot containing 23,171.89 sq. ft. ("Lot 2"). As set forth more fully below, Bob and Susan seek to subdivide the Subject Property to preserve the existing home in which they have lived for the last 19 years and to create a new lot effectively restoring what was a conforming lot of record prior to a mandated lot consolidation in 1976. For the reasons set forth below, Bob and Susan respectfully request that the Plan Commission of Village of Winnetka recommend the granting of the requested subdivision.

I. The Subject Property.

The Subject Property is located within the R-2 Residential Zoning District. The Subject Property is surrounded by single family homes. The Subject Property has approximately 165' of frontage on Sunset Road and 215' of frontage on Higginson Road. At its deepest dimension, the

current lot has an approximate depth of 385'. It is improved with a single-family residence and a tennis court.

Bob and Susan intend to subdivide the Subject Property into two lots. Lot 1 will have a lot area of 32,998 square feet. The existing home and garage will occupy Lot 1. Lot 2 will have a lot area of 23,171.89 square feet. Lot 2, which once was the site of a tennis court, will now be available for green space, a recreational area, or a new home.

II. **Bob and Susan's current lot**.

Bob and Susan's plan of subdivision has two goals. First, Bob and Susan seek to subdivide the Subject Property to maintain the location of the existing home on Lot 1. On Lot 2, Bob and Susan simply seek to restore the lot to the status it held prior to the lot consolidation mandated by the Village of Winnetka in 1976.

In 1976, both the lot at 936 Sunset Road and the lot to the south were located within the R-2 Zoning District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Even though the two lots were conforming, the Village of Winnetka required the prior owner, Mr. Seabury, to apply for a lot consolidation presumably because the interpretation of the Zoning Ordinance was that accessory uses to permitted uses must be on the same lot of record. Mr. Seabury told the Plan Commission that he wanted to install a tennis court on the south lot. The tennis court is an accessory structure under the Zoning Ordinance. The Plan Commission unanimously approved the consolidation. Now that Bob and Susan's children have grown and the tennis court is no longer used, they seek to undo the consolidation and return the proposed Lot 2 to its prior status as a separate lot of record.

The proposed subdivision of the south lot meets all the minimum Village of Winnetka zoning criteria except for minimum rectangular buildable area (minimum rectangular buildable area in an R-2 district is 16,335 square feet), and the Village of Winnetka's minimum lot area requirement of (24,000 square feet). Therefore, Bob and Susan are asking by a separate application that the Zoning Board grant them two variations to allow the proposed subdivided lot to be under the minimum lot area requirement and minimum rectangular buildable area. In addition to the zoning variations, as addressed below, the proposed south lot needs variations from the subdivision portion of the Zoning Ordinance as well.

Both the northern and southern portions of the property are in the designated flood plain. Therefore, it is understood that any new improvements situated on the land must adhere to the strict storm water management engineering requirements established by the Village of Winnetka. Furthermore, storm water detention must be designed and implemented to accommodate such a structure which is standard practice when building in the Village of Winnetka. Civil Engineer Daniel Creaney, who has worked on projects in Winnetka for decades, will submit a separate report addressing the storm water management that would be needed if the lot were to be used for a future single-family home.

III. **Standards of Review**.

Pursuant to the Village of Winnetka Code and Zoning Ordinance, any application to subdivide a parcel must meet the requirements of Chapter 16 of the Code related to Subdivisions and §17.30.010 and 17.30.020 of the Zoning Ordinance setting forth the yard regulations for the R-2 Residential zoning district.

Chapter 16.12.10 D requires subdivided lots to adhere to the following standards:

1. All lots created by any plan for land subdivision shall comply with all standards of the Zoning Ordinance, except as provided in this chapter.

2. All side lines of lots shall be approximately perpendicular to street lines, or radial to curved street lines unless, in the opinion of the Plan Commission, a variation of the requirement would enhance public safety or convenience.

3. All lots created by any plan for land subdivision shall meet the lot area requirements of the Zoning Ordinance. All lot area calculations shall exclude all easements for ingress and egress, all public or private streets, all public or private alleys, and the access corridor, or "flagpole," of any flag lot.

4. Where a lot is already improved with buildings or structures, the plan shall show whether the dimensions and locations of such improvements comply with the use, intensity of use of lot (including impermeable surface requirements), setback, side yard, rear yard and other bulk requirements of the Zoning Ordinance then in effect. If a prior legal nonconformity, or a previously granted variation, with respect to any such requirements exists, the Plan Commission shall determine whether such nonconformity or previously granted variation, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare. If such a determination is made, the Plan Commission may deny the plan for land subdivision. No plan for land subdivision which itself creates a departure from such requirements shall be approved by the Plan Commission until such time as a variation for such departure is granted by the Zoning Board of Appeals or the Village Council, as the case may be, in accordance with the Zoning Ordinance.

5. At intersections with major streets, acute angle intersections and other places where, in the opinion of the Plan Commission, safety or convenience of traffic movement would be enhanced, corners shall be cut back by joining the intersecting street lines through circular arcs having adequate radii.

6. No plan for any land subdivision shall be approved if it results in the creation of one or more lots having side lot lines abutting rear lot lines.

7. All lots created by any plan for land subdivision shall meet the lot depth requirements of the Zoning Ordinance. Notwithstanding the foregoing, the access corridor, or "flagpole," shall be excluded when measuring the lot depth of a flag lot.

8. All lots created by any plan for land subdivision shall meet the lot width requirements of the Zoning Ordinance. Notwithstanding the foregoing, all new flag lots shall meet the minimum lot width requirements of the Zoning Ordinance, both as measured by excluding the access corridor, or "flagpole," and as measured by including the access corridor or "flagpole."

9. All lots created by any plan for land subdivision shall meet all yard and setback requirements of the Zoning Ordinance. Notwithstanding the foregoing, for any flag lot that has a front street line that is less than fifty (50) feet long and that is at least seventy-five (75) feet wide at its widest point, all yards and setbacks shall be measured based both on using the actual front street line as the front lot line, and on using as the front lot line the lot line from which the Director determines the front setback shall be measured for development purposes.

Bob and Susan's request for a subdivision complies with or seeks to comply through variances as permitted under the Code with these requirements in the following ways:

1. It is Bob and Susan's intent that the lots meet the standards of the Zoning Ordinance. At the time the lots were consolidated in 1976, the lots did meet those standards. The Zoning Ordinance was amended in 1999, well after the consolidation and well before Bob and Susan bought the lots, and those standards have changed rendering the proposed Lot 2 to be non-conforming. By their application to the Zoning Board, Bob and Susan seek a variation from this requirement since they did not create the situation.
2. This standard is met.
3. While this standard was met at the time of the lot consolidation in 1976, the proposed lots created by the proposed subdivision do not meet the lot area requirements of the Zoning Ordinance. Lot 1 is conforming, but Lot 2 is 97% of the required lot area. Bob and Susan considered making Lot 2 conform to the Lot Area requirement but if that were done, then they would need a variation from the Minimum Lot depth requirement of 200' for Lot 1. Bob and Susan considered this alternative but because they share the conforming 200' lot line with their neighbors to the west, Bob and Susan decided that seeking a small variation for lot area was preferred to seeking a variation that would impact their neighbors to the west. Bob and Susan seek a variation from this requirement.
4. Bob and Susan believe that this standard is met. The existing home on the proposed Lot 1 was a conforming structure when built. Maintaining the home on Lot 1 and subdividing the Subject Property will not result in a material increase or adverse impact upon the public health, safety, or welfare.
5. This standard is inapplicable.
6. Bob and Susan seek a variation from this requirement. When the lots were consolidated, that consolidation created a situation where a side lot abutted a rear lot line of the neighbor to the south. That condition has remained unchanged since 1976. The granting of a variation to this requirement will not change the status quo.
7. This standard is met.
8. This standard is met.
9. This standard is met.

To the extent that the subdivision standards are not met, the Code permits the Plan Commission to recommend the granting of variations under the following circumstances:

Variations and Exceptions. Whenever the land to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of this section would result in real difficulties and substantial hardships or injustices, the Plan

Commission may vary or modify such requirements so that the owner is allowed to develop the land in a reasonable manner; provided that, public health, safety, welfare and convenience are protected.

Here, variations from the strict application of the Code are appropriate due to the unusual conditions Bob and Susan face 49 years after a prior owner consolidated the lots. As discussed above, the two lots were conforming lots of record when a consolidation was mandated in 1976 so the prior owner could install a tennis court. By permitting the subdivision, the lots will return to their prior sizes; a size more in keeping with the prevailing standard of lot sizes in the zoning district.

This request is similar to the subdivision sought and approved at 860 Lamson Drive. In that matter, the applicant acquired the home in 1959. In 1975, the applicant purchased the adjoining home at 901 Tower Road, demolished the home, and built a tennis court for the family. In 1975, both the lot at 860 Lamson Drive and the lot at 901 Tower Road were located within the "A" (One-Half Acre) Residence District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Despite the fact that the two lots were conforming, the Village of Winnetka required the applicant to apply for a lot consolidation because "this request for approval of a preliminary and final plat of consolidation was prompted by the current interpretation of the Zoning Ordinance that accessory uses to permitted uses must be on the same lot of record." (Village of Winnetka Plan Commission Minutes, November 12, 1975, pg.2). The Plan Commission unanimously approved the consolidation. In 2018, the applicant applied for a subdivision and variations to restore the two lots to their prior condition. The Village Council approved the requested zoning variations and granted preliminary plat approval (M-2-2018) and granted final plat approval of the subdivision (R-45-2018).

The requested variations also arise from the unusual shape of the lot. Here, the proposed lot 2 is 97% of the minimum lot area. As discussed above, Bob and Susan considered moving the proposed north lot line of Lot 2 to make the lot area conforming for Lot 2, but it would lead to the need for a minimum lot depth variation for Lot 1 that would impact their neighbors. A lot smaller than the minimum required lot area is not unusual for this neighborhood, For example, 894 Sunset Road (21,867 sq. ft.), 906 Sunset Road (21,867 sq. ft.), 920 Sunset Road (22,041 sq. ft.), 955 Sunset Road (23,579 sq. ft. located in flood plain), 970 Sunset Road (21,344sq. ft. located in flood plain), 901 Higginson Road (21,506 sq. ft.), 905 Higginson Road (22,041 sq. ft.) and 915 Higginson Road (20,386 sq. ft.) are all smaller than the minimum lot area.

As for the minimum rectangular area, the staff report explains that "the minimum rectangular area is thought to have originated due to the existence of areas of the village such as ravine areas where terrain or other natural feature make regular, rectangular lots impossible. The minimum rectangular area standard has the intended effect of assuring that irregularly shaped lots, when contemplated, still provide an adequate concentration of lot area on which to build." (Brian Norkus memo dated December 10, 2013, pg.3). An unusually shaped lot is common in this neighborhood. Several unusually shaped lots in the neighborhood include 884 Higginson Road, 905 Higginson Road, 915 Higginson Road and 970 Sunset Road and to that extent, Lot 2

would be in keeping with the character of the neighborhood. Moreover, there is "an adequate concentration of lot area on which to build." Mr. Norkus' report explained that the maximum gross floor area that could be on Lot 2 would be 7,144 sq. ft, the maximum total building footprint/roofed lot coverage would be 5,793 sq. ft., and the maximum impermeable surfaces would be 11,586 sq. ft. A home of this size would be in keeping with the character of the neighborhood.

Since the proposed Subdivision will allow Bob and Susan to maintain their home and return the proposed Lot 2 to its prior status as a separate lot of record, they ask that the Plan Commission recommend approval of their application. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Plan Commission may have. Thank you for your consideration of this request.

Very truly yours,

Christopher S. Canning

DANIEL CREANEY COMPANY
CIVIL ENGINEERING CONSULTANTS
Since 1976

July 29, 2025

Layla Danley
Chair, Plan Commission
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

RE: **CONSTRUCTION IN THE FLOODPLAIN IN WINNETKA**

Dear Chair Danley and Members of the Plan Commission:

I have been retained by Robert J. Marren and Susan L. Marren regarding their application to subdivide the existing lot at 936 Sunset Road (the "Subject Property") into two lots: one lot containing 32,998 sq. ft ("Lot 1") and the other lot containing 23,171.89 sq. ft. ("Lot 2"). There are several areas within Winnetka where the elevation of the lot is below the base flood elevation as determined by FEMA. In Winnetka, development must comply with the Village's storm water detention requirements and compensatory storage requirements for fill in the flood plain. Daniel Creaney Company has provided engineering services for new houses, house additions, and pools within the floodplain through Winnetka generally and in the area near the Subject Property specifically. All these projects that have needed storm water detention have been thoroughly reviewed and approved by the Village of Winnetka.

The proposed Lot 2 is in the flood plain. I am confident that we can provide engineering services for the proposed house that will meet the Village's storm water detention requirements and flood plain requirements. I plan to attend the Plan Commission and Zoning Board meetings regarding the proposed subdivision and answer any questions that the members may have. Please feel free to contact me directly with any questions you may have. Thank you.

Daniel A. Creaney, P.E.
P.E. 36-33917

J:\DCC\Forms, Letters, Notes\Construction in floodplain in Winnetka .docx

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BOUNDARY & TOPOGRAPHIC SURVEY

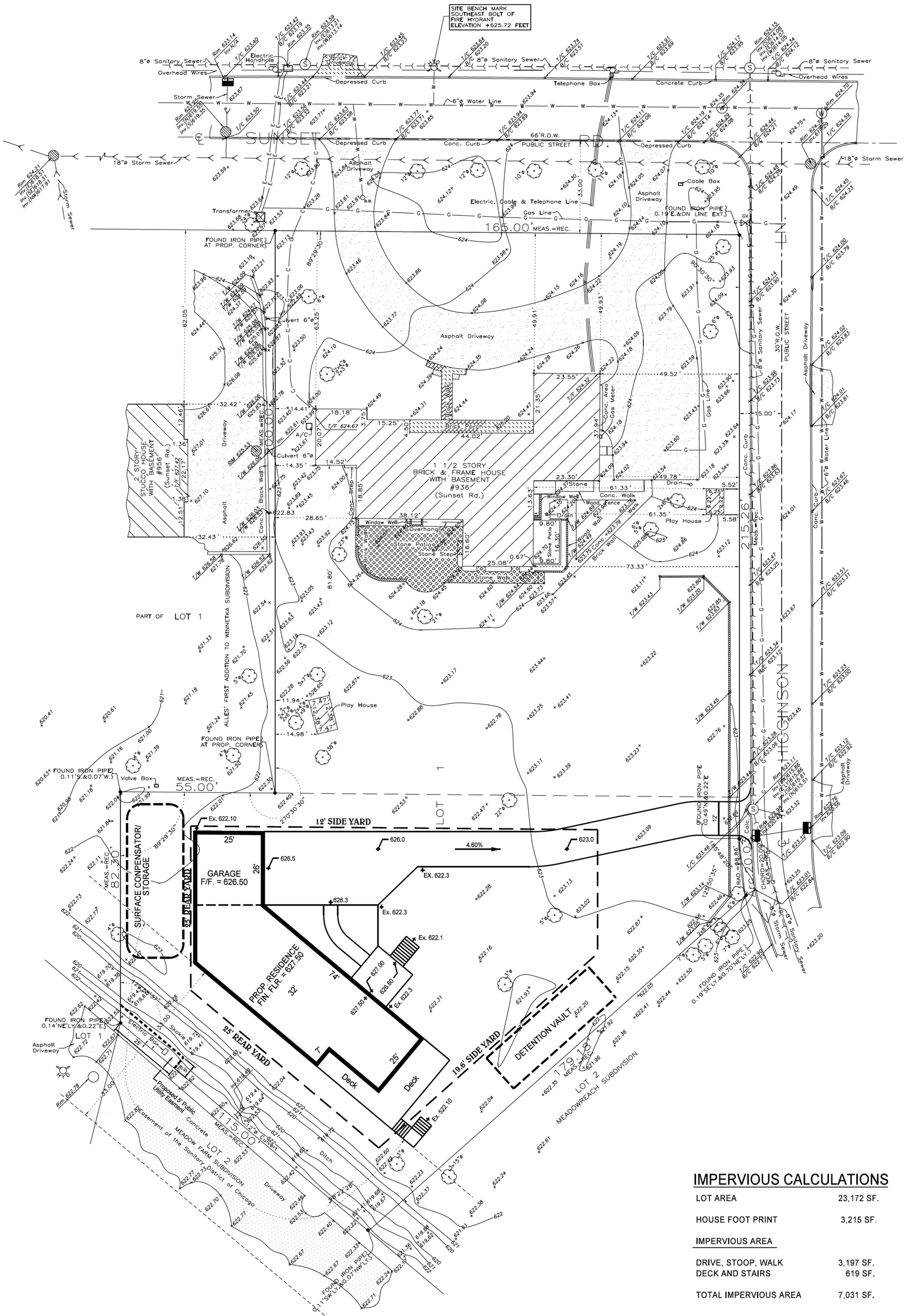
OF

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 56,171 SQ.FT. = 1.289 ACRES

COMMONLY KNOWN AS: 936 SUNSET ROAD, WINNETKA, ILLINOIS.

SCALE 1" = 20'



LEGEND:
- ◯ – MANHOLE
- ▨ – CATCH BASIN
- Ⓢ – SANITARY MANHOLE
- Ⓦ – WATER MANHOLE
- ■ – INLET
- HYD – FIRE HYDRANT
- GV – GAS VALVE
- B.B. – B.BOX
- – UTILITY POLE
- 5"ø – TREE
- T/F – TOP OF FOUNDATION ELEVATION
- T/C – TOP OF CURB ELEVATION
- B/C – BOTTOM OF CURB ELEVATION
- T/W – TOP OF WALL ELEVATION
- +625.20 – SPOT ELEVATION
- 625 – CONTOUR
- SANITARY LINE
- STORM LINE
- W – WATER LINE
- G – GAS LINE
- E – ELECTRIC LINE
- C – CABLE LINE
- ATT – AT&T LINE

IMPERVIOUS CALCULATIONS

LOT AREA	23,172 SF.
HOUSE FOOT PRINT	3,215 SF.
IMPERVIOUS AREA	
DRIVE, STOOP, WALK	3,197 SF.
DECK AND STAIRS	619 SF.
TOTAL IMPERVIOUS AREA	7,031 SF.

NOTE: FLOWABLE CRAWL UNDER HOUSE, GARAGE, STOOP AND ELEVATED DRIVEWAY.

[redacted]

DANIEL CREANEY COMPANY
CONSULTING CIVIL ENGINEERS
450 SKOKIE BLVD. SUITE 105
NORTHBROOK, ILLINOIS (847) 480-5757

DESIGNED BY: DAC CHECKED BY: DAC SCALE: 1" = 20'
DRAWN BY: JS JOB NO.: BOOK:

936 SUNSET ROAD

WINNETKA, ILLINOIS

EXHIBIT

DATE	BY	REVISION

SHEET 1 OF 1

DATE 8-25-2025

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 25-16-SD

Property Information

Site Address: 936 Sunset Road

Owner Information

Name: Robert and Susan Marren
Primary Contact: Susan Marren
Address: 936 Sunset Road
Phone No: [redacted]
City, State, ZIP: Winnetka, IL 60093
Email: [redacted]
Date property acquired by owner: 04/26/2006

Architect Information

Name: Daniel Creaney Company
Primary Contact: Daniel Creaney
Address: 405 Skokie Blvd., Ste. 105
City, State, ZIP: Northbrook, IL 60062
Phone No. 847-480-5757
Email: dcreaney@dcreaneyco.com

Attorney Information

Name: Christopher S Canning
Primary Contact:
Address: 1000 Skokie Blvd., Ste. 355
City, State, Zip: Wilmette, IL 60091
Phone No. 847-853-7040
Email: chris@canninglegal.com

Nature of any restrictions on property: Property is located in floodplain.

Brief explanation of variation(s) requested (attach separate sheet providing additional details):
See attached letter describing variations and addressing standards of review.

Property Owner Signature: [redacted]
Date: 07/16/2025

RECEIVED
JUL 17 2025
BY:

CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX

RECEIVED
JUL 17 2025
BY:

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
chris@canninglegal.com

July 17, 2025

VIA HAND DELIVERY
Matthew Bradley, Chair
Zoning Board of Appeals
Village of Winnetka
c/o Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Request for Variations related to Application for Subdivision at 936 Sunset Road.

Dear Chairperson Bradley and Members of the Zoning Board:

I am writing on behalf of Robert J. Marren and Susan L. Marren ("Bob and Susan") regarding their application to subdivide the existing 165' wide lot at 936 Sunset Road (the "Subject Property") into two lots: one lot containing 32,998 sq. ft ("Lot 1") and the other lot containing 23,171.89 sq. ft. ("Lot 2"). As set forth more fully below, Bob and Susan seek to subdivide the Subject Property to preserve the existing home in which they have lived for the last 19 years and to create a new lot effectively restoring what was a conforming lot prior to a mandated lot consolidation in 1976. Bob and Susan have applied to the Plan Commission to grant the subdivision. The Plan Commission will hear the matter on August 27, 2025.

If the subdivision is granted, the newly created lot will be non-conforming in two aspects. First, Lot 2 will not meet the minimum lot area of 24,000 square feet as required in the R-2 Zoning District. Second, Lot 2 will not meet the minimum required rectangular area of 16, 335 square feet. Therefore, Bob and Susan seek variations from these requirements. For the

reasons set forth below, Bob and Susan respectfully request that the Zoning Board of Village of Winnetka recommend the granting of the requested variations.

I. The Subject Property.

The Subject Property is located within the R-2 Residential Zoning District. The Subject Property is surrounded by single family homes. The Subject Property has approximately 165' of frontage on Sunset Road and 215' of frontage on Higginson Road. At its deepest dimension, the current lot has an approximate depth of 385'. It is improved with a single-family residence and a tennis court.

Bob and Susan intend to subdivide the Subject Property into two lots. Lot 1 will have a lot area of 32,998.69 square feet. The existing home and garage will occupy Lot 1. Lot 2 will have a lot area of 23,171.89 square feet. Lot 2, which once was the site of a tennis court, will now be available for green space, a recreational area, or a new home.

II. Bob and Susan's current lot.

Bob and Susan's plan of subdivision has two goals. First, Bob and Susan seek to subdivide the Subject Property to maintain the location of the existing home on Lot 1. On Lot 2, Bob and Susan simply seek to restore the lot to the status it held prior to the 1976 lot consolidation.

In 1976, both the lot at 936 Sunset Road and the lot to the south were located within the R-2 Zoning District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Even though the two lots were conforming, the Village of Winnetka required the prior owner, Mr. Seabury, to apply for a lot consolidation presumably because the current interpretation of the Zoning Ordinance was that accessory uses to permitted uses must be on the same lot of record. Mr. Seabury told the Plan Commission that he wanted to put a tennis court on the south lot. The Plan Commission unanimously approved the consolidation. Now that Bob and Susan's children have grown and the tennis court is no longer used, they seek to undo the 1976 consolidation and return the proposed Lot 2 to its prior status as a separate lot.

The proposed subdivision boundaries as they pertain to the south lot meet all the minimum Village of Winnetka zoning criteria except for minimum rectangular buildable area (16,355 square feet) and the minimum lot area requirement of (24,000 square feet). Therefore, Bob and Susan are asking for variations in relation to those requirements.

III. Standards of Review.

In December 2013, Brian Norkus, the Assistant Director of Community Development, undertook a zoning review analysis to determine Bob and Susan's compliance with the R-2 Zoning District's requirements for lot area and rectangular buildable area. Mr. Norkus' analysis determined the following:

Summary of zoning compliance / noncompliance

	Lot 1	Lot 2
Minimum lot area 24,000 sf	32,998	23,171.89
Minimum rectangular area 16,335 sf.	Complies	Does not comply

Because the proposed Lot 2 does not meet the R-2 Zoning District's requirements for Minimum Lot Area and the Minimum Rectangular Area, Bob and Susan respectfully request variations from these requirements.

For the Zoning Board to grant the requested variations, the Zoning Board requires evidence on the following issues:

1. *that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district;*
2. *that the plight of the owner is due to unique circumstances;*
3. *that the variation, if granted, will not alter the essential character of the locality;*
4. *that an adequate supply of light and air to adjacent property will not be impaired;*
5. *that the hazard from fire and other damages to the property will not be increased;*
6. *that the taxable value of land and buildings throughout the Village will not diminish;*
7. *that the congestion in the public street will not increase; and*
8. *that the public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not be otherwise impaired.*

Bob and Susan's request for variations meets with each of these standards:

Bob and Susan bought their home in 2006 at the height of the housing market. See Rodkin, D. (2019, September 25), *Home prices peaked here in 2006. We're still way behind that.* Crain's Chicago Business. https://www.chicagobusiness.com/residential-real-estate/home-prices-peaked-here-2006-were-still-way-behind. Since that time, Bob and Susan have made numerous improvements to their home. Despite these improvements and the post-Pandemic housing market, they have received unsolicited offers to purchase the current home and the current lot that do not permit Bob and Susan to make a reasonable return on the investment in their home and improvements. Certainly, the value of their home has not kept up with the rate of inflation or the stock market returns. Bob and Susan believe that the sale of Lot 2 combined with the eventual sale of their home on Lot 1 may yield a reasonable return.

Bob and Susan's situation was not created by them but due to the unusual conditions they face 49 years after the lots were consolidated. As discussed above, the two lots were conforming lots of record when the consolidation occurred. After the 1999 zoning amendment, the proposed Lot 2 now became non-conforming in Lot Area. That amendment occurred well before Bob and Susan owned the Subject Property. By permitting the subdivision, the lots will return to their prior sizes; a size more in keeping with the prevailing standard of lot sizes in the zoning district.

This request for variations is similar to the subdivision sought and approved at 860 Lamson Drive. In that matter, the applicant acquired the home in 1959. In 1975, the applicant purchased the adjoining home at 901 Tower Road, demolished the home, and built a tennis court for the family. In 1975, both the lot at 860 Lamson Drive and the lot at 901 Tower Road were located within the "A" (One-Half Acre) Residence District. Since the square footage of each of the lots was greater than one half acre, both lots were conforming under the then existing Zoning Ordinance. Despite the fact that the two lots were conforming, the Village of Winnetka required the applicant to apply for a lot consolidation because "this request for approval of a preliminary and final plat of consolidation was prompted by the current interpretation of the Zoning Ordinance that accessory uses to permitted uses must be on the same lot of record." (Village of Winnetka Plan Commission Minutes, November 12, 1975, pg.2). The Plan Commission unanimously approved the consolidation. In 2018, the applicant applied for a subdivision and variations to restore the two lots to their prior condition. The Village Council approved the requested zoning variations and granted preliminary plat approval (M-2-2018) and granted final plat approval of the subdivision (R-45-2018).

The requested variations also arise from the unusual shape of the lot. Here, the proposed lot 2 is 97% of the minimum lot area. As discussed above, Bob and Susan considered moving the proposed north lot line of Lot 2 to make the lot area conforming for Lot 2, but it would lead to the need for a minimum lot depth variation for Lot 1 that would impact their neighbors. A lot smaller than the minimum required lot area is not unusual for this neighborhood, For example, 894 Sunset Road (21,867 sq. ft.), 906 Sunset Road (21,867 sq. ft.), 920 Sunset Road (22,041 sq. ft.), 955 Sunset Road (23,579 sq. ft. located in flood plain), 970 Sunset Road (21,344sq. ft. located in flood plain), 901 Higginson Road (21,506 sq. ft.), 905 Higginson Road (22,041 sq. ft.) and 915 Higginson Road (20,386 sq. ft.) are all smaller than the minimum lot area.

In addition, as pointed out in Mr. Norkus's memo, the "minimum rectangular area is thought to have originated due to the existence of areas of the village such as ravine areas where terrain or other natural feature make regular, rectangular lots impossible." Here, Lot 2 when it was a conforming lot of record, it was not rectangular. By applying the minimum rectangular area to Lot 2, which is not in a ravine area and was never rectangular, creates a hardship upon Bob and Susan and prevents them from making a reasonable use of their property.

If the Zoning Board grants the requested variations, it will not alter the essential character of the locality; in fact, it would result in lots more in keeping with other comparable sized irregular lots in the immediate neighborhood. Moreover, if the lots were subdivided and, in the future, developed separately, the homes on the subdivided lots would be more in keeping with the sizes of other homes in the neighborhood. An unusually shaped lot is common in this

neighborhood. Several unusually shaped lots in the neighborhood include 884 Higginson Road, 905 Higginson Road, 915 Higginson Road and 970 Sunset Road and to that extent, Lot 2 would be in keeping with the character of the neighborhood. Moreover, there is "an adequate concentration of lot area on which to build." Mr. Norkus' report explained that the maximum gross floor area that could be on Lot 2 would be 7,144 sq. ft, the maximum total building footprint/roofed lot coverage would be 5,793 sq. ft., and the maximum impermeable surfaces would be 11,586 sq. ft. A home of this size would be in keeping with the character of the neighborhood.

If the Zoning Board grants the requested variations, there will be no impact on the supply of light and air to adjacent properties.

If the Zoning Board grants the requested variations, there will be no increase in the hazard from fire or other types of damage.

If the Zoning Board grants the requested variations, there will be no diminishment in the taxable value of land and building throughout the Village; in fact, if Lot 2 is developed in the future, it is likely that the taxable value of property in the Village will increase and offset any loss of taxable value resulting from a smaller Lot 1.

If the Zoning Board grants the requested variations, there will be no material increase in traffic or congestion on Village streets.

If the Zoning Board grants the requested variations, there will be no impairment whatsoever on the public health, safety, comfort, morals, and welfare of the inhabitants of the Village.

Since the proposed Subdivision will allow Bob and Susan to maintain their home and return the proposed Lot 2 to its prior status as a separate lot of record, Bob and Susan ask that the Zoning Board recommend approval of their requested variations. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Zoning Board may have. Thank you for your consideration of this request.

Very truly yours,

[redacted]

Christopher S. Canning

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NORTH

BOUNDARY & TOPOGRAPHIC SURVEY

OF

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS.

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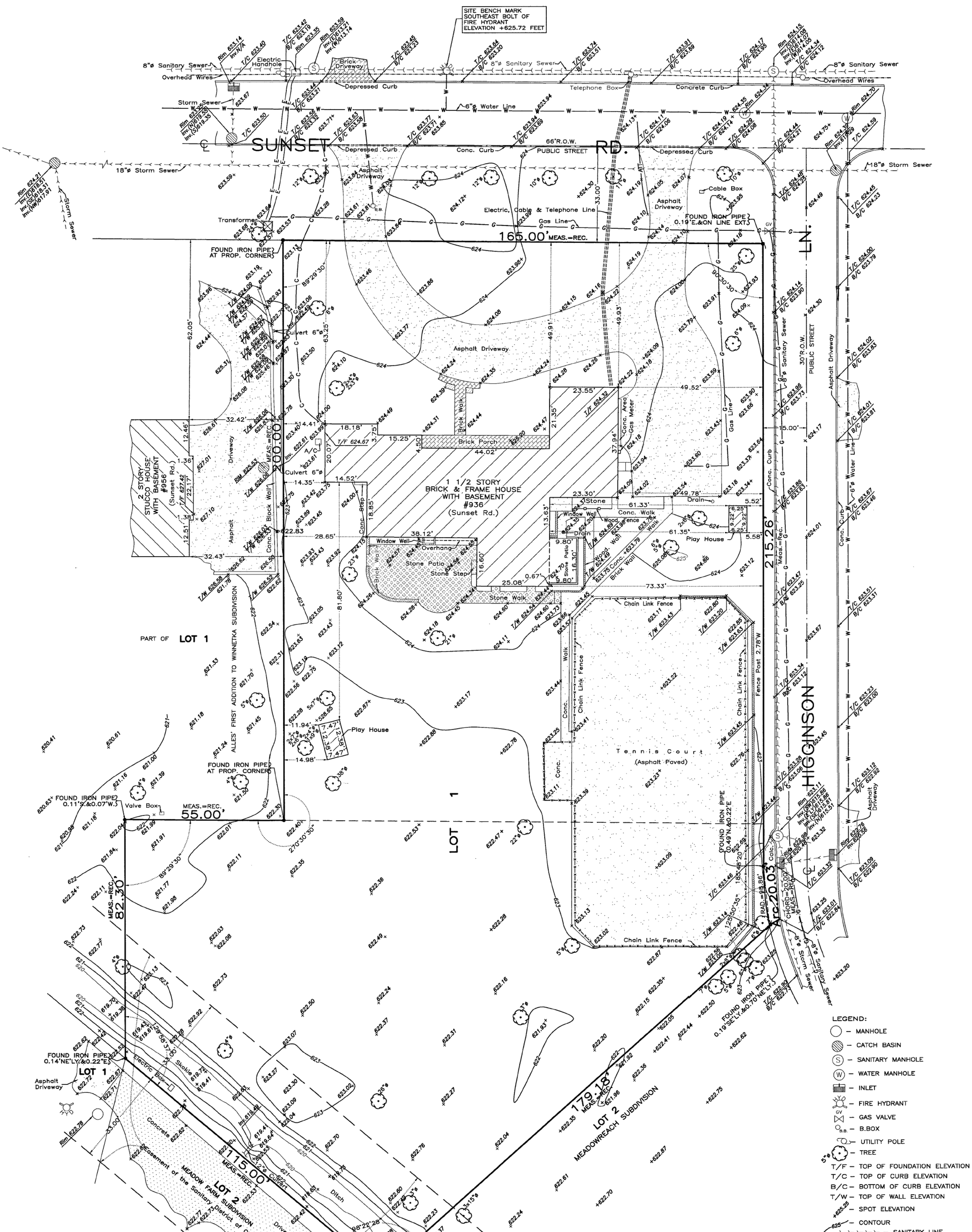
COMMONLY KNOWN AS: 936 SUNSET ROAD, WINNETKA, ILLINOIS.


SITE BENCH MARK
SOUTHEAST BOLT OF
FIRE HYDRANT
ELEVATION +625.72 FEET
SUNSET RD.
66'R.O.W.
PUBLIC STREET
Conc. Curb
Depressed Curb
8"ø Sanitary Sewer
Overhead Wires
Electric Handhole
Brick Driveway
Depressed Curb
6"ø Water Line
Telephone Box
Concrete Curb
Storm Sewer
18"ø Storm Sewer
Asphalt Driveway
Transformer
Electric, Cable & Telephone Line
Gas Line
Cable Box
FOUND IRON PIPE
0.19'E.&ON LINE EXT.
165.00' MEAS.=REC.
FOUND IRON PIPE
AT PROP. CORNERS
89°29'30"
90°30'30"
Asphalt Driveway
Culvert 6"ø
Brick Walk
Brick Porch
Concrete Area
Gas Meter
Gas Line
30'R.O.W.
PUBLIC STREET
8"ø Sanitary Sewer
Conc. Curb
18"ø Storm Sewer
Water Line
Asphalt Driveway
800.00' MEAS.=REC.
2 STORY
STUCCO HOUSE
WITH BASEMENT
#956
(Sunset Rd.)
Driveway
Asphalt
Block Wall
Conc. Step
1 1/2 STORY
BRICK & FRAME HOUSE
WITH BASEMENT
#936
(Sunset Rd.)
Window Well
Overhang
Stone Patio
Stone Step
Stone Walk
Brick Wall
Wood Fence
Drain
Play House
Chain Link Fence
Fence Post 2.78'W
Tennis Court
(Asphalt Paved)
Conc. Walk
Conc. Curb
Meas.=Rec.
215.26'
HIGGINSON LN.
PART OF LOT 1
ALLES' FIRST ADDITION TO WINNETKA SUBDIVISION
LOT 1
LOT 2
MEADOWREACH SUBDIVISION
FOUND IRON PIPE
AT PROP. CORNERS
FOUND IRON PIPE
0.11'S.&0.07'W.
Valve Box
MEAS.=REC.
55.00'
82.30' MEAS.=REC.
270°30'30"
89°29'30"
Play House
Asphalt Driveway
Electric Box
Skokie
Concrete
Easement of the Sanitary District of Chicago
MEADOW FARM SUBDIVISION
LOT 2
115.00' MEAS.=REC.
12"ø Culvert
Ditch
Driveway
98°22'28"
FOUND IRON PIPE
0.14'NE'LY.&0.22"E.
FOUND IRON PIPE
0.11'SW'LY.&0.07'NW'LY.
FOUND IRON PIPE
0.49'N.&0.22'E
FOUND IRON PIPE
0.19'SE'LY.&0.70'NE'LY.
Calc.
Rad.=98.86'
Chord=20.00'
Meas.=Rec.
Arc=20.03'
179.18' MEAS.=REC.
8"ø Storm Sewer
8"ø Sanitary Sewer
Rim 623.14
Inv.N/A
T/C 625.40
T/C 623.42
B/C 623.19
Rim 623.35
Rim 623.59
Inv.(E)613.27
Inv.(W)613.74
T/C 623.45
B/C 623.23
T/C 623.64
B/C 623.20
T/C 623.74
B/C 623.51
T/C 623.91
B/C 623.69
T/C 624.17
B/C 623.95
Rim 624.15
Inv.(S)614.09
Inv.(E)614.07
Inv.(W)614.05
T/C 624.34
B/C 624.12
Rim 623.67
T/C 623.50
Rim 623.56
Inv.(N)619.56
Inv.(S)619.35
T/C 623.44
B/C 623.21
T/C 623.56
B/C 623.32
T/C 623.63
B/C 623.58
T/C 623.77
B/C 623.71+
T/C 623.94
B/C 623.69
T/C 624.11
B/C 624.06
T/C 624.19
B/C 624.14
T/C 624.29
B/C 624.08
T/C 624.44
B/C 624.21
Rim 624.35
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Inv.619.29
Rim 624.70
T/C 624.59
Rim 624.21
Inv.(E)618.51
Inv.(SE)618.31
Inv.(NW)617.91
T/C 624.48
B/C 624.25
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B/C 624.23
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B/C 623.79
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B/C 623.90
T/C 624.02
B/C 623.83
T/C 623.96
B/C 623.73
T/C 624.01
B/C 623.81
T/C 623.67
B/C 623.46
T/C 623.86
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B/C 622.92
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Rim 623.11
Inv.(SW)615.86
Inv.(E'LY)615.86
Inv.(S)615.81
Inv.(N)615.51
Rim 622.76
Inv.620.56
Asphalt Driveway
Rim 622.98
Inv.620.48
T/C 623.32
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T/C 623.01
B/C 622.84
T/C 623.28
B/C 623.05
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B/C 623.12
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Inv.619.53
12"ø Culvert
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Inv.622.61
Inv.622.59
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Inv.623.95
Inv.623.98
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REAL ESTATE APPRAISAL

SINGLE-UNIT RESIDENTIAL PROPERTY

Located At:

936 Sunset Road
Winnetka, Illinois 60093

Prepared For:

Robert & Susan Marren

Prepared By:

JCS Real Estate Services, Inc.
1694 1st Street
Highland Park, Illinois 60035

August 12, 2025

Robert & Susan Marren
936 Sunset Road
Winnetka, IL 60093

Re: Single-Unit Residential property appraisal
936 Sunset Road
Winnetka, Illinois 6093

Dear Mr. & Mrs. Marren:

In fulfillment of our agreement, JCS Real Estate Services, Inc. is pleased to transmit our appraisal report estimating the market values of the above referenced real property under three scenarios. An executive summary of salient facts and conclusions is presented on page one.

The market value opinions reached in this appraisal are qualified by several assumptions and limiting conditions that are outlined in the report. This report describes the method of analysis and contains data gathered in my investigation. I have inspected the property and have made a thorough investigation and analysis in order to arrive at sound opinions of market value.

This appraisal report describes the scope of assignment and summarizes data gathered in the investigation and complies with the reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

My compensation is not contingent on the reporting of a predetermined value, or direction in value that favors the cause of the client, action or event resulting from the analyses, opinions or conclusions in, or the use of, this report, and the appraisal was not based on a requested valuation.

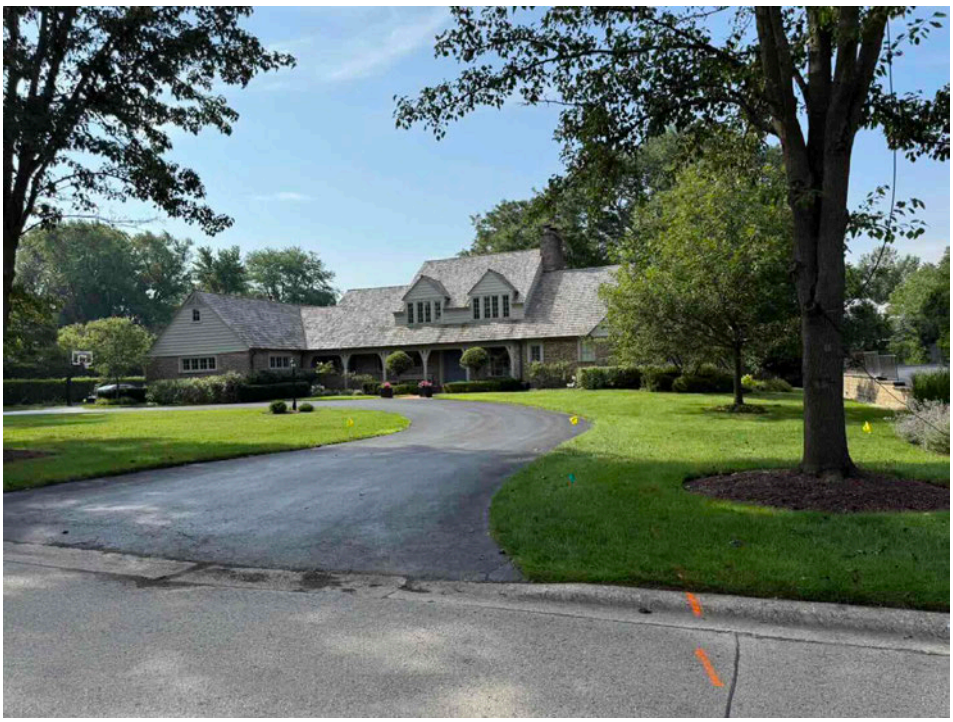
Thank you for the opportunity to provide appraisal services to assist in this matter. If you have any questions or comments regarding the appraisal, please contact me at (847) 877-9373.

Very truly,

[redacted]

John C. Satter, MAI, GAA
JCS Real Estate Services, Inc.
Certified General Real Estate Appraiser
Illinois License No. 553.001110
Expires September 30, 2025

DESCRIPTIVE PHOTOGRAPHS



Front View

Rear View

EXECUTIVE SUMMARY

Address:	936 Sunset Road Winnetka, IL 60093
Location:	Southwest Winnetka
Property Type/Use:	Detached single-unit residence Expanded ranch style 69 years old Two garage spaces
Gross Living Area:	5,151 square feet +/-
Site Area:	56,171 square feet +/-
Occupancy:	Owner
Highest and Best Use:	Continued use – residential
Date of Inspection:	July 22, 2025
Effective Date of Appraisal:	July 22, 2025
Date of Report:	August 12, 2025
Extraordinary Assumptions:	The gross living area calculations are based on the plat of survey, prior mortgage appraisal and Cook County Assessor records.
Purpose:	Estimate an opinion of fair market value
Intended Use:	Planning/Proposed Subdivision
Intended User:	Robert & Susan Marren and legal counsel
Opinion of Market Value – Whole	**$2,600,000**
Marketing/Exposure Times:	90-120 days
Opinion of Market Value – Front	**$2,300,000**
Marketing/Exposure Times:	90-120 days
Opinion of Market Value – Rear Lot	**$1,200,000**
Marketing/Exposure Times:	90-120 days

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. The appraiser(s) has (have) no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. The appraiser(s) has (have) no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The engagement for this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. John C. Satter, MAI inspected the subject property on July 22, 2025.
11. No one provided significant real property appraisal assistance to the person(s) signing this report.
12. The appraiser has experience in appraising properties similar to the subject and is in compliance with the Competency Rule of USPAP and AI
13. John C. Satter, MAI has not performed services, as an appraiser or in any other capacity, regarding the properties that are the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
14. As of the date of this report, John C. Satter, MAI has completed the requirements of the continuing education program of the Appraisal Institute.

John C. Satter, MAI, GAA
Certified General Real Estate Appraiser
Illinois License No. 553-001110
Expires September 30, 2025

ASSUMPTIONS & LIMITING CONDITIONS

Extraordinary Assumptions & Hypothetical Conditions

The gross living area is based off the plat of survey, prior mortgage appraisal, and Cook County Assessor records. Please note that the use of the extraordinary assumption may have affected the assignment results.

General Assumptions

Title to the property is assumed to be good and marketable unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated and there are no leases encumbering the property at this time.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy. This includes the information provided by the property contact, MLS published information, opinions from real estate agents interviewed, and public record data relied upon.

Illustrative material in this report is included only to help the reader visualize the property.

It is assumed that there are no hidden or concealed conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

General Limiting Conditions

Possession of this report, or a copy thereof, does not carry with it the right of publication.

The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

Environmental Considerations

The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that would cause a loss in value.

Competency of the Appraiser

The appraiser has the appropriate knowledge valuing the property type and experience working in the subject market to complete this assignment competently. See attached qualification addenda.

SCOPE OF WORK FOR THE APPRAISAL

The client has requested opinions of the real property's market value for planning/proposed subdivision use. The scope of work will include:

1. Agreement on the purpose, methodology, use and users of appraisal and acceptance of the assignment;
2. Preliminary analysis and research of county records on the property and MLS and county records on comparable sale data;
3. Inspecting the subject property. The interior and exterior of the property was inspected July 22, 2025. The effective date of value is July 22, 2025. Our observations during our inspection have been relied upon for this assignment.
4. Analyzing the subject neighborhood, competing neighborhoods and the area market.
5. Analyzing the highest and best use of the property.
6. Investigated and selected the most relevant and reliable improved sales for deriving an opinion of market value for the whole property, as is, by the Sale Comparison Approach to value and deriving an opinion of market value for the front portion of the site improved with the residence excluding the rear 24,000-square-foot buildable lot portion of the site.
7. Investigated and selected the most relevant and reliable vacant land sales (including tear downs) for use in the Sales Comparison Approach and deriving an opinion of market value for the rear buildable lot,
8. Preparing an appraisal report.

Data Collection and Verification
I contacted local real estate brokers involved in sales or listings to research and confirm factors that affect property values including pricing and location, marketing periods, transaction totals and trends. Comparable sale information has been gathered from the Midwest Real Estate Data Multiple Listing Service, residential brokerage firms, third party data services and the county assessor's records.

Purpose of the Appraisal
The purpose of this appraisal is to estimate three opinions of market value of the property commonly known as 936 Sunset Road, Winnetka, Illinois

Intended Use, Client and Users of the Appraisal
The intended use of the appraisal is for planning/proposed subdivision. The client is Robert and Susan Marren that engaged JCS Real Estate Services, Inc. to complete the assignment. Other intended users are legal counsel and parties involved in the subdivision.

Property Rights Appraised
The subject property has been appraised as a whole, as if owned in fee simple, free and clear of all liens, encumbrances and special assessments.

Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."

Definition of Market Value
The definition of market value as applied in this report is defined as:

"The most widely accepted components of market value are incorporated in the following definition. The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress." [1]

[1] The Dictionary of Real Estate Appraisal, Seventh Edition, The Appraisal Institute 2022

IDENTIFICATION OF THE PROPERTY

The real property being appraised is an 69-year-old, detached single-unit residential property that has the common address of 936 Sunset Road, Winnetka, Illinois 60093. The property is identified by the Cook County Assessor as PIN: 05-20-407-071-0000.

Legal Description

The legal description below is copied from a boundary survey provided by the client.

BOUNDARY & TOPOGRAPHIC SURVEY

OF

LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 56,171 SQ.FT. = 1.289 ACRES

COMMONLY KNOWN AS: 936 SUNSET ROAD, WINNETKA, ILLINOIS.

Personal Property

No items of personal property are included in the estimated value.

Three Year Sales History

A search of the county records (via MLS/REDI) reveals no sale of the property in the past three years. The property las sold in April 2006 for $2.50 million. The property has not been listed for sale during the past three years based on search of the MLS and other real estate web-based platforms.

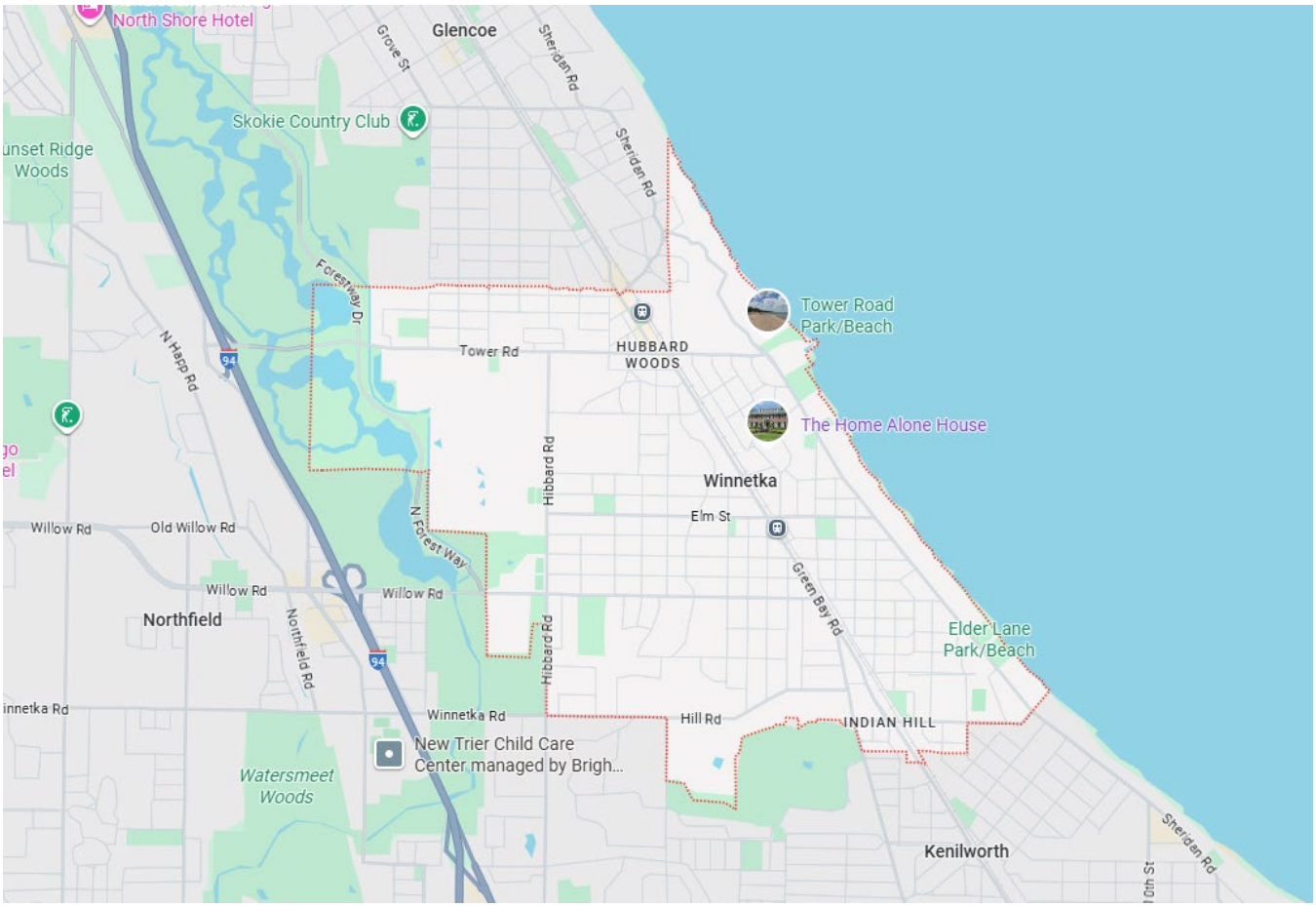
Aerial Image

NEIGHBORHOOD DATA

Introduction/Location

The subject property is located in the Village of Winnetka, Illinois and is situated in the southwest portion of the village. Winnetka is a mature suburban community located approximately 20 miles northwest of the Chicago's central business district.

The Village of Winnetka's boundaries are somewhat irregular and are generally Scott Avenue to the north, Lake Michigan to the east, Hill Road to the south and the Edens Expressway (I-94) to the west. Bordering communities include Glencoe to the north, Northbrook and Northfield to the west, and Wilmette to the south.



The village is fully developed and has a balance of land uses and characteristics and amenities common for Chicago's northern suburbs. Land use is mostly residential with commercial uses developed in the downtown district, along Green Bay Road, and at major intersections of commercial corridors.

Access

The market area has good linkage to the Chicago business districts with access to the Edens Expressway (I-94) one mile to the west of the subject and Sheridan Road running parallel to Lake Michigan. The Tri-State Tollway (I-294) is located approximately 10 miles to the west of the subject providing access to O'Hare International Airport and suburban business districts.

Willow Road links the area to the Edens Expressway and the Tri-State Tollway. Public train and bus services link Winnetka to the Chicago Loop business district. PACE bus service runs along Green Bay Road through Winnetka. Drivers use the area expressways or primary streets to reach Chicago's central business district in 30 to 40 minutes.

Access to the Metra train and PACE bus service are available at the Winnetka train stations located along Green Bay Road. O'Hare International Airport provides international and domestic passenger and freight air service located approximately 20 miles southwest of the subject. Midway International Airport also provides international and domestic passenger air service and freight service and is located 40 miles southeast of the subject. Additionally, Waukegan National Airport is approximately 20 miles north of the subject and Chicago Executive Airport is located 15 miles to the west.

Development Characteristics

The Village of Winnetka is in the stable stage of its development cycle. This is a stage in which the market area experiences equilibrium without marked gains or losses. The community is at full development and has land use characteristics and village amenities common for Chicago's northern suburbs. The area is attractive to residents due to the schools, village amenities, recreational uses and proximity to business centers.

Winnetka has primarily single-family residential uses in established, fully developed neighborhoods with commercial properties located in the downtown district and along primary streets or along major intersections. Office uses are scattered in various secondary locations and business parks. Winnetka has a primary downtown business district with several ancillary commercial districts located along primary streets including Green Bay Road, Willow Road and Tower Road.

Housing Prices

The following table summarizes the median and average detached single-unit residential prices in Winnetka for 2016-2025 (YTD). We note that the median sale price has ranged from $1.1 million to $1.925 million while the average price has ranged $1.34 million to $2.46 million. The average marketing time (DOM) has contracted the past five years from 120 to 163 days to 40 to 71 days.

WINNETKA DETACHED HOUSING				
Year	Number of Sales	Median Sale Price	Average Sale Price	Avg. DOM
2016	242	$1,225,000	$1,393,790	163
2017	255	$1,122,500	$1,340,502	159
2018	247	$1,165,000	$1,528,007	156
2019	234	$1,227,500	$1,407,258	163
2020	304	$1,100,000	$1,360,999	120
2021	340	$1,303,250	$1,543,645	71
2022	243	$1,525,000	$1,917,373	45
2023	189	$1,675,000	$2,018,460	48
2024	177	$1,750,000	$2,048,803	40
2025 Ytd.	110	$1,925,000	$2,462,668	61

Summary and Conclusion

The subject property is located in a fully developed affluent suburban area of Chicago that has primarily low-density residential land uses. The suburb is in the stable stage of the development cycle with limited potential for new inventory.

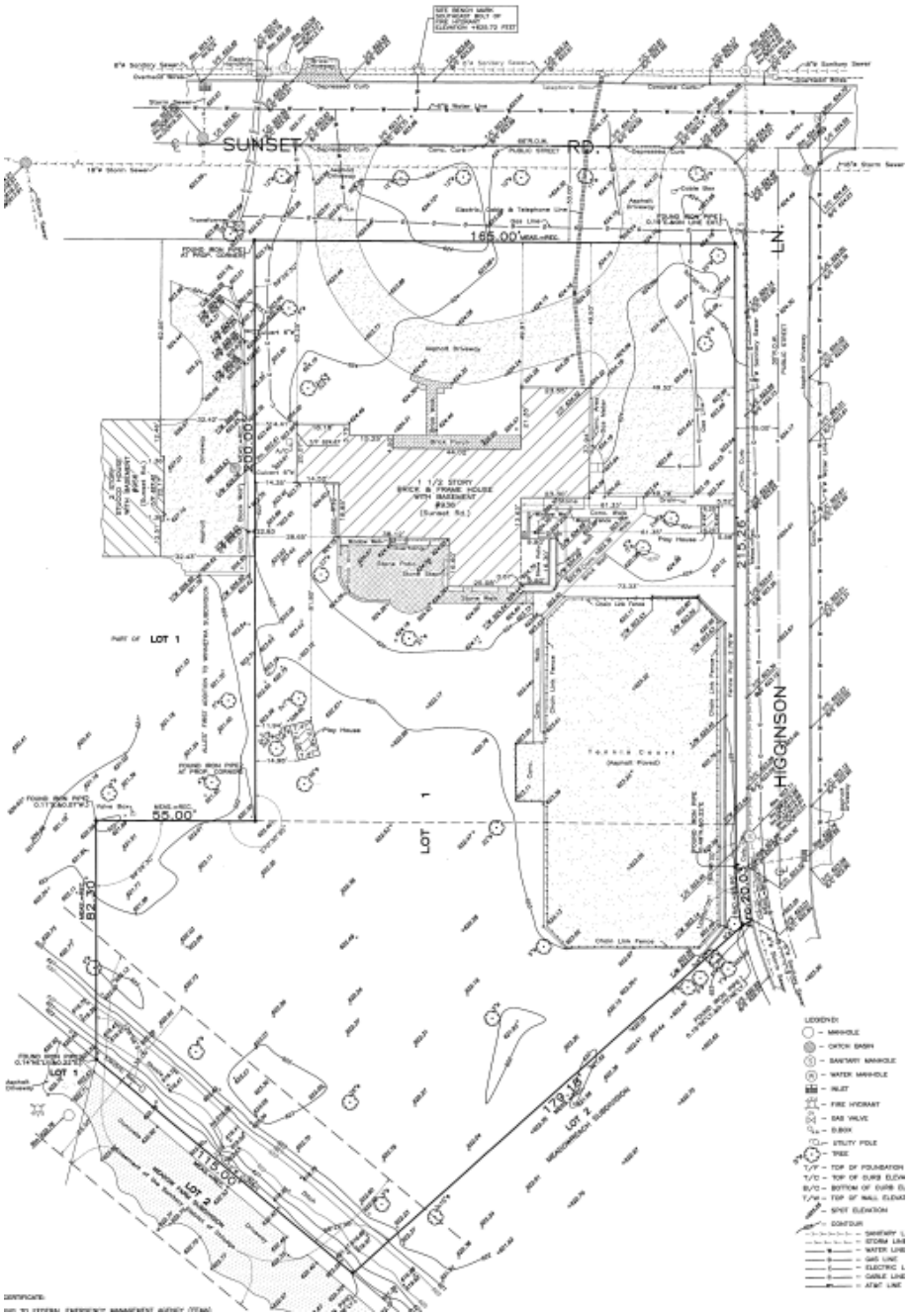
The local area will continue to enjoy good demand for housing units (attached and detached) as well as commercial space in the long term due to its proximate location and linkage to the CDB. The area's income levels will continue to support growth in the commercial base and turnover of the residential housing base.

Marketing and Exposure Time

Based on marketing times for the comparable sales and data analyzed for the market area, a marketing period and exposure time of 90-120 days is estimated for the subject property.

SITE DATA

The site is level and irregular shaped with 165 feet of frontage on the south side of Sunset Road, 235.29 feet of frontage along Higginson Lane, 282.30 feet of depth on the west side and 179.13 feet of depth on the east side. It totals 56,171 SF of area and is two combined lots of record due to a consolidation by a prior owner to meet an accessory use requirement. The site size is toward the high end of the range for the community and nearly twice that of adjacent properties. The plat of survey below illustrates the large vacant rear portion of the site.



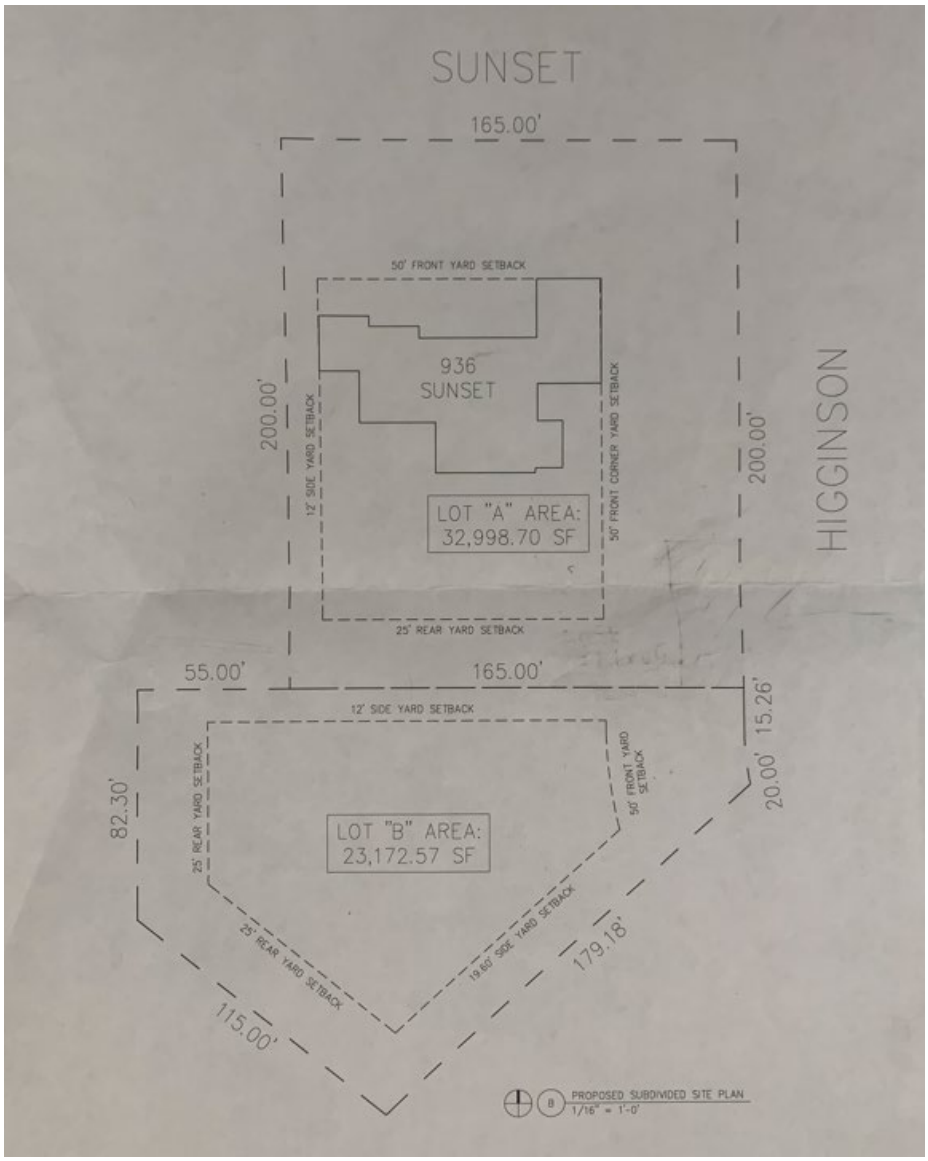
Sunset Road is a two-way, two lane public right of way and Higginson Lane is a two-way, two-lane public right that links Sunset Road with Birch Street. Street improvements including concrete curbs and sidewalks, street gutters and storm/sanitary drain lines, and overhead street lighting. Natural gas, city water and sewer and electricity utilities are all available and connected to the site. The topography is level and soil quality conducive for development. Storm water is managed through the city's storm water system.

ZONING

The Village of Winnetka classifies the site as R-2, Single-Family Residential District. The district has a minimum size requirement of 24,000 square feet. There are several other bulk restrictions including a minimum front line of 20 feet and a minimum average width of 100 feet. The ordinance should be reviewed by an attorney familiar with real estate and the existing site analyzed by an architect or civil engineer to render opinions of the viability of achieving the stated goal of subdividing the site into two buildable lots.

The site is over twice as large as the minimum site area required for the R2 zoning district. The irregular shape presents some challenges for the rear lot to meet all size requirements such as frontage; however, the shape allows for an ample sized building envelope to construct a moderately sized residence.

Subdivision Rendering
The below image was prepared as a visual representation of a potential subdivision of the site into front and rear lots that is the property's highest and best use.



IMPROVEMENTS

The subject property is an expanded Ranch style residence with finished first and second levels, and finished partial basement level. The building has a frame structure with brick veneer and sided exterior, gable style wood shingle roof with dormers, copper gutters and downspouts, double-pane windows in wood frames and an attached two-car garage with an electric overhead door.

The original portion of the residence was constructed in 1956 as a ranch style. It was expanded over the years with the upper floor built out with bedrooms, bathrooms and recreational space. The residence has 5151 square feet of gross living area on floors one and two, plus approximately 1,596 square feet of finished basement area.

The first floor has approximately 3,131 square feet of gross living area with entry, living room, dining room, family room, kitchen, den, primary bedroom-bathroom suite, half bathroom and mudroom. The second floor is approximately 2,020 square feet with five bedrooms and three full bathrooms. There is a small storage area off the west end. The partial basement is approximately 2,281 square feet and 1,596 square feet are finished with a large recreation room, exercise room, full bathroom, laundry room, and storage room that also houses mechanical equipment.

Interior finishes are good quality including drywall board walls and ceilings, ceiling mounted lights, painted wood trim, and solid wood doors. Flooring is a mix of hardwood, carpet and tile. The kitchen finishes are good quality due to renovation including painted wood cabinets, granite counters and good cost-quality appliances. The bathroom finishes are a mix of stone and ceramic tile floors and shower surround, wood cabinets and stone or composition counters.

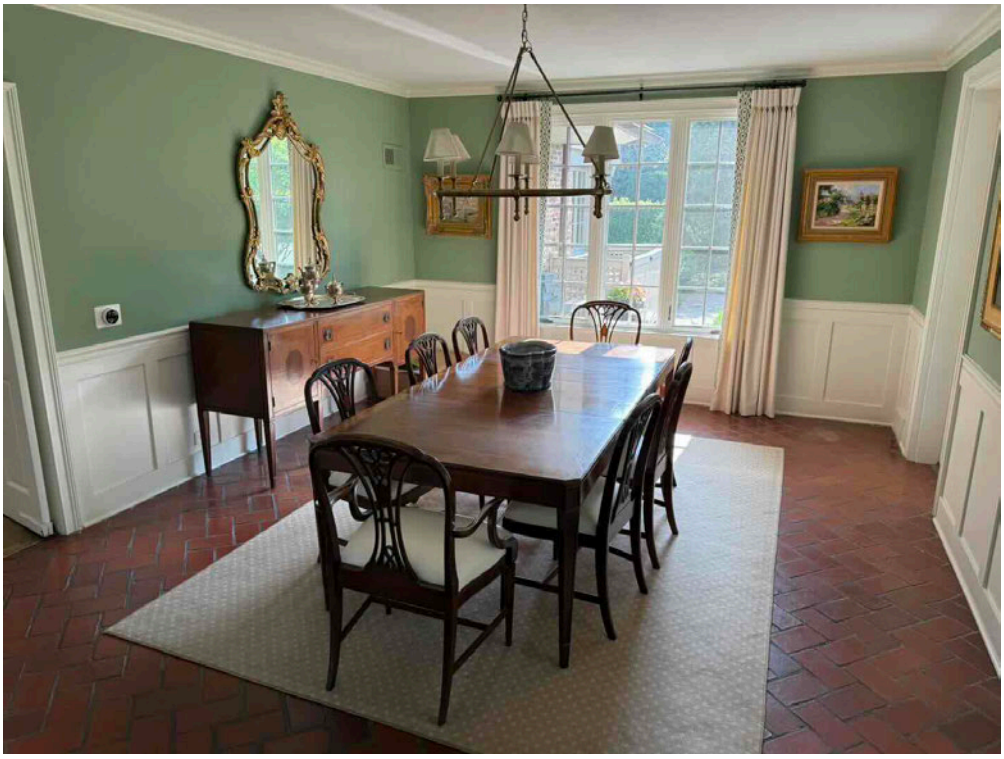
The building has five zones for forced air heat and cooling. The property has city water/sewer, natural gas and electric meters.

Site improvements include asphalt paved circular drive with two curb cuts off Sunset Road, brick entry walk, covered front porch, slate patio, tennis court with covered sitting area and landscaping with mature trees and bushes and flower beds, etc.

Overall, the residence is ranked average condition and exterior quality and good interior quality of construction for the neighborhood. Our inspection revealed no immediate major repairs needed.

DESCRIPTIVE PHOTOGRAPHS

Living Room



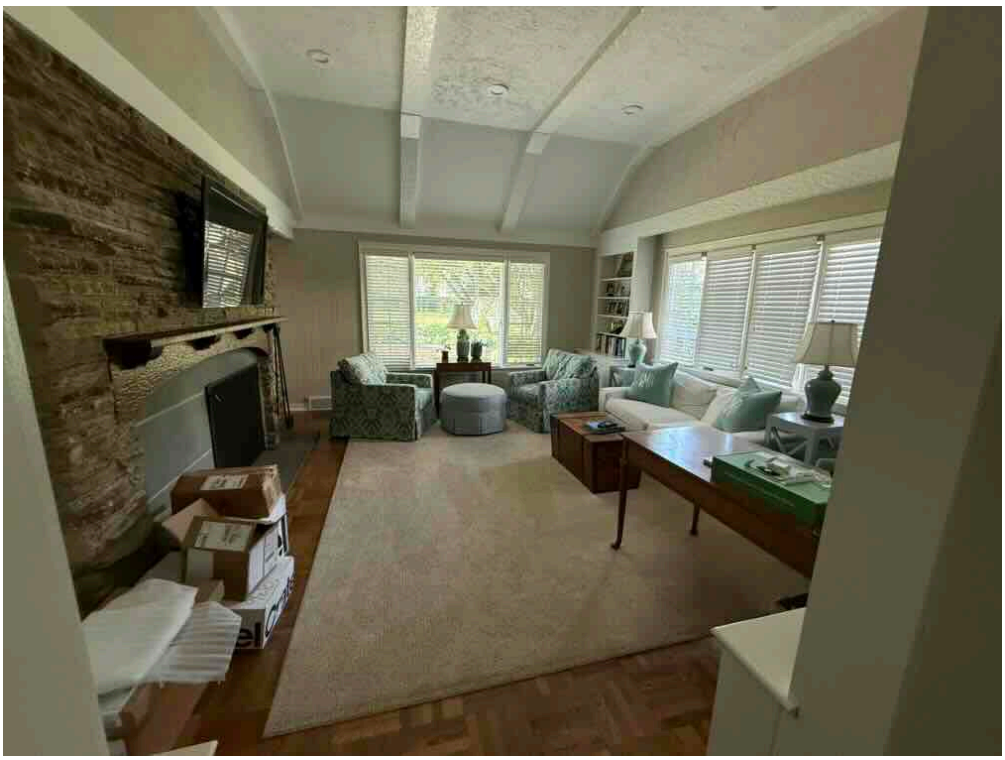
Dining Room

DESCRIPTIVE PHOTOGRAPHS

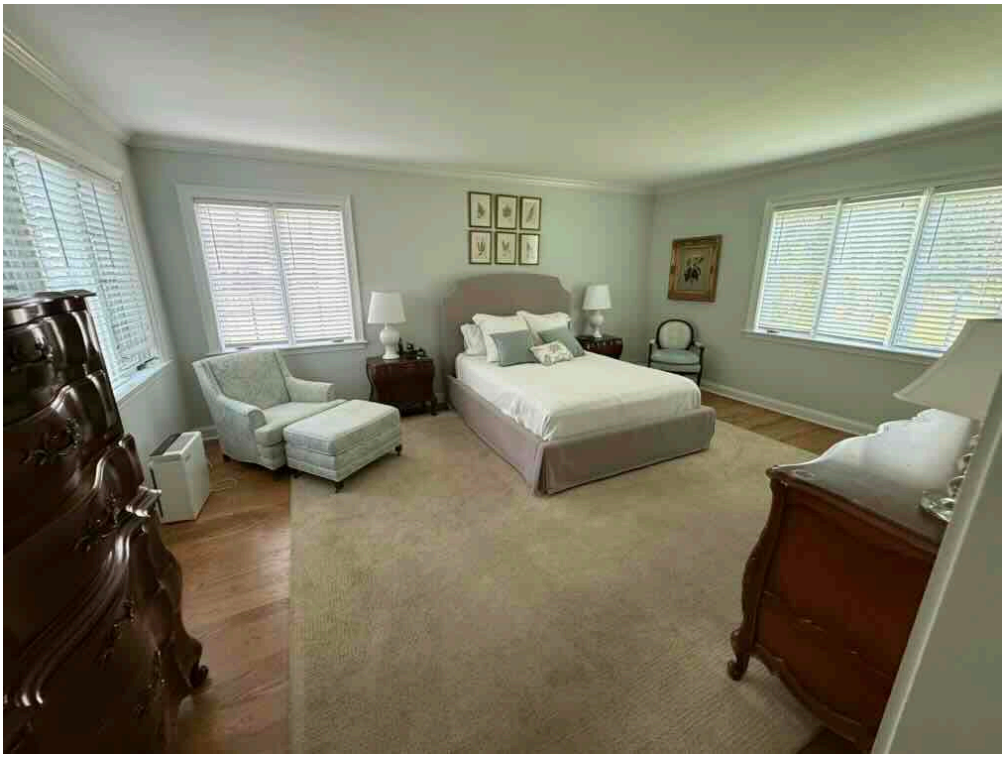
Kitchen

Family Room

DESCRIPTIVE PHOTOGRAPHS



Den



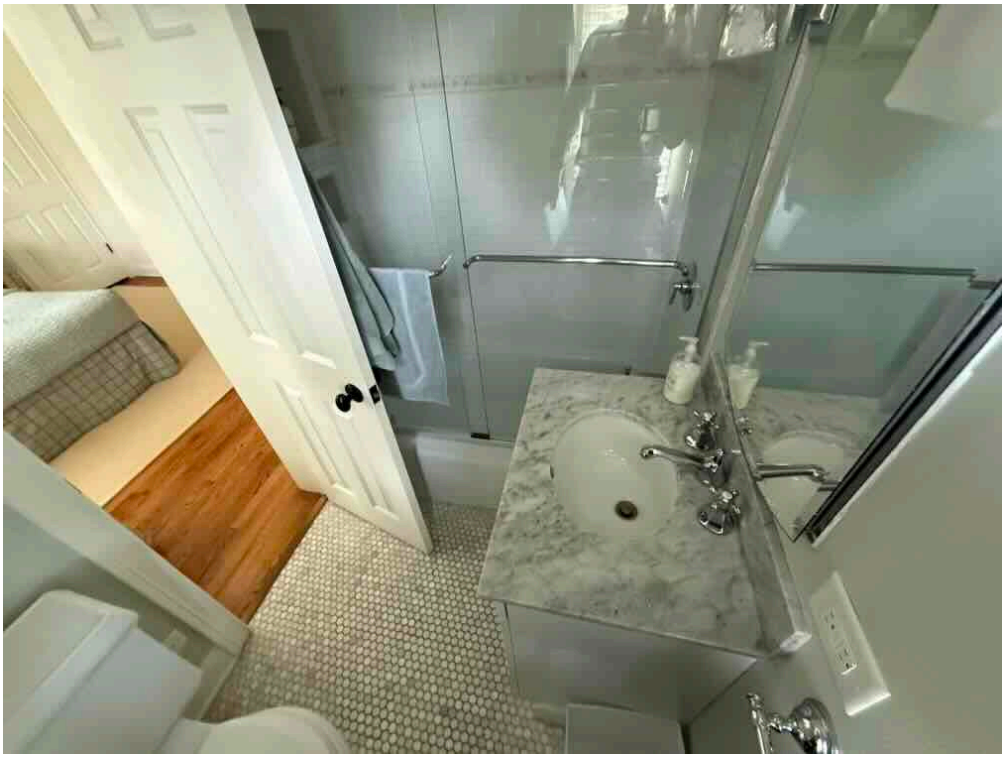
Primary Bedroom

DESCRIPTIVE PHOTOGRAPHS

Primary Bathroom

Second Floor Hall Bedroom

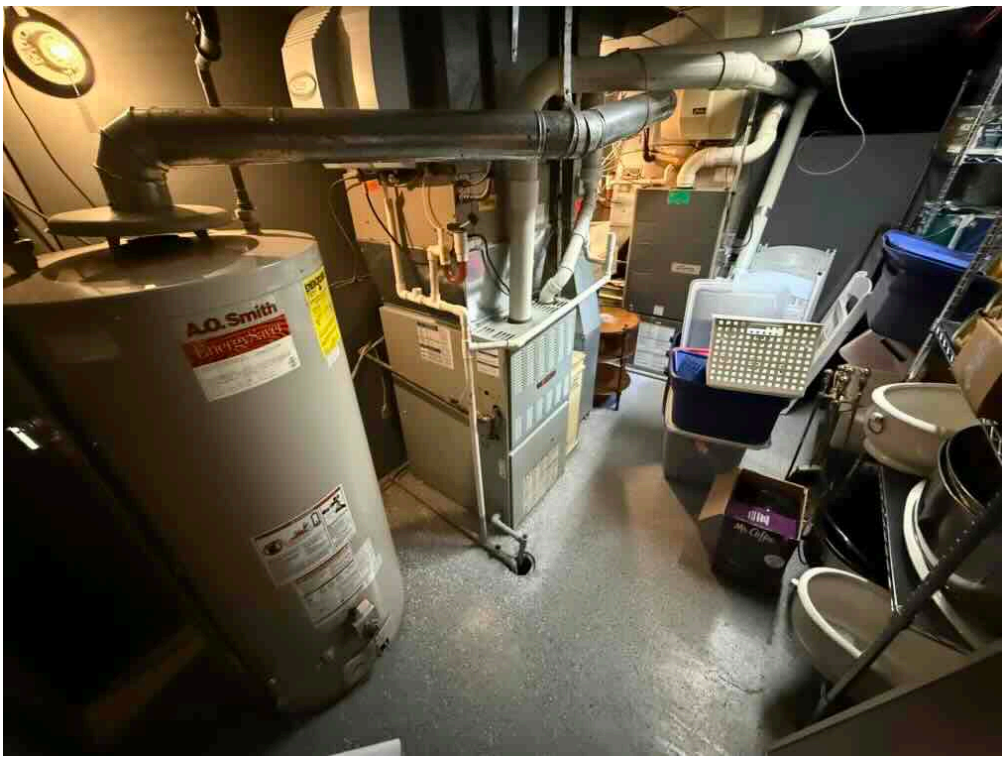
DESCRIPTIVE PHOTOGRAPHS



Private Bathroom

Basement Recreation Room

DESCRIPTIVE PHOTOGRAPHS



Basement Mechanical Room

Two-Car Garage

DESCRIPTIVE PHOTOGRAPHS

Tennis Court

Rear Yard

HIGHEST AND BEST USE

Introduction

Highest and best use is defined as: "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legally permissibility, physically possible, financially feasible and maximally productive". [2]

Highest and Best Use as Vacant

Based on the zoning, subject property physical characteristics, and trends in the neighborhood, the highest and best use of the site is to develop the site with two detached single-unit residences. The timing of development is immediate.

Highest and Best Use as Improved

The subject property is an average to good cost quality detached single-unit residential unit on a 1.29-acre site in the southwest section of Winnetka. The improvements are in average condition and have average modernization. The improvements contribute to value; however, the site is larger than typical and is underutilized with the rear section functioning to support the tennis court accessory use. The south yard area is excess land and should be subdivided from the parcel for development of a single-unit residence. No alternative use results in a higher residual value to the land. Therefore, continued use as improved with the rear buildable lot subdivided out for development is the highest and best use as improved. Timing is immediate.

VALUATION PROCESS

An opinion of the market value for a single-unit residential property as is (whole) and with only the front lot area (front) has been requested. Also, an opinion of the rear 24,000 square foot buildable lot (rear) has been requested. The opinions of value will be estimated by direct comparison with improved sales and vacant land sales from the neighborhood. The Cost Approach and the Income Capitalization Approach are not applicable due to the design and age of the improvements and as properties in this market are acquired for occupancy and not as investments. Therefore, only the Sales Comparison Approach will be developed.

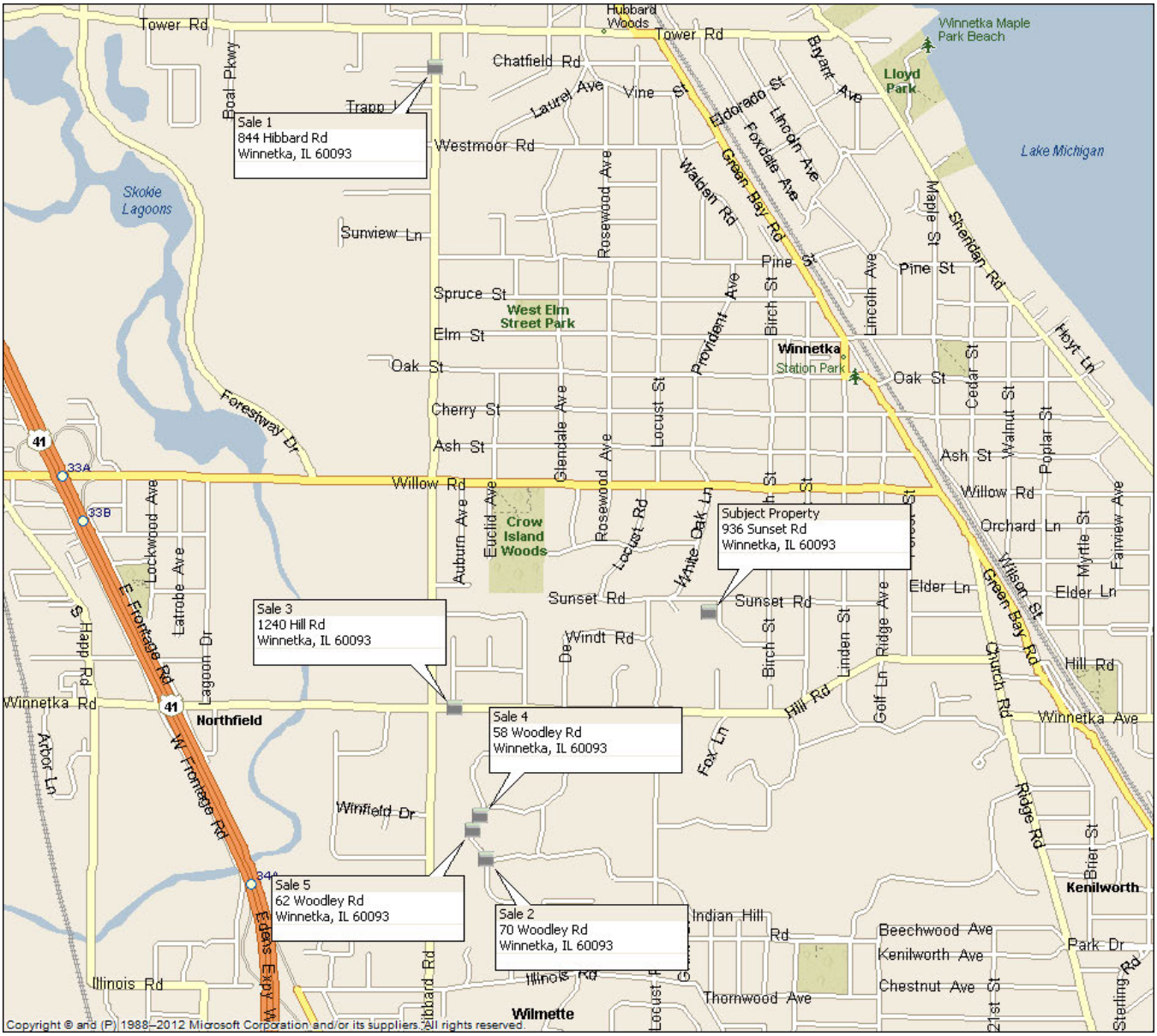
The ***Sales Comparison Approach*** is a set of procedures in which a value is derived by comparing the property being appraised to similar properties that have sold recently. Applying appropriate units of comparison and making adjustments to the sale prices of the comparable sales based on the elements of comparison. The sale comparison approach may be used to value improved properties, vacant land or land being considered as though vacant; it is the most common and preferred method of valuation when comparable sales data is available. [3]

The reliability of the sales comparison approach is subject to the degree of similarity between the subject property and the comparable properties; however, as no properties are identical, adjustments for differences in financing terms, conditions of the sale, market conditions, location, physical and income characteristics are often necessary.

The best indication of value for the subject property is recent sales or available listings from within the immediate market area. Realtor generated data on property listings and sales are available from the MRED, LLC Multiple Listing Service (MLS). Physical data on the sales presented in the MLS such as site area, residence size, and zoning were verified with the county or city records. Real estate agents involved in the sale or listing are interviewed for opinions on the condition, updating and buyer-seller motivation. A search of MRED, the primary MLS serving the area, reveals several closed sales within the immediate neighborhood. The best closed sales are presented and compared to the subject property.

[2] The Dictionary of Real Estate Appraisal, Seventh Edition, The Appraisal Institute 2022
[3] Ibid

LOCATION MAP WHOLE ANALYSIS



COMPARABLE SALE SUMMARY AND ADJUSTMENT GRID - WHOLE						
Property	**Subject**	**Sale 1**	**Sale 2**	**Sale 3**	**Sale 4**	**Sale 5**
Address	936 Sunset Road	844 Hibbard Road	70 Woodley Road	1240 Hill Road Rd	58 Woodley Road	62 Woodley Road
City	Winnetka, IL	Winnetka	Winnetka	Winnetka	Winnetka	Winnetka
Sale Price	-	$2,100,000	$2,350,000	$2,360,000	$2,680,000	$2,850,000
Concessions	-	None	None	None	None	None
Date of Sale*	7/22/2025	7/30/2024	12/18/2024	7/18/2025	8/30/2024	Active
Location	SW Winnetka	NW Winnetka	SW Winnetka	SW Winnetka	SW Winnetka	SW Winnetka
Site Area - SF	56,171	38,934	44,610	37,984	40,480	66,707
View	Residential	Residential	Residential	Residential	Residential	Residential
Design	Expanded Ranch	Colonial	Expanded Ranch	Georgian	Colonial	Colonial
Exterior Quality	Frame/Brick Veneer	Brick	Frame, Brick	Brick	Brick	Frame, Brick
Interior Quality	Good	Good	Good	Good	Good	Good
Age - years	69	100	70	87	85	92
Condition	Average	Average	Average	Average	Average	Average
HVAC	Zoned FA/AC	FA/AC	FA/AC	Zoned FA/AC	Zoned FA/AC	Zoned FA/AC
Parking	2 Garage Spaces	2 Garage Space	3 Garage Space	2 Garage Spaces	3 Garage Space	2 Car Garage
Project Amenities	Patio, Tennis Ct	Patio, Pool, Pool House	Patio, Porch, Pool	Patio, Porch, Pool	Patio	Patio, Balconies
Fireplaces	3	2	3	3	4	5
Basement Area (SF)	2,281	1,329	0	1,017	3,201	2,275
Finished Basement Area (SF)	1596	657	0	627	2,500	0
GLA – SF	5,151	4,885	5,000	4,337	8,754	5,000
Above Grade Rooms	12	11	13	12	12	13
Above Grade Bedrooms	6	5	5	5	7	6
Above Grade Baths	4.1	5.1	6.2	4.1	6.2	4.2
Sales Comparison Adjustment Grid						
		Sale 1	**Sale 2**	**Sale 3**	**Sale 4**	**Sale 5**
Sale Price	Adjustment Rate	$2,100,000	$2,350,000	$2,360,000	$2,680,000	$2,850,000
Market Conditions / Sale-List Ratio		$0	$0	$0	$0	($142,500)
Location		$105,000	$0	$0	$0	$0
Site Area	$15.00	$258,555	$173,415	$272,805	$235,365	($158,040)
Design		$0	$0	$0	$0	$0
View		$0	$0	$0	$0	$0
Quality		$0	$0	($59,000)	$0	$0
Condition	$25.00	$0	$0	$0	$0	$0
Car Storage		$0	($25,000)	$0	$0	$0
Basement Area/Finish	$10/$20	$28,300	$54,730	$32,020	($27,280)	$31,980
Gross Living Area	$50.00	$13,300	$7,550	$40,700	($180,150)	$7,550
Kitchen Finish		$0	$0	$0	$0	$0
Number of Baths		($10,000)	($25,000)	$0	($25,000)	($5,000)
Bath Finishes		$0	$0	$0	$0	$0
Amenities		($25,000)	($25,000)	($25,000)	$0	$0
Overall Adjustment		$370,155	$160,695	$261,525	$2,935	($266,010)
Adjusted Sale Price		$2,470,155	$2,510,695	$2,621,525	$2,682,935	$2,583,990
% Net Adjustment		*17.6%*	*6.8%*	*11.1%*	*0.1%*	*-9.3%*
% Gross Adjustments		*19.8%*	*12.2%*	*17.1%*	*17.5%*	*12.1%*
					Low	$2,470,155
					High	$2,682,935
					Average	$2,573,860
					Median	$2,583,990

Effective date for appraisal of subject property

The sales are all located in the subject's west Winnetka area and are similar vintage traditional style residences. Due to the large site area of the subject property, sales from the nearby Woodley Road subdivision have been considered.

The sales have closing dates between July and December 2024 with one active listing. The sales are adjusted for significant differences and require gross adjustments of 12.1 to 19.8 percent for differences in list to sale price ratio and physical characteristics including location, site area, exterior quality, car storage, basement area and finish, gross living area, condition, number of bathrooms and amenities.

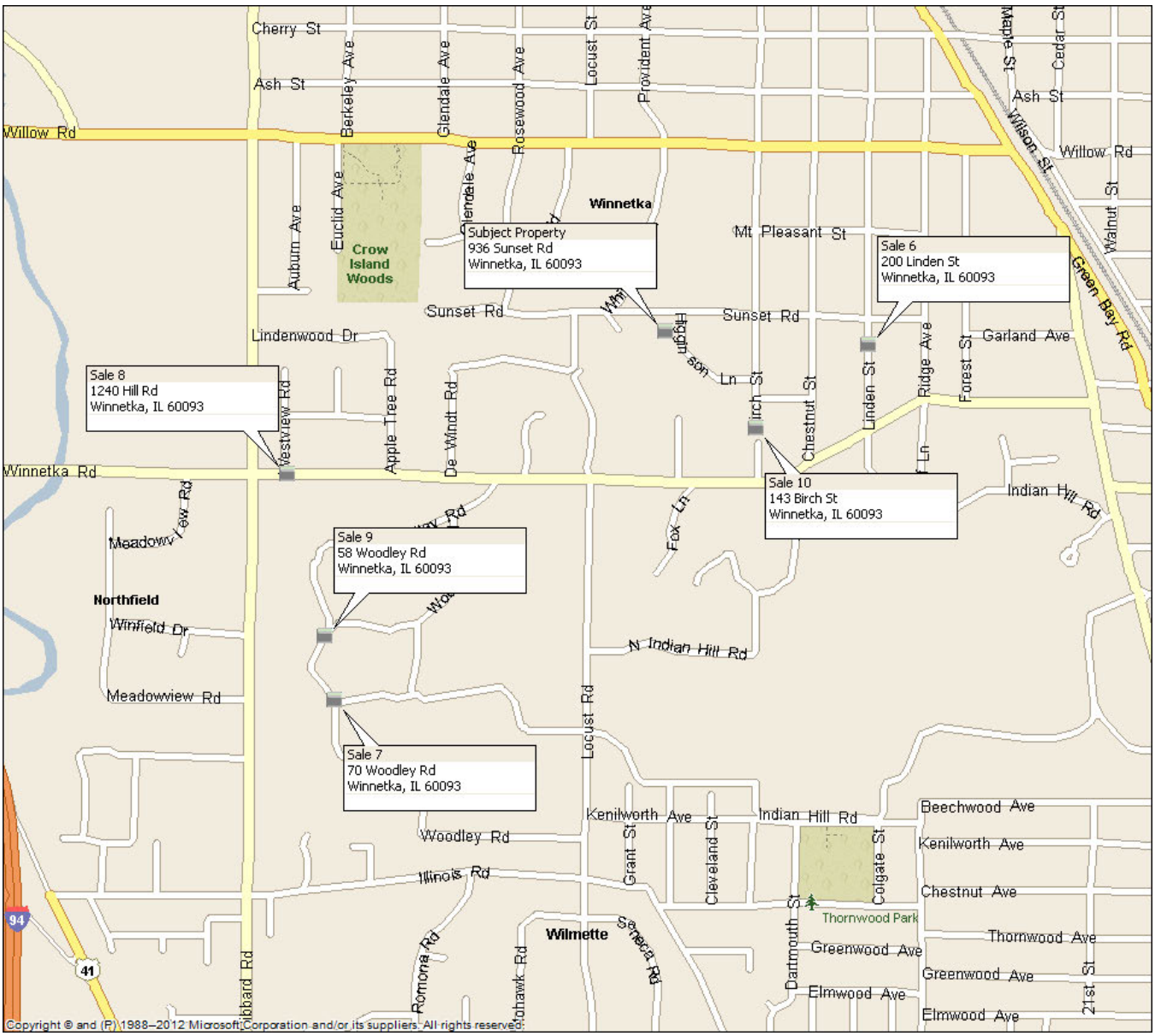
The adjustments are based on market data, contributory value based on replacement cost and our judgment and experience working in the market area. The sales have an adjusted price range of $2,470,155 to $2,682,935 with a median of $2,583,990 and an average of $2,573,860.

Conclusion

The subject property is reconciled to a value near the median and average of the adjusted range with equal weight on the Sales. Our opinion of market value as of the effective date is $2,575,000.

Opinion of Market Value for the Whole Property as of July 22, 2025: $2,575,000

LOCATION MAP FRONT PORTION ANALYSIS



COMPARABLE SALE SUMMARY AND ADJUSTMENT GRID - FRONT						
Property	**Subject**	**Sale 6**	**Sale 7**	**Sale 8**	**Sale 9**	**Sale 10**
Address	936 Sunset Road	200 Linden Street	70 Woodley Road	1240 Hill Road Rd	58 Woodley Road	143 Birch Street
City	Winnetka, IL	Winnetka	Winnetka	Winnetka	Winnetka	Winnetka
Sale Price	-	$2,057,000	$2,350,000	$2,360,000	$2,680,000	$2,149,900
Concessions	-	None	None	None	None	None
Date of Sale*	7/22/2025	9/30/2024	12/18/2024	7/18/2025	8/30/2024	12/6/2024
Location	SW Winnetka	SW Winnetka	SW Winnetka	SW Winnetka	SW Winnetka	SW Winnetka
Site Area - SF	32,171	18,700	44,610	37,984	40,480	18,700
View	Residential	Residential	Residential	Residential	Residential	Residential
Design	Expanded Ranch	Colonial	Expanded Ranch	Georgian	Colonial	English
Exterior Quality	Frame/Brick Veneer	Brick	Frame, Brick	Brick	Brick	Frame
Interior Quality	Good	Good	Good	Good	Good	Good
Age - years	69	97	66	82	81	98
Condition	Average	Average	Average	Average	Average	Average
HVAC	Zoned FA/AC	FA/AC	FA/AC	Zoned FA/AC	Zoned FA/AC	Zoned FA/AC
Parking	2 Garage Spaces	2 Garage Space	3 Garage Space	2 Garage Spaces	3 Garage Space	1 Car Garage
Project Amenities	Patio, Tennis Ct	Deck	Patio, Porch, Pool	Patio, Porch, Pool	Patio	Deck, Porch
Fireplaces	3	2	3	3	4	3
Basement Area (SF)	2,281	1,200	0	1,017	3,201	2,053
Finished Basement Area (SF)	1596	700	0	627	2,500	0
GLA – SF	5,151	4,592	5,000	4,337	8,754	4,318
Above Grade Rooms	12	12	13	12	12	10
Above Grade Bedrooms	6	5	5	5	7	4
Above Grade Baths	4.1	3.1	6.2	4.1	6.2	4.2
Sales Comparison Adjustment Grid						
		Sale 6	**Sale 7**	**Sale 8**	**Sale 9**	**Sale 10**
Sale Price	Adjustment Rate	$2,057,000	$2,350,000	$2,360,000	$2,680,000	$2,149,900
Market Conditions / Sale-List Ratio		$0	$0	$0	$0	$0
Location		$0	$0	$0	$0	$0
Site Area	$15.00	$202,065	($186,585)	($87,195)	($124,635)	$202,065
Design		$0	$0	$0	$0	$0
View		$0	$0	$0	$0	$0
Quality		($41,140)	$0	($47,200)	$0	$42,998
Condition	$25.00	$0	$0	$0	$0	$0
Car Storage		$0	($25,000)	$0	$0	$25,000
Basement Area/Finish	$10/$20	$28,730	$54,730	$32,020	($27,280)	$34,200
Gross Living Area	$50.00	$27,950	$7,550	$40,700	($180,150)	$41,650
Kitchen Finish		$0	$0	$0	$0	$0
Number of Baths		($10,000)	($25,000)	$0	$0	($5,000)
Bath Finishes		$0	$0	$0	$0	$0
Amenities		($25,000)	($25,000)	($25,000)	$0	$0
Overall Adjustment		$182,605	($199,305)	($86,675)	($332,065)	$340,913
Adjusted Sale Price		$2,239,605	$2,150,695	$2,273,325	$2,347,935	$2,490,813
% Net Adjustment		*8.9%*	*-8.5%*	*-3.7%*	*-12.4%*	*15.9%*
% Gross Adjustments		*15.1%*	*12.7%*	*8.8%*	*12.4%*	*16.3%*
					Low	$2,150,695
					High	$2,490,813
					Average	$2,300,475
					Median	$2,273,325

Effective date for appraisal of subject property

For this analysis, the reduced site area of 32,171 square feet is used assuming the rear 24,000 square feet are subdivided out for development of a single-unit residence.

The sales are all located in the subject's SW Winnetka area and are similar vintage traditional style residences. The sales have closing dates between August 2024 to July 2025. The sales are adjusted for significant differences and require gross adjustments of 8.8 to 16.3 percent for differences in physical characteristics including site area,

exterior quality, car storage, basement area and finish, gross living area, condition, number of bathrooms and amenities.

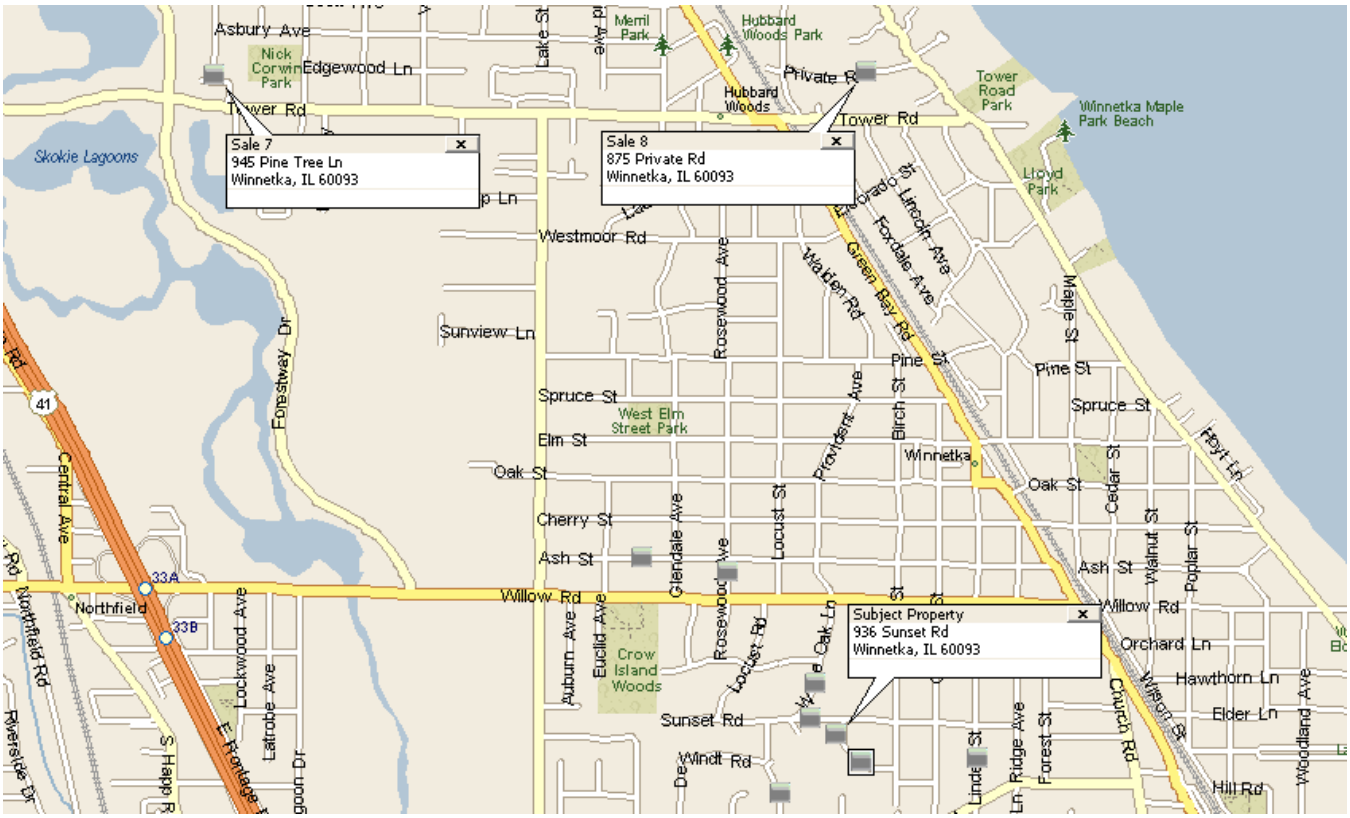
The adjustments are based on market data, contributory value based on replacement cost and our judgment and experience working in the market area. The sales have an adjusted price range of $2,156,695 to $2,490,813 with a median of $2,273,325 and an average of $2,300,475.

Conclusion

The subject property is reconciled to a value near the median and average of the adjusted range with equal weight on the Sales. Our opinion of market value as of the effective date is $2,300,000.

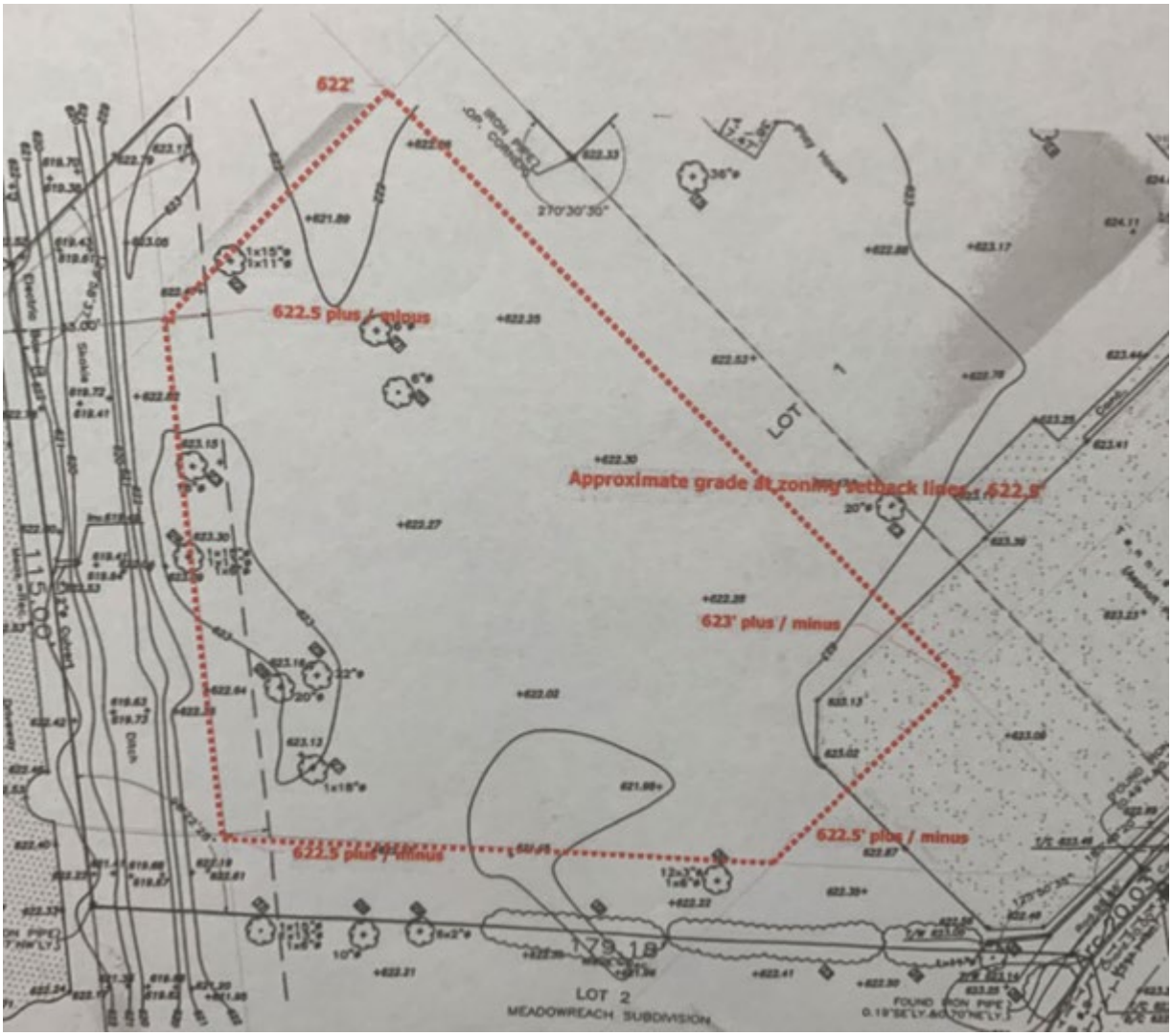
Opinion of Market Value for the Whole Property as of July 22, 2025: $2,300,000

LOCATION MAP REAR LOT ANALYSIS



The rear lot is assumed to be 24,000 square feet and to generally meet the size requirements of the R2 zoning district. The site is within Zone AE, a flood hazard district and will be subject to development guidelines to provide compensatory storm water storage. Development in a flood hazard district is occurring in Winnetka and has been done successfully on many siters with similar flood plain elevations as the subject property.

The image below illustrates a potential building envelope for the south parcel. The scenario includes removal of the tennis court.



The table below summarizes land sales (many of which are tear downs) in Winnetka considered in the valuation scenario of the rear buildable lot.

FLOOD PLAIN TEAR DOWN LAND SALES							
No	**Address**	**City, St**	**Flood Zone**	**Sale Date**	**Sale Price**	**Size - SF**	**$PSF**
1	265 White Oak Lane	Winnetka, IL	A	10/21/2020	$1,200,000	29,297	$40.96
2	385 Rosewood Ave	Winnetka, IL	A	10/15/2018	$405,000	8,850	$45.76
3	1155 Ash Street	Winnetka, IL	A	3/22/2022	$525,000	10,800	$48.61
4	111 Thorntree Lane	Winnetka, IL	A/X	2/17/2022	$1,400,000	42,244	$33.14
5	956 Sunset Rd	Winnetka, IL	A	8/21/2014	$1,200,000	37,510	$31.99
6	884 Higginson Ln	Winnetka, IL	A	7/1/2013	$1,425,000	27,443	$51.93
7	945 Pine Tree Lane	Winnetka, IL	X	1/21/2025	$1,175,000	26,563	$44.23
8	875 Private Rd	Winnetka, IL	X	10/30/2023	$1,570,000	31,078	$50.52
9	338 Linden St	Winnetka, IL	X	5/15/2025	$1,130,000	12,628	$89.48
10	174 Linden St	Winnetka, IL	X	1/18/2024	$1,050,000	12,716	$82.57
						Low	$31.99
						High	$89.48
						Average	$51.92

Ten tear down and vacant land sales in Winnetka have a sale price per square foot of $31.99 to $89.48 per square foot plus in most cases, tear down costs. The sales have an average of $51.92 per square foot of land area.

Given the subject's AE flood zone rating and size, the market value of the site, if available for development as a buildable lot subject to the R2 zoning requirements with some needed variances, would be toward the lower end of the midpoint of the range given current market demand and significant price appreciation of residences in Winnetka the past five years.

Therefore, based on our analysis, it is our opinion that the value of the south 24,000 square foot lot is $50.00 per square foot or $1.2 million.

Comparable Sales

Improved Comparable Sale # 1

Location Data		Transaction Data	
Street Address	844 Hibbard Road	Contract-Sale Date	7/30/2024
City	Winnetka	Sale Price	$2,100,000
State	IL	Property Rights	Fee Simple
County	Cook	Financing	Cash to Seller
Zip	60093	Conditions of Sale	Arm's-Length
		Marketing Period (days)	9

Improvement Data		Site Data	
Gross Living Area (SF)	4,885		
Year Built	1924	Acres (Gross)	0.89
Condition	Average	Square Feet (Gross)	38,934
Exterior Quality	Brick	Acres (Net)	0.89
Interior Quality	Good	Square Feet (Net)	38,934
Parking	2 Garage Space	Shape	Rectangle
Bedrooms	5	Topography/Elevation	Level
Bathrooms	5.1	Utilities	All available
Fireplace(s)	2	Zoning	R2
Amenities	Patio, Pool, Pool House		

Prior Sales

None in prior 3 Years

Analysis

Price/Sq Ft	$429.89

Source

MRED #12058179, Public Records, Listing Broker.

Improved Comparable Sale # 2

Location Data

Street Address	70 Woodley Road
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract Sale Date	12/18/2024
Sale Price	$2,350,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Period (days)	27

Improvement Data

Gross Living Area (SF)	5,000
Year Built	1954
Condition	Average
Exterior Quality	Frame, Brick
Interior Quality	Good
Parking	3 Garage Space
Bedrooms	5
Bathrooms	6.2
Fireplace(s)	3
Amenities	Patio, Porch, Pool

Site Data

Acres (Gross)	1.02
Square Feet (Gross)	44,610
Acres (Net)	1.02
Square Feet (Net)	44,610
Shape	Rectangle
Topography/Elevation	Level
Utilities	All available
Zoning	R-3, Cook County

Prior Sales

Jul-23	$1,900,000

Analysis

Price/Sq Ft	$470.00

Source

MRED #12204141, Listing Broker, Public Records

Improved Comparable Sale # 3

Location Data

Street Address	1240 Hill Road Rd
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract Sale Date	7/18/2025
Sale Price	$2,360,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Period (days)	10

Improvement Data

Gross Living Area (SF)	4,337
Year Built	1938
Condition	Average
Exterior Quality	Brick
Interior Quality	Good
Parking	2 Garage Spaces
Bedrooms	5
Bathrooms	4.1
Fireplace(s)	3
Amenities	Patio, Porch, Pool

Site Data

Acres (Gross)	0.87
Square Feet (Gross)	37,984
Acres (Net)	0.87
Square Feet (Net)	37,984
Shape	Rectangular
Topography/Elevation	Level
Utilities	All available
Zoning	R2

Prior Sales

None is 3 years

Analysis

Price/Sq Ft	$544.15

Source

MRED #12349801, Public Records

Improved Comparable Sale # 4

Location Data

Street Address	58 Woodley Road
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract Sale Date	8/30/2024
Sale Price	$2,680,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's Length
Marketing Period (days)	15

Improvement Data

Gross Living Area (SF)	8,754
Year Built	1939
Condition	Average
Exterior Quality	Brick
Interior Quality	Good
Parking	3 Garage Space
Bedrooms	7
Bathrooms	6.2
Fireplace(s)	4
Amenities	Patio

Site Data

Acres (Gross)	0.93
Square Feet (Gross)	40,480
Acres (Net)	0.93
Square Feet (Net)	40,480
Shape	Rectangle
Topography/Elevation	Level
Utilities	All available
Zoning	R-3, Cook County

Prior Sales

Jun-22	$2,625,000

Analysis

Price/Sq Ft	$306.15

Source

MRED #12094231, Listing Broker, Public Records

Improved Comparable Sale # 5

Location Data	
Street Address	62 Woodley Road
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data	
Sale Date	Active
Sale Price	$2,850,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's Length
Marketing Period (days)	5

Improvement Data	
Gross Living Area (SF)	5,000
Year Built	1933
Condition	Average
Exterior Quality	Frame, Brick
Interior Quality	Good
Parking	2 Car Garage
Bedrooms	6
Bathrooms	4.2
Fireplace(s)	5
Amenities	Patio, Balconies

Site Data	
Acres (Gross)	1.53
Square Feet (Gross)	66,707
Acres (Net)	1.53
Square Feet (Net)	66,707
Shape	Rectangular
Topography/Elevation	Level
Utilities	All available
Zoning	R-3, Cook County

Prior Sales	
Mar-07	$3,100,000
Feb-24	$2,649,000

Analysis	
Price/Sq Ft	$570.00

Source

MRED #12429588, Listing Broker, Public Records

Improved Comparable Sale # 6

Location Data

Street Address	200 Linden Street
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract-Sale Date	9/30/2024
Sale Price	$2,057,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Period (days)	15

Improvement Data

Gross Living Area (SF)	4,592
Year Built	1923
Condition	Average
Exterior Quality	Brick
Interior Quality	Good
Parking	2 Garage Space
Bedrooms	5
Bathrooms	3.1
Fireplace(s)	2
Amenities	Deck

Site Data

Acres (Gross)	0.43
Square Feet (Gross)	18,700
Acres (Net)	0.43
Square Feet (Net)	18,700
Shape	Rectangle
Topography/Elevation	Level
Utilities	All available
Zoning	R3

Prior Sales

None in prior 3 Years

Analysis

Price/Sq Ft	$447.95

Source

MRED #12090653, Public Records, Listing Broker.

Improved Comparable Sale # 7

Location Data

Street Address	70 Woodley Road
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract Sale Date	12/18/2024
Sale Price	$2,350,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Period (days)	27

Improvement Data

Gross Living Area (SF)	5,000
Year Built	1954
Condition	Average
Exterior Quality	Frame, Brick
Interior Quality	Good
Parking	3 Garage Space
Bedrooms	5
Bathrooms	6.2
Fireplace(s)	3
Amenities	Patio, Porch, Pool

Site Data

Acres (Gross)	1.02
Square Feet (Gross)	44,610
Acres (Net)	1.02
Square Feet (Net)	44,610
Shape	Rectangle
Topography/Elevation	Level
Utilities	All available
Zoning	R-3, Cook County

Prior Sales

Jul-23	$1,900,000

Analysis

Price/Sq Ft	$470.00

Source

MRED #12204141, Listing Broker, Public Records

Improved Comparable Sale # 8

Location Data

Street Address	1240 Hill Road Rd
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

Contract Sale Date	7/18/2025
Sale Price	$2,360,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's-Length
Marketing Period (days)	10

Improvement Data

Gross Living Area (SF)	4,337
Year Built	1938
Condition	Average
Exterior Quality	Brick
Interior Quality	Good
Parking	2 Garage Spaces
Bedrooms	5
Bathrooms	4.1
Fireplace(s)	3
Amenities	Patio, Porch, Pool

Site Data

Acres (Gross)	0.87
Square Feet (Gross)	37,984
Acres (Net)	0.87
Square Feet (Net)	37,984
Shape	Rectangular
Topography/Elevation	Level
Utilities	All available
Zoning	R-2

Prior Sales

None is 3 years

Analysis

Price/Sq Ft	$544.15

Source

MRED #12349801, Public Records

Improved Comparable Sale # 9

Location Data	
Street Address	58 Woodley Road
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data	
Contract Sale Date	8/30/2024
Sale Price	$2,680,000
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's Length
Marketing Period (days)	15

Improvement Data	
Gross Living Area (SF)	8,754
Year Built	1939
Condition	Average
Exterior Quality	Brick
Interior Quality	Good
Parking	3 Garage Space
Bedrooms	7
Bathrooms	6.2
Fireplace(s)	4
Amenities	Patio

Site Data	
Acres (Gross)	0.93
Square Feet (Gross)	40,480
Acres (Net)	0.93
Square Feet (Net)	40,480
Shape	Rectangle
Topography/Elevation	Level
Utilities	All available
Zoning	R-3, Cook County

Prior Sales	
Jun-22	$2,625,000

Analysis	
Price/Sq Ft	$306.15

Source

MRED #12094231, Listing Broker, Public Records

Improved Comparable Sale # 10

Location Data

Street Address	143 Birch Street
City	Winnetka
State	IL
County	Cook
Zip	60093

Transaction Data

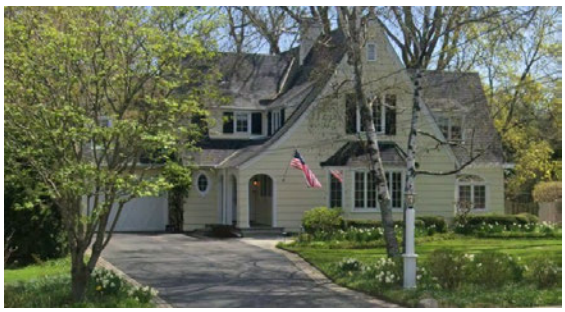
Sale Date	12/6/2024
Sale Price	$2,149,900
Property Rights	Fee Simple
Financing	Cash to Seller
Conditions of Sale	Arm's Length
Marketing Period (days)	4

Improvement Data

Gross Living Area (SF)	4,318
Year Built	1922
Condition	Average
Exterior Quality	Frame
Interior Quality	Good
Parking	1 Car Garage
Bedrooms	4
Bathrooms	4.2
Fireplace(s)	3
Amenities	Deck, Porch

Site Data

Acres (Gross)	0.43
Square Feet (Gross)	18,700
Acres (Net)	0.43
Square Feet (Net)	18,700
Shape	Rectangular
Topography/Elevation	Level
Utilities	All available
Zoning	R3



Prior Sales

None

Analysis

Price/Sq Ft	$497.89

Source

MRED #12164633, Listing Broker, Public Records

State Certification/Qualifications

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.001110

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2025

CERTIFIED GENERAL REAL ESTATE APPRAISER

JOHN C SATTER
521 CHICAGO AVE UNIT 1
EVANSTON, IL 60202-2904

MARIO TRETO, JR.
SECRETARY

LAURIE MURPHY
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

18272163

Qualifications for John C. Satter, MAI, GAA

1997 - Present	JCS Real Estate Services, Inc. President
1992 - 1996	Wayne L. Wnek, MAI & Associates, Inc. Real Estate Appraiser

Scope of Experience:

Mr. Satter is the President and owner of JCS Real Estate Services, Inc., a real estate appraisal firm that provides one-to-four-unit residential appraisal services. Responsibilities include business development, staff management, and appraisal production and review. Mr. Satter has over 32 years of experience in the valuation of a wide variety of real property types.

Mr. Satter has broad experience in the valuation of residential, commercial, industrial and special use real estate throughout the Chicago metropolitan area.

Mr. Satter has experience as an expert witness and has been qualified as an expert in the Circuit Courts of Cook, Lake, DuPage, and Will Counties of Illinois, the Chicago Zoning Board of Appeals, Lake and Cook County property tax appeal boards, the Chicago Planning and Zoning Commission, the U.S. District Court for Northern Illinois, and the U.S. District Court for Eastern Michigan.

Mr. Satter is a designated Member of the Appraisal Institute (MAI) and General Accredited Appraiser (GAA) of the National Association of Realtors. He has been engaged in the appraisal of real estate since 1992 with experience rendering opinions of value for private clients, financial institutions, mortgage brokers, attorneys, governmental agencies, accountants, and public corporations.

Professional Associations and Affiliations:

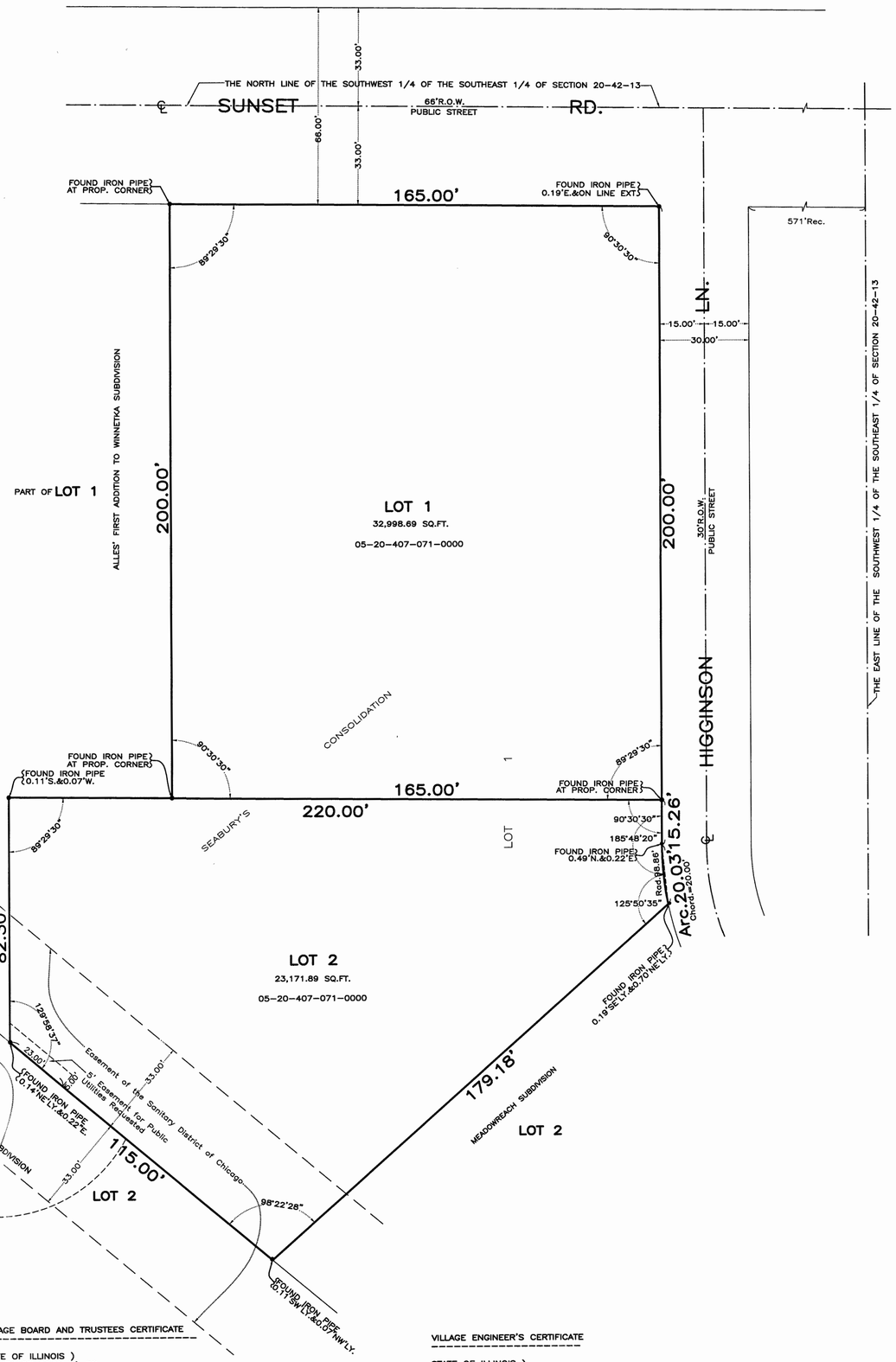
Appraisal Institute MAI #12452 (Awarded March 2007)
National Association of Realtors General Accredited Appraiser #4683 (Awarded January 2005)
IL Certified General Real Estate Appraiser
Illinois Coalition of Appraisal Professionals (ICAP)
Former Member of the Glencoe Zoning Board of Appeals and Liaison to the Plan Commission

Formal Education:

Bachelor of Science - Civil Engineering, University of Illinois - Urbana/Champaign
Specialized appraisal and real estate education, Appraisal Institute and North Shore Barrington Board of Realtors

MARREN'S RESUBDIVISION

BEING A RESUBDIVISION OF LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID SEABURY'S CONSOLIDATION RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS.



NORTH

GRAPHIC SCALE

25 20 15 10 5 0 25 50

(IN FEET)
1 Inch = 25 Ft.

UTILITY EASEMENT

AN EASEMENTS IS HEREBY GRANTED TO THE VILLAGE OF WINNETKA FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED 'UTILITY EASEMENT," TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO TRIM AND REMOVE SUCH TREES, BUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON THE EASEMENT EXCEPT FOR THE ROADWAY THAT LIES WITHIN THE EASEMENT FOR INGRESS AND EGRESS, AND DRIVEWAY AND SIDEWALK SURFACES.

WATER & ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED THIS _____DAY OF _____, 20___.

BY: _____
DIRECTOR OF WATER & ELECTRIC

OWNER'S SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT I _____ AS OWNER OF THE PROPERTY DESCRIBED AS THE MARREN'S RESUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LAY.

_____
SIGNATURE OF OWNERS

LOT NUMBERS	SCHOOL DISTRICT	
	ELEMENTARY	HIGH SCHOOL
1 & 2		

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

_____
NOTARY PUBLIC

MORTGAGE HOLDER CERTIFICATE

THIS IS TO CERTIFY THAT _____ AS MORTGAGE HOLDER OF THE PROPERTY DESCRIBED HEREON DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID PROPERTY AS SHOWN ON THE PLAT HEREON DRAWN.

_____AS MORTGAGE HOLDER.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)SS.

I, _____ AND _____ OF THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____AND_____ OF THE_____APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

VILLAGE BOARD AND TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, ILLINOIS

THIS _____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT WINNETKA, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE COLLECTOR

PREPARED BY:
PROFESSIONALS ASSOCIATED—MM SURVEY, CO.
PROFESSIONAL DESIGN FIRM NO. 184—003023
7100 N. TRIPP AVE, LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675—3000 FAX (847) 675—2167
e—mail: pa@professionalsassociated.com
www.professionalsassociated.com

ORDER NO.: 06—73951

PERMANENT REAL ESTATE INDEX NUMBER:
05—20—407—071—0000

AFTER RECORDING MAIL TO:

OWNER NAMES: ROBERT J. MARREN AND SUSAN L. MARREN

ADDRESS: 936 SUNSET ROAD

CITY, STATE & ZIP: WINNETKA, ILLINOIS, 60093.

SUBMITTED BY AND RETURN PLAT TO:

VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

51 GREEN BAY ROAD

WINNETKA, ILLINOIS 60093

PERMISSION TO RECORD

I, HYLTON E. DONALDSON, A PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 035—002819, HEREBY DESIGNATE AND AUTHORIZE THE VILLAGE OF WINNETKA ACCORDING TO THE PUBLIC ACT 87—0705 TO RECORD THIS RESUBDIVISION WITH THE COUNTY OF COOK, ILLINOIS.

DATED: _____

_____
HYLTON E. DONALDSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2819

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE / SHE HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AND PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____AND_____
OWNERS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____AND _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME AS THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNERS OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20_____.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, HYLTON E. DONALDSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT A SURVEY UNDER MY DIRECTION WAS PERFORMED ON THE BELOW DESCRIBED PROPERTY FOR THE PURPOSES OF RESUBDIVISION AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION OF LOT 1 IN SEABURY'S CONSOLIDATION OF LOT 1 IN MEADOWREACH, TOGETHER WITH PART OF LOT 1 IN ALLES' FIRST ADDITION TO WINNETKA, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING SEABURY'S CONSOLIDATION RECORDED NOVEMBER 4, 1976 AS DOCUMENT 23697377, IN COOK COUNTY, ILLINOIS.

IRON PIPES OR OTHER MONUMENTATION AS NOTED WERE FOUND OR SET AT ALL THE LOT CORNERS OF THE RESUBDIVISION.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PER FLOOD INSURANCE RATE MAP OF THE VILLAGE OF WINNETKA, ILLINOIS, MAP NO. 17031C0251K DATED SEPTEMBER 10, 2021, THIS PROPERTY IS SITUATED WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2819, LICENSE EXP. DATE NOV. 30, 2026.

Minutes adopted 02.10.2014

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
JANUARY 13, 2014

Zoning Board Members Present:	Joni Johnson, Chairperson Chris Blum Andrew Cripe Mary Hickey Carl Lane Jim McCoy Scott Myers
Zoning Board Members Absent:	None
Village Staff:	Michael D'Onofrio, Director of Community Development

***

936 Sunset Rd., Case No. 14-01-V2, Robert and Susan Marren, Variations by Ordinance: (1) Lot Area and (2) Rectangular Buildable Area

Mr. D'Onofrio read the public notice. The purpose of this hearing is to hear testimony and receive public comment regarding a request by Robert and Susan Marren concerning variations by Ordinance from Section 17.30.010 [Lot Area, Shape and Dimensions] of the Winnetka Zoning Ordinance to permit Lot 2 of the proposed Marren's Subdivision to have a lot area of 23,171.88 s.f., whereas a minimum of 24,000 s.f. is required, a variation of 828.12 s.f. (3.45%) and not provide the minimum rectangular buildable area of 16,335 s.f.

Chairperson Johnson stated that before she swore in the witnesses, she would like to read a statement which would be applicable to this case as well as the Birch Street case. She stated that for those of you who were at the last meeting on December 9, 2013 you would recall that one of the questions raised with regard to new construction was whether Cook County had passed the Watershed Management Ordinance ("WMO"). Chairperson Johnson stated that the engineer for the applicant stated that he did not think that the ordinance had been passed. In fact the ordinance was passed on October 3, 2013 and would take effect May 1, 2014. She stated that the storm water master plan which was presented to the Village Council made several recommendations relating to the WMO. Chairperson Johnson stated that in addition, the plan discusses the issue of "deep basements" and the implications of flooding and storm water management.

Chairperson Johnson stated that consequently, she briefly discussed with Mr. D'Onofrio that it would helpful to have the Village staff or the Public Works Department present at the meeting at which the Birch Street case is next presented. She stated that Susan Chen of the Public Works Department planned to attend the Plan Commission meeting on January 22, 2014 to address storm water issues relating to new construction and in particular, relating to the subdivision request for

936 Sunset. Chairperson Johnson stated that meeting was supposed to take place in December, but that for various technical reasons, the meeting was continued until January 22, 2014.

Chairperson Johnson stated that due to the inadequacy of the information presented at the meeting, it is imperative that we obtain the input of Village staff. She stated that if this were a typical adversarial process, they could rely on opposing parties to present expert testimony reporting their respective positions. Chairperson Johnson stated that although they are a quasi-judicial body, they do not typically have an adversarial presentation of evidence and that it is difficult if not impossible for members of the Board to fill in gaps to weigh one side of the evidence, etc. She noted that the WMO is approximately 280 pages and that she did not expect anyone on this Board to be able to digest or understand how it would apply to the Birch Street case or other new construction cases which may come before the Board.

Chairperson Johnson stated that she brought the matter up at this meeting since there are flood water implications for this case. She stated that if the applicants wanted to proceed, after the presentation of testimony if the Board members feel that storm water and flooding issues are not adequately addressed, the case could be continued until the next meeting in order to obtain input from the Village staff or in the form of a written report. Chairperson Johnson commented that while the new WMO did not currently apply, it will in 3 months. She also stated that in the agenda report, the architects for the Marrens stated that they did not believe that any new construction will be able to have a basement and that there has not been a final determination in that regard. Chairperson Johnson also stated that the basement issue may not come up at this meeting, but that it is relevant. She then asked if there were any questions. No questions were raised by the Board at this time.

Chairperson Johnson swore in those that would be speaking on this case.

John Ballack of Timm T. Martin Architects introduced himself to the Board and stated that he would be representing the property owners. He informed the Board that the property owners are seeking to subdivide their property on the corner of Higginson and Sunset and that they are asking for two variations. Mr. Ballack stated that the first variation is to allow for a minimum lot area for the south portion to be under the 24,000 square foot minimum. He stated that since the rectangular building area of the southern lot would be compromised in doing so, they are requesting that the Board allow that to pass as well.

Mr. Ballack then stated that with regard to the past history of the lot pre-1976, it was known as the Seabury's Consolidation and that it used to be two lots which are identical to the proposal. He added that it is documented in the records and that the property was owned by John and Charlene Seabury. Mr. Ballack informed the Board that the reason behind that consolidation was to allow a tennis court to straddle both properties and stated that the subdivision would bring the property back to its historical intent. He noted that the corner lot would be fully compliant with zoning and that the south lot would be complaint except for two issues. Mr. Ballack then stated that it is their hope that the Board passed the request and asked if there were any questions.

Ms. Hickey stated that in terms of the ordinance, it states that the rectangular building area is 16,335 square feet. She then asked what is the rectangular building area.

Mr. Ballack stated that with regard to the old ordinance, it was designed for irregularly shaped lots such as this. He then stated that one side has to be 90 feet and that they would have to fit that shape within the boundaries of the irregularly shaped lot. Mr. Ballack stated that with regard to the agenda report, there is a diagram drawn (on page 3) which showed how the corners fall outside of the south property lines. He indicated that it is close, but that it did not fit.

Ms. Hickey referred to the rectangular building area out of the proposed parcel.

Mr. Ballack responded that they did not explore the exact number. He then stated that if they were to take 10 feet off of the bottom of the rectangular area, it would fit. Mr. Ballack informed the Board that there are two scenarios shown and that the long rectangle at the top showed the area up and down on the page.
Mr. Blum informed the applicants that one thing that the Board considers is whether there are conforming alternatives. He then stated that after looking at the proposal, he asked the applicants if they explored conforming alternatives and that it appeared as though lot 1 is significantly over the minimum lot size. Mr. Blum also asked if they could divide it 10 feet to the north and have two conforming lots.

Mr. Ballack responded that they did explore conforming alternatives and that if they were to move the boundary line north, they would not have a compliant lot depth because it is a corner lot. He noted that the established north corner lot is to be legally compliant.

Chairperson Johnson asked the applicants if they were to do Mr. Blum's suggestion, could they seek a variation for the corner lot.

Mr. Ballack confirmed that they could, but that it would be best to maintain the corner lot as close as possible and to focus on the south lot. He also stated that unless there is input from the neighbors, they would welcome alternatives and that they are flexible.

Mr. Cripe asked if they were to take the other approach and ask for a variation on the corner lot, would that address the rectangular issue.

Mr. Ballack agreed that it would work on the north lot and that the minimum rectangular building area would fit if they were to adjust the north boundary. He indicated that it is very close as it is. Mr. Ballack reiterated that they would have two noncompliant lots, but that alternative would satisfy the minimum building area.

Mr. Lane asked if it would hang over the lot line of the west property.

Mr. Ballack noted that only one side has to be a 90 feet minimum. He indicated that while they could play around with the shape, there is no way of telling that here.

Chairperson Johnson asked Mr. D'Onofrio for his input.

Mr. D'Onofrio informed the Board that the issue was discussed with the applicants in terms of

moving the lot line further north. He stated that at the same time, they would need zoning relief for lot 1 on the corner lot. Mr. D'Onofrio noted that it is important for the Board to understand that this buildable area concept came about in large part because there are so many lots with different topography like ravines where there is a lot area of "X" and 30% of it is table land and 70% of it is on the slope. He stated that therefore, in order to take advantage of the entire lot area, from a practical point of view, it would have to take up the tableland and have the home "cheek to jowl." Mr. D'Onofrio referred to an adequate space on a similar plane to build a new single family home. He stated that is the reason behind creating buildable area. Mr. D'Onofrio indicated that this situation is a little bit different in that they are not dealing with steep topography. Mr. D'Onofrio then stated that in connection with a large flag lot, a significant portion of the lot area is not usable or buildable. He stated that it is a proportionality issue of how to build a home on a lot which has steep topography that fits on the tableland.

Chairperson Johnson referred the Board to Attachment A in the packet of materials and the Village Council and ordinance recitals which go through quite a bit of detail as to why the ordinance was enacted. She stated that you can see the rationale for the change in 1999. Chairperson Johnson noted that there didn't appear to be many standards governing subdivisions, but that one identified in the Plan Commission agenda packet is that subdivisions should not result in the creation of side lot lines abutting rear lot lines.

Mr. Blum stated that it is the ordinance.

Mr. D'Onofrio stated that those criteria are for the Plan Commission to consider when looking at subdivision requests.

Chairperson Johnson stated that while it is not relevant in that the Board is not ruling on the subdivision request per se, the Board has to have an understanding of the issues raised by subdivision requests.

Mr. D'Onofrio referred the Board to Section 16.12.010 of the Village code which is the subdivision regulations. He read the following statement: "that subdivisions shall not result in the creation of one or more lots which have a side lot line which abut rear lot lines." Mr. D'Onofrio stated that is what would be happening as a result of the subdivision request. He stated that with regard to lots, most of the time, there are side yards abutting side yards, but in that case, they could end up with a rear yard abutting a side yard and that there may not be a positive impact.

Mr. Myers stated that he is struggling with regard to how to apply the first criteria to a subdivision which is that the property cannot yield a reasonable return. He stated that in this instance, there is a property that can yield a reasonable return and that if it was divided, there would be a totally different equation in terms of that term.

Mr. D'Onofrio responded that it is a little bigger scale in this case and that with regard to reasonable return, the Board is being asked to make a recommendation on a decision as to whether this should remain one lot or be re-subdivided into two lots.

Chairperson Johnson stated that is why it was discussed with Mr. D'Onofrio earlier as to whether

to go forward with the consideration of this case until both the Plan Commission and the Village Council make a decision on the subdivision because if they do not go ahead with the subdivision, then the applicants would obviously not need a variance since the Board is to provide an advisory opinion. She then stated that while she felt uncomfortable with that, it was Mr. D'Onofrio's suggestion that they go ahead.

Mr. Lane asked if it was possible to have access off of Sunset and have the front yard off of Sunset for the south lot.

Mr. Ballack indicated that he did not believe so. He referred to the current home on the corner and stated that they would have to put an easement across the north lot. Mr. Ballack then stated that in looking at the survey, it showed the existing home and that on the west boundary, for the west property line, there is only 14½ feet which would be very tight to put in an easement to allow access to the south lot. He then referred the Board to page 7 of the materials.

Mr. Lane asked the applicants if they considered trying to attach a piece of 916 Higginson to make the lot 24,000 square feet.

Mr. Ballack responded that they did not.

Chairperson Johnson asked if there was any other possibility to subdivide and sell part of the lot to 916 Higginson.

Mr. Ballack stated that they are only working within their property.

Chairperson Johnson asked the applicants if they have a rough drawing of what the home would look like with a driveway on Higginson and that she assumed that the garage would be in the front.

Mr. Ballack stated that on the east side, a hypothetical home was designed to show realistically how a home could be placed within the lot. He stated that it would have a side loaded driveway and referred the Board to page 18 which showed the existing lot with the existing home and the south lot with a hypothetical home. Mr. Ballack also stated that the driveway would be off of Higginson and that a driveway apron would be created. He then informed the Board that a four car garage is shown and that it could be a three car garage. Mr. Ballack added that the front of the home would face northeast.

Chairperson Johnson asked Mr. Ballack if his firm is working on the project across the street as their sign is there. She also asked if there were any other questions.

Mr. Lane asked how big the hypothetical home is. He referred to the calculation of the approximate square footage of the first floor being 4,200 square feet.

Mr. Ballack informed the Board that they submitted a complete zoning study in the packet of materials. He also stated that the total square footage is 7,144 and that half of that would be the first floor.

Ms. Hickey asked if they could put restrictions on the square footage of the proposed home.

Chairperson Johnson stated that it could be on the deed.

Mr. Ballack stated that a home of that size would be sufficient for that lot.

Chairperson Johnson asked what is the square footage of the home across the street on a similar lot.

Mr. Ballack stated that he did not know.

Mr. Cripe indicated that it looked like the front of the home would be staring into a backyard which he commented seemed awkward.

Mr. D'Onofrio stated that in connection with that standard on subdivisions, that showed what that issue is.

Mr. Cripe asked if there is no way around that issue and referred to the lot having a different shape.

Mr. Ballack responded that there is and that the diagram represented a random example case showing a home to be placed there. He noted that his firm was not retained to design that house and that it was done as a courtesy.

Chairperson Johnson stated that another issue is that even if the subdivision goes through, with regard to the variations, there is nothing barring a future owner from asking for more variations. She added that 915 Higginson is almost the exact same shaped lot.

Bonnie Rickard identified herself as the property owner and informed the Board that the square footage is half that size.

Mr. Myers stated that the applicants are making it clear that they are only showing the possibility.

Chairperson Johnson asked if there were any other questions.

Mr. Blum stated that it would be helpful for the applicants to run through the factors applied to variations and their position on the standards.

Mr. Cripe also asked for the applicants to state the reason they cannot get reasonable return on the property as it exists.

Chairperson Johnson asked if there were any other questions.

Mr. McCoy stated that the presented option is purely graphic and that the ordinance did not allow for the front door of a home to look into someone's backyard. He stated that if they were to grant the proposal, they would be creating another problem for a future owner of that lot. Mr. McCoy questioned how they do that to avoid violating the ordinance.

Mr. Ballack stated that he would like to stress that the home is a hypothetical home and that the zoning code would prevent that.

Mr. McCoy asked Mr. Ballack to inform the Board where they would put the front door on a home on this lot as a reasonable person where it would not violate the ordinance.

Mr. Myers stated that they would end up violating some zoning regulation such as side yard and front yard direction with regard to the way the home is facing. He indicated that you would either have an extremely small home which fit on the lot and met all of the criteria or there would have to be variations on one of those dimensions.

Mr. Ballack stated that architecturally speaking, there is more than one way to skin a cat and that they can make it work. He stated that the home would be oriented perpendicular to the north setback and that the main mass of the home would be to the north. Mr. Ballack added that the front door would face due east on Higginson.

Chairperson Johnson asked if there were any other questions. No additional questions were raised by the Board at this time. She then swore in the property owners.

Bob Marren introduced himself and his wife to the Board and stated that they have a history in Winnetka with a lot of family in Winnetka. He also stated that they are committed to the community and that they have six children who were raised here. Mr. Marren stated that prior to this home, they lived at 787 Sunset.

Mr. Marren informed the Board that when his wife's parents looked for a home to downsize to, they had a hard time finding a smaller home. He stated that they were looking for a home with a master bedroom on the first floor and that there were not many homes which accommodated that regardless of the price tag and that they finally found a home on Birch which fit their needs. Mr. Marren then stated that the prior owner of their home passed the home to their daughter and that only one family lived in the home.

Mr. Marren stated that when they looked at the set of old plans for the property; they discovered that it had been two lots. He confirmed that they have no plans to build a home on the property to sell and that the hypothetical rendering is not what he would recommend. Mr. Marren also stated that in no way was the architect charged with coming up with a home for that lot and that the rendering was only done to show that a home could be built. He added that they have no immediate plans to do anything and that the situation seemed like a nice idea, to revert the property to what it had previously been and to be in conformity with the neighborhood.

Chairperson Johnson asked if there were any questions.

Mr. McCoy stated that the Board is charged with the eight standards to be answered and that they have to see if the request meets the standards. He then referred to the very first standard of reasonable return, as well as unique circumstances. Mr. McCoy described the big one in this case is whether the request would alter the character of the locality. He indicated that while the

property owners obviously care about that, they may want to sell the property in the future to someone who may not have the same history as the property owners. Mr. McCoy stated that he would be more swayed if they were able to get past the first three standards in deciding whether or not to approve the request.

Chairperson Johnson asked if there were any other questions not relating to the standards. She noted that the home and the proposed south lot are in the flood plain and referred to the base flood elevation and that most of the lot is in the flood plain and asked if they had any flood detention on the property.

Mrs. Marren responded that they have two sump pumps. She informed the Board that they do get standing water in the back.

Mr. Marren informed the Board that there is a creek in the back of the property.
Chairperson Johnson stated that they understood that there is a lot of water in that area. She then asked if the subdivision is approved and the variations are approved and a home is built at some point, will that exacerbate the flooding on the Marren's existing property.

Mr. Ballack informed the Board that they did look into that and that they have had many conversations with Susan Chen who walked them through the process and the minimum lot grade formula to see whether they can build on a lot in the flood plain. He stated that you take the survey and average of spot elevations on the survey and that if those average lot grade numbers are less than the calculated number in the formula, then you cannot build a basement. Mr. Ballack informed the Board that the calculation for the lot with the subdivision is 622.67 feet at the base elevation. He also stated that the average grade calculation is 622.30 feet which meant that you cannot build a basement, not even on a pad. Mr. Ballack stated that left one option and that the south lot would have to do a floodable crawl space which is what was done at 931 Sunset.

Chairperson Johnson stated that if a home is built according to code and that there is a crawl space underneath with no basement, did that mean that the property owners would be in no worse of a position than they are now.

Mr. Ballack confirmed that is correct.

Mrs. Marren stated that the alternative is that if there is not a subdivision, there could be a huge home on the property and that a basement could be allowed.

It was stated that there would be a negative impact on the flood plain issues.

Chairperson Johnson asked if there were any other questions.

Mr. Myers commented that it is unfair to the property owners to ask them to reply to the standards now. He stated that the applicants got a sense that the Board is struggling and that the Board is charged to address the eight standards to say that there is some rationale. Mr. Myers referred to the proposed zoning change which met these standards and that for some of the standards, there is no question in that there would be no hazard from fire or impact on the light and air of adjacent

properties. He then stated that it is really the first three standards that the Board is struggling with in regard to how to take a reasonable request and put the standards and rationale together.

Chairperson Johnson stated that the property owners signed the standards form. She then stated that if they are not prepared to address the standards, the case could be continued in order for them to do so.

Mr. Ballack informed the Board that they would like to decline to address the standards, regroup and discuss the issues in more detail. He then asked for a continuance.

Chairperson Johnson asked the Board if they should ask the neighbors to come back or let them speak. She then asked for a vote on letting the neighbors speak.

Joseph Szokol of 976 Sunset stated that everyone who is here is busy and that they are ready to speak.

Chairperson Johnson stated that she is not sure that the basis to continue the case is adequate. She then stated that the Board would let the neighbors speak and that they also have the opportunity to attend the Plan Commission meeting and if this case is continued, to come back before the Board.

Mr. Szokol then stated that in connection with the two variations the applicants are asking for, there may be more in the future for a property which is 100% in the flood plain. He described the land as too stressed and that to allow potentially another home is outrageous. Mr. Szokol referred to the fact that while there are no plans to build a home, there are designs for a home which he described as disingenuous. He stated that when it rained, there is flooding which is the most compelling reason. Mr. Szokol also stated that if there is no compelling reason to make a zoning variation, then it should not be done and that to allow the request is outrageous.

Bill Krucks, 920 Sunset, informed the Board that he has been a resident for 35 years and that he lives across the street from the property. He stated that he would like to have the opportunity to help the Board and give insight to the neighborhood. Mr. Krucks described the elephant in the room as storm water. He then distributed information to the Board for their review which contained photographs of a rainstorm in April and June 2013 with flooding in the streets. Mr. Krucks then referred to an emergency incident in the neighborhood and that the water was so severe, that emergency vehicles had a difficult time coming down Sunset.

Mr. Krucks then stated that with regard to background, he stated that it is not personal, but that in the neighborhood, they are concerned every time there is new construction which asks for variations. He also referred to the connection between parts of the ordinance, especially as it concerned GFA and the mass of the home, which is the reason why the size and mass of homes are restricted. Mr. Krucks stated that in connection with storm water, the stress on infrastructure on the neighborhood is one of the factors which goes into the ordinance. He then stated that in connection with rain causing severe flooding and property damage, the Village engaged Mr. Christopher Burke to study drainage systems which dated to September 2009 and which was presented to the Village Council. Mr. Krucks informed the Board that Steve Saunders identified Birch, Sunset, DeWindt and White Oak as the areas which have the most severe area for flooding

in the Village due to the watershed of the Skokie ditch. He noted that the map of the Skokie ditch in the information dated back to 1864 and that it was referred to as the waterway in the combination of the lots in 1976. Mr. Krucks stated that the entire storm sewer systems fill with 2 inches of rain in the neighborhood and that the water then floated over land.

Mr. Krucks stated that the Burke study identified a limiting factor in the area as the area where the Skokie ditch runs open and closed and that it is open all the way to Sunset where it attempted to enter a 24 inch storm sewer but cannot. He also stated that the Burke study found that the waterway was not maintained and that it is filled with debris, fencing material and silt and that as a result, it backed up beginning at Birch and continued through the neighborhood. Mr. Krucks also stated that the Burke study recommended improvements to alleviate the problem and that the construction of a brand new storm sewer system never occurred.

Mr. McCoy stated that if they were to grant the variations limiting a future owner of the existing property from building a 14,000 square foot home on that property and also limiting a future home on the property to the south from having a basement, he asked Mr. Krucks if the question he is asking is for the Board to either approve the variations or if it is his testimony that he wanted to keep things the way they are. He indicated that a new owner could tear down the home and build a 14,000 square foot home which would add more problems.

Mr. Krucks stated that the request should be rejected because there is nothing worse that can happen now. He stated that a new home would result in the loss of permeable surface. Mr. Krucks informed the Board that the Higginson storm water measured 8 inches and that in the Burke study; it was recommended that no more water be brought to the Skokie ditch since it would otherwise increase flooding downstream to the rest of the neighborhood.

Ms. Hickey asked with regard to the new storm water solution by the Village, would Ms. Chen be covering the impact of that at the Plan Commission meeting.

Mr. D'Onofrio indicated that he did not know, but that they would be dealing with the issue specific to this area and plan.

Mamie Case, 901 Higginson, stated that as far as the Willow Road project, it superseded the Burke plan. She stated that if it occurred, it would be their only relief from the current situation. Ms. Case described it as still hypothetical and so far out in the future like 2018. She then stated that as it currently stands, there are no additional pumping stations at the DeWindt corner or relief other than the Willow Road project for the neighborhood and that she did not know when it would be put in. Ms. Case stated that until then, she described the stress on the area as crazy. She also stated that the Skokie ditch is an open waterway and that as you drive off of Sunset, that is an open waterway of the Skokie ditch and part of another reclamation district and that any request would have to be approved through other municipal channels.

Mr. D'Onofrio noted that it is controlled by the Metropolitan Water Reclamation District.

Ms. Case then stated that is why you cannot face the home to the spur on Sunset because of the open ditch there. She stated that it is part of the storm sewer system and that the general runoff

goes there.

Chairperson Johnson asked Mr. D'Onofrio who is responsible for maintaining the Skokie ditch. The audience responded that it is the Village's responsibility.

Ms. Case went on to state that the open land now served as overflow for storm water management for the Skokie ditch. She stated that the applicants are proposing variations to create a buildable lot where the lot elevation is so far below the base flood plain, even FEMA standards did not apply. Ms. Case indicated that you would have to build a raised home and put in storm water management for the general runoff. She questioned how you can put storm water management for an interior nonconforming lot when the runoff to the Skokie ditch is part of storm water management.

Chairperson Johnson stated that Ms. Chen would address the issue with the Plan Commission. She noted that the hypothetical home did not show any storm water or compensatory storage which would be required even without a basement.

Ms. Case then asked how the Board can rule on variations for something which is not ever going to be built.

Chairperson Johnson responded that it might be built and that the Board is to render an advisory opinion. She also stated that based on what the Board has heard from everyone, they realize that there is a water problem and that they see evidence of it.

Ms. Case then stated that with regard to the property being sold as a whole and whether a 14,000 square foot home could be built, that is sheer speculation. She stated that she would prefer that the lot stay together and that they would welcome a 14,000 square foot home versus two homes, one of which would be nonconforming on a corner interior lot. Ms. Case noted that the math calculations from the proposal page reveal that if they were to add square footage from the proposed nonconforming home and the current home, they would still have over 14,000 square feet of space built. She concluded by stating that in granting the variation, some of that space would straddle the flood plain and infringe on the surrounding properties and that she did not see the benefit of granting the variations.

Chairperson Johnson asked if there were any other comments.

Mike Klein, 955 Sunset, asked if the existing lot would be brought into conformity with regard to detention.

Mrs. Marren responded that it would stay the same.

Chairperson Johnson stated that if the south lot is developed, it would have to be addressed.

Mr. Klein then asked if there was no requirement for the existing home to be brought up to the code if the subdivision is approved.

Chairperson Johnson stated that only new construction needed to address compensatory storage

and detention.

Mr. D'Onofrio indicated that he is not aware of any subdivision where the existing lot and home is required to make storm water changes if there is already an improved lot.

Chairperson Johnson indicated that they could make that a condition of approval. She asked if there were any other comments.

Linda Krucks, 920 Sunset, informed the Board that she took most of the photographs which were distributed to the Board and that they live to the east of the property owners. She described them as lovely people. Mrs. Krucks stated that the issue is incomprehensible since they have lived there for so long. She then referred to the property owners and the Sholten's property to the west as Lake Sunset when there is two inches of rain. Mrs. Krucks also stated that with regard to the property line that the property owners and the Sholtens share, all of the neighbors here are in agreement that they are opposed to the variations. She then stated that in connection with the property owners and the Sholtens, the Sholtens have a crawl space which is floodable and that they have no basement. Mrs. Krucks informed the Board that the Sholtens live at 956 Sunset which is directly to the west.

Mrs. Sholten informed the Board that the home was built in 1947 without a basement.

Chairperson Johnson stated that they would like to hear from the 915 Higginson property owner. She then stated that if the proposal went through, they would have a driveway and a narrow street.

Bonnie Rickard stated that there would be no way to turn around and that the 3,300 or 3,400 square foot home was built in 1970.

Chairperson Johnson asked if there were any other comments.

Mrs. Marren informed the Board that they get water in their backyard and that they have lived in the home for 7 years. She also stated that they had water once in the basement when there was no electricity. Mrs. Marren then informed the Board that builders have contacted them and that if they sold their property, a home could be built on the lot which would measure 14,000 square feet without any variation.

Chairperson Johnson also stated that the applicants may be able to add onto the home without a variation. She asked if there were any other comments. Chairperson Johnson stated that the Board has to decide on the motion to continue the case to the next meeting.

Mr. Myers moved to continue the case for 936 Sunset until the next meeting date. Mr. Blum seconded the motion.

Mr. McCoy stated that when the case is continued, the applicants are to have addressed the standards.

Mr. Myers stated that the only reason the case is being continued is so that the applicants can

address the standards.

Chairperson Johnson stated that the applicants had the opportunity to address the standards, they signed the application and chose not to address them in writing or orally and take no responsibility. She stated that she is in favor of a continuance only because they will have the benefit of the Plan Commission meeting and Village staff input on the issues. Chairperson Johnson then stated that when the applicants address the standards when they come back, they should look at the backyards on Sunset, the two homes to the west, the open backyards to the south with no structure there, the issue about changing the character of the neighborhood if the variations are granted and the home which would be built on the south lot. She also stated that they should address changing the character of the neighborhood by adding a home on the south lot.

Mr. Cripe asked Mr. D'Onofrio if the applicants can withdraw their petition and come up with specific plans, without prejudice to the subsequent petition.

Mr. D'Onofrio responded as long as no action is taken, the applicants can withdraw and resubmit their application.

Mr. Cripe indicated that it may be worth considering.

Chairperson Johnson stated that the applicants need to decide before the Plan Commission meeting unless there is a Plan Commission continuance. She then asked if there were any other questions. No additional questions were raised by the Board at this time.

A vote was taken and the motion was unanimously passed, 7 to 0.

AYES: Blum, Cripe, Hickey, Johnson, Lane, McCoy, Myers
NAYS: None

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Respectfully submitted,

Antionette Johnson

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
SEPTEMBER 24, 2025

Members Present:	Layla Danley, Chairperson Jonathan Alt Christopher Blum Matthew Bradley Chris Enck Liz Kunkle Cyrus Subawalla Kate Van Vlack
Members Absent:	Mamie Case
Non-Voting Members Present:	Bridget Orsic
Village Staff:	Scott Mangum, Community Development Director Ann Klaassen, Assistant Director of Community Development Christopher Marx, Associate Planner

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a. **Case No. 25-16-SD: 936 Sunset Road: Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires (i) variations to allow: (a) proposed Lot 2 to provide less than the minimum required lot area and less than the minimum required rectangular buildable area; (b) a side lot line abutting a rear lot line; and (ii) a finding of "No Material Increased Adverse Impact" for existing improvements on proposed Lot 1 (936 Sunset Road) which (a) observe less than the minimum required front yard setback from Sunset Road; (b) observe less than the minimum required corner yard setback from Higginson Lane; and (c) exceeds the maximum permitted width for a front-facing garage door. The Village Council has final jurisdiction on this request.**

Chairperson Danley asked the Commission Members for any preliminary comments with regard to the application. No comments were made at this time. Ms. Klaassen described the proposed subdivision of the existing lot into two buildable lots. She noted the request is limited to the subdivision itself and the existing improvements with no proposed improvements included as part of the request. Ms. Klaassen identified the property's location, zoning classification, existing improvements and measurements. She stated the Comprehensive Plan designated the subject property and surrounding properties as appropriate for single family residential uses and the applicant's use of the site is consistent with the Comprehensive Plan and zoning.

Ms. Klaassen described Lots 1 and 2 and the existing improvements on Lot 1. She noted the site was originally platted as two lots similar to the current proposal and described the 1976 parcel created to allow construction of the tennis court which would be removed as part of the proposal. Ms. Klaassen noted Lot 1 complied with the zoning standards and summarized Lot 2's noncompliance and the current requirements in detail. She then identified the subdivision standards that proposed subdivisions are to comply with which she described in detail. Ms. Klaassen referred to irregularly shaped lots in the neighborhood and identified the three existing nonconformities.

Ms. Klaassen informed the Commission the site is located entirely in the 100 year flood plain with development on either lot being subject to the Village's flood hazard protection ordinance as well as MWRD requirements. She stated development on Lot 2 would require storm water detention and flood plain compensatory storage. Ms. Klaassen referred the Commission to an image of a conceptual possible home on the proposed vacant lot in response to the Village's engineering comments on the proposed subdivision which she described in detail along with compensatory storage and storm water detention. Ms. Klaassen stated the Village's Engineering Department confirmed with MWRD that surface compensatory storage is acceptable provided it did not impact the storm water conveyance easement and noted there are planned improvements to the Skokie Ditch resulting in increased capacity. She reiterated the applicant is not proposing any new improvements on either lot at this time.

Ms. Klaassen stated the Water and Electric Department requested a 5-foot utility easement on proposed Lot 2. She stated the ZBA would consider the request at its October 13, 2025, meeting and since the agenda packet was posted, two letters were received from neighbors and provided to the Commission. Ms. Klaassen stated following the applicant's presentation, public comment and Commission deliberation, a draft motion is provided on page 56 for the Commission. She then asked if there were any questions.

Mr. Blum stated as his initial preliminary comment, he disclosed that he was on a different zoning board for which an application for this property was presented 11 years ago and the application was withdrawn. Mr. Bradley asked for clarification with regard to the lots appearing to be mirror properties and the forced consolidation by the Village at the time. He asked if the application is a request to put the property back to its original condition. Ms. Kunkle stated after the property was divided, it appeared that the Village increased lot sizes with the neighborhood character now being called small estates. Mr. Alt asked if this is the first stop for this application. Ms. Klaassen confirmed that is correct and outlined the application's presentation before the various boards. She stated there has been no record of a home being on the lot. Ms. Klaassen also stated by shifting the dividing line between the two lots, it would require zoning relief from the minimum lot depth requirement for Lot 1. Ms. Van Vlack expressed concern in the neighborhood with regard to water displacement. She then referred to 901 and 905 Higginson which represented similar situations of lots being subdivided into a nonconforming size in the R-2 district as well as the lot area requirements at the time. Ms. Klaassen informed the Commission the lot area requirement was increased in 1999 and that it is likely a nonconforming lot with respect to at least the lot area requirements. She added she is not sure when those lots were subdivided.

Mr. Subawalla asked if the southwest corner represented the lowest point in the neighborhood for the adjacent lots and would result in a water catch point from the surrounding lots. He also asked if the surrounding homes have their own storm water detention systems and where did the storm water detention from this lot get released. Ms. Klaassen responded the proposed lot if developed would drain to the Skokie Ditch and stated she could not speak to the elevation of this lot compared to others. She confirmed the newer home to the west had compensatory storage and noted storm water detention compliance is required with water runoff not being allowed to run to other lots. Mr. Blum questioned the forced consolidation which Ms. Klaassen explained to the Commission. No additional questions were raised at this time.

Chairperson Danley swore in those speaking to this matter. Christopher Canning, 1000 Skokie Blvd., introduced himself, Bob and Susan Marren, the property owners, and the project engineer, Dan Creaney who prepared the exhibit the Commission Members discussed at the request of the Village Engineer following the comments they made. He confirmed the matter did not relate to a hypothetical home but only the lot. Mr. Canning stated to address Mr. Blum's question, he explained the reason for their first

request to the ZBA. He then referred to 860 Lamson which added a tennis court on their property which had to be consolidated which happened to this property in 1976 in connection with the 936 Sunset, and further explained how 860 Lamson went through the same process to subdivide the lot back to its original configuration.

Mr. Canning stated the current owners purchased the property in 2006 and are asking for the two lots to be restored to the pre-1976 condition. He stated he discussed with Ms. Klaassen moving the lot line between the lots, and the applicants are willing to amend their application. Mr. Canning stated if the property line is moved north, they would be able to achieve the 3% needed to comply with lot area but it would result in a minimum lot depth variation for Lot 1. Mr. Canning stated they decided to go with the pre-1976 condition and are willing to revisit the alternative if required by the ZBA. He stated it would not change the rectangular variation issue, any storm water calculations or detention areas. Mr. Canning also referred to other smaller homes in the area identified in the application materials and with regard to the minimum rectangular area, he referred to the previous discussion which he cited for the Commission. Mr. Canning referred to the standard addressing the minimum rectangular area which has not been met resulting in the variation being sought in which the spirit of requirement existed has been met.

Mr. Canning also addressed the comment relating to rear lot lines not abutting side lot lines which currently existed as well as in other areas on Higginson. He then addressed the no material increased adverse impact comment and the letter received from the neighbor which only related to the existing home and not the proposed Lot 2. Mr. Canning addressed the north setback issue which did not represent a material adverse impact as well as the garage door measuring 16 feet which has existed for a long time. He reiterated there is no request pertaining to the proposed Lot 2.

Mr. Canning then stated with regard to the concerns raised with regard to the flood plain and storm water section of Ms. Klaassen's memo, the neighbors' concerns relating to storm water need to be addressed. He stated Mr. Creaney was brought in to address the concerns relating to storm water management regulations and which was a concern to only one neighbor who raised no further concerns. Mr. Canning summarized their response in the materials to the Village Engineer's request addressing the easements, rights-of-way, setback, maximum building footprint and available space for detention. He emphasized that Exhibit 10 represented a demonstrative example of what could be done and cited language requiring compliance with Village Engineering requirements. Mr. Canning identified surrounding homes built which complied with the engineering requirements and identified 956 Sunset as an example. He then asked if there were any questions.

Chairperson Danley asked if the applicants have a buyer for the adjacent lot. Mr. Canning responded there is not. Chairperson Danley asked if thought was given to the lot being kept together which would create a situation for the existing home being torn down and replaced and questioned the cost of building detention on the lot. Mr. Canning responded it has not been priced out and an appraisal was submitted estimating the value of the 936 parcel as consolidated and the two separate lots with there being a higher return on two separate lots.

Mr. Blum asked for an explanation in terms of raising the home in the flood plain which Mr. Creaney explained to the Commission in detail. Mr. Subawalla stated his concern related to if and when the lot went into potential construction, if it would result in it being a contributory catch area for the other lots. Mr. Creaney confirmed they are aware of it. Mr. Canning also referred to the engineering comments with regard to the flood plain elevation. Mr. Blum asked if the lot line is moved north, what is the process in that regard. Ms. Klaassen indicated it is possible to come back to the Commission at the next meeting.

The Commission Members discussed the possible outcomes if the lot line is moved and a new, larger home is built and Ms. Klaassen referred to Table 4 on page 9 of the staff memo. Mr. Canning referred to homes built on Meadow which are similar to this property with regard to the flood plain concerns raised. Mr. Blum asked if the only factors the Commission are to consider is whether the nonconformity resulted in a material increased adverse impact with regard to the front yard setback as well as the play structure. Mr. Canning confirmed the play structure can be removed if necessary.

Ms. Van Vlack referred to flood water being a reality in the area and asked if any analysis was done of the projected impact in terms of what has already been accomplished in connection with the Village's flood water project. Mr. Creaney described the project in detail that the Village has been working on it for years.

Chairperson Danley asked if there were any other questions or comments from the Commission or the public. No additional questions were raised at this time. She then called the matter in for discussion.

Mr. Blum stated this area has been particularly affected by flooding and described the proposal as well presented the concerns being addressed. He referred to the Commission's narrow scope in terms of their review and stated the requested variations are minimal and there will be no increased adverse impact along with the property's history. Mr. Blum indicated he would be inclined to recommend approval not knowing what may happen in the future in terms of development. Mr. Enck agreed with the comments made and stated the lot line moving discussion would create another issue with regard to the variation. He also referred to the fact the property would be reverting back to its original condition as well as there being no precedent for it in this particular location. Mr. Enck stated future engineering issues would be addressed at that point. Mr. Subawalla stated as long as the Village Council is cognizant of what is coming down the pike, legally, it would be fine. Mr. Alt stated he had concerns with regard to the precedent it would set and if the Commission decided a subdivision is fine knowing going forward what is possible which did not adhere to conformity requirements, he would vote against the request. Ms. Van Vlack commented the opinions expressed are valid and with regard to the scope of the Commission's review, she described it as straightforward. She then stated the concerns expressed with regard to it not conforming to be a 24,000 square foot lot, that would warrant revisiting maintaining those standards although that did not address water concerns and there being an effort to mitigate those issues by the Village.

Ms. Van Vlack concluded she would be in support of the request with consideration of revisions to comply with lot standards. Mr. Bradley stated he appreciated the flood plain and storm water comments and with regard to the Comprehensive Plan, the request would result in the creation of two legally complying R-2 lots with the exception of the 3% minimum lot area and rectangular shape. He stated it would be difficult to say these two lots would not conform to the Comprehensive Plan and referred to the problems in connection with building in the flood plain which would be addressed by engineering and compliance requirements. Mr. Bradley stated it would be difficult for this proposal to fail if it were not in the flood plain and he would reserve the rest of his comments for the ZBA meeting.

Ms. Kunkle agreed with the comments made and stated she did not see a basis to refuse the request based on what is possible down the road noting her concerns were addressed. She agreed the lot would be brought back to its original configuration and she would be in favor of the request. Chairperson Danley stated she also had concerns and referred to the standards changed in neighborhoods to keep homes in a certain configuration. She also referred to the concerns raised with regard to setting precedent which is a concern to her as well as the flooding issues. Chairperson Danley stated if this configuration was not the original lot configuration, she would not consider agreeing to the request but is persuaded by the fact that

it would be reverted back to its original configuration. She then asked for the applicant to maintain the lot as is and referred to the significant amount of comments from the neighbors. Chairperson Danley stated based on the Commission's narrow scope, she is still concerned but that is not a reason to reject the proposal. Trustee Orsic suggested asking the applicant to seek unsolicited offers for the property and although she is not voting, she had concerns which were raised with good reason. Mr. Alt noted the concern of neighborhood in opposition, particularly from five specific neighbors.

Mr. Bradley stated since the standards the Commission are asked to consider are different than those of the ZBA, he suggested the Commission consider the applicant's testimony with regard to the possible concession and the play structure removal be included as an approval condition. Mr. Blum agreed with Mr. Bradley's suggestion and that they do not know what will happen the future.

Chairperson Danley took a straw poll in terms of making an approval recommendation with a condition related to the play structure removal. Ms. Klaassen agreed the play structure located within the corner yard setback being brought into compliance can be a condition of the motion.

Chairperson Danley then asked for a motion. Mr. Blum moved to recommend approval of the proposed resubdivision final plat as referenced in the materials with the condition that the existing play structure be either removed or moved to a conforming location. Ms. Kunkle seconded. A vote was taken and the motion passed, 7 to 1:

AYES: Blum, Bradley, Danley, Enck, Kunkle, Subawalla, Van Vlack
NAYS: Alt
NON-VOTING: Orsic

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Respectfully submitted,

Antionette Johnson
Recording Secretary

Recommendation to deny 936 Sunset Road –
Final Plat Approval: Marren's Resubdivision (Case No. 25-16-SD)

Dear Chairs and Members of the Winnetka Plan Commission and Zoning Board of Appeals,

We are writing to respectfully urge you to recommend denial of Case No. 25-16-SD, the proposed subdivision of 936 Sunset Road - Final Plat Approval Marren's Resubdivision. After careful review of the application, supporting materials and relevant Village ordinances, it is clear that this submission would be detrimental to the neighborhood, inconsistent with Winnetka's subdivision standards and contrary to the public health, safety, and welfare.

1. Floodplain and drainage concerns
The subject property lies in the floodplain with many areas below floodplain and in a low-lying drainage area. Construction of an additional residence which needs to be raised up 4+ feet from the base floodplain would increase impervious surface area, reducing storm water absorption and potentially redirecting flood water onto adjacent properties. Any fill placed to elevate a new building pad risks displacing water and the compensatory storage requirement will be in conflict with the open Skokie Ditch as it serves as the neighborhood's stormwater repository and uses this open land as its overflow.

2. Noncompliance with lot standards
The subdivision requires significant variations:

- Proposed Lot 2 fails to meet the minimum lot area and lacks the required rectangular buildable area -a side lot line would abut a rear lot line, creating an irregular and awkward lot configuration that is inconsistent with the Village's subdivision principles. Additionally, because the house must be raised, it will look out of character since it would be built in the backyards and side yards of the surrounding properties.

These conditions directly undermine the intent of Winnetka's zoning and planning standards, which are designed to ensure orderly safe and equitable land use.

3. Material adverse impacts on the neighborhood
The required finding of "No Material Increased Adverse Impact" cannot be reasonably made here. This subdivision would:

- increase flood and drainage risks for the surrounding properties
- reduce green space which the open Skokie Ditch uses as overflow
- introduces a house out of scale with the neighborhood lots
- depresses property values of the neighboring lots by creating a precedent for building into the flood plain on an undersized irregular lot
- creates a situation where an existing driveway is compromised by the lack of turnaround space due to the narrow street and new driveway being built directly across from it.

4. Precedent and neighborhood integrity
Approving this subdivision would set a troubling precedent, inviting future applications for non-conforming, substandard lots in flood prone areas.

For these reasons, the proposed 936 Sunset Road-Final Plat Approval Marren's Resubdivision (Case No. 25-16-SD) cannot be found to meet the Village's requirements for subdivision approval. It would create

new risks and adverse impacts without any corresponding public benefit. Please also note the attached photos of the flooding we experience at this exact site.

We respectfully request that the Plan Commission and Zoning Board of Appeals recommend denial of this application.

Sincerely,

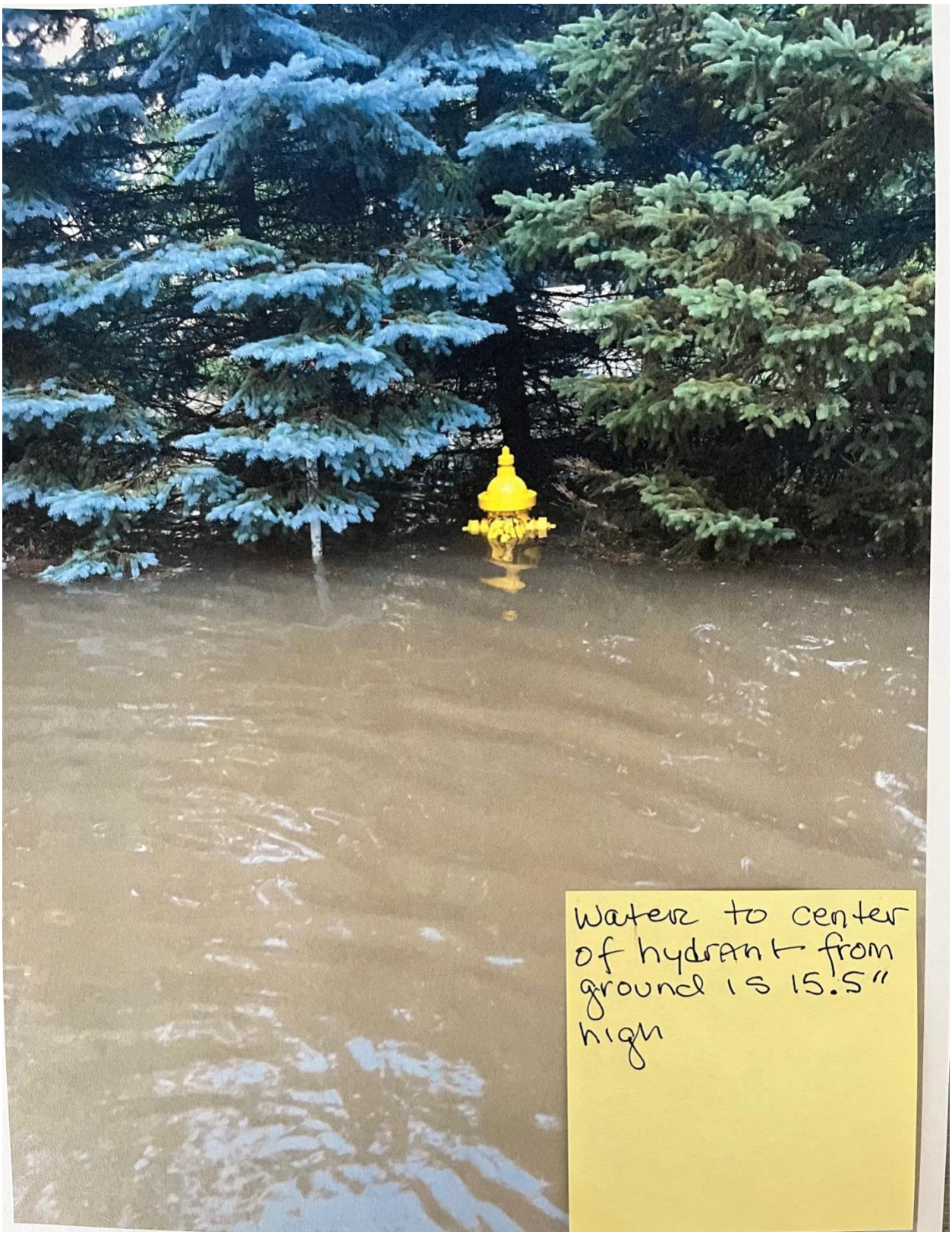
Githesh Ramamurthy
916 Higginson Lane

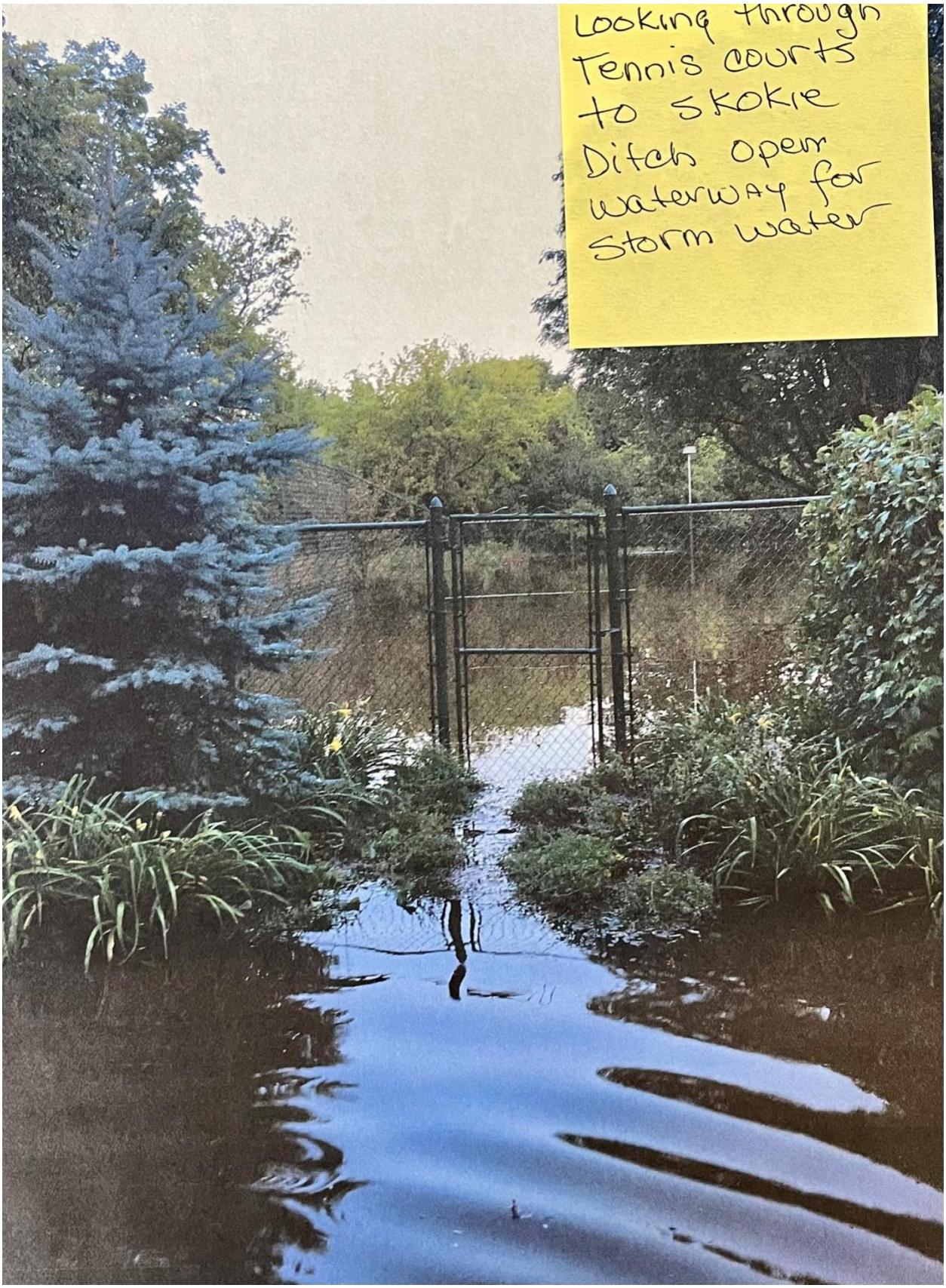
James and Cait Langer
956 Sunset Road

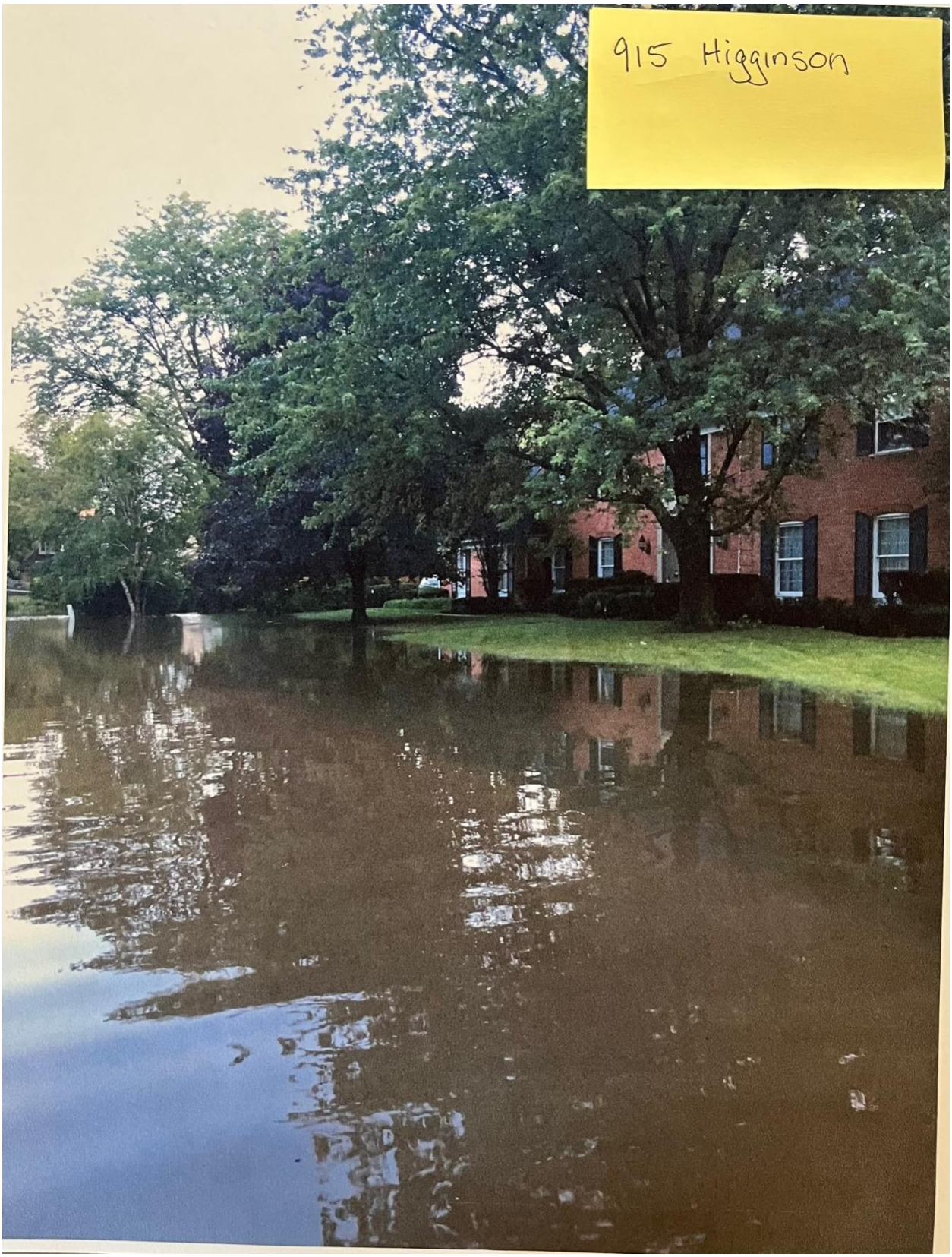
Nick and Jen Morse
150 Meadow Lane

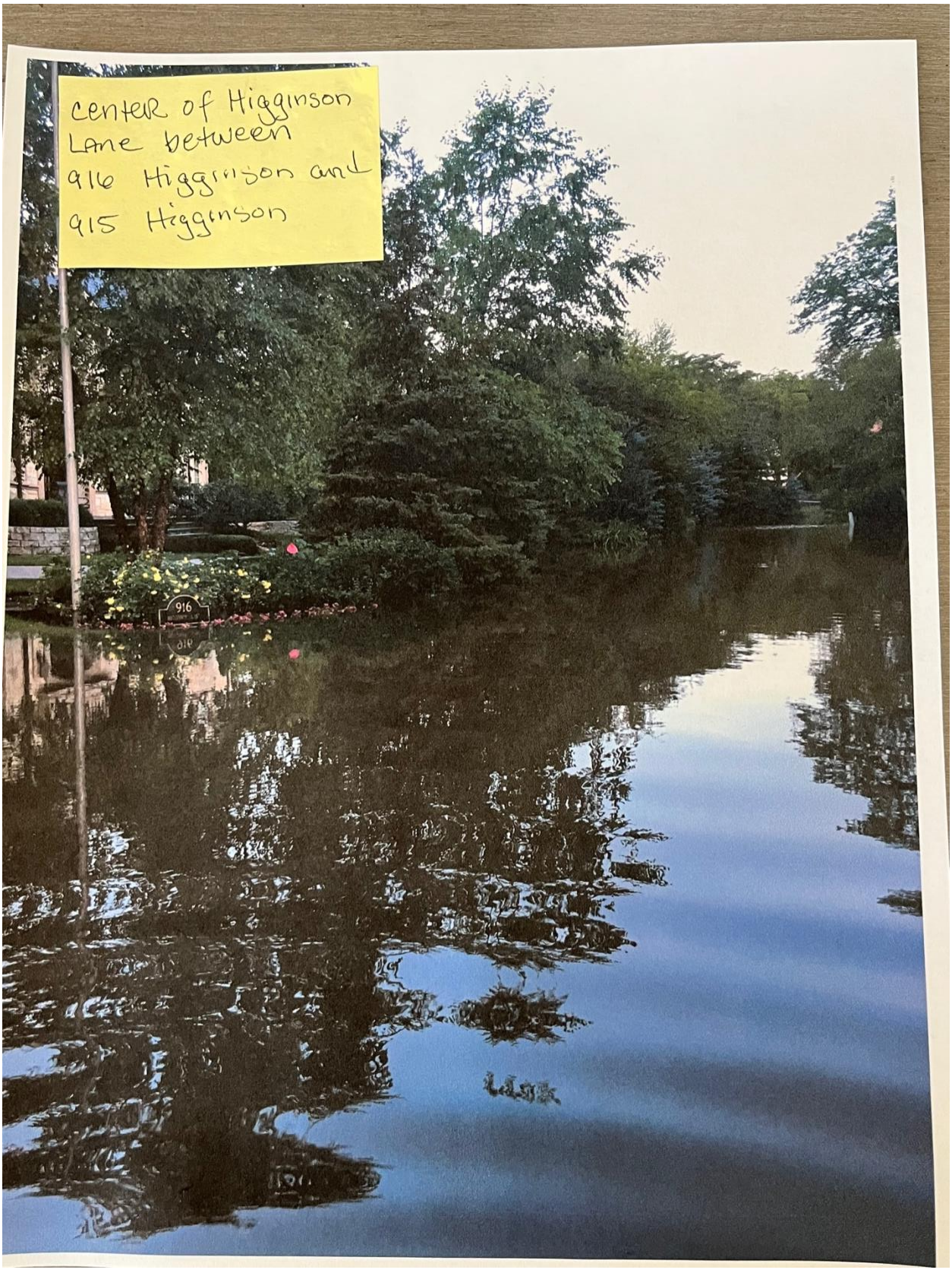
Higgwinn LLC
900 Higginson Lane

Greg Case
901 Higginson Lane


Water to center of hydrant from ground is 15.5" high


Looking through
Tennis courts
to Skokie
Ditch open
waterway for
Storm water


915 Higginson


center of Higginson
Lane between
916 Higginson and
915 Higginson
916

James & Caitlynde Langer
956 Sunset Road
Winnetka, IL 60093

September 23, 2025

To:
Chairs and Members of the Winnetka Plan Commission
Chairs and Members of the Zoning Board of Appeals
510 Green Bay Road
Winnetka, IL 60093

Re: Objection to Marren's Resubdivision – Case No. 25-16-SD

Dear Chairs and Members of the Plan Commission and Zoning Board of Appeals,

We write as the immediate next-door neighbors at 956 Sunset Road to respectfully but strongly object to the proposed two-lot subdivision of 936 Sunset Road (Marren's Resubdivision, Case No. 25-16-SD).

While we support the detailed concerns raised by other neighbors, we believe it is critical for the Commission and Board to recognize both the legal deficiencies of this application and the direct personal harms it would cause to our family and property.

1. Failure to Comply with Core Zoning and Subdivision Standards

The proposed subdivision requires multiple fundamental variations that undermine Winnetka's ordinances:

- Lot Area & Rectangular Buildable Area (Section 17.30.010): Proposed Lot 2 is 828 square feet smaller than the required 24,000 sq. ft. minimum and fails the rectangular buildable area test of 16,335 sq. ft. with legs of at least 90 feet.
- Irregular Lot Configuration (Section 16.12.010): The plan creates a side lot line abutting a rear lot line, which the Subdivision Code expressly prohibits.
- Existing Nonconformities: Lot 1 would continue to violate required front and corner setbacks and garage door width standards. The Code requires a finding of "No Material Increased Adverse Impact", yet approving a subdivision that perpetuates these nonconformities clearly increases adverse impact.

These are not minor deviations. They are core standards designed to preserve the integrity of the R-2 District's "small estate" character.

2. Entire Property Lies in the Floodplain

The staff report confirms that 100% of 936 Sunset Road lies within the 100-year floodplain. Any new home on Lot 2 would need to be elevated approximately four feet above grade, displacing water and increasing drainage burdens on neighboring properties, including ours.

Our yard already experiences significant flooding during rainstorms. Adding another house and additional impervious surfaces on this site would almost certainly increase that flooding, forcing us to bear major additional upkeep costs to protect and maintain our property.

Village engineering staff warned that detention and compensatory storage would be extremely difficult to achieve on the proposed Lot 2 given easements and setbacks. As the immediate abutters, we face the greatest risk of increased runoff, water displacement, and damage to our property.

Importantly, a subdivision should also require that the existing residence on Lot 1 be brought into compliance with today's floodplain requirements. The current application does not address this, leaving an already nonconforming structure in place within a high-risk flood zone. The Plan Commission must take this into account before considering approval.

3. Neighborhood Character, Green Space, and Property Values

The R-2 zoning district was created for larger "small estate" lots, with a minimum area of 24,000 sq. ft. Approving this subdivision would:

- Introduce an oddly shaped, undersized lot inconsistent with surrounding parcels.
- Significantly reduce the open green space that contributes to the character of our neighborhood and to the enjoyment of our own backyard.
- Place a raised house awkwardly in our backyard, destroying privacy and diminishing the aesthetic and market value of our home.
- Depress surrounding property values. The collective real estate losses to neighbors from reduced lot quality, diminished privacy, and floodplain complications would far exceed any private financial gain to the Applicant. In short, the result would be a net loss in value for the neighborhood as a whole.

4. History of Repeated Denial and Prior ZBA Findings

This is not the first time the Marren's have sought to subdivide this property. In 2014, the Zoning Board of Appeals raised nearly identical concerns and continued the case after concluding the Applicant had failed to meet the required standards. At that time, the Board and neighbors identified:

- Severe Flooding: Residents testified about Sunset becoming impassable during the 2013 storms, while expert studies confirmed this area as one of Winnetka's most flood prone.

- Subdivision Code Violation: The Board acknowledged that Section 16.12.010 expressly prohibits creating a lot where a side lot line abuts a rear lot line.
- Lack of Hardship: ZBA members questioned whether the property could already yield a reasonable return as a single lot, undermining any claim of true hardship. The Marren's declined to address the eight required standards for granting variations, despite signing the application that required them.
- Neighborhood Character: Members worried about the awkward siting of a new house, which would look directly into neighboring backyards and alter the established character of Sunset Road.

Nothing material has changed since 2014. Approving this subdivision now would not only ignore these previously identified concerns but also contradict the Village's own consistent reasoning.

5. Lack of Public Benefit and Hardship Justification

The Village's subdivision standards require that variations only be granted when a true hardship exists and when public health, safety, and welfare are protected. In this case, the Applicant has not demonstrated the type of proven financial or practical hardship that would justify relief from multiple core zoning standards. Instead, the only clear benefit is a private financial gain to the Applicant.

The public cost, however, is real: increased flood risk, loss of neighborhood character, diminished green space, and erosion of zoning integrity.

Conclusion

For the reasons above, the proposed subdivision fails to meet the minimum requirements of the Zoning and Subdivision Codes, presents real floodplain and drainage dangers, undermines the character and open green space of the R-2 District, and repeats an already rejected scheme. It would also impose collective economic harm on neighboring property owners that far outweighs the Applicant's private gain, producing a net loss for the community.

We respectfully urge the Plan Commission and Zoning Board of Appeals to recommend denial of this application to the Village Council.

Thank you for your careful consideration. We have also attached views of our backyard after rains.

Sincerely,

James and Caitlynde Langer
956 Sunset Road
Winnetka, IL 60093

HDR

From: [redacted]
To: Planning
Subject: Marren,s proposed lot subdivision in our neighbrhood Caso NO. 25-16-SD 936 Sunset rd
Date: Friday, October 3, 2025 6:35:58 AM

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.

Good morning
My husbund and I own property at 972 Sunset rd across the open Skokie ditch.
Every time its raining on subject proprerty is standing water, like a small lake.We can observe this from our second floor bedrooms.
This is in addition to overflowing Skokie ditch.
House on this lot will add to this problems , no matter how well it will be constructed.
We strongly oppose this two lot subdivision., besides it will not fit with the character of the neighborhood.
Sincerley
Arie and Bozena Zweig

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
FEBRUARY 25, 2026

Members Present:	Layla Danley, Chairperson Matthew Bradley Mamie Case Chris Enck King Poor Cyrus Subawalla Kate Van Vlack
Members Absent:	Jonathan Alt Christopher Blum
Non-Voting Members Present:	Bridget Orsic
Village Staff:	Scott Mangum, Community Development Director Ann Klaassen, Assistant Director of Community Development
Village Attorney:	Peter Friedman

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a. <u>Case No. 25-16-SD: 936 Sunset Road</u>: An amended application seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires (i) variations to allow: (a) proposed Lot 1 to provide less than the minimum required lot depth; (b) a side lot line abutting a rear lot line; (c) a side lot line that is not perpendicular to the street line; and (ii) a finding of "No Material Increased Adverse Impact" for existing improvements on proposed Lot 1 (936 Sunset Road) which (a) observe less than the minimum required front yard setback from Sunset Road; (b) observe less than the minimum required corner yard setback from Higginson Lane; and (c) exceeds the maximum permitted width for a front-facing garage door. The Village Council has final jurisdiction on this request.

Ms. Klaassen summarized the discussion on the application from the September 2025 meeting as well as the ZBA's consideration of the request. She then identified the amendments made to the subdivision request which included compliance with zoning requirements for the south lot (Lot 2) with the north lot (Lot 1) requiring relief from the minimum lot depth requirement. Ms. Klaassen referred to a table showing the prior and current zoning requirements. She also stated the proposed amended subdivision required two variations from the subdivision code which she identified for the Commission and referred to illustrations for the Commission's review. Ms. Klaassen noted the amended subdivision would not create zoning nonconformities on the proposed Lot 1 and one of the existing playhouses would have to be removed to accommodate the new lot line dividing the two lots. She then identified the existing nonconformities which would remain.

Ms. Klaassen identified the factors the Commission is to consider with regard to the proposed subdivision and stated following the applicant's presentation and Commission discussion (she noted there were no members of the public in attendance), the Commission may decide to either continue the matter to a date certain to allow time to address questions or comments or consider a motion to recommend approval or denial of the request with draft language included in the packet. She noted no additional public comments

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were received regarding the amended plan and asked if there were any questions.

Mr. Poor referred to a prior 2014 zoning case and asked if the ZBA denied the request for variations for something similar. Ms. Klaassen responded the similar application was withdrawn prior to presentation to the Commission with the concerns related to the flood plain. She confirmed no home was built on Lot 2. Chairperson Danley noted Mr. Blum was on the ZBA at that time and described the flood issues and home appearance at that time. She asked if there were any other questions. No additional questions were raised at this time.

Chairperson Danley asked for the applicant's presentation and swore in those speaking to this matter. Christopher Canning, 1000 Skokie Blvd., Wilmette, introduced himself and Dan Creaney, the civil engineer, and Susan Marren, the property owner, to the Commission. He first disclosed his previous working relationship with Mr. Poor and summarized the September 2025 request and the 2014 ZBA presentation in detail. Mr. Canning also described their attempts to rectify the concerns which resulted in the current presentation of Option 1 and how the lot lines would be configured. Mr. Canning addressed how the subdivision would meet various standards relating to the side lot line and their request for a finding of no material increased adverse impact. He then asked if there were any questions.

Chairperson Danley also asked if there were any questions. Mr. Poor referred to the variation for the side lot line which would abut the rear lot line. Mr. Canning confirmed that is correct and would result in the same condition as it existed in 1976. Mr. Poor also referred to the Lot 2 depth requirement which would become part of Lot 1. Mr. Canning referred to illustrations and explained the issues which related to the configuration. He also explained their response to the concerns the Commission raised and the various items the Commission is to consider. No additional questions were raised at this time.

Chairperson Danley noted there are no members of the public present to comment and called the matter in for discussion. Mr. Bradley referred to an illustration and summarized the ZBA's review of the request. Chairperson Danley described the proposal as a better solution and stated she had no problem with the request as presented. Ms. Van Vlack described the proposal as a great solution and she would be in favor of the request. Mr. Enck and Mr. Subawalla agreed with the comments made and stated they would recommend approval. Mr. Poor stated his concern is that there are certain things that cannot be avoided and the driver of the request is building a home in the flood plain and the concerns with regard to flooding. He also referred to the neighbors' concerns. Mr. Poor stated then with regard to restoring the home to the 1976 condition, there are a lot of different factors which were not a concern at that time. He referred to several substantial rain events over the years and the work done by the Village Council in terms of mitigation. Mr. Poor stated if the request was not located in a flood plain, there would be no issue and that any compensatory storage required may not be adequate to alleviate concerns. Chairperson Danley informed Mr. Poor that the Commission discussed these issues significantly in September. Mr. Poor and the Commission Members explained their positions in significant detail.

Chairperson Danley asked for a motion as indicated on page 272 which included a condition to remove the playhouse. Mr. Enck moved to recommend approval of the proposed Marren's Resubdivision Final Plat known as 936 Sunset Road into two new lots of record in the final plat of subdivision which subdivision required the variations listed on page 272 with the condition of the removal of the playhouse. Ms. Van Vlack seconded the motion. A vote was taken and the motion passed, 4 to 1:

AYES: Danley, Enck, Subawalla, Van Vlack
NAYS: Poor
NON-VOTING: Bradley, Orsic

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Respectfully submitted,

Antionette Johnson
Recording Secretary

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WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
OCTOBER 13, 2025

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter
Zoning Board Members Absent:	Todd Vender
Village Staff:	Steve Mangum, Director of Community Development Ann Klaassen, Assistant Director of Community Development

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a. **Case No. 25-16-SD: 936 Sunset Road: Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires variations to allow Proposed Lot 2 to (i) provide less than the minimum required lot area for an interior lot; and (ii) provide less than the minimum required rectangular buildable area. The Village Council has final jurisdiction on this request.** Ms. Klaassen noted the request being presented is limited to the proposed subdivision and existing site improvements with no proposed improvements being presented by the applicant. She then identified the property's location, existing improvements, zoning classification and size. Ms. Klaassen described the two buildable lots created by the proposed subdivision and how the original lot was platted as well as provided an explanation of the areas of compliance and noncompliance with the lot area and rectangular area requirements in detail. She also summarized the MWRD and Village requirements with regard to flood plain regulations, storm water detention, compensatory storage and requirements in detail. Ms. Klaassen then described the future improvements to the Skokie Ditch and reiterated any future development would be required to comply with flood plain and storm water regulations upon submittal of permits in connection with any site improvements.

Ms. Klaassen informed the Board the Plan Commission considered the final plat, zoning variations and subdivision code variation to allow a rear lot line to abut a side lot as well as a finding of no material increased adverse impact for the existing nonconforming front yard and corner yard setbacks as well as the front-facing attached garage door width. She advised the Board of the Plan Commission's consideration of the request and vote to recommend approval with the condition that the existing nonconforming playhouse be relocated to comply with zoning regulations or be removed. Ms. Klaassen stated the Board is to consider whether the two variations are in harmony with the general purpose and intent of the Zoning Ordinance and whether the eight standards for granting the variations have been met. She noted all public correspondence was provided to the Board and asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. He then swore in those speaking to this matter.

Christopher Canning, 1000 Skokie Blvd., Wilmette, introduced himself, the property owners, Bob and Susan Marren, and Dan Creaney, the project engineer and author of the Exhibit presented to the Board and who is available to answer questions. He provided a summary of the Plan Commission's discussion including the history of the property and subdivision noting the existing conditions were not created by the applicants and they are attempting to undo the lot consolidation. Mr. Canning stated the request is similar to 860 Lamson that was approved by the Village Council.

Mr. Canning stated the Plan Commission made a positive recommendation with conditions to be addressed including variations for minimum lot area and referred to the discussion regarding moving the lot lines which would result in two conforming lots but would still require variations. Ms. Klaassen provided additional clarification for the Board following questions from the Board regarding a lot depth variation that would be required for proposed Lot 1 if the lot line between the two lots were to be shifted north. Mr. Canning agreed Lot 2 could be made conforming but they decided it was better to return the lot to its original condition. He referred to eight other lots of similar sizes in the area. Mr. Canning then referred to the Exhibit, which addressed the spirit of meeting the minimum rectangular area requirement and reiterated no new home is being proposed with the Exhibit being done in response to the Village Engineer's concerns.

Mr. Canning then stated with regard to the flood plain and storm water concerns raised by the neighbors, he summarized the Plan Commission's discussion relating to their prior application submitted in 2014 which addressed the compensatory story and storm water detention issues. He confirmed any future potential construction would have to meet the Village's engineering and storm water requirements. Mr. Canning then summarized their response to the eight standards and first referred to John Satter's appraisal and response in that the parcels were more valuable separately as opposed to the combined parcel in connection with the reasonable return standard. He stated they are available to answer any questions relating to storm water or zoning.

Chairman Bradley asked if there were any questions. Mr. Ritter asked if subdivision approval was granted, would the tennis court be removed. Mr. Canning confirmed that is correct and referred to the condition of removing the playhouse. Ms. Leister asked what the cost of engineering the potential home would be and its impact to the value of selling this parcel of land. Mr. Canning responded they did not consider that and stated their focus was on the land subdivision. Mr. Haller asked if there would be overall height restrictions for any new potential building due to it being raised to be out of the flood plain. Mr. Canning responded this engineering technique has been used on other homes in the neighborhood.

Dan Creaney, the civil engineer, stated with regard to the flood plain, he explained the standard flow through crawl space construction which is used and how roof angles could be modified to comply with potential height. Mr. Canning confirmed the height limit is 33 feet. No additional questions were raised at this time.

Chairman Bradley asked for public comment and swore in those speaking to this matter. James Langer, 956 Sunset, stated his concerns relate to the view of proposed Lot 2. He stated the request did not meet the standards and failed to specifically comply with Section 16.12.010 since a side lot abutting a rear lot line would be created. He noted they never received notification with regard to the neighborhood meeting held by the Marrens and described the water issues they experience on their property. Mr. Langer stated the proposal would definitely lower their property value with regard to reasonable return with flooding concerns representing their main issue. He then stated with regard to the 2014 findings; the exact same case was presented and rejected as not meeting the standards.

Githesh Ramamurphy,916 Higginson, identified his home for the Board and stated he has lived in his home since 2006 and described the substantial flooding issues they experienced. He stated in his line of business; he is very familiar with flooding issues and any potential new home would exacerbate the flooding issues even more and referred to the amount of water they currently experience. Mr. Ramamurphy stated the second issue is that the compliance standards are not being met as well as the amount of water in the Skokie Ditch which is located next to his home. He stated two neighboring homes would also be affected by them having severe property damage. Mr. Ramamurphy stated the only way the applicants would be able to realize reasonable return would be if a home is built on the subdivided lot. No additional comments were made at this time.

Chairman Bradley asked the applicants if they would like to respond. Mr. Canning identified the square footage of several surrounding lots which he outlined in his letter that are smaller or similarly sized to proposed Lot 2. He confirmed no decision was made on the 2014 application and the matter was continued and ultimately withdrawn. Mr. Canning then stated with regard to the neighbors' comments, the home's views are raised since they are located in the flood plain. He stated the Langers' home immediately to the west submitted photos which included compensatory storage which is being proposed for Lot 2. Mr. Creaney then described the Skokie Ditch improvements in detail and referred to the MWRD and Village engineering requirements. He also stated they have built several homes in the Village which he identified for the Board and which comply with MWRD and Village engineering standards. Chairman Bradley confirmed the Board is not voting on any potential new build for the proposed lot.

Chairman Bradley closed public comment and called the matter in for discussion. He reminded the Board of the items the Board is to consider. Ms. Klaassen confirmed the zoning variations the Board is to consider.

Mr. Ritter stated the standards for granting the variance have arguably been met and described the lot area variance as de minimus as well as the fact that the rectangular area variance did not seem significant either. He stated while he understood the neighbors' concerns with regard to flooding, if there is a residence built on the lot, there are lot of stringent requirements which would need to be met. Mr. Ritter then stated the tennis court removal would result in a significant impervious surface area being removed which would help both lots and concluded by stating he would be in favor of the request. Ms. Leister stated with regard to 1(a), she is fine with regard to where the lot line would be drawn with there being precedent for it. She also stated it would trigger the least amount of variances but she struggled with (b) and that there would be constraints in terms of building a home. Ms. Leister stated she would prefer for it to meet the rectangular requirements.

Ms. Hanley agreed with Ms. Leister's comments in that she is not sure it would be an ideal buildable lot as well as standard nos. 2 and 3 which would make Lot 2 more unique. She stated with regard to the essential character of the locality; there would be a ditch that ran through a significant portion of the lot and into the buildable area. Ms. Hanley stated it would ultimately require a variation for a home to be built on Lot 2. Chairman Bradley stated he would be in favor of the request and although he sympathized with the neighbors' concerns and if this request was not located in the flood plain, it would not have been an issue. He stated there are storm water regulations in place for new development to adhere to and the lots would be returned to their original condition. Chairman Bradley then stated if the applicants' home is sold, the home could be torn down with a new home conforming to the requirements of the consolidated lot. He stated the Board should not consider what is possible for the lot and also commented in detail the consideration of any new potential construction on the proposed irregularly shaped and

undersized lot with new construction being considered a clean slate which would be extremely difficult in terms of obtaining zoning relief.

Ms. Hanley clarified her comment in that the issue before the Board is that the code stated if a lot is subdivided, it had to result in two, clean lots without variances. She stated they have to apply the current zoning code in that the ditch created a unique circumstance which would alter the essential character of the locality and would create a unique circumstance which should prohibit the subdivision. Mr. Nielsen summarized Chairman Bradley's and Ms. Hanley's comments and referred to the 2014 previous review of the Board. He stated with the tennis court removal, the applicants could consider installing compensatory storage where the courts are currently to help mitigate everyone's concerns. He then stated he would recommend approval.

Mr. Haller shared Ms. Hanley's and Ms. Leister's concerns and stated he is less persuaded by what the lot would have been had it stayed the way it was. He stated they are being asked to create an irregular lot and he had difficulty with the idea of giving the applicants a pass on some elements of the lot. Mr. Nielsen stated he could be persuaded and reiterated he had difficulty with standard nos. 2 and 3 being troublesome to him. The Board Members discussed their positions at length.

Ms. Hanley suggested the matter be continued to allow the applicants time to resubmit the application with a conforming, buildable Lot 2 being perfected to be a buildable lot with the variation to be requested on Lot 1. Ms. Klaassen informed the Board that Lot 1 measured 165 feet in width and referred to an illustration. The Board Members discussed alternatives with regard to various lot line measurements.

Chairman Bradley stated in ordered to sway the undecided Board Members, he offered the applicants the opportunity to continue the matter to a date certain to come back before the Board with a nonconforming Lot 1 or proceed with a vote at this time. Ms. Leister and Mr. Haller stated they would like to see the alternative presented to the Board or the applicants can proceed at this time.

Chairman Bradley then presented the options to the applicants to either continue the request to a future meeting to consider the variances or proceed with a vote on the request with a negative recommendation to the Village Council. Mr. Canning stated it would be up to the Village staff and stated it may be a worthwhile exercise with the December 8, 2025, meeting date being a possibility. While the Board was discussing their availably for December 8, Mr. Mangum noted there is one Board Member absent from this meeting.

Mr. Canning asked for the request to be continued to the December 8, 2025, meeting. A motion was made by Ms. Hanley to continue the request to December 8, 2025, and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter
NAYS: None

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Respectfully submitted,

Antionette Johnson
Recording Secretary

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
DECEMBER 8, 2025

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter
Zoning Board Members Absent:	Todd Vender
Village Staff:	Scott Mangum, Director of Community Development

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Continued Cases:

a. Case No. 25-16-SD: 936 Sunset Road: Applications seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires variations to allow Proposed Lot 2 to (i) provide less than the minimum required lot area for an interior lot; and (ii) provide less than the minimum required rectangular buildable area. The Village Council has final jurisdiction on this request. This item was continued from the October 13, 2025, Zoning Board of Appeals meeting.

Mr. Mangum confirmed the application being presented to the Board is the exact same application as previously presented and the applicant provided additional analysis in terms of options for dividing the property. He then summarized the application's prior presentation as well as summarized in detail the alternate options, zoning variations and subdivision code variations necessary for both options to divide the lot lines. Mr. Mangum confirmed the applicant planned to proceed with their original request. He advised the Board of the items they are required to consider and noted no additional public correspondence was received. Mr. Mangum then stated following the applicant's presentation, public comment and Board discussion, the Board may either continue the hearing to a specific date or consider a motion recommending approval or denial of the variations. He then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Leister asked if variations were other examples of previously approved with regard to the rectangular lot constraint. Mr. Mangum responded he is not aware of any variations but would need to review. Chairman Bradley questioned the rationale to enforce the rectangular buildable lot requirements for non-rectangular lots. Mr. Mangum stated it is generally to demonstrate that the lot is still buildable even if it is large enough and met other requirements. Mr. Haller asked for clarification as to whether there would be additional nonconformities that would exist with regard to option 1. Mr. Mangum stated those would be the two new issues that would be created along with the variations being requested. No additional questions were raised at this time.

Chairman Bradley swore in those speaking to this matter. Christopher Canning, 1000 Skokie Road, Wilmette, introduced himself and Dan Creaney, the project engineer who created options 1 and 2. Mr. Canning referred to their prior presentation and Mr. Creaney's suggestion of what a possible home could look like on lot 2 as well as the concerns raised with regard to the Skokie Ditch. He also referred to the previous discussion with regard to homes flooding on Meadow. Mr. Canning stated the request is to bring the lots back to the pre-1976 configuration. He referred to the PC's positive recommendation and

summarized that discussion for the Board as well as the previous discussion of the request with this Board. Mr. Canning stated both options being presented are possible but have drawbacks which he described to the Board. He stated while they have shown that both options are possible and for a home to be built on lot 2 with the Village Engineer's approval, going back to the pre-1976 condition would be the best option and would be best for the neighborhood.

Dan Creaney, 450 Skokie Blvd., referred the Board to illustrations and identified the home's positioning on the lot for both options. He stated although both options are viable, they would result in trading variations. He noted they have successfully built several homes and have done renovations in the flood plain which he identified for the Board.

Chairman Bradley asked why not option 1 which would result in a conforming lot 2 and if it would make more sense to encumber lot 1 in terms of buildability. Mr. Canning responded they do not know if there would be construction on that lot or not. He stated if they went with option 1, it would result in the loss of 4,500 square feet on lot 1. Mr. Canning stated a lot depth variation would have to be granted for lot 2. He then asked for a recess for a discussion with the applicant.

Chairman Bradley called the meeting back to order. Mr. Canning asked for the request to be continued to the January 2026 meeting in order to perform calculations and address the Board's questions.

Chairman Bradley asked for a motion to continue the request to the January 12, 2026, meeting. A motion to continue the matter to the January 12, 2026, meeting was made by Ms. Hanley and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter
NAYS: None

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Respectfully submitted,

Antionette Johnson
Recording Secretary

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
FEBRUARY 9, 2026

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter Todd Vender
Zoning Board Members Absent:	None
Village Staff:	Ann Klaassen, Assistant Director of Community Development Christopher Marx, Associate Planner
Village Attorney:	Peter Friedman

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Continued Cases:

a. Case No. 25-16-SD: 936 Sunset Road: An amended application seeking approval of a Final Plat of Subdivision to allow a two-lot subdivision of 936 Sunset Road, which requires a zoning variation to allow Proposed Lot 1 (936 Sunset Road) to provide less than the minimum required lot depth. The Village Council has final jurisdiction on this request. This item was continued from the October 13, 2025, and December 8, 2025, Zoning Board of Appeals meetings.

Ms. Klaassen provided a detailed summary of the ZBA's previous consideration of the request. She stated in addition to the zoning variation for lot depth the amended subdivision request also requires two subdivision code variations to allow the side lot line of proposed lot 2 to abut the rear lot line of proposed lot 1 and the creation of a lot with a side lot line that is not perpendicular to the street line for the proposed lot 2. Ms. Klaassen stated the Plan Commission would consider the request at its February 25, 2026, meeting. She noted while the subdivision code variations are not within the Board's purview, they are being provided to the ZBA to ensure they have information with regard to all of the relief being requested. Ms. Klaassen stated following the applicant's presentation, public comment and ZBA discussion, a ZBA Member may make a motion to continue the request to a date certain or consider a motion recommending approval or denial of the request. She noted no additional public correspondence was received and asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. He then asked for the applicant's presentation and swore in those speaking to this matter.

Christopher Canning, 1000 Skokie Blvd., Wilmette, introduced himself along with the property owners, Bob and Susan Marren, and Dan Creaney, the project engineer. He summarized the consideration of their previous proposal and stated they have amended the application to include option 1 for the two lot subdivision where the proposed lot 2 met the minimum lot area and rectangular area requirements with no variation necessary and with a lot depth variation for lot 1. Mr. Canning stated the amended plan will

be presented to the Plan Commission and referred to the updated standards included in the packet. He then asked if there were any questions.

Chairman Bradley also asked if there were any questions. No questions were raised at this time. He then asked for public comment. No comments were made at this time. Chairman Bradley called the matter in for discussion.

Chairman Bradley described the request as straightforward and asked for the Board's comments. Mr. Haller stated the applicant took the Board's comments into consideration and described the request as a reasonable compromise which reduced the number of required variations. He stated he would vote in favor. Mr. Nielsen agreed the applicant came back with what the Board considered was the best idea and stated he would vote in favor. Ms. Hanley agreed with the comments made and stated the variation necessary to make the subdivision work is more in line with the standards and would be less likely to alter surrounding properties.

Chairman Bradley referred to finding 2(a) for the proposed lot 1 relating to the playhouse. Ms. Leister and Mr. Ritter both agreed with the comments made and stated they are in favor. Chairman Bradley stated the Board appreciated the revised proposal and referred to the neighbors' concerns and the fully compliant lot 2 which would have allowed for a new home to be built. He stated the request met the standards and the condition of the playhouse structure removal would resolve the minimum required corner setback requirement.

Chairman Bradley then asked for a motion to recommend approval as included on page 17. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Haller. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter, Vender
NAYS: None

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Respectfully submitted,

Antionette Johnson
Recording Secretary

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-35-2026: Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing Before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages (Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
On March 19, 2026, the Village Council is scheduled to consider Resolution No. R-35-2026, A Resolution Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages (**Attachment 1)**.

This resolution is before Council because of a judicial ruling in the Circuit Court of Cook County. A property owner disagreed with the Village's interpretation, and the Zoning Board of Appeals concurrence, that their property located on a corner with three street frontages had two front lot lines and one corner lot line. The court ruled in favor of the property owner.

Because there are other lots with similar yard designations in the Village, staff and the Village Attorney recommend adopting the attached resolution.

RECOMMENDATION:
The Council may wish to consider adoption of Resolution No. R-35-2026, Directing the Director of Community Development to Immediately Initiate a Zoning Text Amendment and to Schedule a Public Hearing before the Village Council to Consider and Adopt Amendments to the Winnetka Zoning Ordinance Regarding Lot Line Designations on Corner Lots and Lots with Three Street Frontages.

ATTACHMENTS:

1. Resolution No. R-35-2026: Initiating a Zoning Text Amendment and Scheduling a Public Hearing Regarding Amendments to the Zoning Ordinance

RESOLUTION NO. R-35-2026

A RESOLUTION DIRECTING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO IMMEDIATELY INITIATE A ZONING TEXT AMENDMENT AND TO SCHEDULE A PUBLIC HEARING BEFORE THE VILLAGE COUNCIL TO CONSIDER AND ADOPT AMENDMENTS TO THE WINNETKA ZONING ORDINANCE REGARDING LOT LINE DESIGNATIONS ON CORNER LOTS AND LOTS WITH THREE STREET FRONTAGES

WHEREAS, the Winnetka Zoning Ordinance, as amended (***"Zoning Ordinance"***), governs how the Village designates and calculates lot lines and yards, including the designation of front lot lines and front and rear yards on corner lots and other irregularly shaped lots ("***Lot Line and Yard Designations***"); and

WHEREAS, the Village has historically applied the Zoning Ordinance to require that the two shorter frontages be designated as "front lot lines" on certain properties with three street frontages; and

WHEREAS, in light of a judicial ruling in Case No. 2025 CH 9530 (Circuit Court of Cook County), the Village Council has determined that it is necessary to amend the Zoning Ordinance to more explicitly provide for the treatment of certain corner lots and lots with three street frontages; and

WHEREAS, the Village Council has determined that it is in the best interest of the Village and its residents to direct the Director of Community Development to immediately initiate a zoning text amendment and schedule and notice the required public hearing before the Village Council so that the Council can consider and adopt amendments to the Zoning Ordinance to explicitly provide, among other things, that shorter street frontages on corner lots with three street frontages shall continue to be designated as front yards;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council adopts the recitals in this Resolution as its findings, as if fully set forth in this Section.

SECTION 2: INITIATION OF ZONING TEXT AMENDMENTS; NOTICE TO PUBLIC. The Director of Community Development is directed to immediately undertake a text amendment process and to notice and schedule a public hearing before the Village Council on the following prospective amendments to the Zoning Ordinance:

A. Amendments to the Zoning Ordinance regarding Lot Line and Yard Designations, specifically including, without limitation, amendments to more explicitly require that the shorter street frontages on corner lots with three street frontages shall continue to be designated as front yards; and

B. Amendments to other provisions of the Zoning Ordinance as may be necessary, important, or beneficial to the Village and its residents.

The notice of the public hearing will be given as required by law. By adoption of this Resolution, the public is deemed to have notice that the Village Council intends to adopt amendments to the Zoning Ordinance regarding Lot Line and Yard Designations as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 19th day of March, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Tower Road Pier Rehabilitation Discussion

PRESENTER: Nicholas Narhi

AGENDA DATE: March 19, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:
September 9, 2021 - Awarded a contract for valve repair at the Tower Road Pier (R-77-2021)
June 7, 2022 - Awarded a contract for additional valve repairs (R-77-2022)
September 6, 2022 - Awarded a contract for sheet piling repairs (R-94-2022)
June 2024 - June 2025 - Pursued grant funding for pier repair
October 16, 2025 - Executed an agreement with Baird & Associates for pier evaluation

EXECUTIVE SUMMARY:
The Village of Winnetka's construction into Lake Michigan began in 1893 to feed and protect the water treatment plant (WTP). Multiple iterations of shoreline protection and additions over the years led to the pier and cooling ponds as they exist today (~1950's.)

The purpose of the cooling ponds/pier is as follows:

- Support steam power generation for the Village. This has provided $48M in credits (power cost savings) from IMEA since 1991. (Note that Council has provided policy direction to retire steam generation after 2035 which will render the cooling ponds/pier unnecessary. The thermal generation replacement project equipment being considered to replace the generation capacity from retired turbine #4 will not utilize cooling ponds.)
- Support multiple potable water intakes for the WTP. The WTP is a critical 24/7/365 operation that provides potable water and fire protection to Winnetka, Northfield and portions of unincorporated Cook County.
- Public access/parking. The public are allowed to park and traverse the pier end during non-winter months.

In 2020, per Army Corps of Engineers data, lake levels were about 5 feet higher than their current levels, and near record highs. This led to widespread damage all along the shores of Lake Michigan, including erosion and structure damage to Village and Park District facilities. The pier end (portion parallel to shore & two parking stalls) was closed in 2020 due to partial collapse of asphalt decking,

likely from erosion due to wave action.

The Village performed a dive inspection in late 2020 to assess the damage from the winter storms. That inspection led the Village to spend approximately $288,569 (R-77-2021, R-77-2022 & R-94-2022) over three years to repair the critical operational portions of the pier and cooling ponds that allow the Village to operate the Electric Plant and the WTP. This allowed the Village to continue to receive its full capacity credit rating from IMEA and to run the water plant uninterrupted. Approximately 88% of the parking stalls on the pier remained open until early 2026, when the pier was shut down completely following a recommendation from a Village consultant.

In June 2024, the Village elected to engage in a collaborative process with Stantec and the Great Lakes and St. Lawrence Cities Initiative to pursue grant funding through the Resilient Coastal Projects Initiative (RCPI) with federal funding support from the National Fish and Wildlife Foundation (NFWF). Over the course of 10 months, staff worked with the consultant to develop a project implementation framework (PIF) and apply for the grant funding to address the pier. In August 2025, the Village learned that the project had not been selected for the RCPI grant. Village staff continue to look for opportunities to find funding sources to offset the cost of repairs.

The FY2026 Electric Fund budget contains $300,000 in account 500.41.27-615 - Buildings & Structures for the repair of the Tower Road pier. The Village sought the services of W.F. Baird & Associates (Baird) to perform an analysis of the pier and ponds and to provide recommendations for a path forward. Baird is a well known firm with broad coastal engineering experience along Lake Michigan. Preliminary indicators during the report's development pointed to a lack of structural integrity across the pier's footprint, leading to its closure in early 2026. Baird identified "short-term life-safety concerns, noting the potential for sudden loss of support with minimal warning." Therefore, the pier must remain fully closed to vehicle and pedestrian traffic until repairs are completed.

Baird provides three primary pathways forward:
Options 1 and 2 - Replacement - these long-term solutions, either the full cantilever replacement (costing between $3,200,000 to $5,300,000) or the hybrid anchored/cantilevered system (costing between $2,900,000 to $4,900,000) option would restore the full pier, allowing both vehicular and pedestrian access.

Option 3 - Reconfiguration - this short term solution would cost between $500,000 to $1,000,000 and would restore some pedestrian access, but vehicular access would be prohibited. Since parking would be prohibited on the pier, a portion of existing green space would be converted into parking.

Because any of the Baird repair recommendations exceed the FY 2026 budget of $300,000, staff is requesting that Council provide policy direction on next steps, as follows:

Council Policy Direction	Estimated Cost	Estimated Schedule
A. Complete full structural engineering inspection; pier remains fully closed throughout 2026 and 2027.	$200,000 to $250,000	2nd Quarter 2026 - Prepare RFP for structural engineering inspection. 3rd Quarter 2026 - Structural inspection completed; Council policy direction on repair or replacement.

B. Proceed with Reconfiguration option as recommended by Baird.	$500,000 to $1,000,000	2nd Quarter 2026 - Prepare bid for repair; analyze budget impact/ determine funding source; Council awards bid. 3rd Quarter 2026 - Reconfiguration commences and is completed by the end of 2026.

Village Staff recommends pursuing a lower-cost interim solution in the near term - either the completion of a full structural engineering inspection or proceeding with the reconfiguration option recommended by Baird. Either replacement option (full cantilever replacement or hybrid anchored/cantilevered system) significantly exceeds the FY2026 budget allocation; therefore, these options would need to be considered as part of the Village's long-term capital planning.

RECOMMENDATION:

Provide direction to Staff on how to move forward with the pier rehabilitation, including work to be performed in FY2026 to restore public access in the most efficient way possible.

ATTACHMENTS:

1. Baird - Winnetka W&E Plant Pier Repair Study

Winnetka Electric Plant Pier Repair Study

Root Cause Assessment and Repair Alternative Analysis

March 12, 2026 | 13918.201.R1.Rev1

Baird.
Innovation Engineered.

baird.com

Winnetka Electric Plant Pier Repair Study

Root Cause Assessment and Repair Alternative Analysis

Prepared for:

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Prepared by:

W.F. Baird & Associates Ltd.

For further information, please contact
Caleb Barth at +1 608 273 0592
cbarth@baird.com
www.baird.com

13918.201.R1.Rev1

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Revision	Date	Status	Comments	Prepared	Reviewed	Approved
1	2026-03-11	Final	Issued	MDJ	RMB	CDB

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This document was prepared by W.F. Baird & Associates Ltd. for Village of Winnetka. The outputs from this document are designated only for application to the intended purpose, as specified in the document, and should not be used for any other site or project. The material in it reflects the judgment of Baird in light of the information available to them at the time of preparation. Any use that a Third Party makes of this document, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. Baird accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this document.

CERTIFIED ISO 9001

Baird's Quality Management System has been certified by Bureau Veritas against the requirements of ISO 9001.

Executive Summary

W.F. Baird & Associates Ltd. (Baird) completed a preliminary investigation of the Village of Winnetka Electric Plant Pier, located at 725 Sheridan Rd, to assess observed deficiencies, evaluate root causes, and develop repair alternatives. The pier, originally constructed in the early 20th century with incremental improvements through the 1980s, now exhibits widespread deformation, deterioration, and settlement particularly along the northwest and northeast cantilevered sheet piling.

Field assessments conducted in October 2025, supplemented by historic drawings, photographs, and 2020 dive videos, indicate that the existing sheet piling system has exceeded its typical service life for unrehabilitated cantilever walls. Significant outward rotation of the steel sheet piling, severe deformation of the wall alignment, and settlement of the concrete deck point to systemic loss of stability rather than localized failure.

While a breach documented in 2001 likely accelerated deterioration, observed distress is widespread and consistent with long-term changes in surcharge loading, subsurface conditions, and a reduction in passive toe resistance likely exacerbated by historical dredging activities.

Baird identifies short-term life-safety concerns, noting the potential for sudden loss of support with minimal warning. Public and vehicular access adjacent to the bulkhead should remain restricted until repairs are completed, and monitoring of wall movement and deck cracking is recommended.

To restore public access and long-term functionality of the pier, two primary repair pathways are provided:

1. Reconfiguration Option – Lower-cost approach that prohibits access to the compromised pier section, converting some portion of the semi-circular green space into parking. This restores partial access but does not maintain the existing pier footprint or full public use.
2. Replacement Options –
    - Full Cantilever Replacement – A new cantilevered sheet piling wall constructed ~2 ft waterward of the existing alignment, which remains in place.
    - Hybrid Anchored/Cantilevered System – Cantilevered sheet piling walls in protected areas and anchored sheet piling walls along the Lake Michigan-facing segments, providing increased stiffness where wave loading is greatest.

Both replacement options restore the full pier footprint and public access, with the hybrid option offering improved performance under environmental loading.

A multiple-criteria comparison table was developed to compare the three repair pathway alternatives. See Table E-1 below.

Table E-1: Multicriteria Comparison of Options

	Option and Approximate Cost	Details	Constructability Considerations	Restores Public Access	Restores Parking
Replacement of Structure in Kind	**Cantilever Wall Encapsulation** $ 3.2 to 5.3 M	• Self-supported steel sheet pile bulkhead wall, driven just outside of existing structure with concrete deck • Cantilever wall utilizes longer, thicker sheet piles with relatively deep embedment into lakebed	• Lower complexity construction • Requires less demolition of existing structure • Will likely require construction of land-based access or possibly marine plant for pile driving due to existing condition of dock • Will require state and federal permits for in-water work	Y	Y

	Hybrid Anchored + Cantilever Wall Encapsulation
	$ 2.9 to 4.9 M
		• Anchored steel sheet pile bulkhead wall, driven just outside of existing structure with concrete deck
		• Anchored wall utilizes shorter, thinner sheet piles with shallower embedment
		• Sheet piles are connected with steel bars to anchors embedded in fill beneath the concrete deck
			• Higher complexity construction -
			  • Requires more demolition, more connections and transitions (weak points)
			  • Anchors must be founded in compacted fill with consistent gradation. The makeup of the existing fill beneath the damaged deck is unknown
			• Will likely require construction of land-based access or possibly marine plant for pile driving due to existing condition of dock
			• Will require state and federal permits for in-water work
				Y	Y

Reconfiguration	$ 0.5 to 1 M	• Restrict vehicle traffic, parking, and public access to the pier structure • Develop nearby parking alternatives.	• Simplest construction of all options • Land-based construction methods for creation of paved parking area • Will not require state and federal permits for in-water work	N	Y

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1. Introduction

The Village of Winnetka (Village) has retained W.F. Baird & Associates Ltd (Baird) to undertake a root-cause and preliminary alternative analysis study for the repairs to the Village's electric plan pier. Baird is licensed to practice Professional Engineering in Illinois, pursuant to the Illinois Professional Engineering Practice Act (license no. 184.001077-0002). No Structural Engineering services were offered nor practiced in the development of this report—Baird's conclusions contained herein are based on Professional Engineering judgement and extensive experience with the design and performance of marine structures.

This preliminary report provides Baird's findings of the Winnetka Electric Plant Pier. This report includes findings and photographs from the preliminary site investigation, a root-cause damage assessment, two (2) repair concepts to address the root cause each with its own typical cross section sketch and AACE Class 4 opinion of probable construction cost (concept screening, expected accuracy of -30% to +50%).

1.1 Report Assumptions

The report presented herein is based on the following assumptions:

- The Village of Winnetka provided all available information on the existing pier.
- Repair concepts focus on restoring functionality to the pier. An expansion to the pier footprint is not included.

1.2 Report Exclusions

The scope of the services used to develop this report excludes the following:

- Comprehensive Level 2 or Level 3 Inspection of the pier
- Underwater dive inspection
- Survey Data Collection (topographic or bathymetric)
- Geotechnical data collection or analysis
- Numerical or physical modeling of coastal conditions
- Pier structural capacity assessment. A comprehensive assessment of the available capacity or remaining service life of the pier is not included.
- Preliminary or final design services for repair of the pier
- Service life estimating or modeling

2. Facility Description and Historic Data

2.1 Facility Description

The Village of Winnetka Electric Plant is a municipally owned electric generation facility providing power to support the Village's electric system. The plant is located along the Lake Michigan shoreline at the eastern terminus of Tower Road in Winnetka, Illinois. The upland portion of the site consists of electric generating equipment and associated electrical and mechanical infrastructure. The cooling system includes a man-made cooling pond located adjacent to the shoreline that provides thermal dissipation for plant operations. See Figure 2-1 and Figure 2-2 below.

Figure 2-1: The Village of Winnetka Electric Plant

The marine structures consist of a paved road and concrete abutment, anchored steel sheet piling walls with a concrete cap (the pier), cantilevered steel sheet piling walls, and various intake and outtake pipes and openings.

The cooling pond is formed by sheet piling that retains shoreline soils and Lake Michigan while maintaining a protected basin for cooling water circulation. The typical anchored Northeast section consists of two parallel steel sheet pile bulkheads tied back with steel H beams which retain fill and support a two-and-a-half-foot thick concrete cap that provides access for parking and walking. Inside the two walls, a fill of heavy stones with

voids covers the sand which was covered with gravel. The H beams are welded to steel sheet pilings to provide lateral bracing for the pier and support for the deck.

The typical cantilevered sheet piling section consists of one steel sheet pile wall. The sheet piling walls are driven through sand and clay soil layers. This system is in place along the outer northwest and southwest steel sheet piles.

There are a few sets of timber wales on the inner portion of steel sheet piling at the northwest section. Historical data is unable to specifically pinpoint what anchored system is in place for the inner northwest steel sheet piling.

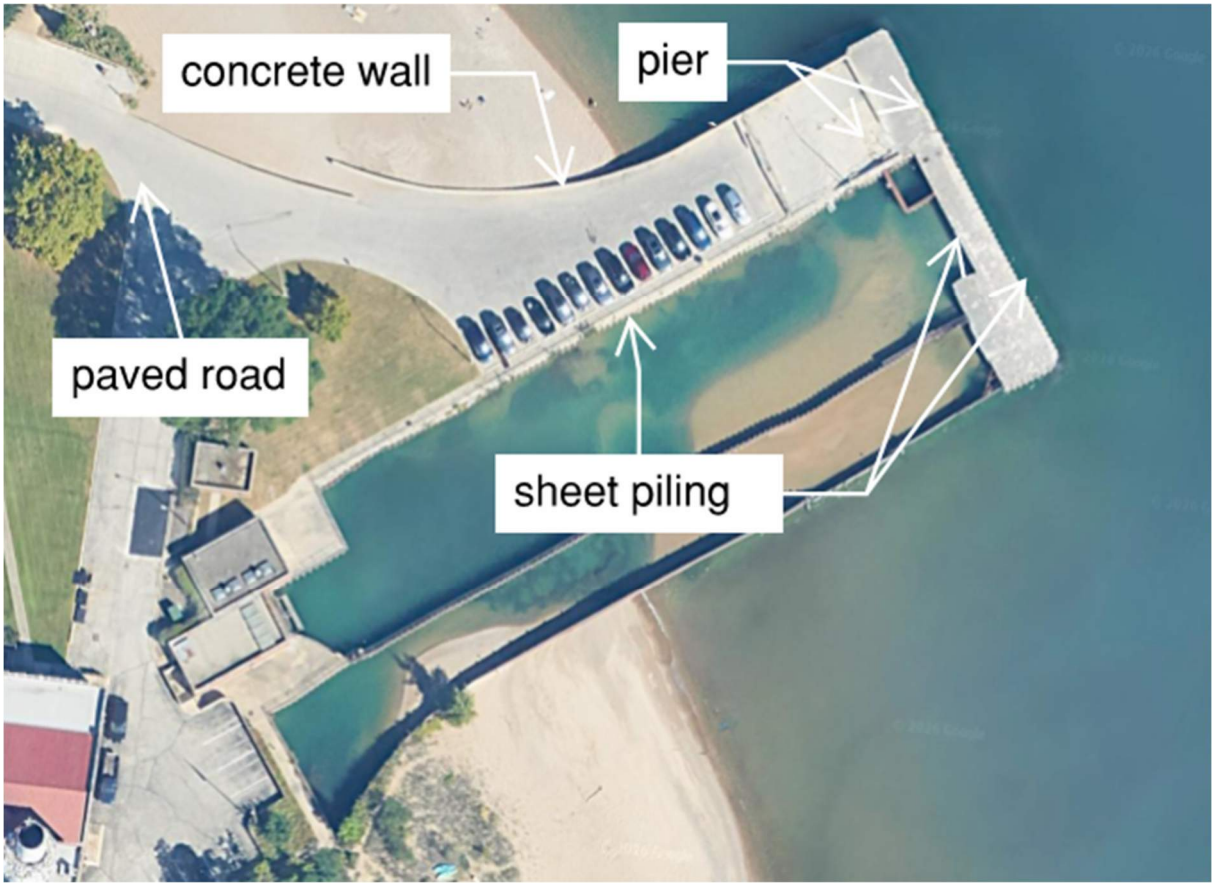

Figure 2-2: Marine Structures (Note: pipes and their systems are not called out here)

2.2 Historical Data

The Village provided Baird with available historical information (drawings, photographs, and videos) related to the pier. Baird's presentation of the historical data is based on the documents reviewed as part of this report. Given the age of the structure, some historical records may no longer be available.

2.2.1 Drawings and Photographs

An expansion of the shore protection system, filtration plant, and utility road was originally constructed around 1921. 310 feet of steel sheet piling with anchor piles was installed oriented northeast in Lake Michigan (see Figure 2-3 below).

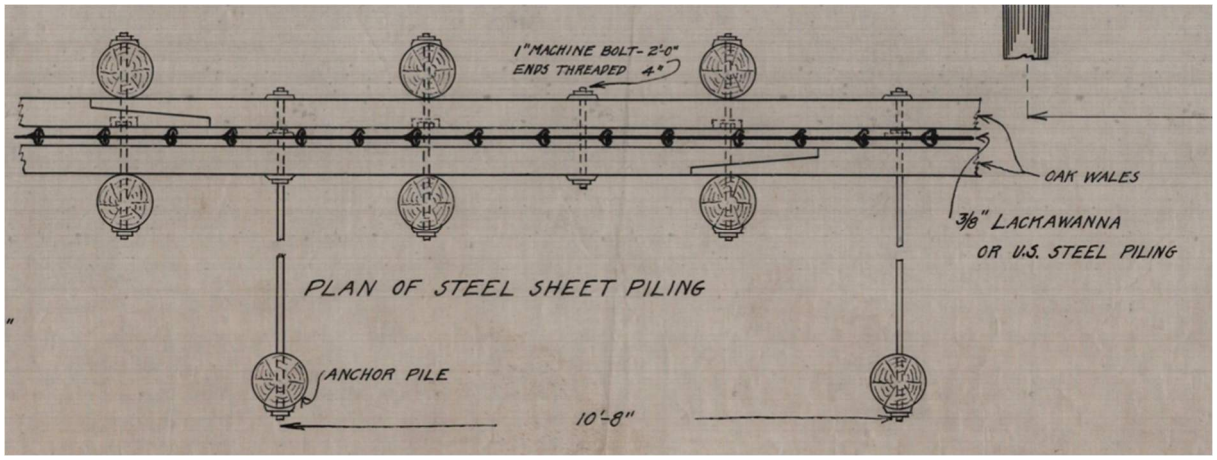

Figure 2-3: 1921 Detail of Steel Sheet Piling

Additional timber sheet piling was installed from the northeast corner to the end of the existing 8-foot-wide timber pier at the time (see Figure 2-4 below).

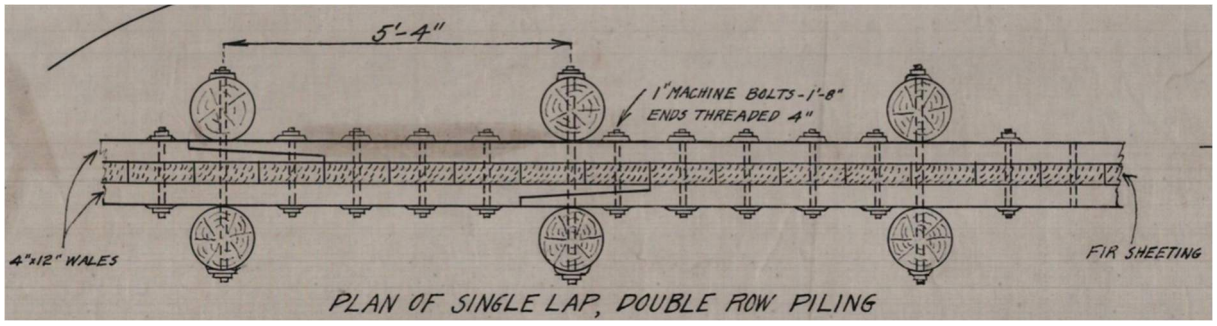

Figure 2-4: 1921 Detail of Timber Sheet Piling

A 30” intake was added in 1928 along with first iteration of a timber and steel sheet piling shoreline protection wall that would serve as a breakwater for the plant’s water intake and outfall structures. The shoreline protection connected to the existing timber and steel sheet piling and Tower Road to create the general shape of the cooling basin that is present today (see Figure 2-5 below).

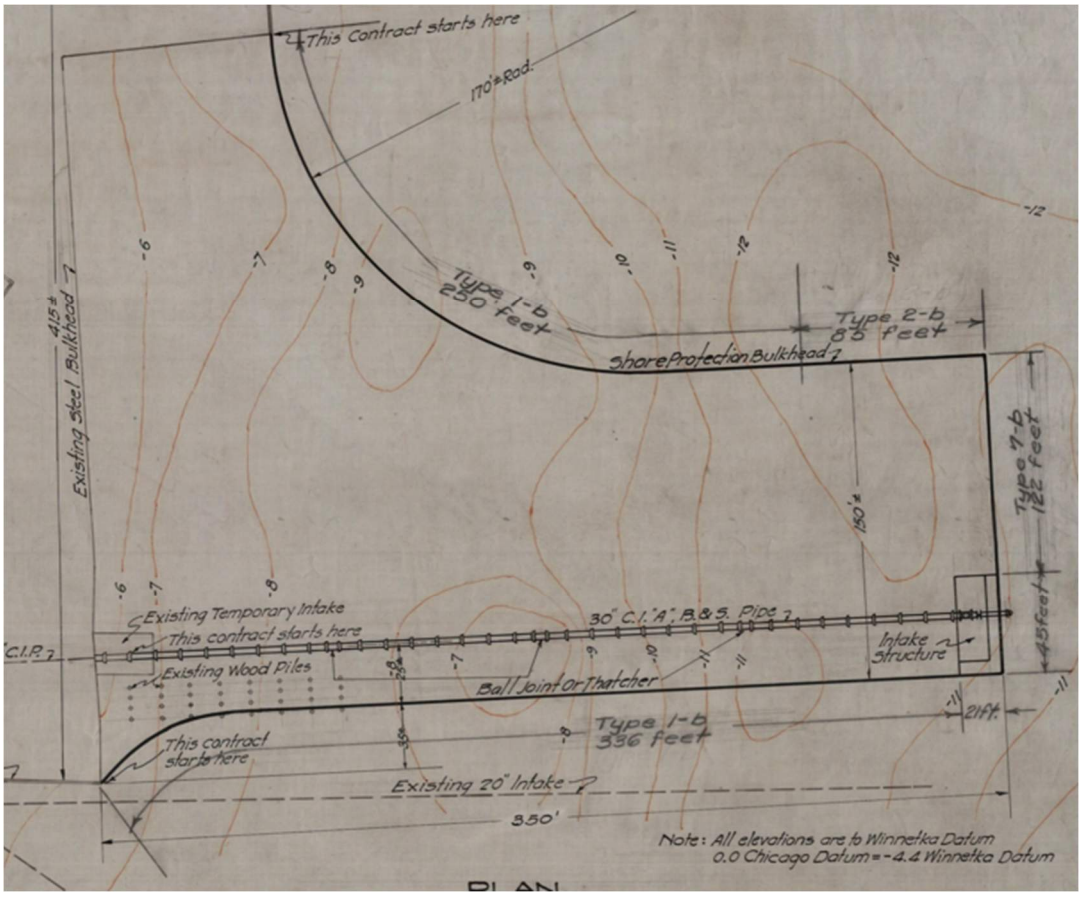

Figure 2-5: 1928 Shoreline Protection Detail

In 1935, a portion of the northeast section of the pond fronting the (new) crib house was dredged to a mudline elevation of approximately -12 foot per the Winnetka Datum in 1397. A test boring was performed at the location of the crib house. Additional repairs and extensions were carried out around 1937 to the shoreline protection system and sheet piling walls. These are the first drawings that officially identify the intake and discharge pond. The parking lot is also identified for the first time here as well.

The cooling pond underwent extensive rehabilitation in 1946. The timber sheet pilings were removed and replaced entirely in kind with steel sheet pilings on the east side. At this time, there is little to no timber piling left in use around the cooling pond (see Figure 2-6 and Figure 2-7 below).

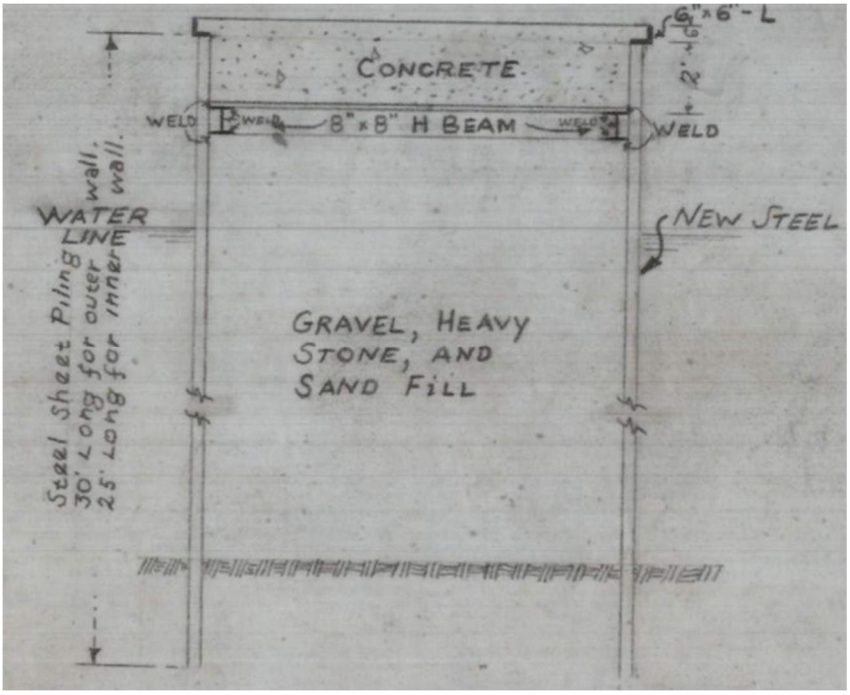

Figure 2-6: 1946 Permit Sketch of Steel Sheet Pile Wall

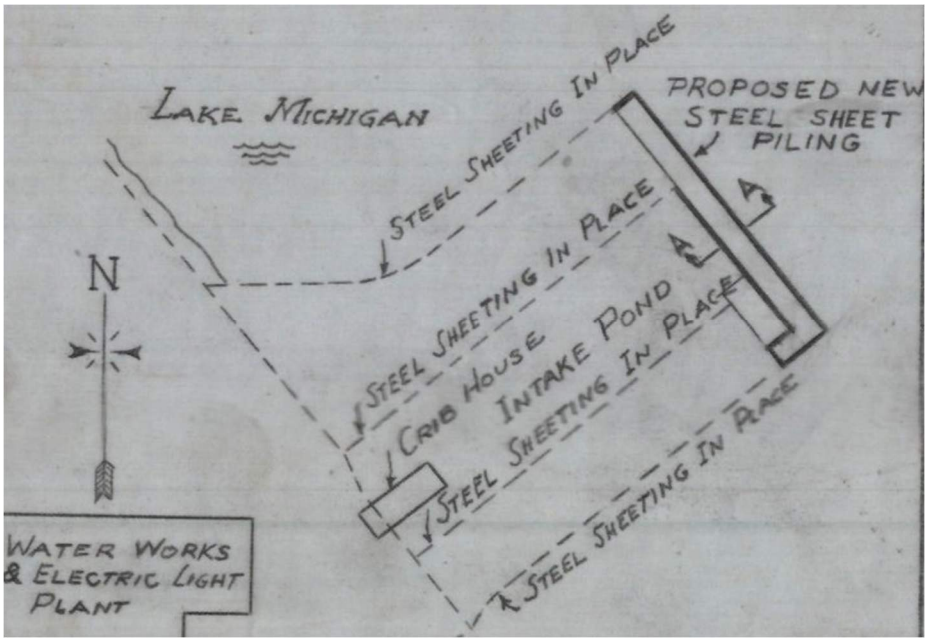

Figure 2-7: 1946 Plan View of Cooling Pond

Geotechnical borings were performed around 1959 and the 60" diameter intake pipe was added around the same time. Borings 1 and 2 were completed behind Boiler Plate #4 and Boring 3 was completed in the crib house. Based on available drawings, no new steel sheet piling was installed at this time.

The last improvements were completed almost 40 years ago in 1987. It is unknown how much of the steel sheet piling was replaced.

2.2.2 Dive Videos

An underwater inspection was conducted in June 2020. The diver inspected a portion of the sheet piling inside the cooling pond, a portion of the sheet piling in Lake Michigan, and a portion under the pier. The videos provided supplemental visual data on the condition of inspected sheet piling, the lakebed, and toe support. Additional dive notes and still imagery are included in Appendix C.

3. Facility Assessment Approach

Baird performed a routine/tactile assessment of the above-deck and below-deck (where possible) assets at the Village Electric Plant on Thursday, October 22nd, 2025. Two Baird engineers were present on site. Above-deck and below-deck assessments were performed in accordance with the following American Society of Civil Engineering (ASCE) publication:

> ASCE Manuals and Reports on Engineering Practice No. 130. *"Waterfront Facilities Inspection and Assessment" (MOP 130)*

The site visit report is attached as Appendix B.

3.1 Facility Assessment Methodology

In accordance with the ASCE publication stated above, the facility assessment of elements included both visual observation and limited hands-on assessment where possible. In accordance with MOP 130, elements were assigned an element-level damage rating with damages defined as minor, moderate, major, or severe. For instances where damages were not observed, elements were classified as "no damage." These damage ratings are defined in Chapter 2 of MOP 130 and have been standardized to provide a qualitative and consistent description of an element's level of damage. Abbreviated element level damage ratings from MOP 130 are provided in the table below.

Table 3-1: Facility Condition Assessment Ratings

Rating	Description
Good	No visible damage or only minor damage noted. Structural elements may show very minor deterioration, but no overstressing observed. No repairs are required.
Satisfactory	Limited minor to moderate defects or deterioration observed but no overstressing observed. No repairs are required.
Fair	All primary structural elements are sound but minor to moderate defects or deterioration observed. Localized areas of moderate to advanced deterioration may be present but do not significantly reduce the load-bearing capacity of the structure. Repairs are recommended, but the priority of the recommended repairs is low.
Poor	Advanced deterioration or overstressing observed on widespread portions of the structure but does not significantly reduce the load-bearing capacity of the structure. Repairs may need to be carried out with moderate urgency.
Serious	Advanced deterioration, overstressing, or breakage may have significantly affected the load-bearing capacity of the primary structural components. Local failures are possible, and loading restrictions may be necessary. Repairs may need to be carried out on a high-priority basis with urgency.
Critical	Very advanced deterioration, overstressing, or breakage has resulted in localized failure(s) of primary structural components. Failures that are more widespread are possible or likely to occur, and load restrictions should be implemented as necessary. Repairs may need to be carried out on a very high-priority basis with strong urgency.

3.2 Above-Deck Assessment

The above-deck assessment evaluated the general condition of the parking lot, pier, steel sheet piling, and miscellaneous hardware. The assessment was performed by walking along the deck surface and visually observing the condition of the elements.

3.3 Below-Deck Assessment

The below-deck assessment evaluated the general condition of the outer pier wall along the beach. The assessment was performed by walking along the exposed portion of the shoreline.

4. Facility Assessment Findings

Facility assessment ratings for the above-deck assets are described in the following sections. Ratings have been assigned based on field observations and element-level damage ratings for individual elements. Refer to Appendix B for site photos. Overall, the inspected elements are in **poor to serious condition.**

4.1 Paved Pier Approach on Tower Road and Concrete Wall

The paved pier approach on Tower Road is in **satisfactory** condition. Minor alligator cracking is visible in the photos. The concrete wall on the beach side is also in **satisfactor**y condition with only minor spalls and cracks.

4.2 Northwest Outer Pier Concrete Wall

The outer pier concrete call is in **satisfactory** condition. There is minor spalling and hairline cracking.

4.3 Northwest Pier Steel Sheet Piling

The northwest outer pier steel sheet piling facing the beach is in **serious** condition. There is moderate corrosion throughout. There is severe permanent deformation of the sheet piling configuration.

The northwest inner pier steel sheet piling facing the cooling pond is in **critical** condition. There is moderate corrosion throughout. There is severe permanent deformation of the sheet piling configuration.

4.4 Northeast Pier Steel Sheet Piling

The northeast pier steel sheet piling facing Lake Michigan is in **fair to poor** condition. There is severe permanent deformation of the sheet piling configuration closer to the northwest corner. The sheet piling continuing down south appeared to be in fair condition with typical corrosion.

4.5 Concrete Pier Deck

The concrete deck along the northwest and northeast sections of pier is in **poor** condition. There is exposed reinforcement, multiple structural cracks larger than 1/4 inch throughout, permanent settlement of the deck, and large surface spalls throughout the deck.

4.6 Miscellaneous Appurtenances

The guard rails are in **fair** condition. The paint is peeling and there is minor corrosion on the guardrails closer to Lake Michigan. The baseplate connections have minor corrosion closer to Laker Michigan. Bolts and washers are missing on at least one connection. Note there are no guardrails along the blocked portion of the pier.

The life rings, signs, and light poles are in **good** condition. No damage was observed.

The ladders are in **good** condition. No damage was observed.

4.7 Southwest Pier Steel Sheet Piling

The two parallel rows of cantilever steel sheet piling were not inspected at this time.

5. Root Cause Assessment

After conducting site visits and reviewing available photographs and dive videos, Baird provides the following assessment. This represents Baird's best interpretation based on professional engineering judgement a top-side inspections and their review of historical information; subsurface and below water conditions were not directly observed. The dive videos were taken in 2020 and provided to Baird to assist with the root cause assessment. Baird was not involved with the dive inspection.

The steel sheet pilings exhibit surface corrosion consistent with long-term water exposure. The walls do not show significant section loss, suggesting they are unlikely to be the primary failure mechanism. Observed distress is consistent with long-term system degradation combined with increasing surcharge loads from vehicles and potential changes in subsurface conditions over time. The structure, approximately 60 years old with repairs occurring roughly 40 years ago, exceeds typical service life for a largely unrehabilitated cantilevered sheet pile wall system.

For the cantilevered sheet pilings, lateral earth and surcharge loads are resisted primarily through flexural action of the sheet piling and passive resistance at the embedded toe. This configuration is more sensitive to increased surcharge loading and long-term changes in subsurface and groundwater conditions. The observed outward rotation of the wall, with maximum deflection near the top and tapering with depth, and localized undulations along the wall length is consistent with a cantilevered sheet piling experiencing increased lateral demand and nonuniform loss of toe restraint.

Baird is aware that dredging activities have occurred near the sheet piling, including a localized breach documented in 2001. Removal of soil in front of the wall would reduce embedded depth and available passive resistance, which is a critical component of stability for a cantilevered sheet piling. Variations in dredging extent along the wall, when combined with sustained vehicle loads above, would be expected to produce differential loss of support and corresponding nonuniform wall rotation. This mechanism is consistent with the observed snaking and undulating alignment at the top of the wall and with localized pavement cracking and permanent settlement. Note that the dive inspection occurred in June of 2020 and no active breach was identified at that time. The dive videos were unable to provide a conclusive cause of the breach. If more information is available in the future, the dive videos may be able to provide some insights.

While the documented breach likely accelerated deterioration and contributed to the timing of observed failures, the distress is not limited to a single location. Permanent deformation of the sheet piling is observed to be widespread, indicating that deterioration is systemic rather than localized. Based on the age of the structure, observed deformation patterns, and sensitivity of the cantilevered system to continued surcharge loading and loss of passive resistance, replacement of the sheet pilings should be seriously considered.

After reviewing photos, dive videos, and available historic documents, Baird did not see any anchored sheet pile walls in the sections identified for repairs.

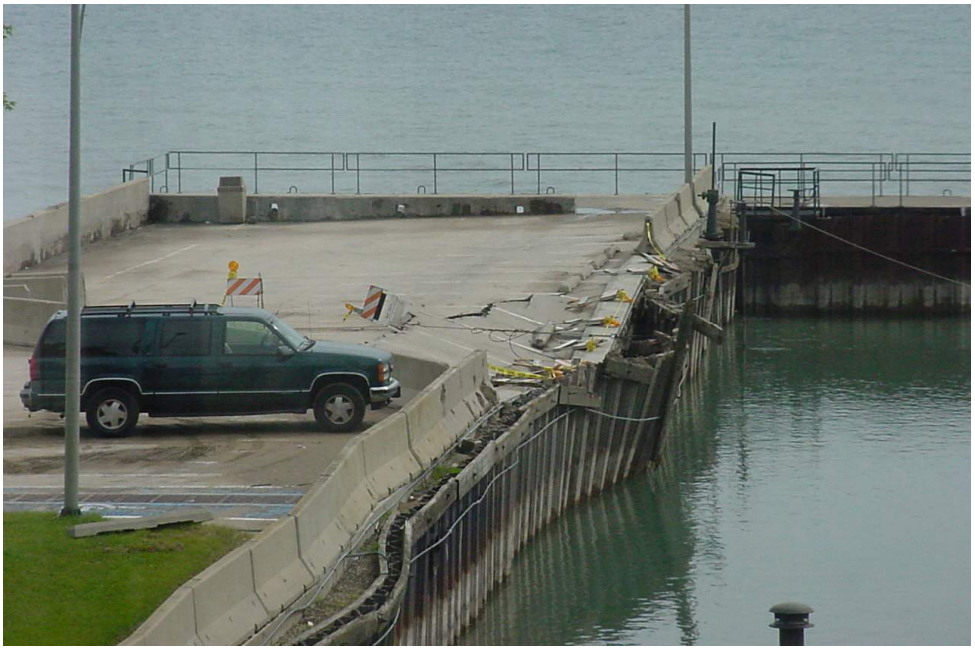

Figure 5-1: 2001 Breach

Figure 5-2: 2001 Repairs

6. Recommendations

Short-term recommendations and replacement alternatives with preliminary permitting, surveys, scheduling, and estimating are provided below. Baird is aware that the facility intends to run through 2035. However, public access on the pier for leisure, walking, and fishing remains vital to the community. Restoring full public access and parking will require new sheet pilings.

6.1 Short-Term Recommendations

Given the cantilevered configuration of the sheet pilings and the documented outward rotation, Baird has significant life-safety concerns. Cantilevered sheet pile walls rely on flexural capacity and passive resistance at the embedded toe to maintain stability. Degradation or loss of these resistance mechanisms can result in progressive rotation and sudden loss of support, potentially occurring with little to no observable warning. Under these conditions, continued public and vehicular use adjacent to the bulkhead presents an unacceptable risk to personnel and property, and immediate precautions are warranted.

Parking and vehicle access directly above or adjacent to the bulkhead should be restricted until repairs are completed, and physical barriers or warning signage should be installed to limit public and worker access in the most vulnerable areas. Short-term monitoring of the sheet piling and adjacent deck should be implemented, including frequent visual inspections for changes in wall alignment, deck cracking, or separation between the deck and sheet piles. Where feasible, simple survey points or tilt markers may be installed to track additional movement over time. These measures will help manage safety risks and provide early warning of accelerated deterioration while full repair or replacement design is developed and implemented.

6.2 Pre-Repair Recommendations

Regardless of what the Village decides for a repair alternative, Baird recommends the following:

- topographic and bathymetric surveys
- geotechnical investigations
- design development
- obtaining necessary permitting.

6.2.1 Topographic and Bathymetric Surveys

Topographic and bathymetric surveys will document existing site conditions both above and below the waterline, including ground surface elevations, shoreline geometry, wall alignments, and underwater features. These surveys will provide design engineers with accurate horizontal and vertical control data to help establish wall geometry.

6.2.2 Geotechnical Investigations

Geotechnical investigations will characterize the subsurface soil and groundwater conditions at the site. This information is required to evaluate soil strength, water levels, and identify potential construction constraints. The geotechnical data will be used by the design engineer to develop earth pressure assumptions, evaluate global and local stability, determined required embedment depths, size structural elements, and assess constructability considerations.

6.2.3 Regulatory Agencies and Permitting

Based on a preliminary understanding of the alternative replacement scope, it is anticipated that the construction will require coordination and approval from multiple regulatory agencies. Work associated with surveying, demolition, installation of new sheet piling, and placement of stone will likely trigger local, state, and federal permitting requirements. These may include:

- Village of Winnetka Lakefront Construction Permit per Chapter 15.78 of the Village Code
- Lake County Watershed Development Permit
- Joint Permit Application
  - Illinois Department of Natural Resources Rivers, Lakes, and Streams Permit (DNR)
  - US Army Corps of Engineers Section 404/10 Federal Permit (USACE)
  - Illinois Environmental Protection Agency 401 Water Quality Certification (IEPA)

To support a timely construction start, the permitting process should begin approximately a year prior with the federal and state joint permit application submitted a minimum of 3-6 months prior to construction. This includes USACE and state (IDNR/OWR/IEPA) permits. Early agency coordination is crucial to confirm applicable permits and minimize schedule delays.

6.3 Repair Recommendations

There are two options proposed: one that will restore public access and parking to the Village through the using of new steel sheet piling (whether anchored or cantilevered), and a reconfiguration option that will restore parking to the most practical extent possible while temporarily eliminating public access to the existing pier, while looking to the future where a fully integrated beach may be implemented following the planned 2035 decommissioning of steam generation at the electric plant. An in-depth explanation of each option is discussed below.

6.3.1 Reconfiguration

This option will not replace any of the existing sheet piling but rather utilize existing space to restore access to parking. Certain areas within the semi-circular green space could be paved over to allow for parking. Additional field investigations, engineering, and design are necessary to determine the areal limits and configuration of a potential future parking area, as well as to delineate accessible routes to the recreational facilities the parking area would support.

The current pier would have permanent physical barriers in place to limit parking and walking access. Additional field investigations, engineering, and design are necessary to determine the areal limits for safe pedestrian access on or near the pier. Development of a monitoring program will likely also be required to assess any future degradation of the pier and its implications to safe pedestrian use.

This option does not restore full public access to the pier for leisure but only a portion. However, the reconfiguration option is the most cost-effective solution. Refer to Figure 6-1 below.

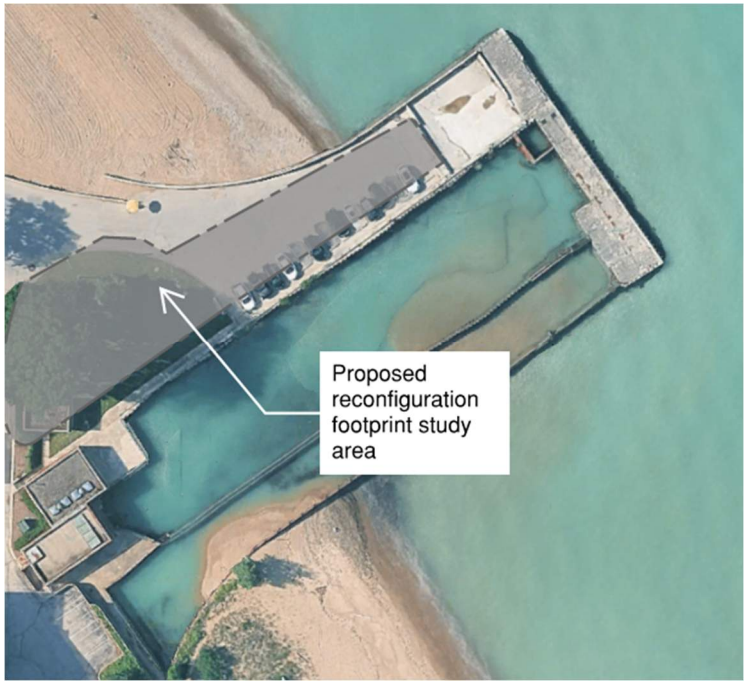

Figure 6-1: Reconfiguration Option

6.3.2 Replacement In Kind

The replacement recommendations listed below will replace the existing sheet piling outlined in Figure 6-3. This is roughly 490 linear feet of new sheet pile. There is a full cantilevered option or hybrid option with both cantilevered and anchored options.

Cantilevered sheet pilings are a type of earth retaining wall with low wall heights, typically 15 feet or less. These walls derive their support solely from the foundation soils. Anchored sheet pilings are another type of earth retaining wall and have greater stability than cantilever sheet pilings. Anchored sheet pilings have an anchorage system installed behind the main piling to provide additional support. Figure 6-2 below shows the difference between these two options.

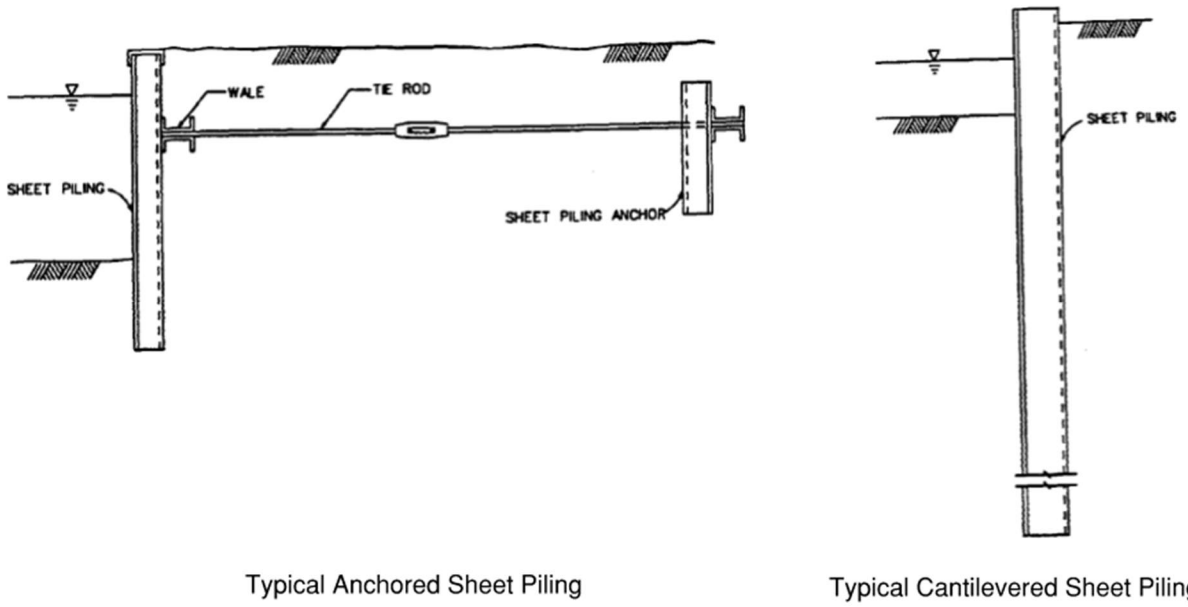

Figure 6-2: Anchored and Cantilever Sheet Piling Illustration

6.3.2.1 Constructability

Constructability of a repair option must be considered during the design phase, despite that the actual means and methods of construction will be determined by the Contractor during their construction planning. Some of the constructability details considered during the development of this report include:

- Construction Methodology – Land-based vs. marine-based construction.
  - Land-based construction methods are generally lower cost, and thus are preferred if they are possible given the site conditions.
  - For some sites where land-based access is excessively costly or impossible, marine-based equipment can be mobilized, and the work can be performed using barge-based equipment. Marine-based construction limits the pool of potential contractors to those with marine equipment available to be deployed to Lake Michigan. Marine equipment is costlier to mobilize, and work can be subject to more down time during construction for adverse weather and wave conditions than land-based methods.
  - The degraded condition of the pier precludes its use as a safe working platform for construction equipment used for pile driving. For a land-based construction approach, a temporary causeway could be constructed using stone to the north of the pier. The stone causeway could be used as a safe working platform for pile driving and other construction equipment. The temporary causeway would be removed as part of the Site Restoration in the project contract.
  - This report's AACE Class 4 Opinion of Probable Construction Cost assumes land-based construction utilizing a temporary stone causeway as described above.

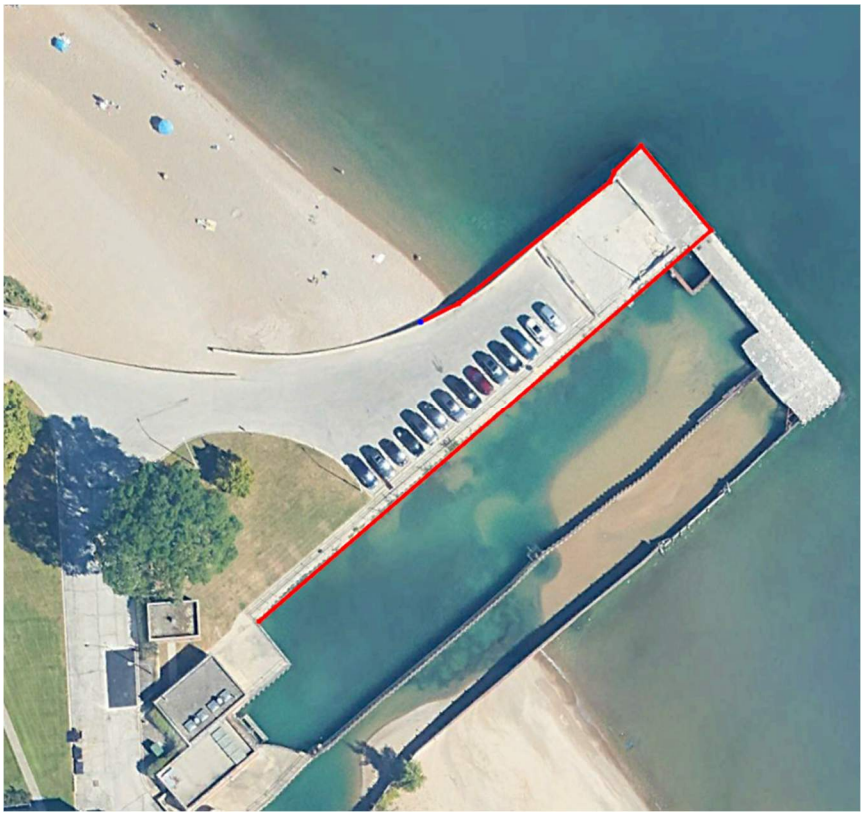

Figure 6-3: Location of Proposed New Sheet Piling

6.3.2.2 Full Cantilever Sheet Piling Wall

Under this option, a new cantilevered sheet piling wall would be installed approximately two feet waterward of the existing structure, which would remain in place. This approach minimizes demolition of the existing structure. Construction of the proposed cantilevered sheet pile wall would generally proceed in the following sequence:

1. Mobilization, Demolition, and Site Preparation:

    1.1 Construction equipment would be mobilized to the site. Temporary access and staging areas would be established. Temporary access might include construction of a stone causeway to the north of the pier which would be removed following completion of the repairs. Limited surface removals may be required in localized areas to facilitate pile driving operations.

2. Installation of New Sheet Pile Wall

    2.1 New sheet pile would be driven. It is anticipated that a portion of the installation would need to occur from a barge, as the existing pier is not capable of supporting crane loading for full pile driving operations.

    2.2 Double steel channel wales would likely be installed for additional stiffness near the top of the steel sheet piles.

3. Backfilling Between Walls

    3.1 Following installation of the new sheet pile, the space between the existing and proposed walls would be backfilled with suitable material. This step provides structural continuity and stabilizes the retained soils.

4. Surface Restoration

    4.1 Granular backfill would be placed and compacted to finished subgrade elevations followed. Concrete and pavement would then be installed to restore the site to existing grades and reestablish public access areas.

5. Demobilization and Final Site Restoration

    5.1 Construction equipment would be removed, and disturbed areas would be restored.

6.3.2.3 Hybrid Anchored Sheet Piling Wall

Under this option, a combination of cantilevered and anchored sheet piling walls would be constructed to balance constructability, performance, and cost. Cantilevered sheet piling would be installed along the interior and more protected wall segments, while anchored sheet piling would be utilized along the Lake Michigan-facing segments where environmental loading from waves and storm events is greater.

Similar to the full cantilever alternative, the existing sheet piling would remain in place. New sheet piling would be driven approximately 2 feet waterward of the existing alignment. The void between the existing and proposed walls would be backfilled and capped with sand, followed by placement of concrete and pavement to restore finished grades. Refer to the previous section for cantilevered construction sequencing.

The anchored sheet piling would use a combination of anchoring methodologies, dependent on the existing wall layout.

- For the lakeward segment of the pier, where possible (approximately 140 linear feet from the lakeward edge of the pier) the wall would utilize double channel wales and steel tie rods to anchor the facing wall sides to one another.
- For the remaining shoreward segment of the inner pool wall (approximately 175 feet in length), tie rods would be installed and connected to a deadman system located landward of the wall. Anchors will likely be concrete or steel sheet piling deadman anchors; for cost purposes a continuous steel sheet piling deadman wall with steel channel wales is assumed.

The anchoring system would reduce bending demands in the sheet piling, allowing a thinner section, and provide additional stiffness to better resist wave and hydrostatic loading.

Specialty marine equipment may be required depending on access constraints. Surface improvements within anchor installation areas would require removal of the existing material and subsequent restoration.

Construction of the proposed anchored sheet piling wall would generally proceed in the following sequence:

1. Mobilization, Demolition, and Site Preparation:

    1.1 Construction equipment would be mobilized to the site. Temporary access and staging areas would be established. Temporary access might include construction of a stone causeway to the north of the pier, which would be removed following completion of the repairs. Remove pavement, concrete, and other surface improvements as necessary to access the existing wall alignment and proposed anchor locations.

2. Installation of New Sheet Piling

    2.1 Drive the new sheet pile wall approximately 2 feet waterward of the existing wall alignment. Installation may occur from a combination of landside crane access and barge mounted equipment, depending on pier capacity and reach limitations.

3. Anchor Installation Through Existing Sheet Piling

3.1 Drill or cut through the existing sheet piling at designated anchor elevations to allow installation of tie rods or tiebacks. For a continuous deadman system, excavate to the required depth behind the wall and install the deadman wall at a prescribed elevation.

4. Tie Rod Installation and Tensioning

   4.1 For self-tied areas, connect anchors through wales on each wall face. For deadman areas, install tie rods between the new sheet piling and the deadman. Tension anchors to the specified load to engage the anchored system and reduce bending demand in the sheet piling wall. Lock off anchors per design requirements.

5. Backfilling and Surface Restoration

   5.1 Backfill the space between the existing and new walls with structural fill. Restore subgrade, place sand cap as required, and reconstruct concrete and pavement to match existing grades.

6. Demobilization and Final Site Restoration

   6.1 Perform final grading, site cleanup, and demobilize equipment. Complete any required inspections or load verification testing of anchors.

Appendix A

Damage Ratings

A.1 Steel Damage Ratings

Damage Rating	Existing Damage	Exclusions [Defects Requiring Elevation to the next Higher Damage Rating(s)]
Not Inspected (NI)	• Not inspected, inaccessible, or passed by	
No Defects (ND)	• Protective coating or wrap intact • Light surface rust • No apparent loss of material	
Minor (MN)	• Protective coating or wrap damage and loss of thickness up to 15% of nominal at any location • Less than 50% of perimeter or circumference affected by corrosion at any elevation or cross section • Loss of thickness up to 15% of nominal at any location	Minor damage not appropriate if: • Changes in straight line configuration or local buckling • Corrosion loss exceeding fabrication tolerances (at any location)
Moderate (MD)	• Protective coating or wrap damage and loss of thickness 15% to 30% of nominal at any location • More than 50% of perimeter or circumference affected by corrosion at any elevation or cross section • Loss of thickness 15% to 30% of nominal at any location	Moderate damage not appropriate if: • Changes in straight line configuration or local buckling • Loss of thickness exceeding 30% of nominal at any location
Major (MJ)	• Protective coating or wrap damage and loss of thickness 30% to 50% of nominal at any location • Partial loss of flange edges or visible reduction of wall thickness on pipe piles • Loss of nominal thickness 30% to 50% at any location	Major damage not appropriate if • Change in straight line configuration or locally buckling • Perforations or loss of wall thickness exceeding 50% of nominal
Severe (SV)	• Protective coating or wrap damage and loss of thickness 50% of nominal at any location • Structural bends of buckling, breakage, and displacement at supports, loose or lost connections • Loss of wall thickness exceeding 50% of nominal at any location	

[a] Any defect listed is sufficient to identify relevant damage grade

A.2 Concrete Damage Ratings

Damage Rating	Existing Damage	Exclusions [Defects Requiring Elevation to the next Higher Damage Rating(s)]
Not Inspected (NI)	• Not inspected, inaccessible, or passed by	
No Defects (ND)	• Good original hard surface, hard material, sound	
Minor (MN)	• Mechanical abrasions or impact spalls up to 1 in. in depth • Occasional corrosion stains or small pop-out corrosion spalls • General cracks up to 1/16 in. in width	MN damage not appropriate if: • Structural damage • Corrosion cracks • Chemical deterioration[b]
Moderate (MD)	• Structural cracks up to 1/16 in. in width • Corrosion cracks up to 1/4 in. in width • Chemical deterioration: Random cracks up to 1/16 in. in width; “Soft” concrete and/or rounding or corners up to 1 in. deep • Mechanical abrasions or impact spalls greater than 1 in. in depth	MD damage not appropriate if: • Structural breakage and/or spalls • Exposed reinforcement • Loss of cross section due to chemical deterioration beyond rounding of corner edges
Major (MJ)	• Structural cracks 1/16 in.to 1/4 in. in width • Corrosion cracks wider than 1/4 in. in width and open or closed corrosion spalls (excluding pop-outs) • Multiple cracks and disintegration of surface layer due to chemical deterioration • Mechanical abrasion or impact spalls exposing the reinforcing	MJ damage not appropriate if • Loss of cross section exceeding 30% due to any cause
Severe (SV)	• Structural cracks wider than 1/4 in. or complete breakage • Complete loss of concrete cover due to corrosion of reinforcing steel with more than 30% diameter loss for any main reinforcing bar • Loss of bearing and displacement at connections • Loss of concrete cover (exposed steel) due to chemical deterioration • Loss of more than 30% of cross section due to any cause	

[b] Chemical deterioration: sulfate attack, alkali-silica reaction, alkali-aggregate reaction, alkali-carbonate reaction, or other chemical/concrete deterioration

Appendix B

Site Report and Photos

Baird.
Innovative Engineered.

Winnetka Pier Repair

Site Visit - Field Observation Report

Client: Village of Winnetka
Project No: 13918.201

Project Title: Winnetka Pier Repair

Contractor: n/a
Report By: Rodey Batiza

Sub-Contractors: n/a

Date: October 22, 2025 **Day:** Wednesday **Report No:** 1

Time Arrive	10:00	Time Depart	12:30 PM
On Water Construction:	N/A	Finish	N/A

WEATHER

TEMPERATURE

High Temperature:	43 °F
Low Temperature:	46 °F

	CONDITIONS	A.M.		P.M.
X	Acceptable all day		Sunny	
	More than 50%		Partly Cloudy	
	Less than 50%	X	Cloudy	X
	unacceptable		Windy	
			Rain	
			Snow	
			Fog	

NOTES:

Sky:

Precipitation:	0	Inches
Wind:	18	knots W

Water:

Water quality/visibility:	Clear Visibility	
Wave height:	0-1	ft.
Water Height:	578.3	ft IGLD 85

Wave heights from observation wind data obtained from weather.gov Great Lakes Portal
Water level information obtained from Station 9087057 (Milwaukee, WI).

Site Visit Activities	
Key Activities	
1.0	10:00 AM Rodey Batiza (RMB) and Kelly Jacobsen (KMJ) arrive at dock.
2.0	10:15 - 10:45 AM Meet with Nick Narhi, Brian Curley, and James Olsen.
3.0	10:45 AM to 12:30 PM Inspection of existing dock.

Meeting and Inspection Notes	
1.0	The Village wants to understand what it would take to repair the pier such that cars may be parked in the area that is currently damaged and closed. The intent is to restore access to some of the closed areas.
2.0	There was a breach under the deck, which led to significant upland damage.
3.0	During repairs, the shore-tied southern wall failed causing extensive damage.
4.0	Severe damage is present along the pier wall. Loading of wall from parked autos on pier deck carries risk of further damage.
5.0	Intake pipe was not exposed during concrete repairs following breach.
6.0	Any repairs to wall may encroach on backup cooling water pond area if necessary.
7.0	Defects to structures will likely require more than local repairs.

Photos

Photo 1: Pier deck looking northwest.

Photo 2: Closed end of pier looking east.

Photo 3: Pier deck looking northeast.

Photo 4: Damaged pier wall looking southwest.

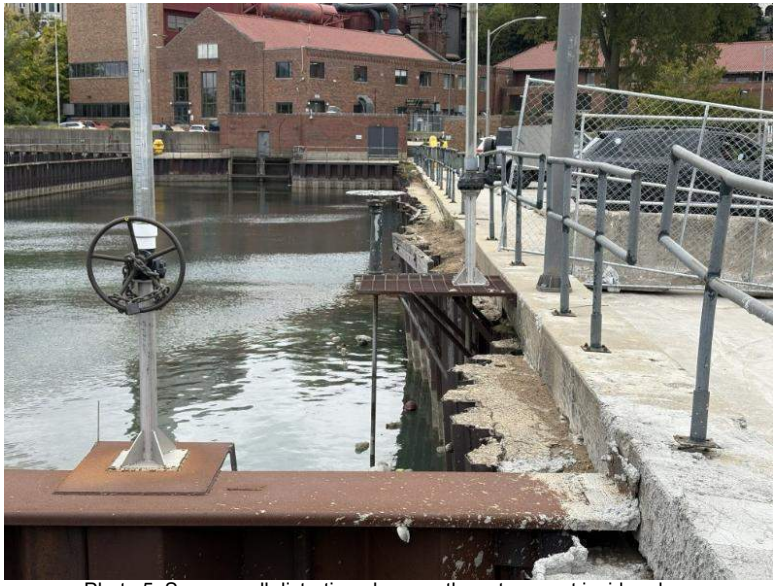

Photo 5: Severe wall distortion along northwesternmost inside edge.

Photo 6: Severe wall distortion along northwesternmost inside edge.

Photo 7: Area in front needs to remain open.

Photo 8: Steel inner pool wall.

Photo 9: Severe wall distortion. Plastic deformation, failure of waler, tie rods likely broken.

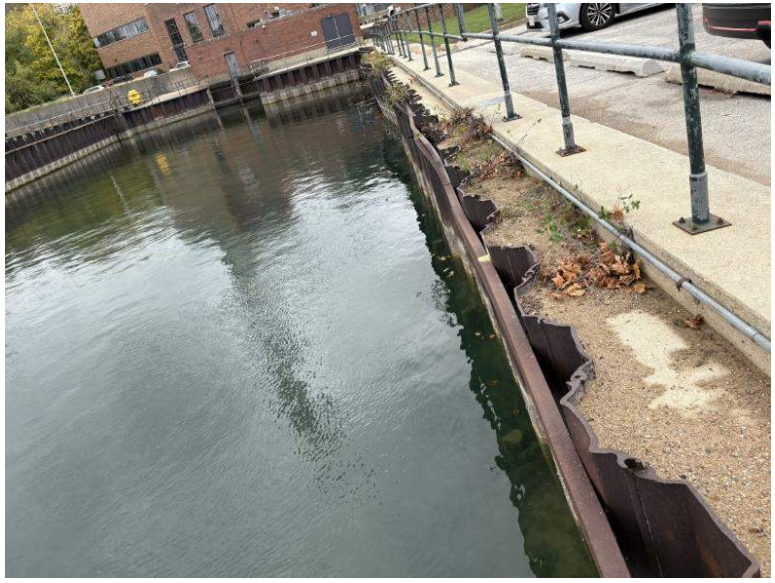

Photo 10: Severe wall distortion. Plastic deformation, failure of waler, tie rods likely broken.

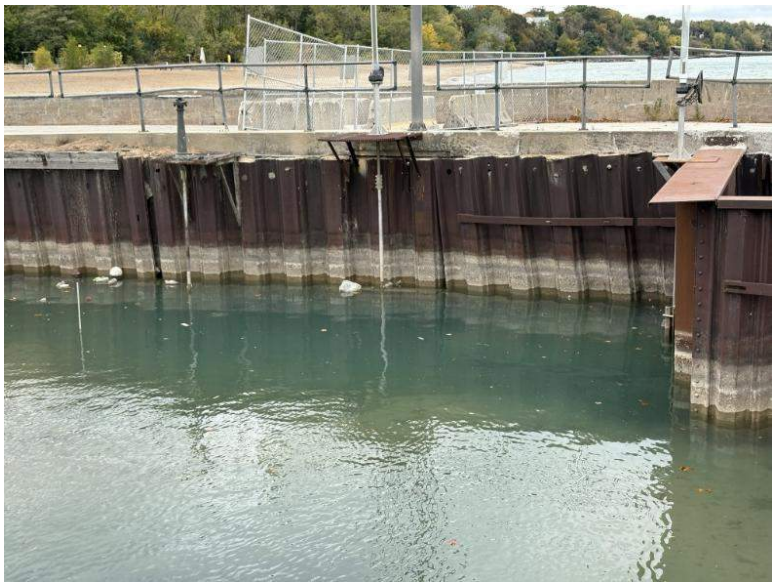

Photo 11: Looking northwest at damaged wall section.

Photo 12: Looking southwest from closed end of pier.

Photo 13: Eastern corner of pier looking south.

Photo 14: Lakeward edge of pier looking southeast. Visible damage to concrete and steel sheet piles is evident.

Photo 15: Damaged concrete in closed section. Looking soutwest from end of pier.

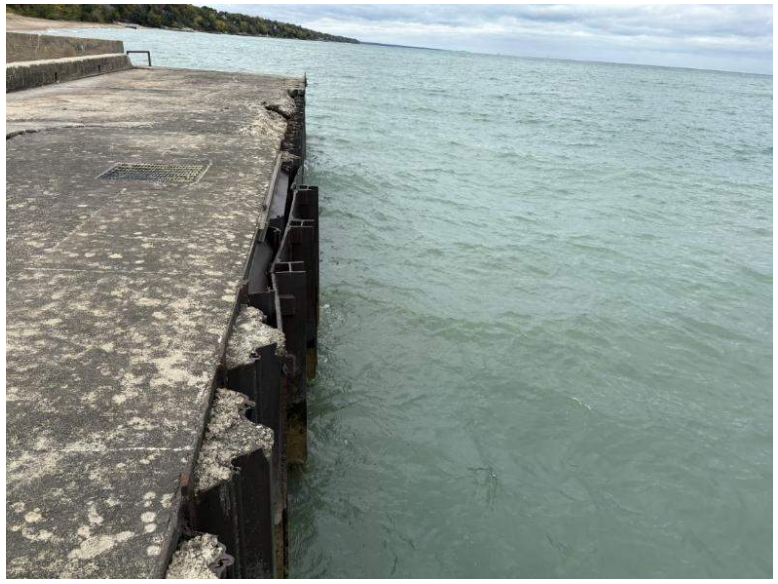

Photo 16: Repairs to wall at end of pier, looking northwest.

Photo 17: Severe distortion in failed wall section.

Photo 18: Wall distortion and cracked concrete at valve, looking east.

Photo 19: Valve hardware.

Photo 20: Steel sheet pile, railing, and conduit at shore tie-in.

Photo 21: Paved pier approach and concrete wall are in satisfactory condition.

Photo 22: Interface of Tower Aroad Beach with pier, looking east.

Photo 23: Northwest outer wall of pier looking east-northeast.

Photo 24: Flat sheet piles along northwest outer wall.

Appendix C

Dive Video Notes

C.1 Dive Notes and Still Imagery

The videos were recorded on June 4, 2020.

C.1.1 Intake Lakeside Video Notes

Looking towards the plant the diver observed:

- A section of wall comprised of driven 1-inch plate slats supported by driven H piles. Vertical slats appear to be approximately 6 inches wide with 3-inch openings between them.
- The vertical steel slats are in very good condition. There are some marine growth and algae on the steel.
- The mudline conditions were noted. In front of the slatted wall, the mudline is free of sand with rounded 1/2-to-2-inch stone. There is no visible sand in front of the openings. Moving laterally along the structure, sand thickness increases. Water depths are recorded as 8 feet in the sandy area and 10 feet in the hole in front of the opening.

Figure C.1: Opening in Drive 1 inch Steel Slats on Lake Side

C.1.2 Intake Plant Side Video Notes

In this video, the diver moved in a clockwise direction around the inner basin.

In the southeast corner, the diver observed:

- A small penetration cut through the sheet piling.

In the southwest corner, the diver observed:

- Sheet pilings are beginning to show deflection in the wall.
- Sheet pilings are driven with voids observed near the toe.

- A relic sluice gate with its lifting hole approximately 36 inches long above the mudline.

In the northwest corner of the inner wall on the plant side, the diver observed:

- A location two sheets over from the sluice gate, the sheets are not connected at the base. There is a 10-inch gap and the diver notes that it appears to be a failed repair attempt.

At the north wall, the diver observed:

- Debris and broken relic driven timber along the sandy bottom.
- A large pile of sand in the middle of the basin near the dive ladder, estimating multiple yards of material.

Figure C.2: Steel Plate Resting on Inner Basin Bottom

C.1.3 Under Pier Video Notes

In this video, the diver entered the manhole. Video is taken between the outside pier wall and inner pier wall.

Throughout the video, the diver observed:

- Original timber pilings remain driven and are cut off at mid-depth
- Original sheet pilings are resting on the bottom.
- A loss of fill under the sidewalk going to the north.

At the plant side looking west, the diver observed:

- Interior sheet piling has slotted perforations cut out of pans. The openings are approximately 4 inches on each inner and outer pan.

At the southeast corner, the diver observed:

- The beams are intact

- The sheet pilings between the west wall and east wall are not driven into anything. They are free on the bottom and holding back large stone material

At the lake side wall, the diver observed:

- The wall is fabricated from 1 inch steel plates with 3 cutouts per sheet. The cutouts are 4 inches wide and have 79 inches of open height that varies with the floor bottom elevation.
- Relic large stone debris are observed in some areas.

Figure C.3: Looking Plantward through Perforations in Steel Sheet Pile Pans

Figure C.4: Relic thin sheet wall driven behind slotted plate wall

Appendix D

AACE Class 4 Opinion of Probable Construction Cost

Village of Winnetka
Electric Plant Pier Replacement
Cantilevered Sheet Pile
Opinion of Probable Construction Costs
Feburary 13, 2026

Currency: USD-United States - 2nd Quarter 2026 dollar

					Before Contingency:	$ 3,088,800	
					Grand Total Price:	$ 4,256,320	
Item #	GC	Description	Quantity	UOM	Unit Price	Total Price	Comments
		Mobilization / Demobilization / General Conditions				$ 779,500.00	
1	P	Mobilization/Demobilization	1	LS	$ 300,000.00	$ 300,000.00	Mob/demob of land-based construction equipment and personnel
2	P	Site Preparation	1	LS	$ 100,000.00	$ 100,000.00	Allowance
3	P	Temporary Access Causeway - Contractor Stone	2300	TON	$ 65.00	$ 149,500.00	Assumes 30' wide stone causeway abutting structure's north wall
4	P	Temporary Access Causeway - Contractor Armor Stone	1000	TON	$ 150.00	$ 150,000.00	
5	P	Cleanup and Site Restoration	1	LS	$ 80,000.00	$ 80,000.00	Allowance
		Site Improvements				$ 1,633,600.00	
4	P	NZ-19 Steel Sheet Pile, Installed	277	TON	$ 3,950.00	$ 1,093,900.00	Steel quote Feb 4, 2026 from Jim Giordano, Nucor Skyline, Marine Installation MII Unit Cost
5	P	C10x30 (double) Waler, installed	15	TON	$ 2,660.00	$ 39,100.00	Steel quote Feb 4, 2026 from Jim Giordano, Nucor Skyline, MII Unit Cost
6	P	Cast in Place Reinforced Concrete Deck, Installed	279	CY	$ 380.00	$ 106,000.00	MII Unit Price for reinforced slab on grade
7	P	Granular Fill, Placed and Compacted	839	TON	$ 65.00	$ 54,600.00	Includes concrete base and fill between new wall and existing
8	P	Handrails and Appurtenances, Allowance	1	LS	$ 140000.00	$ 140,000.00	Handrail to be designed to be removable during winter season.
9	P	Pavement approach Allowance	1	LS	$ 200000.00	$ 200,000.00	Allowance to modify Tower Road pavement to match new grade.
		Running Subtotal:				**$ 2,413,100**	
		Running Subtotal:				**$2,413,100**	
		Markups	MU Factor:			**$675,700**	
		Subcontractor Markups	0	ls	15%	$0	
		Prime Contractor OH&P on Subs	0	ls	10%	$0	H/O Overheads, Job Fee & Risk
		Prime Contractor OH&P on Self-Perform	1	ls	25%	$603,300	H/O Overheads, Job Fee & Risk
		Contractor Insurance Program	1	ls	2%	$48,300	Performance/Payments Bonds, Genl Liability, & Bldr's Risk
		Contractor Bond	1	ls	1%	$24,100	
		State Sales Taxes	1	ls	0%	$0	Excluded
		Escalation	1	ls	0%	$0	Excluded
		Running Subtotal:				**$3,088,800**	Total Estimated Constr Costs w/o Estimating & Design contingency
		Estimating & Design/Scope Contingency	Cont Factor:			**$926,620**	
		Estimating Contingency	1	ls	15%	$463,300	Based on subtotal of burdened direct costs
		Design Contingency	1	ls	15%	$463,320	
		Scope Contingency	1	ls	0%	$0	
		Running Subtotal:				**$4,015,420**	Total Estimated Contractor Bid Price
		Project Administration & Management				**$240,900**	
		Site Surveys and Geotechnical Investigations	1	ls	4%	**$160600**	
		Engineering/Permitting	1	ls	7%	**$281100**	
		Construction Observation and Administration	1	ls	6%	**$240900**	
		Misc Owner's Soft Costs (All)	1	ls	0%	**$0**	Excluded
		Market Conditions	1	ls	0%	**$0**	Excluded
		Interest During Construction (Financing)	1	ls	0%	**$0**	Excluded
		Owner's Construction Contingency/Mgt Reserve	1	ls	0%	**$0**	Excluded, allowance for changed field conditions
					Grand Total:	**$4,256,320**	Total Estimated Constr Costs w/Owner's Contingency
					Cost Range:	**$2,979,424**	**$6,384,480** -30% to +50% Per AACE cost estimate guidelines
					Cost Range:	**$3,192,240**	**$5,320,400** -25% to +25% For reporting
					Total Owner's Contingency:	**$0**	0%

Notes:

1) Estimate assumes land based construction methodology, with construction of temporary stone access causeway
2) Pricing basis = 2nd Qtr 2026, escalation to midpoint of construction is not included.
3) P=Prime, S=Subcontractor
4) Pricing assumes competitive market conditions at time of tender (+3 bidders/trade).
5) Owner soft costs, market conditions, interest during construction, and project management expenses excluded.
6) No soils investigation has been performed for this estimate
7) Assumes landfill disposal of excavated material; no hazardous material included
8) Permit fees and ROW acquisition excluded
9) Assumes Prime Contractor will self-perform all work

OPCC Disclaimer

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AACE International CLASS 4 Cost Estimate – Class 4 estimates are generally prepared based on very limited information, and subsequently have wide accuracy ranges. Typically, engineering is from 1% to 15% complete. They are often prepared for strategic planning purposes, market studies, assessment of viability, project location studies, and long range capital planning. Virtually all Class 5 estimates use stochastic estimating methods such as cost curves, capacity factors, and other parametric techniques. Expected accuracy ranges are from –15% to –30% on the low side and +20% to 50% on the high side, depending on technological complexity of the project, appropriate reference information, and the inclusion of an appropriate contingency determination. Ranges could exceed those shown in unusual circumstances.(AACE International Recommended Practices and Standards).

Village of Winnetka
Electric Plant Pier Replacement
Anchored Sheet Pile Wall
Opinion of Probable Construction Costs
Febuary 13, 2026

Currency: USD-United States - 2nd Quarter 2026 dollar

					Before Contingency:	$ 2,838,900	
					Grand Total Price:	$ 3,911,935	
Item #	GC	Description	Quantity	UOM	Unit Price	Total Price	Comments
		Mobilization / Demobilization / General Conditions				**$ 779,500.00**	
1	P	Mobilization/Demobilization	1	LS	$ 300,000.00	$ 300,000.00	Mob/demob of land-based construction equipment and personnel
2	P	Site Preparation	1	LS	$ 100,000.00	$ 100,000.00	Allowance
3	P	Temporary Access Causeway - Contractor Stone	2300	TON	$ 65.00	$ 149,500.00	Assumes 30' wide stone causeway abutting structure's north wall
4	P	Temporary Access Causeway - Contractor Armor Stone	1000	TON	$ 150.00	$ 150,000.00	
5	P	Cleanup and Site Restoration	1	LS	$ 80,000.00	$ 80,000.00	Allowance
		Site Improvements				**$ 1,438,300.00**	
5		Demolition Allowance	1	LS	$ 125,000.00	$ 125,000.00	Allowance
6	P	NZ-14 Steel Sheet Pile, Installed	144	TON	$ 4,170.00	$ 600,500.00	Steel quote Feb 4, 2026 from Jim Giordano, Nucor Skyline, Marine Install, MII Unit Cost
7		NZ-14 Steel Sheet Pile Anchor Wall, Installed	10	TON	$ 3,285.00	$ 34,400.00	Steel quote Feb 4, 2026 from Jim Giordano, Nucor Skyline, MII Unit Cost
8		#11 Bar Tie Rod	3	TON	$ 2,100.00	$ 6,800.00	$1.00/lb Material Nucor Skyline Material Quote, MII Unit Cost, incl $87/ton delivery
9		C10x30 (double) Waler, installed	20	TON	$ 2,745.00	$ 54,800.00	$1650/ton Nucor Skyline Material Quote, MII Unit Cost, incl $87/ton delivery
10		Anchor Wall Excavation	778	CY	$ 45.00	$ 35,000.00	Assumes material is hauled and disposed off site
11		Anchor wall Fill	1250	TONS	$ 65.00	$ 81,200.00	Assumes imported granular fill material
12	P	Cast in Place Reinforced Concrete Deck, Installed	279	CY	$ 380.00	$ 106,000.00	MII Unit Price for reinforced slab on grade
13	P	Granular Fill, Placed and Compacted	839	TON	$ 65.00	$ 54,600.00	Includes concrete base and fill between new wall and existing.
14	P	Handrails and Appurtenances, Allowance	1	LS	$ 140000.00	$ 140,000.00	Handrail to be designed to be removable during winter season.
15	P	Pavement approach Allowance	1	LS	$ 200000.00	$ 200,000.00	Allowance to modify Tower Road pavement to match new grade.
		Running Subtotal:				**$ 2,217,800**	
		Running Subtotal:				**$2,217,800**	
		Markups	MU Factor:			**$621,100**	
		Subcontractor Markups	0	ls	15%	$0	
		Prime Contractor OH&P on Subs	0	ls	10%	$0	H/O Overheads, Job Fee & Risk
		Prime Contractor OH&P on Self-Perform	1	ls	25%	$554,500	H/O Overheads, Job Fee & Risk
		Contractor Insurance Program	1	ls	2%	$44,400	Performance/Payments Bonds, Genl Liability, & Bldr's Risk
		Contractor Bond	1	ls	1%	$22,200	
		State Sales Taxes	1	ls	0%	$0	Excluded
		Escalation	1	ls	0%	$0	Excluded
		Running Subtotal:				**$2,838,900**	Total Estimated Constr Costs w/o Estimating & Design contingency
		Estimating & Design/Scope Contingency	Cont Factor:			**$851,635**	
		Estimating Contingency	1	ls	15%	$425,800	Based on subtotal of burdened direct costs
		Design Contingency	1	ls	15%	$425,835	Excluded
		Scope Contingency	1	ls	0%	$0	Excluded
		Running Subtotal:				**$3,690,535**	Total Estimated Contractor Bid Price
		Project Administration & Management				**$221,400**	
		Site Surveys and Geotechnical Investigations	1	ls	4%	**$147600**	
		Engineering/Permitting	1	ls	7%	**$258300**	
		Construction Observation and Administration	1	ls	6%	**$221400**	
		Misc Owner's Soft Costs (All)	1	ls	0%	**$0**	Excluded
		Market Conditions	1	ls	0%	**$0**	Excluded
		Interest During Construction (Financing)	1	ls	0%	**$0**	Excluded
		Owner's Construction Contingency/Mgt Reserve	1	ls	0%	**$0**	Excluded, allowance for changed field conditions
					Grand Total:	**$3,911,935**	Total Estimated Constr Costs w/Owner's Contingency
					Cost Range:	**$2,738,355**	**$5,867,903** -30% to +50% Per AACE cost estimate guidelines
					Cost Range:	**$2,933,951**	**$4,889,919** -25% to +25% For reporting
					Total Owner's Contingency:	**$0**	0%

Notes:
1) Estimate assumes land based construction methodology, with construction of temporary stone access causeway
2) Pricing basis = 2nd Qtr 2026, escalation to midpoint of construction is not included.
3) P=Prime, S=Subcontractor
4) Pricing assumes competitive market conditions at time of tender (+3 bidders/trade).
5) Owner soft costs, market conditions, interest during construction, and project management expenses excluded.
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Appendix E

Multicriteria Comparison of Alternatives

	Option and Approximate Cost	Details	Constructability Considerations	Restores Public Access	Restores Parking
Replacement of Structure in Kind	**Cantilever Wall Encapsulation** $ 3.2 to 5.3 M	• Self-supported steel sheet pile bulkhead wall, driven just outside of existing structure with concrete deck • Cantilever wall utilizes longer, thicker sheet piles with relatively deep embedment into lakebed	• Lower complexity construction • Requires less demolition of existing structure • Will likely require construction of land-based access or possibly marine plant for pile driving due to existing condition of dock • Will require state and federal permits for in-water work	Y	Y

	Hybrid Anchored + Cantilever Wall Encapsulation
	$ 2.9 to 4.9 M
		• Anchored steel sheet pile bulkhead wall, driven just outside of existing structure with concrete deck
		• Anchored wall utilizes shorter, thinner sheet piles with shallower embedment
		• Sheet piles are connected with steel bars to anchors embedded in fill beneath the concrete deck
			• Higher complexity construction -
			  • Requires more demolition, more connections and transitions (weak points)
			  • Anchors must be founded in compacted fill with consistent gradation. The makeup of the existing fill beneath the damaged deck is unknown
			• Will likely require construction of land-based access or possibly marine plant for pile driving due to existing condition of dock
			• Will require state and federal permits for in-water work
				Y	Y

Reconfiguration	$ 0.5 to 1 M	• Restrict vehicle traffic, parking, and public access to the pier structure • Develop nearby parking alternatives	• Simplest construction of all options • Land-based construction methods for creation of paved parking area • Will not require state and federal permits for in-water work	N	Y