



Village of Winnetka

Plan Commission Regular Meeting

March 25, 2026 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. February 25, 2026, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **Continued Applications**
 - a. **Case No. 26-05-SU: 730 Elm Street, Suite 120 - DUET Audiology Clinic:** An application seeking approval of a Special Use Permit submitted by DUET Audiology Clinic, as the prospective lessee of the commercial space located at 730 Elm Street, Suite 120, to allow a medical office 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. *This item was continued from the February 25, 2026, Plan Commission meeting.*
6. **New Business**
 - a. April 22, 2026, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

1 **WINNETKA PLAN COMMISSION MEETING MINUTES**
2 **FEBRUARY 25, 2026**

3
4 **Members Present:**

Layla Danley, Chairperson
Matthew Bradley
Mamie Case
Chris Enck
King Poor
Cyrus Subawalla
Kate Van Vlack

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12 **Members Absent:**

Jonathan Alt
Christopher Blum

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15 **Non-Voting Members Present:**

Bridget Orsic

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17 **Village Staff:**

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

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21 **Village Attorney:**

Peter Friedman

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23 **Call to Order & Roll Call:**

24 The meeting was called to order by Chairperson Danley at 7:03 p.m. Ms. Klaassen took roll call of the
25 Commission Members present.

26
27 **Approval of January 28, 2026 Meeting Minutes:**

28 Chairperson Danley asked for a motion to approve the January 28, 2026, meeting minutes. A motion to
29 approve the January 28, 2026, meeting minutes was made by Ms. Case and seconded by Ms. Van Vlack.
30 A vote was taken and the motion unanimously passed, 7 to 0:

31 AYES: Bradley, Case, Danley, Enck, Poor, Subawalla, Van Vlack

32 NAYS: None

33 NON-VOTING: Orsic

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35 **Public Comment:**

36 No comments were made at this time.

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38 **Community Development Report:**

39 Mr. Mangum provided the Commission with an update on the Solidcore special use permit application.

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41 Chairperson Danley first outlined two procedural issues in connection with tonight's meeting and moved
42 to consider the 936 Sunset Road application to the end of the agenda. No comments were made at this
43 time from the Commission Members. Chairperson Danley then stated with regard to Case No. 25-05-SU
44 for 730 Elm Street which related to the One Winnetka development, she summarized the significant
45 concerns and issues raised with regard to non-retail uses on the first floor and the special use standards
46 being met. She suggested the matter be deferred to the next meeting in order for additional information
47 to be provided. Chairperson Danley then asked for a quorum check for the March 25, 2026, meeting.
48 The Commission Members discussed their availability.

Recommendations:

a. Case No. 25-28-SU: 225 Sheridan Road - Centennial Beach: Consideration of approval of written findings and recommendation of the Plan Commission on the Special Use Permit application to allow installation of fencing on the existing beach at 225 Sheridan Road.

Chairperson Danley referred to the findings and recommendations included in the agenda packet as Attachment A2 on page 16 of the packet and asked for a motion to approve the written findings and recommendations to deny the special use as requested by the applicant. A motion as stated by Chairperson Danley was made by Mr. Poor and the motion was seconded by Ms. Case. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

NON-VOTING: Bradley, Orsic

New Applications:

a. Case No. 25-24-SU: Winnetka Congregational Church - 725 Pine Street: An application seeking approval of a Special Use Permit to allow a childcare center to operate in the existing church. The Village Council has final jurisdiction on this request.

Ms. Klaassen summarized the request to lease space in the existing church building to operate a childcare center with the applicant seeking a recommendation of approval of an amendment to a special use permit which she described to the Commission. She identified the property's location, zoning classification and the limited amount of additional uses allowed in addition to single family residential uses. Ms. Klaassen stated the Comprehensive Plan designated the property as appropriate for uses she identified and that the applicant's use is consistent with the Comprehensive Plan land use designation and R-2 zoning. She then referred to site illustrations and outlined the number of employees and hours of operation and noted there are no plans for expansion. Ms. Klaassen stated if in the future, the applicant decided to add a playground, they would have to request special use approval. She stated the applicant received preliminary approval from the DCFS in order to move forward which is contingent upon minor facility modifications and Village approval.

Ms. Klaassen described plans for employee parking with the applicant having provided a traffic study and noted the Village Engineer offered recommendations on the application which she described for the Commission. She stated the ZBA would consider the request at a special meeting on March 16 and referred to the standards they are to consider. Ms. Klaassen then stated following the applicant's presentation, public comment and Commission discussion, the Commission may decide to either continue the matter to a date certain to allow time to address questions or comments or recommend approval or denial with draft language for a motion provided in the packet. She noted additional correspondence was received and provided to the Commission. Ms. Klaassen then asked if there were any questions.

Chairperson Danley also asked if there were any questions. Ms. Van Vlack asked if the playground discussion had been tabled. Ms. Klaassen responded the applicant is not currently proposing a playground. Mr. Subawalla asked how many church members and employees there are. Ms. Klaassen responded the applicant can answer that question. Ms. Van Vlack asked if the Commission is to consider timely drop-off plans. Chairperson Danley responded that could be part of their consideration.

Chairperson Danley swore in those speaking to this matter.

Amy Falkowski, Winnetka Congregational Church Director of Operations, introduced Pastor Paulo

1 Franca, Julie McConnell, Chair of Congregation, Christie Sullenberger, committee member, Dan
2 Brinkman of Gewalt Hamilton Associates and Victor Cuebas of Jumpstart Early Learning Services. Ms.
3 Falkowski summarized the church's history in the community and stated they discussed their proposed
4 plans with neighbors whose only concern related to traffic. She stated the traffic study resulted in little
5 to no traffic in the neighborhood.
6

7 Ms. Falkowski referred to the space which would be renovated and described their collaboration with
8 Jumpstart which would result in resolving the community's need for additional childcare. She also
9 summarized the capacity which would increase incrementally. Ms. Falkowski then referred to
10 illustrations and identified drop-off and pickup locations. She stated with regard to the traffic study,
11 since it would be a daycare and not a school, she described the traffic pattern and their willingness to
12 resolve any issues that may arise. Ms. Falkowski referred to an illustration of the long driveway and
13 described the process as having a smooth transition. She informed the Commission they have
14 coordinated their approval with DCFS and confirmed there would be no footprint expansion. Ms.
15 Falkowski concluded by describing how the request would be beneficial for the community.
16

17 Chairperson Danley referred to Slide 16 which contained the parking lot outline and asked for the
18 specific family directive in terms of a specific traffic pattern. Ms. Falkowski described the entrance and
19 exit through the parking lot circle. Mr. Subawalla asked how many church employees would come to the
20 building during school days. Ms. Falkowski provided the staffing schedule for the Commission. Mr.
21 Subawalla asked if the property entrance is within 150 feet of Pine, Prospect and Lincoln. Ms. Falkowski
22 responded it is less than 150 feet.
23

24 Mr. Poor referred to the Village Engineer's comments relating to the need for ongoing modifications or
25 monitoring how it would work and asked if they would be open to considering meeting with the Village
26 Engineer or neighbors after a few months of operation to determine its effectiveness. Ms. Falkowski
27 confirmed they would. Mr. Cuebas described their operations in terms of volume for their other two
28 locations which operate under a staggered start and release time. He also stated they do not have a
29 playground onsite and described how outdoor time is utilized.
30

31 Mr. Bradley asked if the capacity is set by code. Ms. Falkowski confirmed that is correct. Mr. Cuebas
32 informed the Commission the 64 figure for maximum capacity was derived by ratio and class size. He
33 also described the classroom makeup in terms of the children's ages as well as the pickup times and
34 staff accommodation times for the rush periods. Mr. Cuebas then provided background check and
35 liability insurance information for their staff. Chairperson Danley asked if there is a structured
36 curriculum. Mr. Cuebas confirmed that is correct and described the curriculum to the Commission. Ms.
37 Case asked how infant drop-off is handled, which would impact traffic and parking. Mr. Cuebas
38 described the drop-off process, which varied on how families want it handled.
39

40 Mr. Enck referred to the Harkness House, which had limited daycare options and asked if they discussed
41 with them or the Winnetka Community Nursery School in terms of need. Ms. Falkowski confirmed they
42 have and stated they would relieve pressure for families on the waiting list. She stated the model would
43 be similar to Jumpstart's other locations. Mr. Cuebas provided further information with regard to
44 electronic sign in and sign out. Ms. Van Vlack stated while she understood the concerns raised with
45 regard to traffic and the fact that there is an off-street area for parents to utilize, a lot of consideration
46 was provided in that regard. She also asked how many homes were included in the 150 foot area in
47 terms of impact. Ms. Falkowski estimated 60 homes with their having received a response from only one
48 family which attended the open house. Mr. Bradley asked if the facility would be ADA compliant. Ms.

1 Falkowski informed the Commission there is an elevator and ADA bathrooms. She added that section of
2 the building is fully ADA compliant. No additional questions were raised at this time.

3
4 Chairperson Danley asked for public comment. She swore in those speaking to this matter.

5
6 Bob Forbes, 684 Pine Street, stated he is a 27 year resident and described the parking and traffic
7 situation as well as the potential for accidents. He stated consideration needed to be given during peak
8 times. Mr. Forbes also referred to the Pine and Maple intersection and stated with the new commercial
9 use, there would be more traffic. He stated the One Winnetka development would also add more traffic
10 in the area.

11
12 Beckley Maggio, a Winnetka resident and Harkness House president, stated they have had several
13 conversations with the church with regard to the child care need. She agreed there is no formal drop-off
14 with day care uses and stated she is concerned with regard to the student/teacher ratio and the possible
15 violation of DCFS regulations. Ms. Middleton stated the entire facility would need to be secure during its
16 hours of operation. She also questioned the time the traffic study was conducted and stated the parking
17 and traffic concerns should not be taken lightly. Ms. Middleton concluded by stating while there is a
18 need for additional child care options, she is concerned with regard to safety of students in connection
19 with parking and the lack of an outside playground facility.

20
21 Julie McConnell, Chair of Winnetka Congregational Church, described their visioning process which
22 included being a bigger part of the community and the need expressed for day care facilities by
23 neighbors. She stated there would be no footprint change and minimal interior changes. No additional
24 comments were made at this time.

25
26 Chairperson Danley closed public comment and asked the applicant if they would like to respond.

27
28 Ms. Falkowski stated in response to Harkness House comments, they have approval by DCFS and there
29 are no issues with regard to security and children/teacher ratios. She stated with regard to traffic and
30 parking; they are willing to work to make changes after they begin operations if issues arise and it is
31 their intent to not be a neighborhood nuisance. Mr. Bradley referred to the pickup and drop-off pattern
32 and asked if it would create concerns in connection with DCFS ratios. Mr. Cuebas confirmed that was
33 part of their approval process. Chairperson Danley referred to commercial truck traffic. Mr. Cuebas
34 explained how the food van caterer would drop off food early in the morning. Mr. Subawalla questioned
35 the right-of-way width at Pine and Prospect. Dan Brinkman stated he did not have that information and
36 described the process of how traffic counts were taken and observations and the traffic study being
37 done on a Thursday in December. Mr. Poor referred to the comments raised with regard to the effect of
38 One Winnetka on traffic. Mr. Brinkman explained the process which took into account growth and five
39 year projections. Mr. Poor questioned whether traffic signs would be utilized similar to those used in
40 school zones. Mr. Brinkman explained the difficulty of school zone signage utilization and stated he is
41 not aware of the requirement for such a commercial use. Ms. Klaassen stated they could look into what
42 would be required to install such signage. Ms. Van Vlack commented on the safety issues and parking in
43 the area. No comments were made at this time.

44
45 Chairperson Danley called the matter in for discussion. Trustee Orsic stated with parking and traffic
46 being the biggest concern, she referred to a preschool in a church in the city which was able to work out
47 issues. She also stated neighborhood parents would walk and there would be varied hours with
48 staggered amounts of traffic. Trustee Orsic agreed with Mr. Poor's suggestion to ensure any issues be

1 discussed and resolved. Mr. Poor commented the presentation was thoughtful and agreed there are
2 traffic concerns which he indicated are manageable. He stated the church is agreeable to manage any
3 issues with monitoring of the situation over the first several months which he would suggest as a
4 condition. Mr. Poor added signage and speed limits should also be investigated. He concluded he would
5 vote to recommend approval with the modifications he suggested. Mr. Subawalla stated the request
6 would be good for the community and traffic should be done in a multi-directional flow. He also
7 suggested limiting parking on the Prospect side of the street and that there would be numerous vehicles
8 onsite at any given time. Mr. Subawalla concluded the proposal would be very valid for the community.
9

10 Ms. Case agreed with the proposal and the need for additional childcare opportunities for the
11 community. She stated she is very concerned with regard to the pickup/drop-off situation and agreed
12 with the one way traffic suggestion. Ms. Case referred to the amount of activity in the area and agreed
13 conditions should be placed on the recommendation. Mr. Enck referred to the difficulty in finding
14 childcare in the area and stated the proposal would be in line with the Comprehensive Plan and would
15 be a benefit to the community. He stated the other concerns raised are resolvable and agreed there are
16 ways in which to resolve any issues. Mr. Enck also referred to the amount of traffic at Harkness House
17 and suggested working with the Village Engineer and the Police Department with regard to Pine Street.
18

19 Ms. Van Vlack agreed with the comments made and stated it would be important to establish rules in
20 terms of traffic for those using the facility. She also stated there are many preschools set within
21 neighborhoods and referred to the amount of traffic on Sundays which was not mentioned in the traffic
22 study. Ms. Van Vlack then stated with the cell phone alert suggestion, she would encourage a system
23 utilizing more of an advanced warning system rather than encouraging cell phone use while driving. She
24 also stated turning around in driveways should be prohibited. Ms. Van Vlack concluded there is a need
25 for child care options and agreed the proposal would represent a great use of the unused space. Trustee
26 Orsic agreed with Ms. Van Vlack's comments with regard to cell phone use and referred to geo tracking,
27 which they would be using. Mr. Bradley referred to the roundabout as a unique solution that other day
28 care schools do not have to alleviate congestion and agreed with the conditions suggested which would
29 be difficult to enforce. He suggested exploring starting with a lower child count to ensure a smooth
30 traffic flow as opposed to having 64 children initially. Chairperson Danley agreed with the comments
31 made and agreed there is a community need with the main concern relating to traffic with specific
32 issues she identified. She then stated she did not agree that streets need to be turned into one way
33 direction and she would suggest the condition of having a defined traffic plan submitted with the
34 application to direct parents in terms of the pickup and drop-off function.
35

36 Chairperson Danley then asked for a motion and referred to page no. 407 with the condition as stated.
37 Mr. Poor moved to recommend approval of the request based on the Commission Members' collective
38 comments. He stated a condition for approval should be a requirement of a traffic flow and parking plan
39 reviewed and approved by the Village Engineer and the Police Chief to be made to the Village Council.
40 Mr. Poor also stated a condition of approval would be the benefit of having a monitoring function of
41 one, two or three months with the Village Engineer, Police Department and neighbors to ensure any
42 issues are resolved. He stated the issue of signage should be taken up with Public Works. Chairperson
43 Danley asked Mr. Friedman if there is a way to include the parking and traffic plan condition as a
44 recommendation of approval. Mr. Friedman confirmed it has been done before in terms of a specific
45 review period with Village monitoring being done to ensure compliance.
46

47 Mr. King moved to recommend approval of the request conditioned upon a traffic flow plan prepared by
48 the church, and approved by the Village Engineer and Police Department, that would be included in any

1 presentation made to the Village Council. Ms. Case seconded the motion. A vote was taken and the
2 motion unanimously passed, 6 to 0:

3 AYES: Case, Danley, Enck, Poor, Subawalla, Van Vlack

4 NAYS: None

5 NON-VOTING: Bradley, Orsic

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7 Ms. Case left the meeting at this time.

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10 **b. Case No. 26-05-SU: 730 Elm Street, Suite 120 - DUET Audiology Clinic: An application seeking**
11 **approval of a Special Use Permit submitted by DUET audiology clinic, as the prospective lessee of the**
12 **commercial space located at 730 Elm Street, Suite 120, to allow a medical office in the C-2 General**
13 **Retail Commercial Overlay District. The property is currently owned by MDG Winnetka One, LP. The**
14 **Village Council has final jurisdiction on this request.**

15 The Commission Members previously moved to defer the discussion of this item to the March 25, 2026,
16 meeting.

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c. 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 (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 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

1 home appearance at that time. She asked if there were any other questions. No additional questions
2 were raised at this time.

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4 Chairperson Danley asked for the applicant's presentation and swore in those speaking to this matter.
5 Christopher Canning, 1000 Skokie Blvd., Wilmette, introduced himself and Dan Creaney, the civil
6 engineer, and Susan Marren, the property owner, to the Commission. He first disclosed his previous
7 working relationship with Mr. Poor and summarized the September 2025 request and the 2014 ZBA
8 presentation in detail. Mr. Canning also described their attempts to rectify the concerns which resulted
9 in the current presentation of Option 1 and how the lot lines would be configured. Mr. Canning
10 addressed how the subdivision would meet various standards relating to the side lot line and their
11 request for a finding of no material increased adverse impact. He then asked if there were any
12 questions.

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14 Chairperson Danley also asked if there were any questions. Mr. Poor referred to the variation for the
15 side lot line which would abut the rear lot line. Mr. Canning confirmed that is correct and would result in
16 the same condition as it existed in 1976. Mr. Poor also referred to the Lot 2 depth requirement which
17 would become part of Lot 1. Mr. Canning referred to illustrations and explained the issues which related
18 to the configuration. He also explained their response to the concerns the Commission raised and the
19 various items the Commission is to consider. No additional questions were raised at this time.

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21 Chairperson Danley noted there are no members of the public present to comment and called the
22 matter in for discussion. Mr. Bradley referred to an illustration and summarized the ZBA's review of the
23 request. Chairperson Danley described the proposal as a better solution and stated she had no problem
24 with the request as presented. Ms. Van Vlack described the proposal as a great solution and she would
25 be in favor of the request. Mr. Enck and Mr. Subawalla agreed with the comments made and stated they
26 would recommend approval. Mr. Poor stated his concern is that there are certain things that cannot be
27 avoided and the driver of the request is building a home in the flood plain and the concerns with regard
28 to flooding. He also referred to the neighbors' concerns. Mr. Poor stated then with regard to restoring
29 the home to the 1976 condition, there are a lot of different factors which were not a concern at that
30 time. He referred to several substantial rain events over the years and the work done by the Village
31 Council in terms of mitigation. Mr. Poor stated if the request was not located in a flood plain, there
32 would be no issue and that any compensatory storage required may not be adequate to alleviate
33 concerns. Chairperson Danley informed Mr. Poor that the Commission discussed these issues
34 significantly in September. Mr. Poor and the Commission Members explained their positions in
35 significant detail.

36
37 Chairperson Danley asked for a motion as indicated on page 272 which included a condition to remove
38 the playhouse. Mr. Enck moved to recommend approval of the proposed Marren's Resubdivision Final
39 Plat known as 936 Sunset Road into two new lots of record in the final plat of subdivision which
40 subdivision required the variations listed on page 272 with the condition of the removal of the
41 playhouse. Ms. Van Vlack seconded the motion. A vote was taken and the motion passed, 4 to 1:

42 AYES: Danley, Enck, Subawalla, Van Vlack

43 NAYS: Poor

44 NON-VOTING: Bradley, Orsic

45
46 **New Business.**

47 a. March 25, 2026, Meeting – Quorum Check.

48 The Commission Members previously discussed their availability.

1 **Adjournment:**

2 Chairperson Danley asked for a motion to adjourn. A motion to adjourn was made by Mr. Bradley and
3 seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 7 to 0:

4 AYES: Bradley, Case, Danley, Enck, Poor, Subawalla, Van Vlack

5 NAYS: None

6 NON-VOTING: Trustee Orsic

7 The meeting was adjourned at 9:30 p.m.

8

9 Respectfully submitted,

10

11 Antionette Johnson

12 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: SCOTT MANGUM, AICP, COMMUNITY DEVELOPMENT DIRECTOR
CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: MARCH 18, 2026
SUBJECT: 730 ELM STREET, SUITE 120 - DUET AUDIOLOGY CLINIC
SPECIAL USE PERMIT (CASE NO. 26-05-SU)

INTRODUCTION

On March 25, 2026, the Plan Commission (“PC”) is scheduled to hold a public hearing to consider an application submitted by DUET Audiology Clinic (the “Applicant”), as the prospective lessee of the property located at 730 Elm Street, Suite 120 (the “Subject Property”), **to allow a medical office 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 medical office in the C-2 General Retail Commercial Overlay District at the Subject Property. The Applicant currently operates similar audiology clinics in Lake Forest and Northfield and is looking to relocate the Northfield clinic to the Subject Property.

This item was originally scheduled for the February 25, 2026, PC meeting; however, as explained below, the PC continued the item to the March 25, 2026, PC meeting. A sign was posted on the Subject Property and a website notice was posted on the Village website indicating the time and date of the original PC public hearing. A mail notice was also sent to property owners within 500 feet of the Subject Property informing them of the original public hearing date. As of the date of this memo, staff has received one written comment from the public regarding this application which is included as **Attachment C**.

FEBRUARY 25, 2026, PLAN COMMISSION MEETING

On February 25, 2026, the Plan Commission continued the item, without objection or discussion, to its March 25, 2026, meeting to allow an updated staff report to further explain standards used to evaluate the application. A copy of the draft February 25 Plan Commission meeting minutes is included in the March 25 agenda packet for the Plan Commission’s consideration.

As stated by the Chair at the February 25 meeting, this request is important as it relates to the One Winnetka Development and particularly the uses allowed on the first floor of the One Winnetka Building. As the Plan Commission’s discussion and vote on the SolidCore proposal, and as shown in the Village Council’s deliberations on that request, there are significant issues and concerns regarding non-retail uses on the first floor and the special use standards that must be met for these requests. The Village Council will ultimately resolve those issues when the request is reviewed for a final decision. At this point, however, the Applicant has supplied as part of its application materials a narrative addressing how this proposal complies with all

twelve (12) standards. The Village Staff and Village Attorney recommend that the Plan Commission evaluate the proposed use utilizing those twelve (12) standards.

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 1,565 square-foot space at 730 Elm Street, Suite 120 is a portion of the 20,955 square feet of commercial space in the One Winnetka building and is on the eastern 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. The Solidcore fitness studio special use permit application was before the Village Council on February 17, 2026, for policy direction and is anticipated to return to the Village Council at a future date with additional information about parking demand and class schedules. A full-service restaurant is expected to occupy the northwestern space on the first floor near the street intersection with a quick-casual format restaurant occupying the remaining tenant space. There will also 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 medical offices; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use. Figures 1 through 3 below and on the following page identify the One Winnetka site and the proposed location of the medical office.

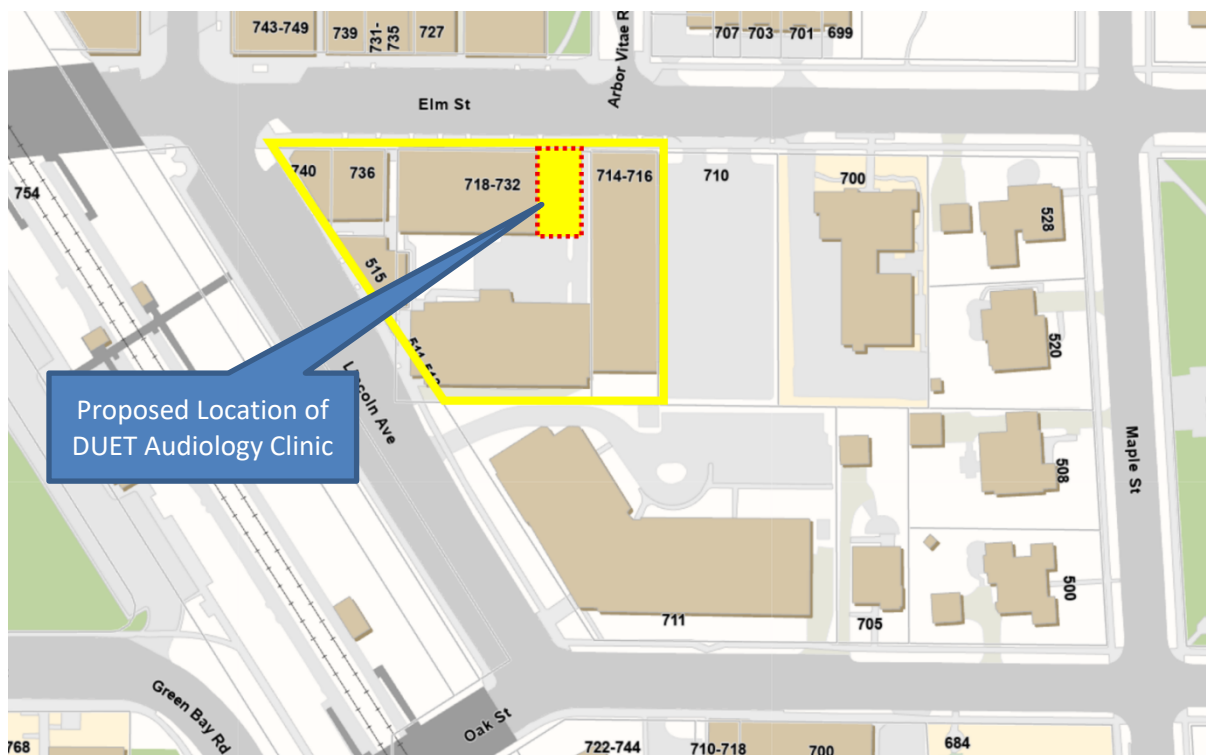


Figure 1 – One Winnetka Site – GIS Map

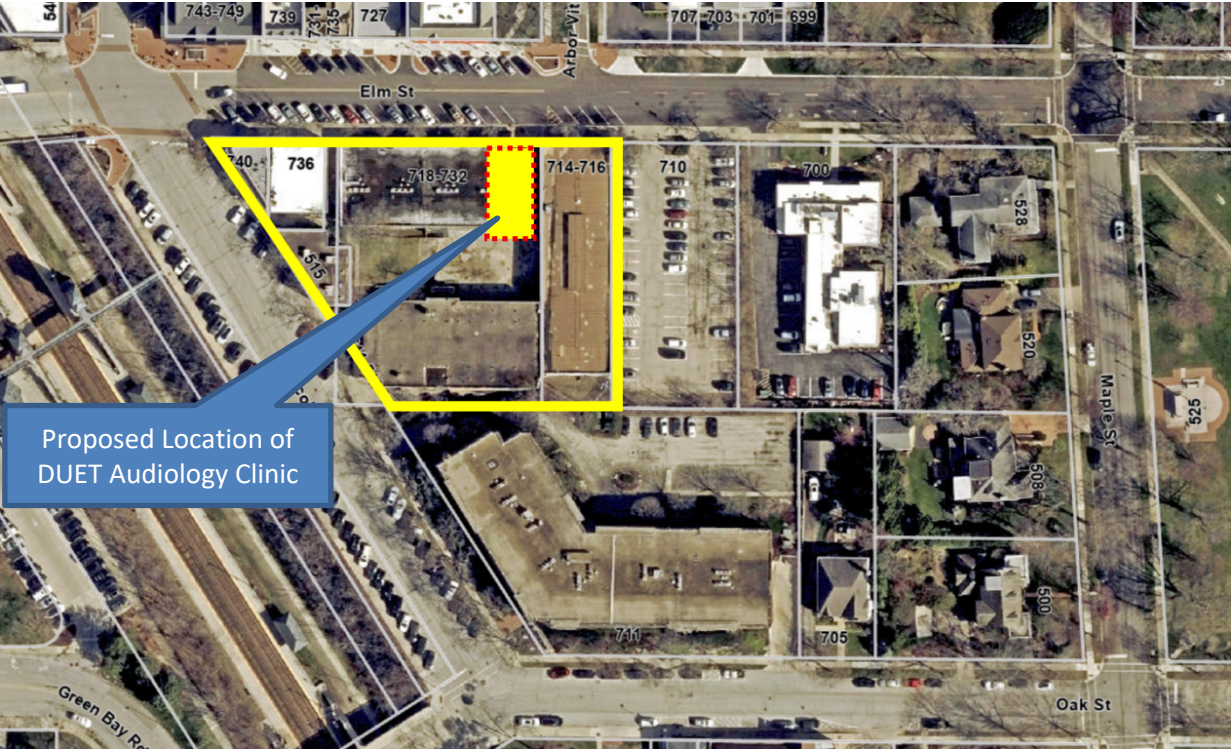


Figure 2 – One Winnetka Site - Aerial Location Map



Figure 3 – One Winnetka – North Facing 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 4. 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.

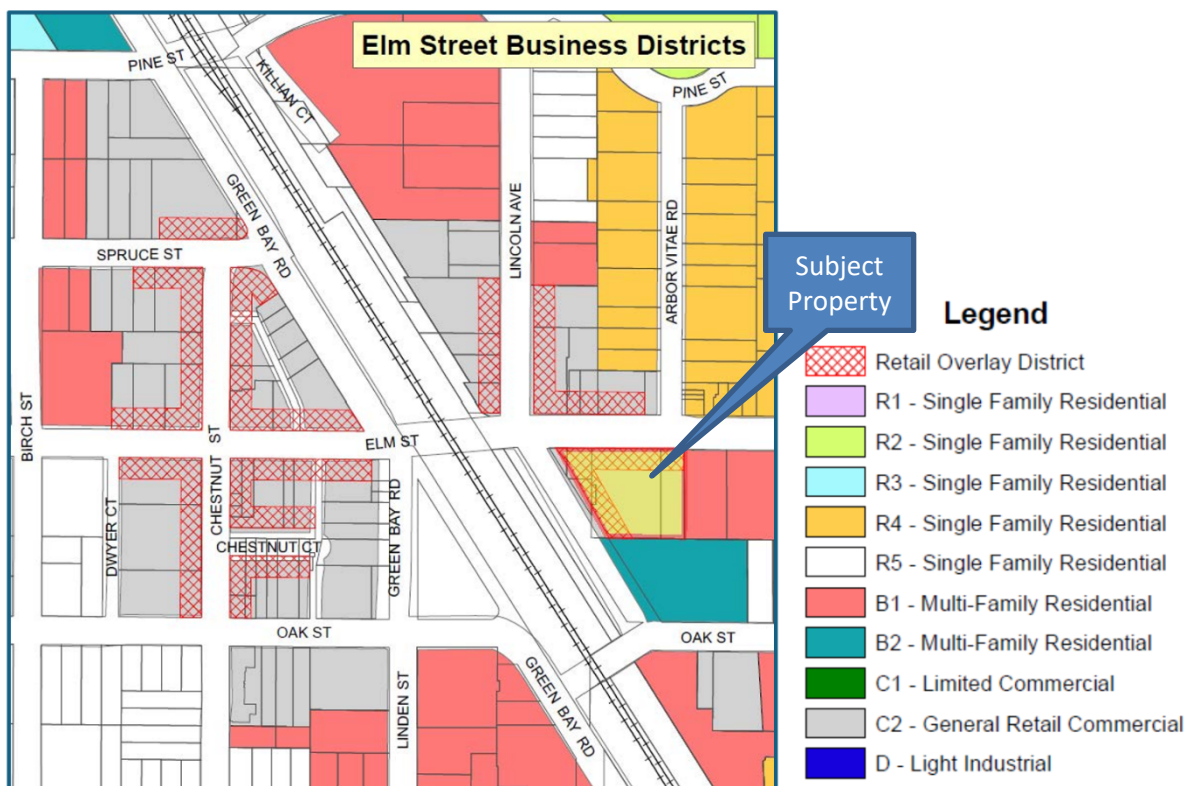


Figure 4 – Elm Street Business Districts

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 (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka). An excerpt of Ordinance M-01-2025 is provided in Attachment B.

According to Ordinance M-01-2025, the location and amount of space occupied by medical uses and

financial service uses in the One Winnetka building are limited as follows:

- a. No such uses shall occupy the northwesternmost corner of the commercial space of the ground floor commercial space;
- b. No such uses shall occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet of the building;
- c. No individual financial service use shall occupy more than 1/3 of the gross commercial square footage, or 6,500 square feet of the building;
- d. No individual medical use shall occupy more than 3,250 square feet of the gross commercial square footage of the building;
- e. Approval of the “appropriateness” of such uses is limited to 10 years from the approval of Ordinance M-01-2025.

There have been three other special use permit applications submitted for the One Winnetka building, two of which have been approved by the Village Council and one that is pending:

1. Charles Schwab. 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 for Charles Schwab financial services to occupy office space at 720 Elm Street.
2. Winnetka Aesthetic Studio. 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 for Winnetka Aesthetic Studio to occupy commercial space at 730 Elm Street, Suite 130.
3. Solidcore. On January 28, 2026, the Plan Commission considered a special use permit application submitted by Solidcore fitness studio and by a vote of 5-3 recommended denial of the request. The application was before the Village Council initially on February 17 and again on March 3, 2026, at which time the Council voted to direct the Village Staff and Village Attorney to prepare an ordinance granting the requested special use subject to certain conditions. The Council is scheduled to consider the approval ordinance at its meeting on March 19, 2026.

DESCRIPTION OF CURRENT REQUEST

The Applicant is proposing to open a medical office in the One Winnetka building for an audiology practice that would specialize in hearing-related medical treatment using a wide range of technologies, therapies, and techniques that the Applicant describes as holistic and preventative care. The proposed audiology clinic would occupy approximately 1,565 square feet towards the eastern center of the One Winnetka building with approximately 28 feet of street frontage along Elm Street. Access into the tenant space would be through a shared entrance vestibule that would also be used by Winnetka Aesthetic Studio and a quick-casual format restaurant. The front of the clinic would be an open greeting area with a concierge desk and seating area, with offices, workstations, and exam rooms located down the hallway towards the back of the space. The proposed medical office use, and the other previously approved uses, would comply with the location and size limitations outlined earlier in this report. No individual medical use would be greater than 3,250 square feet in size and in aggregate the proposed medical and financial services uses would total 8,585 square feet, which is less than the maximum of 9,750 square feet allowed. The Applicant’s written description of the proposed use is included in the application materials which are provided as **Attachment A**.

The audiology clinic would have business hours between 8:30am and 4:30pm from Monday through Friday with occasional appointments on one or two Saturdays each month. The audiology clinic would have a maximum of 8 occupants between employees and patients in any given hour, with 3 to 5 employees and 2 to 3 patients, and an average of 8 to 10 appointments per day with occasional walk-in visits, in a clinical environment that the Applicant describes as low volume. Some of the services that would be offered include diagnostic hearing evaluations, hearing aid consultations, hearing-related massage therapy, a proprietary ear-to-brain fitness system for music training, and related audiology care. The audiology clinic would provide retail offerings towards the front of the office with products related to its practice including hearing protection earmuffs, headphones, hearing aids, therapeutic goggles, small musical instruments and musical accessories.

For parking, the Applicant is proposing that its employees 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 patients will utilize parking spaces 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 to be reserved for the Charles Schwab office that was approved in a previous special use permit case. The Applicant indicates that some employees and patients will also take advantage of the Winnetka stop on the Union Pacific North Metra line that is immediately adjacent to the One Winnetka Building.

Figure 5 on the following page highlights the commercial space the Applicant is proposing to occupy in the north section of the One Winnetka building. **Figure 6** shows the proposed floor plan and layout for the audiology clinic.

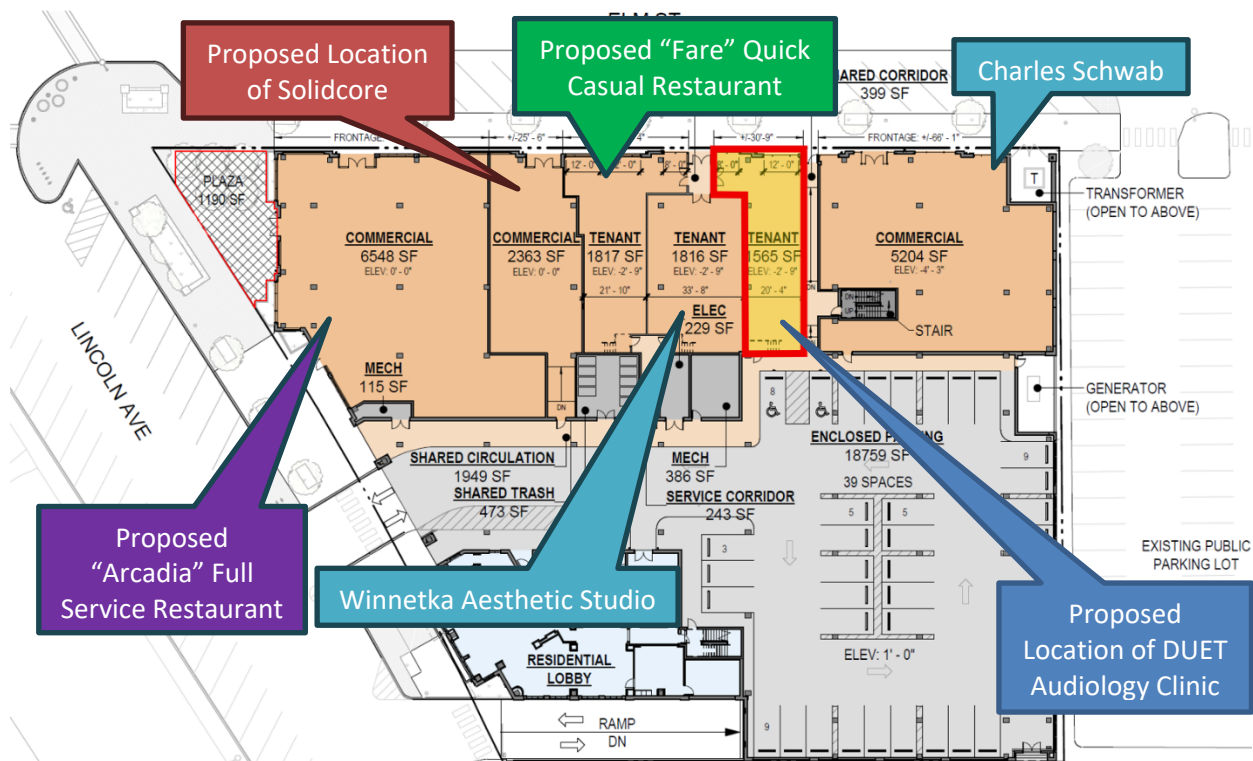


Figure 5 – One Winnetka Ground Level Plan

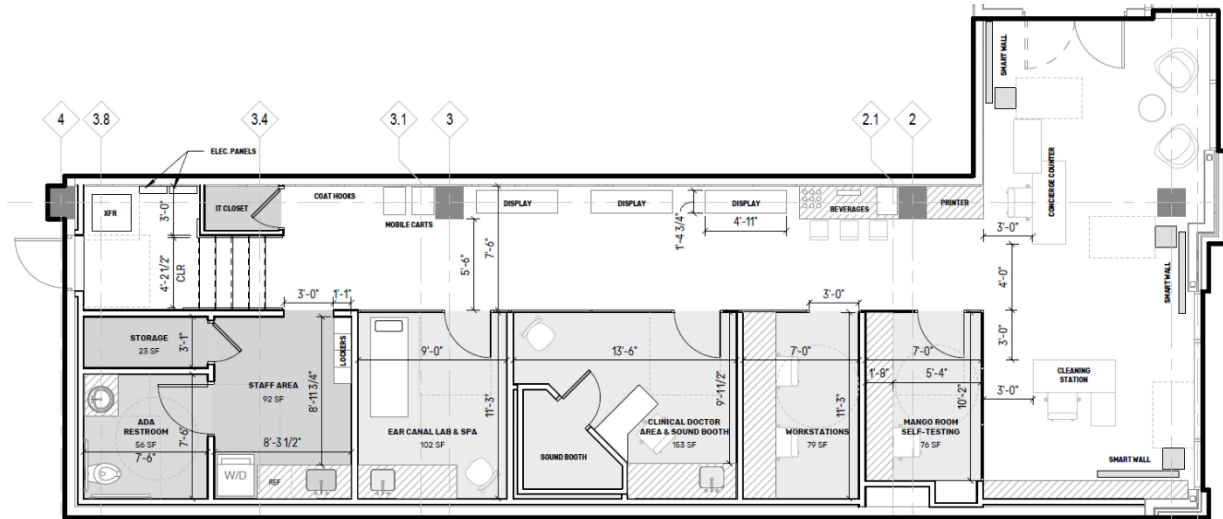


Figure 6 – Excerpt of Proposed Floor Plan

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 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. Although the previous approval granted by Ordinance M-01-2025 refers to certain standards in the context of a proposed medical office use, such as the Applicant’s proposed use, the Applicant has supplied as part of its application materials a narrative addressing how this proposal complies with all twelve (12) standards. Accordingly, Village Staff and the Village Attorney recommend that the Plan Commission review and consider the Applicant’s proposed use in light of all twelve standards listed below:

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, DUET Audiology Clinic, to operate a medical office at 730 Elm Street, Suite 120 within the C-2 Commercial Overlay District, based on the following findings of fact:

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

1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;
9. The proposed special use at the proposed location will provide for display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible

from the street in such a fashion as to invite customers to browse or dine;

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.”

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

1. [Insert conditions...]

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

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Excerpt of Ordinance M-01-2025, adopted on January 21, 2025

Attachment C: Public Correspondence

ATTACHMENT A

Village of Winnetka
SPECIAL USE PERMIT – C2 COMMERCIAL OVERLAY APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. 26-05-SU

Property Information

Site Address: 730 Elm Street, Suite 120, Winnetka, Illinois

Proposed type of occupancy: Retail & Medical

Applicant Information

Name: DUET

Address: 267 E. Westminster

City, State, ZIP: Lake Forest, IL 60045

Applicant Signatu 

Primary Contact: Lori Halvorson

Phone No. 

Email: drhalvorson@lakeforesthearing.com

Date: 11/03/2025

Attorney Information

Name: Moorehead Law Group

Primary Contact: Jamie Moorehead

Address: 230 Northgate Street, #571

City, State, ZIP: Lake Forest, IL 60045

Phone No. 773.750.2179

Email: jmoorhead@moorhead-law.com

Architect Information

Name: Grund & Riesterer Architects, Inc.

Primary Contact: Chuck Reisterer

Address: 20 North Wacker Drive, Suite 2418

City, State, Zip: Chicago, IL 60606

Phone No. 312213-8310

Email: cpr@gnrarch.com

Property Owner Acknowledgment

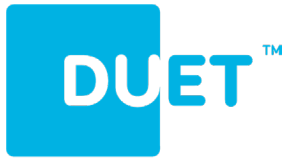
I hereby certify that I am the owner of the property located at 730 Elm Street, Winnetka, IL, and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for a Special Use Permit by DUET.

Property Owner Signature:  *(Applicant name)*

Printed Name: John T. Murpny / 

Date: 01/12/2026



Healthy Hearing – Healthy Brain

DUET: Bringing Innovative Ear to Brain Wellness to the Village of Winnetka

Dear Members of the Village of Winnetka,

I am proud to introduce DUET, an innovative Ear to Brain wellness concept designed to strengthen cognitive health, enhance communication, and promote lifelong hearing vitality for residents of all ages.

DUET is not a traditional audiology clinic. Our model is rooted in neuroscience research from the Brainvolts Laboratory at Northwestern University, translating leading-edge research on auditory brain health into accessible, community-based care.

After successfully piloting our concept in Lake Forest, we are excited to bring this one-of-a-kind Ear to Brain care experience to Winnetka, a community known for its commitment to education, wellness, and innovation. The DUET experience itself was thoughtfully designed in collaboration with our designers in Switzerland, blending science, aesthetics, and sensory engagement.

Why DUET Aligns with Winnetka's Values

Winnetka has long prioritized:

- Lifelong learning
- Public health and wellness
- Strong intergenerational community ties
- Support for families and aging residents

DUET directly supports these priorities by focusing on functional hearing, cognitive resilience, and social connection — three pillars that significantly influence quality of life and healthy aging.

Hearing loss is increasingly recognized as a modifiable risk factor for cognitive decline. By addressing auditory health proactively, we help residents remain engaged, independent, and socially connected.

What DUET Offers the Community

Preventive Ear to Brain Care

Comprehensive evaluations that go beyond hearing thresholds to assess auditory processing and cognitive listening demands.

Brain-Strengthening Programs

Evidence-informed auditory training is designed to improve speech clarity in noise, attention, and neural timing.

Stress-Reducing Music Therapies

Programs that support overall wellness and cortisol regulation.

Precision Hearing Technology

Prescriptive fittings and hearing longevity consultations to ensure safe, optimized listening across the lifespan.

Community Educational Programs

Monthly educational campaigns offered to community groups, libraries, schools and online based on new research investigating how things going on in our body can affect our hearing brain.

A Community with Global Impact

DUET also invites Winnetka residents to participate in our “Hearing the Call” initiative, which refurbishes donated hearing aids and provides them to children in underserved communities around the world. This creates a meaningful opportunity for Winnetka to extend its impact beyond its borders while reinforcing values of service and compassion.

In Tanzania, we have supported children with albinism who require hearing and safety support. Albino children face severe social vulnerability; they are hunted by witch doctor who believe their bones have magic powers so the chop off their limbs and grind up their bones to create positions. These kids are placed in protected orphanages until 8th grade. If they do not pass the high school exam they are put on the street. Hearing keeps them safe. They can't learn if they can't hear. Hearing also alerts them to danger. Several of the children we fitted with hearing aids were able to improve their learning outcomes and continue into protected secondary education programs.

Economic & Community Contribution

DUET contributes to Winnetka by:

- Expanding innovative healthcare offerings within the village
 - Supporting local partnerships and programming
 - Attracting families seeking advanced wellness services
 - Strengthening Winnetka's identity as a forward-thinking, health-conscious community
- Retail tax: hearing aids, headphones, Therbody devices, nutraceuticals

The DUET Goal

Not simply louder hearing — but:

- Stronger auditory processing
- Sharper speech clarity
- Greater cognitive resilience
- Lifelong functional hearing wellness

Operations Overview

Hours of Operation

Monday–Friday: 8:00 am to 4:30 pm

Saturday (limited hours by appointment)

Closed Sundays

Staffing

- 1–3 practitioners on-site at a time (some take the train)
- 1 administrative coordinator

Patient Volume

- Walk ins welcome all day to learn and shop, popular in Lake Forest
- Estimated 6–10 clients per day
- Staggered scheduling to prevent waiting room congestion

Traffic & Parking Impact

DUET is a low-traffic professional service model:

- No high-turnover retail traffic
- No delivery trucks beyond standard small parcel carriers
- Minimal peak-hour congestion
- Clients typically arrive individually rather than in groups

Parking demand is very light. Our Lake Forest model utilizes street parking with no distribution.

Noise & Environmental Impact

Despite being hearing-focused, DUET produces no external noise impact:

- All sound therapies occur within acoustically treated interior rooms
- No amplified exterior sound
- No outdoor programming
- No vibration or mechanical impact to adjacent tenants

The studio design emphasizes quiet, controlled acoustic environments.

Retail Component

Retail offerings include:

- Prescriptive hearing aids
- Hearing protection and headphones
- Nutraceuticals
- Wellness and recovery products

Retail sales are accessory to professional services and do not constitute primary storefront retail traffic.

DUET aligns with Winnetka's commitment to:

- Preventive health
- Lifelong learning
- Aging-in-place support
- Family-centered wellness

Hearing health is increasingly recognized as a modifiable factor in cognitive decline and social isolation. By providing proactive Ear to Brain wellness services, DUET supports both younger students (attention and auditory processing) and older residents seeking cognitive resilience.

Additionally, our global hearing aid refurbishment initiative invites local participation in humanitarian outreach, reinforcing Winnetka's culture of service.

We respectfully request approval to operate DUET within the appropriate zoning classification and look forward to becoming a positive, contributing member of the Winnetka community and partnering in its continued leadership in education, health, and civic vitality.

Thank you for your consideration.

Sincerely,

Lori Halvorson, AuD, FAAA, CH-TH
Doctor of Audiology
Founder of DUET

The Concierge Desk



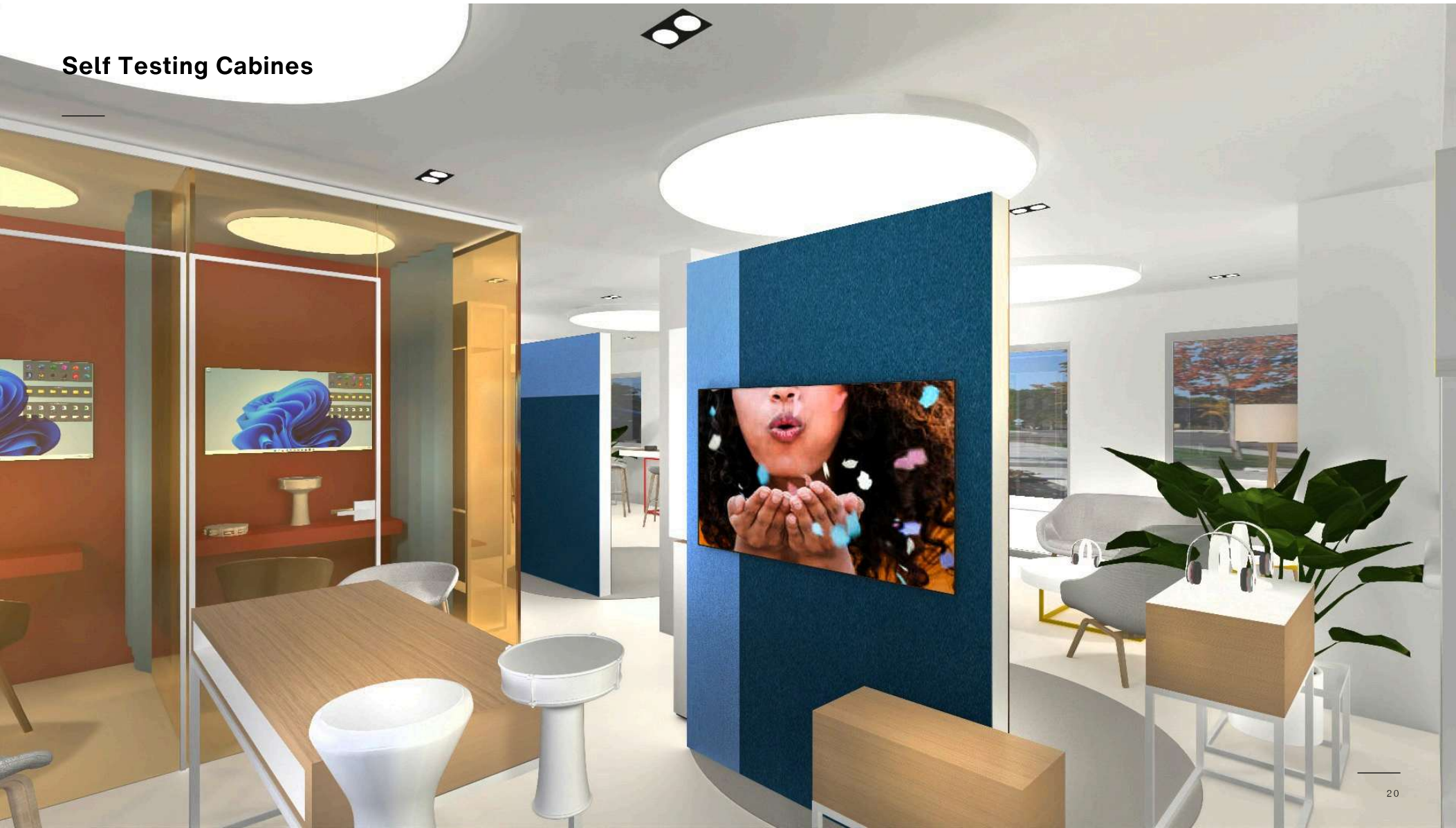
The Display Wall

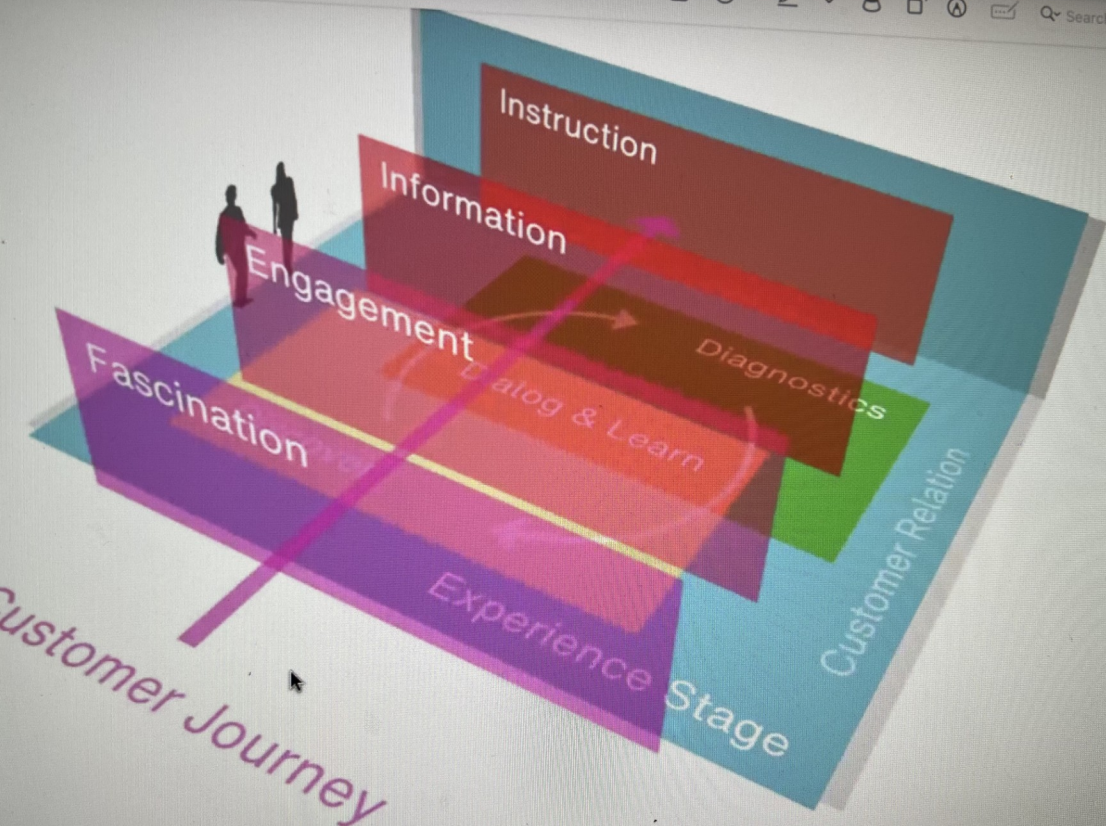


Public Zone



Self Testing Cabines





Customer Journey



Healthy Hearing – Healthy Brain

DUET Proposed Business Operation

The proposed use for DUET is a private audiology practice employing an innovative paradigm shift in hearing care, based on scientific biologic evidence. DUET leads with preventive care and wholistic hearing treatment, to engage neuroplasticity in the brain employing auditory biohacking methods such as music for Ear to Brain Fitness, Prescription Fit Hearing Aids to deliver precise sound detail. MTP Massage to increase circulation, Sound Bath to calm the nervous system. Services will include diagnostic hearing evaluations, hearing aid consultations and fittings, trademarked Ear to Brain Fitness with music training, massage therapy and related audiology care.

The practice will be staffed by four employees, including board certified doctors of audiology, master degreed musician, certified massage therapist and administrative support staff.

The practice is designed to serve a low-volume patient population, with approximately two to three patients on site at any given time. Operations are conducted in a quiet, clinical setting with no manufacturing, hazardous materials, or retail sales beyond audiology-related medical devices.

Hours of operation will be Monday through Friday from 8:00 a.m. to 4:30 p.m., with one to two Saturday per month for scheduled appointments and Sound Bath experiences. The business use is consistent with a professional medical office and is not expected to generate excessive noise, traffic, or disruption to surrounding properties.



Healthy Hearing – Healthy Brain

SPECIAL USE PERMIT STANDARDS C-2 COMMERCIAL OVERLAY

1. Public Health, Safety, and Welfare

The proposed audiology clinic and medical retail operation will enhance public health by providing diagnostic hearing services and access to hearing health products that improve quality of life. All clinical operations will comply with applicable state healthcare regulations, ADA accessibility standards, and village building and fire codes, ensuring that the establishment, maintenance, and operation are safe, sanitary, and non-disruptive to the public welfare.

2. Compatibility and Property Values

The clinic's professional medical use and attractive retail frontage are consistent with surrounding commercial uses. Exterior design, signage, and operation will be in keeping with nearby retail establishments, ensuring that the use will **not** diminish property values or interfere with the enjoyment of neighboring properties. Instead, the clinic is expected to increase foot traffic and contribute to the economic vitality of the block.

3. Orderly Development

The proposed use is compatible with the village's comprehensive plan and surrounding land uses. It will not impede the normal development of nearby parcels; rather, it supports the village's goal of attracting health-related and service-oriented businesses that complement traditional retail.

4. Ingress, Egress, and Traffic

Adequate and safe ingress and egress will be provided from [insert street name(s)].

Parking and site access will comply with village standards, and the use is expected to generate low traffic volumes comparable to other medical offices.

The layout is designed to minimize pedestrian and vehicular congestion while ensuring ADA accessibility

5. Parking, Utilities, and Facilities

The property has access to existing municipal utilities, drainage, and roadways.
Adequate on-site or shared parking is available in accordance with zoning requirements.
No significant improvements to infrastructure are required beyond normal tenant build-out and signage installation.

6. Ordinance Compliance

The clinic and retail operation will comply fully with all village building, signage, health, fire safety, and zoning codes. All applicable business licenses and healthcare professional certifications will be obtained prior to operation.

7. Continuity and Pedestrian Orientation

The proposed use will enhance pedestrian activity by offering a welcoming storefront, consistent with nearby retail establishments. Retail educational and product displays (e.g., hearing aids, ear care products) will be visible from the sidewalk, inviting walk-in traffic and fostering street-level vibrancy.

8. Minimal Interruption of Retail Continuity

The clinic's retail frontage will be designed to maintain the visual and functional continuity of retail uses along the block. The clinic's signage, window displays, and regular hours of operation will contribute to the active rhythm of the streetscape rather than interrupt it.

9. Active Display Windows and Compatible Design

The storefront will include transparent, well-lit display windows showcasing retail hearing products and educational materials about hearing health.
Signage, lighting, and façade materials will be compatible with adjacent retail stores, maintaining a cohesive aesthetic consistent with village design guidelines.

10. Location of Retail Areas

The retail merchandising area will be located adjacent to the sidewalk, clearly visible from the street, and designed to invite browsing. Clinical rooms will be situated behind the retail area to ensure privacy while maintaining an active public frontage.

11. Retail Frontage and Active Use

The proposed design provides a minimum of 20 feet of retail frontage and over 400 square feet of dedicated retail space. The retail area will be devoted to active merchandising of hearing-related products and will maintain typical retail hours consistent with nearby businesses

12. Parking Availability

The proposed use will not significantly diminish the availability of parking for other retail patrons.

Traffic generation is limited, as appointments are scheduled to manage patient flow. Available shared or on-site parking will adequately accommodate both clients and staff without affecting surrounding businesses.

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Re: DUET One Winnetka
Date: Friday, January 23, 2026 3:26:26 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Outlook-A person w](#)
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[Outlook-Title_Twi.png](#)
[Outlook-Title_goo.png](#)
[IMG_3346 Frank sign color change.MOV](#)
[One Winnetka DUET location.docx](#)

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.

Chris,

It is a pleasure to meet you! Please see the information you requested in red.

What is the sign policy for the village of Winnetka? I have attached a video of the sign we use in my Lake Forest clinic.

DUET takes a science driven approach to hearing and brain health based on research from Brain Volts lab at Northwestern. We are leading the field with a paradigm shift from "wait until it is bad enough" to preventive care *now*, similar to the dental model to avoid the damage hearing loss can have on the brain. I invite you or any village member to experience this new model live at our Lake Forest DUET location.

I am excited to move my Northfield clinic to One Winnetka to deliver the same preventive care model to every ear of every age in your community. We also lead a very active role in our Hearing the Call charity, refurbishing hearing aids donated by the community and fitting them on children in need around the world, refugee camps in Jordan, orphanages in Tanzania, communities in need around Chicago.

Please let me know if you need anything else from me. I look forward to serving your community.

All Ears!

Preserving Hearing & Brain Health,



Lori A Halvorson, AuD, FAAA

Preservation Audiologist
Founder DUET Hearing Preservation
Lake Forest Hearing Professionals
Sounhaus

Phone: 847-295-1185

Fax: 847-295-1165

Email: lakeforesthearing.com

267 Westminster
Lake Forest, IL 60045

www.lakeforesthearing.com



From: Christopher Marx <CMarx@winnetka.org>

Sent: Friday, January 23, 2026 12:03 PM

To: Dr. Lori Halvorson, Au.D. [REDACTED]

Subject: RE: DUET One Winnetka

You don't often get email from cmarx@winnetka.org. [Learn why this is important](#)

WARNING: This is an external email. Do not reply, click links or open attachments unless you trust the sender.

Dr. Halvorson,

Good morning. Thanks for providing the application materials for the special use permit application. We will need some more information to prepare the application for the February 25th meeting agenda. The Plan Commission typically expresses interest in knowing the full context of a proposed use, so

Commercial Space Size

- Do you know the approximate square footage of the overall commercial space that would be leased? **1696 sq feet**

Commercial Signage and Exterior Alterations – As you might or might not be aware, signs and

any exterior alterations (on the street frontage) must seek approval through separate permits with the Design Review Board. While Plan Commission does not do a thorough review of proposed signs and sign code, they do like to know what the intended signage is for purposes of context.

- What does the business intend to install for signage and identification on the exterior of the storefront street façade? Please provide specifics about what signage appearance and form would entail, if possible. If that hasn't been determined as of yet, try to be as specific as possible. If it's, say, just a window graphic and a wall sign, then specify that. If there's an intended logo or wordmark, that should be provided as well. If you have renderings from a sign rep, that's even better, but provide the best that can be made available. **See attached**
- Does the business intend any other exterior alterations (new windows, exterior lighting, new doorway, etc.) besides signage? **No this is a new building**

Employee-Client Volume and Traffic Flow

- How many employees would be on the premise at any one time? **3-5**
- How many client visits or appointments would occur on an average daily basis? Is it appointment only or are walk-ups accepted? **About 8-10, Primarily appointments, occasional walk-ins**
- Based on the typical number of employees on site at any given hour and the typical number of clients at any given hour, what would you expect the parking demand to be for any given hour? **2-4, some employees will be taking the train**

Retail – The Plan Commission is usually very interested in what retail component is being provided in the business, even if it serves a very secondary purpose.

- What sorts of retail offerings will the establishment be providing? The standards response states that the offerings will be located towards the front, but can you specify some of the items that would be sold? **Hearing Protection: ear muffs for kids and adults, Head Phones for kids and adults, Therapeutic Goggles, Hearing Aids and accessories, Musical Instruments: small key boards, small steel drums, metronomes.**

Feel free to contact me if you have any questions.

-Chris

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development

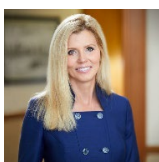
I have attached:

Winnetka Commercial Overlay Application
Special Use Permit Standards

These documents were emailed to aklaassen@winnetka.org and sent by mail together with our check for \$1200.00.

Please let me know if you need anything else.

Preserving Hearing & Brain Health,



Lori A Halvorson, AuD, FAAA

Preservation Audiologist
Founder DUET Hearing Preservation
Lake Forest Hearing Professionals
Sounhaus

Phone: 847-295-1185

Fax: 847-295-1165

Email: lakeforesthearing.com

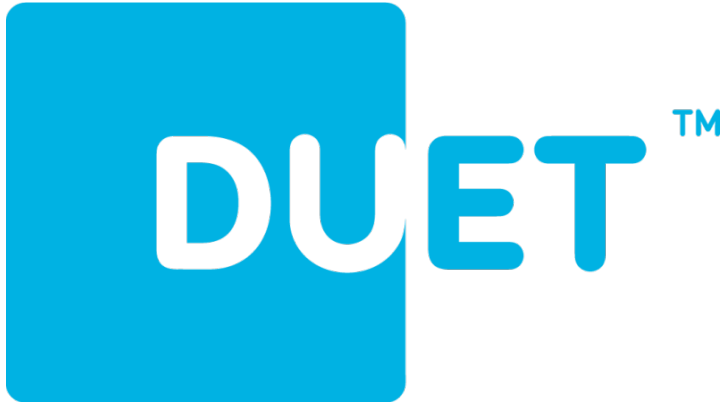
267 Westminster
Lake Forest, IL 60045

www.lakeforesthearing.com



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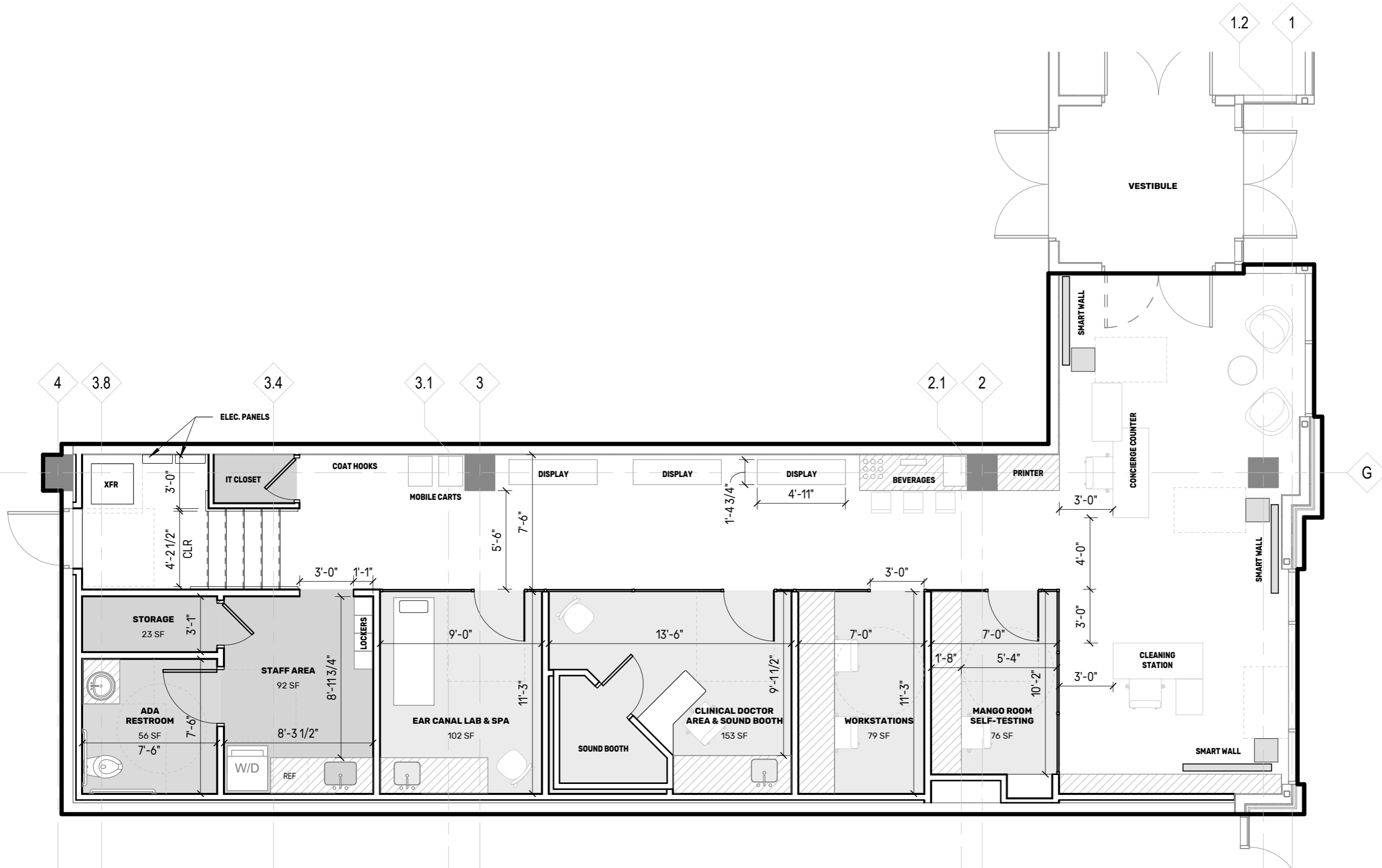
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VALERIO DEWALT TRAIN

500 North Dearborn Street
Suite 900
Chicago, Illinois 60654
312.260.7300

DUET - WINNETKA



Project Address
723 Elm St
Winnetka, IL 60093

Project Number
25079.00

Date
1/15/2026

Sheet Name
REVISED FLOOR PLAN

Sheet Number

ASK-04

**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
(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)
(One Winnetka)**

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (*“Previous Owner”*) is the previous owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, *“Property”*), which Property is legally described in *Exhibit A* attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (*“East Parking Lot”*); and

WHEREAS, currently located on the Property are several one- and two-story buildings that have been occupied by various street level retail users (*“Existing Buildings”*); and

WHEREAS, the Previous Owner desired to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (*“Building”*); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, *“Prior Proposed Development”*); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (*“Planned Development Regulations”*) of the “Winnetka Zoning Ordinance,” as amended (*“Zoning Code”*); and

WHEREAS, on October 18, 2022, Previous Owner, with the assistance of Murphy Development Group LLC, filed an application (*“Application”*) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the “Winnetka Village Code,” as amended (*“Village Code”*) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (*“Preliminary Development Plan”*); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area

to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, "**Prior Requested Relief**"); and

WHEREAS, on January 17, 2023, the Village Council conducted a concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Prior Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission ("**PDC**") held a public hearing on the Application and the Prior Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Preliminary Development Plan for the Prior Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Prior Proposed Development; and

WHEREAS, on April 2, 2024, the Village Council adopted Ordinance No. M-01-2024 preliminarily approving the Prior Requested Relief, including the Preliminary Development Plan ("**Preliminary PD Ordinance**"); and

WHEREAS, as a condition of the Preliminary PD Ordinance, the Previous Owner was required to enter into a development agreement with the Village, which the Owner executed on April 29, 2024 ("**Development Agreement**"); and

WHEREAS, the Development Agreement authorized the Previous Owner to transfer ownership of the Property to Murphy Development Group, LLC, or a subsidiary thereof, via a transferee assumption agreement, which transfer assumption agreement, among other things, required Murphy Development Group, LLC, or a subsidiary thereof to assume the obligations of the Previous Owner under the Development Agreement; and

WHEREAS, the Previous Owner and MDG Winnetka One, LP, an Illinois limited partnership and subsidiary of Murphy Development Group, LLC, entered into a purchase and sale agreement whereby MDG Winnetka One, LP (**“Owner”**) obtained ownership of the Property to develop the Prior Proposed Development and agreed to comply with all terms, requirement, and obligations of the Development Agreement; and

WHEREAS, pursuant to Section 17.58.090 of the Zoning Code, an applicant for a planned development is required to apply for approval of a final development plan, which final development plan must be in substantial conformance with the Preliminary Development Plan; and

WHEREAS, the Owner modified the Prior Proposed Plan and desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (**“Building”**); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (**“Revised Proposed Development”**) (the Prior Proposed Development, as modified by the Revised Proposed Development, is the **“Proposed Development”**); and

WHEREAS, on September 13, 2024, the Owner submitted an application for final approval of the Prior Requested Relief, including approval of a final development plan (**“Final Development Plan”**) and a final plat of subdivision (**“Final Plat of Subdivision”**); and

WHEREAS, under the Final Development Plan, variations to the Prior Requested Relief were revised to include (i) an exception to Section 17.46.020.B of the Zoning Code to allow for a increased building height of 65 feet to accommodate firefighters on the rooftop stairwell; and (ii) an exception to Section 17.46.020.B of the Zoning Code to allow an increase in the height of the parapet on the northeast corner of the Building to 57.10 feet to meet energy code insulation requirements (**“Revised Requested Relief”**) (the Prior Requested Relief, as modified by the Revised Requested Relief, is the **“Requested Relief”**); and

WHEREAS, the Final Development Plan also includes the following modifications from the Preliminary Development Plan: (i) a reduction in the number of residential parking spaces from 113 to 111; (ii) changes to window and door fenestrations on all levels with the most significant changes along a portion of Elm Street; (iii) periodic use of the western row of parking spaces in the Elm Street parking lot as a safety zone for demolition of the existing adjacent building and for portions of the vertical construction for the Proposed Development; and (iv) use of one parking space in the southwest corner of the Elm Street parking lot for the location of a temporary electric transformer; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Development Plan and Final Plat of Subdivision at its meeting on January 21, 2025; and

WHEREAS, on ^{January 21, 2025} January 21, the Village Council adopted Resolution R-07-2025, approving the Final Plat of Subdivision for the Proposed Development (**“Final Plat of Subdivision Resolution”**); and

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, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka Futures 2040*.

B. Subject to the terms and conditions of this Ordinance, and pursuant to Sections 17.58.090 and 17.58.100 of the Zoning Ordinance, the Final Development Plan is in substantial conformance with the Preliminary Development Plan.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan comply or will comply with all applicable Village ordinances.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

E. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AND A CERTIFICATE OF APPROPRIATENESS.

A. **Special Use Permit.** Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Village Council hereby grants a special use permit for a planned development for the Proposed Development for the Property in accordance with, and pursuant to Chapter 17.58 of the Zoning Ordinance and the home rule powers of the Village.

B. **Certificate of Appropriateness.** Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Certificate of Appropriateness is granted for Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 4: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the Final Development Plan for the Proposed Development of the Property, is hereby, approved, and consists of the following documents (collectively, "**Final Development Plan**"):

A. The **Floor and Site Plan**, consisting of seven sheets, prepared by OKW Architects with a latest revision date of January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit B**;

B. The **Elevation, Materials, & Diagram Plan**, consisting of 16 sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit C**;

C. The **Renderings and Aerial Views Plan**, consisting of seven sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit D**;

D. The **Landscape & Lighting Plan**, consisting of 14 sheets, prepared by Kathryn Talty, consisting of the most recent revision date of January 13, 2025, and consisting of five sheets prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit E**;

E. The **Final Site Engineering Plans**, consisting of 13 sheets, prepared by Eriksson Engineering Associates, Ltd., a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit F**;

F. The **Building Material Details**, consisting of 21 pages, prepared by OKW Architects, dated July 31, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as **Exhibit G**;

G. The **Construction Schedule and Staging Plan**, consisting of seven pages, a copy of which is attached to, and by this reference made a part of, this Ordinance as **Exhibit H**;

H. The **Preservation Plan**, which elements are incorporated in the Final Site Engineering Plan and the Landscape & Lighting Plan; and

I. The *Vibration & Movement Construction Monitoring Plan*, dated December 20, 2024, consisting of two pages, a copy of which is attached to and by this reference made a part, of this Ordinance as *Exhibit I*.

SECTION 5: APPROVAL OF SPECIAL USE FOR PARKING. Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the special use approval in Section 5.A of the Preliminary PD Ordinance is hereby ratified. The approval provided in Section 5 of this Ordinance will remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as *Exhibit H*. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, are resolved in favor of the latter.

SECTION 6: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are granted:

A. **Lot Lines.** An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. **Building Height.** An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.10 feet for the parapet on the northeast corner of the building; and (ii) 65 feet for the rooftop mechanical screening on top of the building specifically depicted in *Exhibit C*.

C. **Upper Story Setback.** An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. **Front Yard Setback.** An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 1 inch.

E. **Corner Yard Setback.** An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. **Rear Yard Setback.** An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. **Landscape Area.** An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

SECTION 7: PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES.

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 7.B of this Ordinance are satisfied:
 - a. 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;
 - b. 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;
 - c. 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;

2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 7.B of this Ordinance are satisfied:
 - a. 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.
 - b. The proposed special use at the proposed location will provide for active 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.

B. Conditions.

1. The findings and approvals set forth in Section 7.A of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:
 - a. No medical or financial use must occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.
 - b. Financial uses and medical uses must not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.
 - c. No individual financial use must occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.
 - d. No individual medical use must occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code, and except for those standards found to be satisfied in Section 7.A.1 of this Ordinance, as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 7.A.2 of this Ordinance.
2. The findings and approvals provided in Section 7.A of this Ordinance will be effective only for a period of 10 years from the date of this Ordinance.

SECTION 8: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Village Code or the Zoning Ordinance, or any other rights Owner, individually or collectively, may have, the approvals granted in Sections Three, Four, Five, Six, and Seven, of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

B. Single Phase Development. The construction of the Proposed Development must take place in one continuous phase.

C. Parking.

1. The Owner must construct and provide (i) 111 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space ("***Commercial Parking Lot***") all as specifically provided in the Preliminary Development Plan.

2. The Owner must pay to the Village \$225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

D. Vehicular Ingress and Egress. The Owner must ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access as depicted in the Final Site Engineering Plans submitted and approved as part of the Final Development Plan.

E. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property must comply with Chapter 15.60 of the Village Code.

F. Existing Streetscape Lights, Furnishings, Trees, and Landscaping. The Owner must preserve or relocate any existing streetscape lights, furnishings, trees and landscaping during construction of the Proposed Development as depicted in the Preservation Plan.

G. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development must be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

H. Building Materials and Design Elements. The building materials and design elements must be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

I. Video Surveillance System. The Owner must install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system, as approved by the Village Police Chief prior to the issuance of any building permit for the Proposed Development.

J. Landscaping. The Owner must install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

K. Site Utilities. As further provided and required pursuant to the Development Agreement and in the Final Site Engineering Plans as provided in the Final Development Plan, the Owner must provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village will retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, prior to issuance of any building permit for the project the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

L. Electrical Power Cables. Pursuant to the Final Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. When Owner proceeds with the construction of the Proposed Development, the Owner, at its sole cost, must remove such electrical power cables and transformers in a manner approved by the Director of Water and Electric.

M. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue

which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development. Owner will also (i) construct a retaining wall, pad, and fence for a transformer and lighting controller; (ii) install lighting controller on the pad, and purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

N. **Use and Maintenance of the Property.** To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property apply:

1. Prior to demolition, the Owner must maintain the current conditions of the Property or any of the Existing Buildings on the Property and must promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner must also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.
2. As used in this subsection, “proper” means:
 - a. That the Owner must use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;
 - b. That the Owner must use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and
 - c. That the Owner must promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings must be of equal or better quality than the existing materials.

O. Taxes and Utilities. The Owner must pay all taxes and utility fees as and when due and provide proof that the Property is free of utility, tax or other liens as a condition for the issuance of any permits.

P. Term of Building Permit. The building permit issued for the construction of the Proposed Development will be in effect for a term of 24 months from the date of issuance.

Q. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and insure solely to the benefit of the Owner, and are binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance will be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

R. No Third-Party Beneficiaries. Nothing in this Ordinance creates, or may be construed or interpreted to create, any third-party beneficiary rights.

S. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the Proposed Development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

T. Interference Mitigation for Businesses. Owner's construction activities for the Development will be performed pursuant to a plan that demonstrates how the Owner will minimize, to the extent reasonably possible, interference with the businesses and pedestrian and vehicular traffic, including parking, in the vicinity of the Property ("***Interference Mitigation Plan***"). The Interference Mitigation Plan will be subject to approval by the Director of Engineering and Director of Community Development and upon that approval will be incorporated into the Construction and Traffic Management Plan approved pursuant to Section 6.F of the Development Agreement. As part of the creation of the Interference Mitigation Plan, the Owner will meet with surrounding businesses in the vicinity of the Property to understand their respective operations in order to tailor the Plan to most effectively minimize business interference and disruption.

U. License Agreement. The Owner must execute a license agreement with the Village to allow the Owner to use a portion of the Village's Elm Street Parking Lot for the location of a temporary transformer and a construction safety zone ("*License Agreement*") in substantially the same form as set forth in **Exhibit J** except for minor changes approved by the Village Attorney. The License Agreement must be executed by the Owner prior to the issuance of any demolition and building permits for the Property.

V. Protection of Buildings on Adjoining Properties During Demolition, Construction and Seismic Monitoring. Owner will be solely responsible for protecting the buildings on adjoining properties from damage during Owner's demolition of the Existing Buildings and existing structures and construction of the Proposed Development and will be solely responsible for any damage or injury to such buildings or properties caused by such demolition or construction. The means and methods for providing such protection are included in the Vibration and Movement Construction Monitoring Plan, attached to this Ordinance as Exhibit H, subject to any necessary adjustments approved by the Director of Engineering and Director of Community Development or their designees.

W. Contribution for Public Streetscape Transformer and Lighting Controller. As part of the streetscape improvements within the public right-of-way adjacent to the Property that the Applicant has agreed to install, the Applicant agrees to pay 50% of the cost to purchase and install the transformer, lighting controller, retaining wall and pad for the transformer and lighting controller, and electric conduit and cable necessary to provide power to said streetscape improvements. The Village will be responsible for the remaining 50% of said costs. The location of transformer and lighting controller, which is along the west side of Lincoln Avenue, is identified on the Final Site Engineering Plans. The Applicant and Village agree to work together to identify the most cost-effective and optimal design for said items. The Owner must (i) construct a retaining wall, pad, and fence for the transformer and lighting controller; (ii) install a lighting controller on the pad, and; (iii) purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

SECTION 9: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Development Agreement, or the Final Plat of Subdivision (collectively, "*Final Approval Documents*"), the permits and approvals granted in the Final Approval Documents may, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Commercial Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 10: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner must pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions

required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments must be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 11: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development must be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 12: EFFECT OF FINAL PLAN APPROVAL.

A. Duration of Final Approval. Except as provided in Subsection B of this Section, final approval of the Proposed Development will expire 90 days from the effective date of this Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

B. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;
2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner will not be considered a condition beyond the Owner's control; and
3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

C. Construction. The Owner must commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development must be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (C) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

D. No Work Authorization. Nothing in this Ordinance will be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 13: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 14: EFFECTIVE DATE.

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

1. passage by the Village Council of the Village of Winnetka in the manner required by law;
2. publication in pamphlet form in the manner required by law; and
3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent must be in the form of *Exhibit K* attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 14.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance will be of no force or effect and be rendered null and void.

[signature page to follow]

PASSED this 21st day of January 2025, pursuant to the following roll call vote:

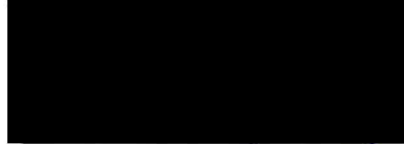
AYES: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic

NAYS: _____

ABSENT: Trustee Dearborn

APPROVED this 21st day of January, 2025.

Signed:



Village President

Countersigned:



Village Clerk

Published by authority of the
President and Village Council of
the Village of Winnetka, Illinois,
this 21st day of January, 2025.

Introduced: January 21, 2025

Passed and Approved: January 21, 2025

EXHIBIT A

Legal Description of 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.

PINs:

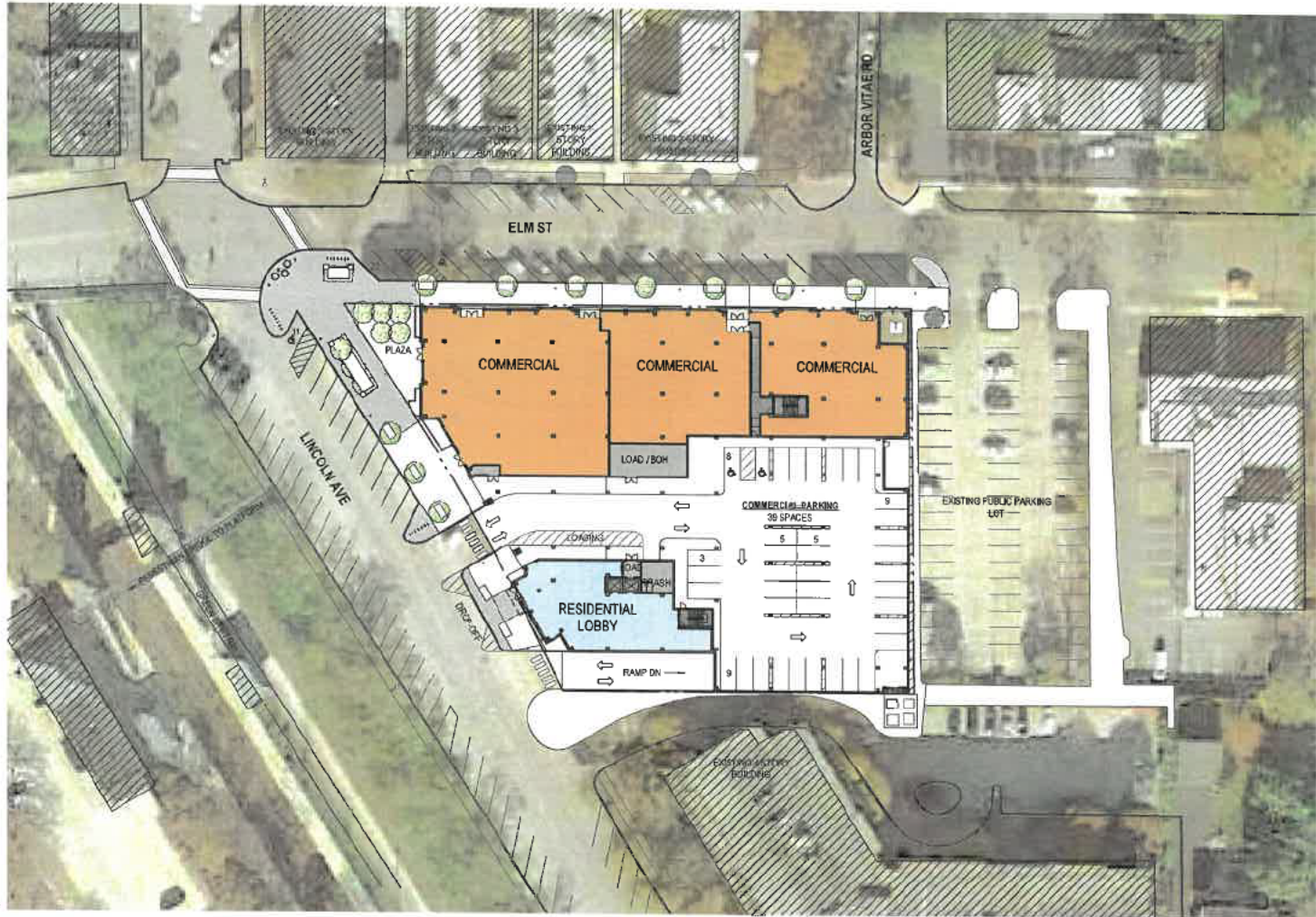
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EXHIBIT B

Floor and Site Plan

SITE PLAN

DEVELOPMENT SUMMARY			
SITE AREA: 52,730 SF (1.21 ACRES)		ZONING DISTRICT: C-2	
BUILDING AREA			
	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL
LEVEL LL	47,850 SF	-	-
LEVEL 01	47,689 SF	-	19,500 SF
LEVEL 02	36,248 SF	28,736 SF	-
LEVEL 03	35,524 SF	30,819 SF	-
LEVEL 04	29,454 SF	23,045 SF	-
TOTAL	197,827 SF	84,669 SF	19,500 SF
AVERAGE UNIT SIZE: +1,461 SF			
PARKING			
	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	211	-	-
GROUND LEVEL	-	39	39
TOTAL PROVIDED	211	39	250
RATIO	1.84/UNIT	2.04/1,000 SF	150



1 SITE PLAN
SCALE: 1" = 60'-0"

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

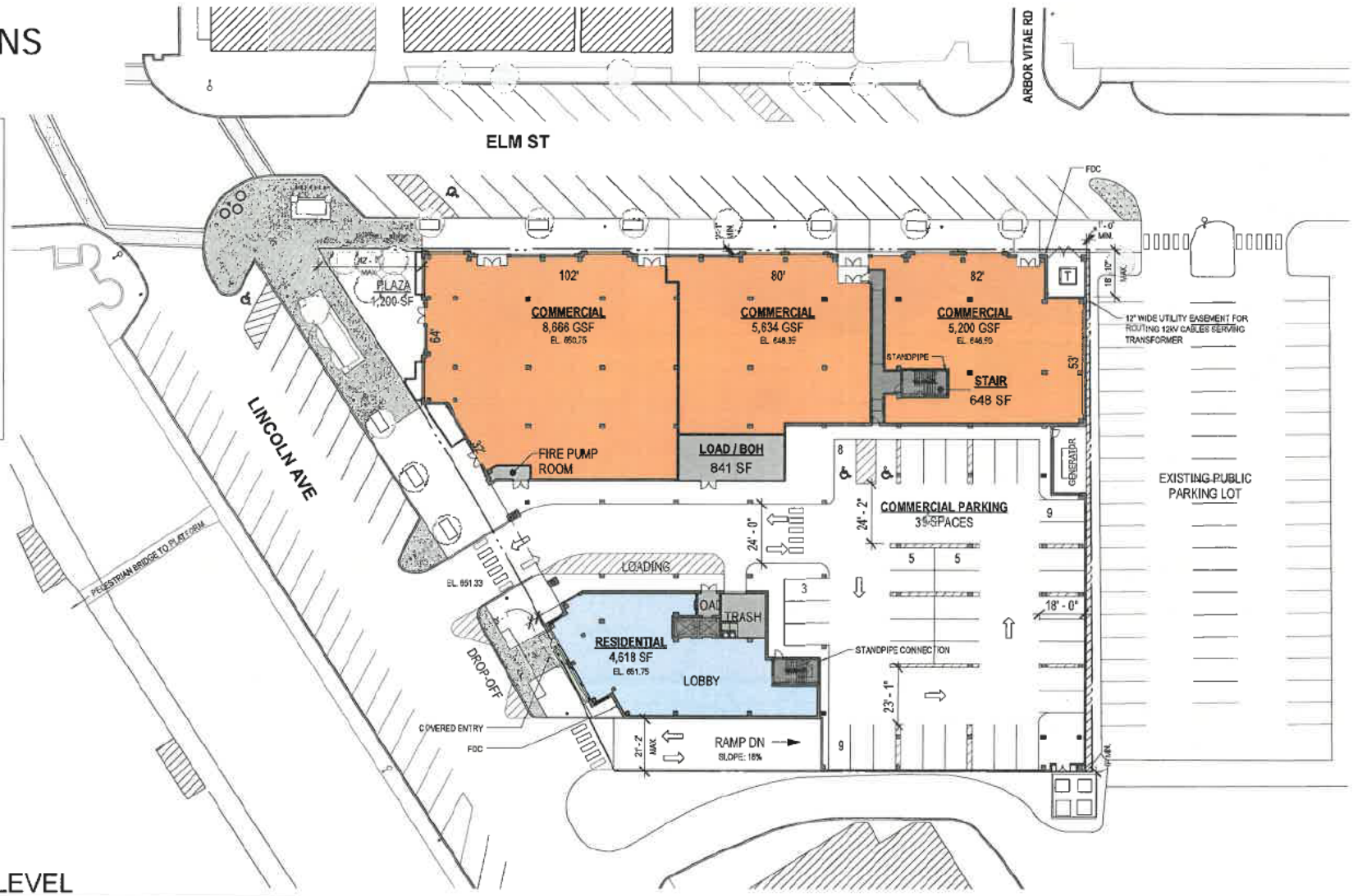


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

FLOOR PLANS

- REQUIRED EXCEPTIONS**
- FRONT SETBACK - MAXIMUM 42'-0" PROPOSED (ALONG LINCOLN AVE)
 - CORNER SETBACK - MAXIMUM 18'-10" PROVIDED (ALONG ELM)
 - REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)
 - NO 5'-0" LANDSCAPE AREA PROPOSED (ALONG EAST PROPERTY LINE)
 - REAR LOT LINE ABUTTING A SIDE LOT LINE EXCEPTION (ALONG EAST PROPERTY LINE)

- SPECIAL USE REQUIRED**
- PARKING ON STREET (GROUND) LEVEL.
 - MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



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

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



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

ATTACHMENT C

From: [Kristin Kazenas](#)
To: [Ann Klaassen](#); [Scott Mangum](#)
Subject: FW: Duet
Date: Wednesday, February 25, 2026 10:31:14 AM

Hi Scott and Ann,

Please see below a comment regarding the Duet application.

Thank you,

Kristin

-----Original Message-----

From: Robert Dearborn <RDearborn@winnetka.org>
Sent: Wednesday, February 25, 2026 10:29 AM
To: Maggie Meiners Art <[REDACTED]>; Kirk Albinson <KAlbinson@Winnetka.org>
Cc: Kristin Kazenas <KKazenas@winnetka.org>
Subject: RE: Duet

Thanks Maggie. I have copied Kristin, so she is aware of your thoughts and can share with Community Development.

Bob

Robert H. Dearborn
President – Village of Winnetka

-----Original Message-----

From: Maggie Meiners Art <[REDACTED]>
Sent: Wednesday, February 25, 2026 9:41 AM
To: Kirk Albinson <KAlbinson@Winnetka.org>; Robert Dearborn <RDearborn@winnetka.org>
Subject: Duet

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.

Hi Bob and Kirk-

I hope you are well.

I just wanted to put a quick plug in for Duet, which is up for possible approval for a space in the One Winnetka building.

I highly recommend them to occupy a space in this building for a couple of reasons:

- 1) it aligns with the population of Winnetka— health conscious, progressive, and cutting edge technology— hearing specialists, neuroscience and biohacking
- 2) there are not other ear to brain music therapy opportunities that have community gathering potential
- 3) they provide supplements that one would otherwise have to drive to Northbrook or Evanston Whole Foods for.
- 4) We do not have a service like this in the Village and yet, approval of Charles Schwab (with Chase AND BMO

just across the bridge) AND a plastic surgeon seems counter to “retail” space more so than Duet.

5) Duet provides educational opportunities as well

Thanks for your time and service and I am sure the Council will take these into consideration when making a decision.

I look forward to seeing you both soon.

Maggie