



Village of Winnetka

Village Council Regular Meeting

April 21, 2026 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Quorum**
 - a. May 5, 2026 Regular Meeting
 - b. May 12, 2026 Special Study Session
 - c. May 19, 2026 Regular Meeting
- 4. Presentations**
 - a. Winnetka-Northfield Public Library Presentation
 - b. Arbor Day Proclamation
 - c. Environmental, Forestry, & Sustainability Commission Green Awards
 - d. National Wildlife Federation - Mayors' Monarch Pledge (Proclamation)
- 5. Public Comments**
- 6. Reports**
- 7. Establishment of Consent Agenda**
- 8. Approval of Consent Agenda**
 - a. Approval of Village Council Minutes
 - i. March 19, 2026 Regular Meeting
 - b. Approval of Warrant List Dated April 3, 2026 - April 16, 2026
 - c. Approval of Annual Outdoor Seating Area Permits
 - d. Resolution No. R-41-2026: Waiving Bidding and Approving a Purchase of Software Licenses from Liftoff, LLC (Adoption)
- 9. Ordinances and Resolutions**
 - a. Resolution No. R-43-2026: Awarding a Contract for Village Hall HVAC Replacement Design and Miscellaneous Architectural and Engineering Items (Adoption)

NOTICE

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

- b. Resolution No. R-44-2026: Regarding Permits Granted by the State of Illinois Department of Transportation for the Construction, Operation, and Maintenance of Street Improvements on State Highways Maintained by the Village (Adoption)

10. Old Business

11. New Business

- a. 730 Elm Street - DUET Special Use - Policy Direction
- b. 829 and 833 Foxdale - Lot Consolidation and Zoning Variations - Policy Consideration

12. Appointments

13. Closed Session

14. Adjournment



Agenda Item Executive Summary

TITLE: Arbor Day Proclamation

PRESENTER: Andrew Lueck

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: Presentation

ITEM HISTORY:

The Village of Winnetka has been recognized as a Tree City USA by the Arbor Day Foundation for 32 consecutive years. The Village has issued an Arbor Day proclamation each of those years as a requirement for recognition.

EXECUTIVE SUMMARY:

The Village of Winnetka has been recognized as a Tree City USA by the Arbor Day Foundation for 32 consecutive years and has received a Tree City USA Growth Award for the last 8 years. Tree City USA is a program that recognizes a municipality's dedication to its urban forest. The program has four requirements:

1. Annual Arbor Day proclamation and observance
2. Tree care ordinance
3. Annual tree care budget of at least \$2 per capita
4. Tree board

By passing and reciting an official Arbor Day proclamation, Village officials demonstrate their support for the community tree program and help complete the requirements for becoming a Tree City USA.

RECOMMENDATION:

ATTACHMENTS:

1. 2026 Arbor Day Proclamation

PROCLAMATION

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, the Council of the Village of Winnetka do hereby proclaim Friday April 24th, 2026 as Arbor Day in the Village of Winnetka, and we urge all citizens to support efforts to protect our trees and woodland and to support our Village's urban forestry program.

Dated this _____ day of _____, 2026.

Village President



Agenda Item Executive Summary

TITLE: Environmental, Forestry, & Sustainability Commission Green Awards

PRESENTER: Elyse Steiner

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: Presentation

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

As part of the Village's sustainability initiatives, the Environmental, Forestry, and Sustainability Commission (EFSC) has administered the annual Green Awards program to recognize individuals and institutions within the community that demonstrate exceptional commitment to sustainable and environmentally-friendly practices. This year, the EFSC is recognizing three deserving Green Award winners.

2026 Green Award Winners

- The Winnetka Park District completed LED lighting retrofits for 5 outdoor tennis courts at the A.C. Nielsen Tennis Center. This investment in energy efficiency will save over 24,000 kWh and avoid 21 metric tons of carbon emissions.
- Resident Stacy Lucier is an Illinois Master Gardener and her garden received the Conservation@Home designation for demonstrating environmentally sound landscape practices. She has also helped neighbors with their gardens to increase native plants that benefit local wildlife.
- North Shore Country Day School renovated the Mac McCarty athletic Center following Adaptive Reuse principles. They restored the original maple wood flooring, added a green roof to reduce "heat island" effects, and installed efficient HVAC, lighting, and plumbing fixtures.

RECOMMENDATION:

Acknowledge the 2026 Green Award winners.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: National Wildlife Federation - Mayors' Monarch Pledge (Proclamation)

PRESENTER: Elyse Steiner

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: Presentation

ITEM HISTORY:

The Village adopted the National Wildlife Federation ("NWF") Mayors' Monarch Pledge in November 2020 and has approved proclamations honoring Monarch Remembrance Day in the Village of Winnetka in April of each subsequent year.

EXECUTIVE SUMMARY:

Each year, the National Wildlife Federation asks local governments to participate in the Mayors' Monarch Pledge, a conservation program aimed at safeguarding the dwindling populations of monarch butterflies in North America. The Pledge asks participants to not only promote conservation efforts, including the planting of native milkweed, but also complete at least three action items from a list of 25 in support of the butterflies. The adoption of an annual educational proclamation is one such item, and for this reason, staff recommends adopting the annual Monarch Butterfly proclamation. In addition to this proclamation, the Village's other action items will be to continue to maintain native landscaping on its properties, support Friends of the Green Bay Trail's plan to replace invasive plants with natives along a section of the Trail, and work to promote further habitat development through the implementation of the Village's Comprehensive Plan.

RECOMMENDATION:

Consider approval of the 2026 National Wildlife Federation's Mayors' Monarch Butterfly Proclamation.

ATTACHMENTS:

1. 2026 Monarch Pledge

MONARCH BUTTERFLY PROCLAMATION

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, individual monarchs will fly up to 3,000 miles from their summer homes in America’s backyards and grasslands to wintering grounds in Mexico’s forests; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, each year, but experienced population declines of up to 90% in recent years; and

WHEREAS, habitat loss, increased use of pesticides, climate change and lack of proper food sources contribute to this decline; and

WHEREAS, the U.S. Fish and Wildlife Service has proposed listing the Monarch as a Threatened species under the Endangered Species Act; and

WHEREAS, every citizen of Winnetka can make a difference for the monarch by planting pollinator-attracting native plants to provide habitat for the monarchs and other pollinators in locations where people live, work, learn, play and worship; and

WHEREAS, on behalf of the residents of the Village who are already and planning on creating healthy habitat for these magnificent butterflies, the Village Council is honored to lead the way by signing the National Wildlife Federation’s Mayors’ Monarch Pledge; and we encourage other officials across the Unites States to take a stand with us so that the monarch butterfly will once again flourish across the continent.

NOW THEREFORE, the Council of the Village of Winnetka do hereby proclaim that April 21, 2026, shall be Monarch Butterfly Remembrance Day in the Village of Winnetka.

ADOPTED this 21st day of April, 2026.

Signed:

Village President

Countersigned:

Village Clerk

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
March 19, 2026**

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, March 19, 2026, at 7:00 PM.

- 1) Call to Order. President Dearborn called the meeting to order at 7:02 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Scott Myers and Bridget Orsic. Absent: Trustee Kim Handler. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, Police Chief Brian O’Connell, Sustainability Manager Elyse Steiner, Water & Electric Director Nick Narhi, and approximately 15 people in the audience.
- 2) Pledge of Allegiance. Trustee Myers led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) April 7, 2026 Regular Meeting All of the Council members present said they expect to attend.
 - b) April 14, 2026 Special Study Session All of the Council members present said they expect to attend.
 - c) April 21, 2026 Regular Meeting All of the Council members present said they expect to attend.
- 4) Public Comment:
 - i. Terry Dason, President of the Winnetka-Northfield-Glencoe Chamber of Commerce, addresses concerns related to ongoing challenges facing retail businesses along Lincoln Avenue and Elm Street in the East Elm Business District.
 - ii. Deb McMahon, manager of J. McLaughlin, requests that the Village address parking concerns in the East Elm Business District.
 - iii. Anette Pakora, the 60’s Beauty Lash, addresses concerns related to Spynergy in the East Elm Business District.
- 5) Reports:
 - a) Trustees. No report.
 - b) Attorney. No report.
 - c) Village Manager. No report.
 - d) Village President.
 - i. President Dearborn advises members of the public that Police Chief Brian O’Connell will provide a brief report regarding the March 8th home invasion on Rosewood Avenue in Winnetka. Police Chief Brian O’Connell addresses matters regarding the

Police Departments transparency related to the investigation, response time, commitment to safety and professionalism on scene, and the Village’s communication updates regarding the incident. Chief O’Connell extends appreciation to all those that submitted emails and notifications related to the home invasion, helping the investigation immensely. Chief O’Connell emphasizes the importance of community members reporting suspicious activity or vehicles by calling 911 and not engaging with offenders, if possible. Additionally, Chief O’Connell addresses Village resources such as automated license plate readers and partnership with Glenview Public Safety Dispatch, P4 Security Solutions, as well as the involvement of surrounding communities.

6) Presentations

a) Environmental, Forestry, & Sustainability Commission Presentation – 2025 Accomplishments + 2026 Goals

EFSC Chair Peter Eck addresses Council regarding EFSC accomplishments in 2025 and proposed projects in 2026 ensuring that they align with Village priorities. Mr. Eck addresses agenda updates, personnel transitions, project updates, and various initiatives.

Sustainability Manager Elyse Steiner advises Council of the commission’s partnership with EcoShip and the Park District to collect packaging materials for reuse as well as partnership and participation in the Switch Together program aiming to make renewable energy more affordable.

7) Establishment of the Consent Agenda

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

8) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. February 17, 2026 Regular Meeting

b) Approval of Warrant List Dated February 26, 2026 – March 12, 2026 in the amount of \$1,396,365.42

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

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

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

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

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

9) Ordinances and Resolutions.

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

Village Council considered the special use permit for Solidcore at the March 3rd regular meeting and provided policy direction requesting that the Village Attorney and staff prepare an ordinance approving the special use subject to certain conditions of approval. Council requests that a minimum of 15-minutes between classes between the hours of 9:00am and 5:00pm on weekdays and that the applicant encourage clients to utilize the on-site parking within the One Winnetka building.

Public Comment

Christina Codo expresses support for Solidcore citing their qualifications and suitability for the space.

Council requests that a one-year check in be scheduled to ensure that parking matters are addressed.

Trustee Orsic moves to amend paragraph F of Ordinance No. M-03-2026 as follows; the applicant will meet with Village staff on or about the one-year anniversary of the applicant's commencing operations to analyze and review any ongoing parking issues related to the use of on street parking by clients of the applicant. Based on this analysis and review, the applicant will continue to work with the Village to undertake additional necessary steps to further encourage clients to utilize the commercial parking facilities located within the One Winnetka development.

Trustee Orsic, seconded by Trustee Myers, moved to waive introduction of Ordinance No. M-03-2026.

Trustee Orsic, seconded by Trustee Albinson, moved to adopt Ordinance No. M-03-2026 with the amendment to paragraph F; the applicant will meet with Village staff on or about the one-year anniversary of the applicant's commencing operations to analyze and review any ongoing parking issues related to the use of on street parking by clients of the applicant. Based on this analysis and review, the applicant will continue to work with the Village to undertake additional necessary steps to further encourage clients to utilize the commercial parking facilities located within the One Winnetka development. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Myers and Orsic. Nays: None. Absent: Trustee Handler. Abstain: None.

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

Community Development Director Scott Mangum advises Council of a request for approval of a zoning variation to allow construction of a new single-family residence. The applicant intends to demolish the existing single-family residence and detached garage to accommodate construction of a new single-family residence with an attached garage.

Council is informed of the zoning and location maps, zoning lot, and plat of survey and site plan.

Eamon Murphy, architect representing the homeowners, addresses Council regarding the

architectural planning process, zoning compliance, matters regarding an easement, and overall complexity of the project scope.

Trustee Dalman, seconded by Trustee Albinson, moved to waive introduction of Ordinance No. M-04-2026.

Trustee Apatoff, seconded by Trustee Orsic, moved to adopt Ordinance No. M-04-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Myers, and Orsic. Nays: None. Absent: Trustee Handler. Abstain: None.

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

Community Development Director Scott Mangum advises Council regarding a request to approve a final subdivision plat to create two new lots of record.

Council is advised of zoning variations, subdivision code variations, proposed amended subdivision, zoning standards, zoning nonconformities, and amended subdivision.

Christopher Canning, attorney of the property owners, addresses Council regarding the intention of the subdivision and lots of record and advisory board recommendations and approval process.

Council discusses matters related to construction on a floodplain, engineering design standards, stormwater, and review process of proposed construction projects.

Trustee Myers, seconded by Trustee Dalman, moved to waive introduction of Ordinance No. M-05-2026.

Trustee Albinson, seconded by Trustee Dalman, moved to adopt Ordinance No. M-05-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Myers, and Orsic. Nays: None. Absent: Trustee Handler. Abstain: None.

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

The zoning text amendment comes before Council because of a recent judicial ruling in the Circuit Court of Cook County as a result of a property owners' opposition with the Village's interpretation that their property, located on a corner with three street frontages, had two front lot lines and one corner lot line. The court had ruled in favor of the homeowners. The Village Attorney recommended initiating the zoning text amendment and scheduling a public hearing before Council to consider and adopt amendments to the zoning ordinance regarding lot line designations.

Trustee Myers, seconded by Trustee Dalman, moved to adopt Resolution No. R-35-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Myers, and Orsic. Nays: None. Absent: Trustee Handler. Abstain: None.

10) Old Business. None.

11) New Business.

a) Tower Road Pier Rehabilitation Discussion

Water & Electric Director Nick Narhi provides information regarding the pier history,

constructed in 1893 to support power generation, support potable water intake, and provide public parking, operations and conditions, high lake events, recent repair history, and adjacent facilities and structures.

Rodi Batisa, Marine Engineer with Baird & Associates, provides information regarding root cause assessments and repair alternative analysis report. Baird & Associates engineers conducted site inspections of the pier, and observed the overall conditions of the pier including sheet piling and concrete pier deck conditions. Council is informed that the root cause assessment is a result of the pier exceeding its service life deeming it unfit for public access or parking, observed deficiencies, and advises Council regarding short term recommendations and options regarding replacement of the structures.

Water & Electric Director Nick Narhi provides staff recommendation regarding near-term lower cost solution and long-term pier reimagination. Council discusses green space conversation, public pier access, parking matters, pier erosion, underwater inspections, partnership with regulatory agencies, and costs and budgeting.

Public Comment

Tim Ring encourages Council to consider constructing a natural swimming pool as part of the pier repair.

Elise Gibson addresses Council regarding concerns of ongoing debris from the pier.

Christina Codo addresses matters related to sand retention and protective elements of pier repair.

Council provides policy direction for staff to proceed with reconfiguration option as recommended by Baird with an estimated cost between \$500,000 to \$1,000,000. Staff will return before Council to present conceptual ideas.

12) Appointments: None.

12) Closed Session for the Purpose of Discussing Probable and Pending Litigation Pursuant to Section 2(c)(11) of the Open Meetings Act.

Trustee Dalman, seconded by Trustee Myers, moved to adjourn to Closed Session for the purpose of discussing probable and pending litigation pursuant to section 2(c)(11) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the special meeting without the conduct of any further business or comments.

By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Myers, and Orsic. Nays: None. Absent: Trustee Dalman.

13) Adjournment. The Closed Session meeting ended at 9:42 p.m.

Recording Secretary



Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated April 3, 2026 - April 16, 2026

PRESENTER: Kristin Kazenas

AGENDA DATE: April 21, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated April 3, 2026 - April 16, 2026.

RECOMMENDATION:

Consider Approving the Warrant List Dated April 3, 2026 - April 16, 2026.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: Approval of Annual Outdoor Seating Area Permits

PRESENTER: Dan Gardner

AGENDA DATE: April 21, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

Annual outdoor seating area permit approval, as required for commercial use of Village sidewalks (Village Code Section 12.04.070).

EXECUTIVE SUMMARY:

The Village Code requires Village Council permission for businesses to operate on public sidewalks. One additional Winnetka business has applied for an outdoor seating permit. The applicant submitted a proposed layout sketch and certificate of insurance showing at least \$1,000,000/ occurrence and \$2,000,000 general aggregate liability, naming the Village as an additional insured.

The Village's insurance broker is in the process of reviewing and approving the insurance certificate, and Public Works Assistant Director Erik Jensen will inspect the requested table layout. Staff will work with the applicant to assure appropriate passage of pedestrians.

RECOMMENDATION:

Consider approval of the 2026 Outdoor Seating Area Permit application, pending final insurance certificate and table layout approval by the Village.

ATTACHMENTS:

1. Applicants for Outdoor Seating Permit 2026

Licensee

Avli

Business Address

566 Chestnut Street Suite 1

License Number

24



Agenda Item Executive Summary

TITLE: Resolution No. R-41-2026: Waiving Bidding and Approving a Purchase of Software Licenses from Liftoff, LLC (Adoption)

PRESENTER: Tim Sloth

AGENDA DATE: April 21, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

In 2020, the Village implemented Microsoft Office 365, a subscription-based service that provides users with Microsoft productivity applications including Outlook (email), Word, Excel, PowerPoint, Teams, and other cloud-based services. These applications are hosted in Microsoft's Government Community Cloud (GCC), providing enhanced cybersecurity, compliance, and data protection.

EXECUTIVE SUMMARY:

The Village has secured a quote through Prescient Solutions to provide Microsoft Office 365 and related licensing for a 12-month term. The licensing includes a mix of G1, G3, and G5 plans, along with additional services such as Microsoft Entra ID (P1 and P2), Microsoft Defender for Office 365, Power BI Pro, Visio, and Microsoft 365 Copilot.

Microsoft establishes standardized pricing for these licenses regardless of reseller and is sole source, therefore, competitive bidding is not required. Prescient Solutions, the Village's contracted IT consultant, has recommended procuring these licenses through their firm, as they will serve as the designated Cloud Solutions Provider (CSP) with Microsoft and can interact directly with Microsoft support, rather than through a third party, should a licensing issue arise.

The FY2026 budget includes funding within the Information Technology budget for these services. Resolution No. R-41-2026 authorizes the Village President and Village Clerk to waive formal bidding and execute an agreement with Prescient Solutions for a 12-month term in an amount not to exceed \$68,592.00.

RECOMMENDATION:

Consider adoption of Resolution No. R-41-2026, which approves waiving formal bidding and authorizes an agreement with Prescient Solutions for Microsoft Office 365 and related licensing services for a 12-month term in an amount not to exceed \$68,592.00.

ATTACHMENTS:

1. Resolution No. R-41-2026: Waiving Bidding and Approving a Purchase of Software Licenses from Lutoff, LLC

RESOLUTION NO. R-41-2026

**A RESOLUTION WAIVING BIDDING AND APPROVING
A PURCHASE OF SOFTWARE LICENSES FROM LIFTOFF LLC**

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

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

WHEREAS, the Village currently operates Microsoft Office 365 and other ancillary software pursuant to software licenses that will be expiring; and

WHEREAS, the Village has determined that in order continue to efficiently operate, the Village needs to purchase Microsoft 365 and ancillary software licenses (collectively, “*Software Licenses*”) for the next twelve months; and

WHEREAS, there is little deviation on the cost for Software Licenses from various vendors because the price for the Software Licenses is largely determined by Microsoft; and

WHEREAS, the Village received a proposal from Prescient Solutions (“*Contractor*”) of Schaumburg, Illinois to provide the Software Licenses for the amount of \$68,592.00; and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code and in accordance with Section IV.3.D of the Village’s Purchasing Manual, the bidding requirements may be waived for contracts for supplies and services available from a single source, and which by their nature are not adaptable to competitive bidding; and

WHEREAS, the Village desires to enter into a purchase order with Contractor to provide the Software Licenses (“*Purchase Order*”) in an amount not to exceed \$68,592.00; and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and enter into the Purchase Order with Contractor;

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

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

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code, Section IV.3.D of the Village’s Purchasing

April 21, 2026

R-41-2026

Manual, and the Village’s home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Software Licenses.

SECTION 3: APPROVAL OF PURCHASE ORDER. The Village Council approves the Purchase Order in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Manager.

SECTION 4: AUTHORIZATION TO EXECUTE PURCHASE ORDER. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Purchase Order after receipt by the Village Manager of two executed copies of the final Purchase Order from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Purchase Order from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the Purchase Order will, at the option of the Village Council, be null and void.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval by the vote of two-thirds of the Trustees.

ADOPTED this 21st day of April, 2026, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A

Quote

Work Order: As of 04/02/2026



Bill to:
Village of Winnetka
Tim Sloth, Finance Director
510 Green Bay Road
Winnetka, Illinois 60093

Reseller (Remit To):
Prescient Solutions
Attn: Phil Greco
1834 Walden Office Square
Schaumburg, IL 60173

Payment Options:
ACH Payment (preferred) or check

Product Name All Mandatory				
Description	Price	Qty.	Disc.	Amount
Annually Recurring Office 365 G1 (Governmental Community Cloud Pricing) (NCE GCC ANN)	\$120.00 Each	47	\$0.00	\$5,640.00
Annually Recurring Office 365 G3 (Governmental Community Cloud Pricing) (NCE GCC ANN)	\$276.00 Each	147	\$0.00	\$40,572.00
Annually Recurring Office 365 G5 (Government Community Cloud Pricing) (NCE GCC ANN)	\$456.00 Each	5	\$0.00	\$2,280.00

Annually Recurring	Microsoft Entra ID P1 for Government (NCE GCC ANN)	\$72.00 Each	198	\$0.00	\$14,256.00
Annually Recurring	Microsoft Entra ID P2 for Government (NCE GCC ANN)	\$108.00 Each	1	\$0.00	\$108.00
Annually Recurring	Microsoft Defender for Office 365 (Plan 1) (Governmental Community Cloud Pricing) (NCE GCC ANN)	\$24.00 Each	198	\$0.00	\$4,752.00
Annually Recurring	Power BI Pro GCC (NCE COM ANN)	\$132.00 Each	2	\$0.00	\$264.00
Annually Recurring	Microsoft 365 Copilot GCC for GCC (NCE GCC ANN)	\$360.00 Each	1	\$0.00	\$360.00
Annually Recurring	Visio Plan 2 GCC (NCE COM ANN)	\$180.00 Each	2	\$0.00	\$360.00
			Annually		\$68,592.00
			Total		\$68,592.00

Terms of Service:

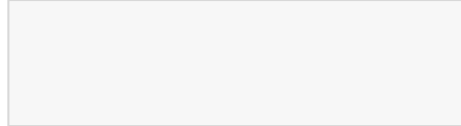
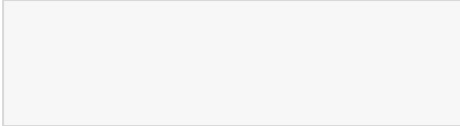
- Billing for licensing will continue until a client notifies Prescient in writing they wish to discontinue or remove portion(s) of their existing Microsoft Licensing
- Purchasing Microsoft Licensing through Prescient Solutions will set Prescient as the CSP (Cloud Solutions Provider) on record with Microsoft.
- Prescient Solutions is not responsible for Microsoft licensing agreements. Microsoft may change or modify their product offerings.
- Licensing charges will be applied to your current billing cycle and reflect the monthly or annual reoccurring (MRC/ANN) licensing fees as stated above. Any increase or decrease including changes to license types will be reflected in the next billing cycle.
- If, after thirty (30) days, the number of licenses is discovered to be inaccurate, Prescient reserves the right to correct and bill for the correct number of licenses.

- Licenses are nontransferable. This includes Organizational or Microsoft Tenant changes. The client is responsible for notifying other CSPs of licensing changes and terminations when that licensing is purchased from those CSPs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below, to be effective as of the date first set forth above.

Village of Winnetka
a/an Illinois Municipality

Prescient Development, LLC
a Delaware limited liability company



Name: Tim Sloth
Title: Finance Director

Name: Phil Greco
Title: CFO



Agenda Item Executive Summary

TITLE: Resolution No. R-43-2026: Awarding a Contract for Village Hall HVAC Replacement Design and Miscellaneous Architectural and Engineering Items (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

As part of the Fiscal Year 2026 budget, \$270,000.00 was included for the design of mechanical and miscellaneous improvements to the Village Hall based on items identified during the 2024 facilities study.

EXECUTIVE SUMMARY:

As part of its ongoing duties, the Public Works Department works with the Village's other Departments to oversee maintenance and capital planning for the Village's facilities. In 2024, as part of a larger initiative, the Village initiated a facilities study to overview each of the Village's buildings and identify the long-term capital needs for each building. The first study covered the Village Hall and Public Safety Building.

The Village Hall facilities study identified a few larger items for improvement, including replacement of the building's out-of-support variable refrigerant flow (VFR) HVAC system and the increasingly obsolete fire alarm system. The HVAC system is no longer supported by the vendor due to acquisition, parts are hard to find and technical support is unavailable. The refrigerant system is no longer in production due to EPA regulations and the building automation system is an obsolete software on a non-networked computer without backup.

Needed improvements for compliance with the Americans with Disabilities (ADA) Act were also identified. Finally, a number of individual improvements, including refinishing of some historic elements and mitigation of older hazards, were included.

Due to the specialized nature of working in a historic building and the potential need for competency for a high-efficiency, energy efficient geothermal HVAC system, a request for Architect and Engineering (AE) qualifications was utilized rather than a request for proposals. Staff prepared a Request for Qualifications document #026-001 for architectural and mechanical engineering services that was advertised on January 14th, 2026. The Village received eight responsive submittals. An

interdepartmental team including Public Works and Community Development interviewed three firms and selected the Studio GC team as the most qualified. Staff entered into negotiations with Studio GC and came to an agreement on a contract to perform design services in an amount not to exceed \$244,185. This project was budgeted in the amount of \$270,000 (account # 410.15.01-615).

Next steps would be return to council in the near future for a study session on the HVAC system and to confirm the basis of design. When the project moves forward to construction, staff will return to the council for an AE Construction Administration service contract as well.

RECOMMENDATION:

Staff recommends the Council consider awarding a contract for Village Hall HVAC Replacement Design and Miscellaneous Architectural and Engineering items.

ATTACHMENTS:

1. Resolution No. R-43-2026: Awarding a Contract to Studio GC, Inc. for Services Related to Village Hall HVAC Replacement and Miscellaneous AE Items

RESOLUTION NO. R-43-2026

**A RESOLUTION AWARDING A CONTRACT TO
STUDIO GC, INC. FOR SERVICES RELATED TO
VILLAGE HALL HVAC REPLACEMENT AND MISCELLANEOUS AE ITEMS**

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

WHEREAS, on January 14th, 2026, the Village issued Request for Qualification #26-001 (“*RFQ*”) for professional architectural and engineering services related to the Village Hall HVAC replacement (“*Services*”); and

WHEREAS, the Village received 8 qualification package to provide the Services; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village’s purchasing manual, the Village Council has determined that Studio GC, Inc. (“*Contractor*”) is the most qualified to provide the Services; and

WHEREAS, the Village Council desires to enter into a contract with Contractor for Contractor to perform the Services in an amount not to exceed \$244,185.00 (“*Contract*”); and

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

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

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

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

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village Manager of two executed copies of the final Contract from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Contractor within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Contract will, at the option of the Village Council, be null and void.

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

April 21, 2026

R-43-2026

ADOPTED this 21st day of April 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
CONTRACT

**VILLAGE OF WINNETKA
PROFESSIONAL SERVICES AGREEMENT
FOR Village Hall HVAC Replacement Design and Miscellaneous Architectural and
Engineering items**

THIS AGREEMENT (“Agreement”) is dated as of the 21st day of April, 2026 (**“Effective Date”**) and is by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (**“Village”**), and Studio GC, an Illinois corporation (**“the Consultant”**) (collectively, the **“Parties”**).

IN CONSIDERATION OF the agreements set forth in this Agreement, the receipt and sufficiency of which are mutually acknowledged, and pursuant to the Village’s statutory and home rule powers, the Parties agree as follows:

SECTION 1. SCOPE AND PROVISION OF SERVICES.

A. Engagement of the Consultant. The Village hereby engages the Consultant to provide all necessary services and to perform the work in connection with the project described as follows: ***Design and Construction Document Preparation for a Variety of building improvements for the Village Hall facility per attached proposal and qualifications*** (collectively, the **“Services”**).

B. Services. The Consultant has submitted to the Village a description of the Services to be provided by the Consultant, a copy of which is attached as ***Exhibit A*** to this Agreement (**“Scope of Services”**). The Consultant must provide the Services pursuant to the terms and conditions of this Agreement and as described more fully in the Scope of Services.

C. Commencement; Time of Performance. The Consultant will commence the Services immediately upon receipt of written notice from the Village that this Agreement has been fully executed by the Parties (**“Commencement Date”**). The Consultant will diligently and continuously prosecute the Services until the completion of the Services or the termination of this Agreement ***but in no event later than December 31, 2027. The consultant shall comply with the schedule indicated in the RFP dated February 3, 2026, more specifically to complete the construction documents for bidding by the end of September 2026.***

D. Reporting. The Consultant will regularly report to the Village regarding the progress of the Services during the term of this Agreement.

E. Relationship of the Parties. The Consultant will act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement will be construed to: (i) create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and the Consultant; or (ii) create any relationship between the Village and any subcontractor of the Consultant.

F. Information Releases. The Consultant will not issue any news releases or other public statements regarding the Services without prior approval from the Village.

G. Mutual Cooperation. The Village will cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with any non-confidential information that the Village may have that may be relevant and helpful to the Consultant’s performance of the Services. The Consultant agrees to cooperate with the

Village in the performance of the Services to complete the Work and with any other the Consultants engaged by the Village.

H. Compliance with Laws and Grants.

1. The Consultant will give all notices, pay all fees, and take all other actions that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required or necessary in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* The Consultant will also comply with all conditions of any federal, state, or local grant received by Village or the Consultant with respect to this Agreement or the Services.

2. The Consultant will be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with the Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part of the Services.

3. Every provision of law required by law to be inserted into this Agreement will be deemed to be inserted herein.

SECTION 2. COMPENSATION AND METHOD OF PAYMENT.

A. Compensation. The total amount billed by the Consultant for the Services under this Agreement will not exceed \$244,185.00 ("**Compensation**"), as outlined in the Scope of Services, "**plus reimbursable expenses**" as identified in the Scope of Services, without the prior express written authorization of the Village.

B. Invoices and Payment. The Consultant will be paid as provided in the Scope of Services. The Consultant will submit invoices to the Village in an approved format for those portions of the Services performed and completed by the Consultant. The Village will pay to the Consultant the amount billed in accordance with the Illinois Prompt Payment Act, 50 ILCS 505/1 *et seq.*

C. Records. The Consultant will maintain records showing actual time devoted and costs incurred, and will permit the authorized representative of the Village to inspect and audit all data and records of the Consultant for work done under this Agreement. The records required to be made available to the Village under this Section 2.C will be made available at reasonable times during the term of this Agreement, and for five years after the termination of this Agreement.

D. Claim in Addition to Compensation. If the Consultant claims a right to additional compensation as a result of action taken by the Village, the Consultant must provide written notice to the Village of the claim within seven days after occurrence of the action, and no claim for additional compensation will be valid unless made in accordance with this Section 2.D. Any changes in the Compensation will be valid only upon written amendment pursuant to Section 10.A of this Agreement. Regardless of the decision of the Village relative to a claim submitted by the

Consultant, the Consultant will proceed with all of the Services required to complete the Services under this Agreement as determined by the Village without interruption.

E. Taxes, Benefits, Royalties. The Compensation includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services, including, without limitation, all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties and fees arising from the use on, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. The Consultant waives and releases any claim or right to claim additional compensation by reason of the payment of any tax, contribution, premium, costs, royalties, or fees.

F. Completion and Acceptance of Services. The Services, and any phase of the Services, will be considered complete on the date of final written acceptance by the Village of the Services or each phase of the Services, as the case may be.

G. Additional Services. The Village will not be liable for any costs incurred by the Consultant in connection with any services provided by the Consultant that are outside the scope of this Agreement ("**Additional Services**"), regardless of whether the Additional Services are requested or directed by the Village, except upon the prior written consent of the Village Manager after approval in accordance with applicable procedures.

H. No Additional Obligation. The Village is under no obligation under this Agreement or otherwise to negotiate or enter into any other or additional contracts or agreements with the Consultant, or with any vendor solicited or recommended by the Consultant.

SECTION 3. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The employees, officials, and personnel of the Consultant described in the Scope of Services ("**Key Project Personnel**"), if any, will be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel may not be changed without the Village's prior written approval. The Consultant will notify the Village as soon as practicable prior to terminating the employment of, reassigning, or receiving notice of the resignation of, any Key Project Personnel. The Consultant will have no claim for damages and may not bill the Village for additional time and materials charges as the result of any portion of the Services that must be duplicated or redone due to termination or for any delay or extension of the Time of Performance as a result of any termination, reassigning, or resignation.

B. Availability of Personnel. The Consultant will provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement or in the Scope of Services.

C. Approval and Use of Subcontractors. The Consultant will perform the Services with its own personnel and under the management, supervision, and control of its own organization, unless otherwise approved by the Village in writing. All subcontractors and subcontracts used by the Consultant will be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract will not relieve the Consultant of full responsibility and liability for the provision, performance, and completion of the Services as required by this Agreement. All Services performed under any subcontract will be subject to all of the provisions of this Agreement in the same manner as if performed by employees of the Consultant. For purposes of this Agreement, the term "Consultant" will be deemed also to refer to all

subcontractors of the Consultant, and every subcontract will include a provision binding the subcontractor to all provisions of this Agreement.

D. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the Services in a manner satisfactory to the Village, then, immediately upon notice from the Village, the Consultant will remove and replace the personnel or subcontractor. The Consultant will have no claim for damages, for compensation in excess of the amount contained in this Agreement or for a delay or extension of the Time of Performance as a result of any removal or replacement.

SECTION 4. TERM OF AGREEMENT.

A. Term. The term of this Agreement, unless terminated pursuant to the terms of this Agreement, will expire on the date the Village determines that all of the Services under this Agreement, including warranty services, are completed, which determination shall not be unreasonably withheld. A determination of completion will not constitute a waiver of any rights or claims that the Village has, before or after completion, with respect to any breach of this Agreement by the Consultant or any right of indemnification of the Village by the Consultant.

B. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement, at any time and for any reason, upon seven days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant will be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed as determined as provided in the Scope of Services.

SECTION 5. CONFIDENTIAL INFORMATION; OWNERSHIP OF WORK PRODUCT AND DOCUMENTS.

A. Confidential Information. In the performance of this Agreement, the Consultant may have access to or receive certain information in the possession of the Village that is not generally known to members of the public ("**Confidential Information**"). Confidential Information includes, without limitation, proprietary information, copyrighted material, personal or private data of every kin, financial information, health records and information, maps, and all other information of a personal nature. The Consultant must not use or disclose any Confidential Information without the prior written consent of the Village. If the Consultant has any doubt about the confidentiality of any information, then the Consultant must seek a determination from the Village regarding the confidentiality of the information. The Consultant and all of its personnel and subcontractors must make and apply all safeguards necessary to prevent the improper use or disclosure of any Confidential Information. At the expiration or termination of this Agreement, the Consultant must promptly cease using, and must return or destroy (and certify in writing destruction of), all Confidential Information, including all copies, whether physical or in any other form, in its possession. The Consultant may not transfer to, store in, or otherwise allow work product containing Confidential Information to be located in any location, whether physical or digital, not under the control of the Consultant. If the Consultant is required, by any government authority or court of competent jurisdiction, to disclose any Confidential information, the Consultant must immediately give notice to the Village with the understanding that the Village will have the opportunity to contest the process by any means available to it prior to submission of any documents to a court or other third party. The Consultant must cause all of its personnel and subcontractors to undertake and abide by the same obligations regarding Confidential Information as the Consultant.

B. Ownership. The Consultant agrees that all work product, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be performed under this Agreement will be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant will cause the work product to be promptly delivered to the Village. Any outstanding payment obligations may not be used as a basis to withhold work product. The Consultant agrees that, to the extent permitted by law, any and all work product will exclusively be deemed "works for hire" within the meaning and purview of the United States Copyright Act, 17 U.S.C. § 101 et seq subject to the terms of this Agreement. To the extent any work product does not qualify as a "work for hire," the Consultant irrevocably grants, assigns, and transfers to the Village all right, title, and interest in and to the work product in all media throughout the world in perpetuity and all intellectual property rights therein, free and clear of any liens, claims, or other encumbrances, to the fullest extent permitted by law. All intellectual property, Confidential Information, and work product will at all times be and remain the property of the Village. The Consultant will execute all documents and perform all acts that the Village may request in order to assist the Village in perfecting or protecting its rights in and to the work product and all intellectual property rights relating to the work product. All of the foregoing items will be delivered to the Village upon demand at any time and in any event, will be promptly delivered to the Village upon expiration or termination of this Agreement within three days after a demand. In addition, the Consultant will return the Village's data in the format requested by the Village. If any of the above items are lost or damaged while in the Consultant's possession, those items will be restored or replaced at the Consultant's expense.

C. Freedom of Information Act and Local Records Act. The Consultant acknowledges that this Agreement, all documents submitted to the Village related to this Agreement, and records in the possession of the Consultant related to this Agreement or the Services may be a matter of public record and may be subject to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq., and any other comparable state or federal laws now existing or adopted later (collectively, the "**Disclosure Laws**"). In the event that the Village requests records from the Consultant, the Consultant shall promptly cooperate with the Village to enable the Village to meet all of its obligations under the applicable Disclosure Law. The Consultant acknowledges and agrees that the determination as to whether information in the records is exempt from disclosure or should be released to the public will be made by the Village in its sole and absolute discretion.

D. Injunctive Relief. In the event of a breach or threatened breach of this Section 5, the Village may suffer irreparable injury not compensable by money damages and would not have an adequate remedy at law. Accordingly, the Consultant agrees that the Village will be entitled to seek immediate injunctive relief to prevent or curtail any breach, threatened or actual. The rights provided under this Section 5.D are in addition and without prejudice to any rights that the Village may have in equity, by law or statute. The Consultant will fully cooperate with the Village in identifying the scope of any improper use or dissemination of data protected by this Section 5 and will assist the Village in any notification efforts required by law.

SECTION 6. WARRANTY.

The Consultant warrants that the Services will be performed in accordance with the highest standards of professional practice, care, skill, and diligence practiced by recognized consulting firms or licensed and accredited professionals in performing services of a similar nature. This warranty is in addition to any other warranties expressed in this Agreement, or expressed or implied by law, which are reserved unto the Village. Any of the Services required by

law or by this Agreement to be performed by licensed professionals will be performed by professionals licensed by the State of Illinois to practice in the applicable professional discipline.

SECTION 7. CONSULTANT REPRESENTATIONS.

A. Ability to Perform. represents that it is financially solvent, has the necessary financial resources, has sufficient experience and competence, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in accordance with this Agreement and in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

B. Authorization. The execution, delivery and performance by the Consultant of this Agreement has been duly authorized by all necessary corporate action, and does not and will not violate its organizational documents, as amended and supplemented, any of the applicable requirements of law, or constitute a breach of or default under, or require any consent under, any agreement, instrument, or document to which the Consultant is now a party or by which the Consultant is now or may become bound.

C. Company Background. The information disclosed by the Consultant regarding its corporate structure, financial condition, expertise, and experience is true and correct. The Consultant will promptly notify Village in writing of any material change to or about the Consultant, including without limitation to change in ownership or control, and any change will be subject to Village approval which will not be unreasonably withheld.

D. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee, official, or agent has an interest in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant will at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

E. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 2012, 720 ILCS 5/33E-1 *et seq.* *The Consultant* represents that the only persons, firms, or corporations interested in this Agreement as principals are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it is found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant will be liable to the Village for all loss or damage that the Village may suffer, and this Agreement will, at the Village's option, be null and void.

F. Sexual Harassment Policy. The Consultant certifies that it has a written sexual harassment policy in full compliance with Section 2-105(A)(4) of the Illinois Human Rights Act, 775 ILCS 5/2-105(A)(4).

G. No Default. The Consultant is not in arrears to the Village under any debt or contract and is not in default as surety, contractor, or otherwise to any person, unless as disclosed the Village in writing.

H. No Legal Actions Preventing Performance. As of the Effective Date, the Consultant has no knowledge of any action, suit, proceeding, claim or investigation pending or to its knowledge threatened against the Consultant in any court, or by or before any federal, state, municipal, or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, or before any arbitrator of any kind, that, if adversely determined, would materially affect the Consultant's ability to perform its obligation under this Agreement.

I. Patriot Act Compliance. The Consultant represents and warrants to the Village that neither the Consultant nor any of its principals, shareholders, or other employees or officials (collectively "**Personnel**") is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Consultant further represents and warrants that the Consultant and its Personnel are not directly or indirectly engaged in or facilitating transactions related to this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Consultant must, and will, defend, indemnify, and hold harmless the Village and its officials, officers, authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, and attorneys from and against every claim, damage, loss, risk, liability, and expense (including attorneys' fees and costs) arising from or related to any breach of the representations and warranties in this Section 7.I.

SECTION 8. INDEMNIFICATION; INSURANCE; NO PERSONAL LIABILITY.

A. Indemnification. The Consultant agrees to, and does hereby, hold harmless and indemnify the Village and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of those parties in connection with this Agreement or the Consultant's performance, or failure to perform, all or any part of the Services defined by this Agreement; provided, however, that this indemnity does not, and will not, apply to willful misconduct or gross negligence on the part of the Village.

B. Insurance. Contemporaneous with the Consultant's execution of this Agreement, the Consultant will provide certificates of insurance, all with coverages and limits acceptable to the Village, and the Consultant must provide certificates of insurance, endorsements, and insurance policies acceptable to the Village and including at least the minimum insurance coverage and limits set forth in **Exhibit B** to this Agreement. For good cause shown by the Consultant, the Village may extend the time for submission of the required certificates, endorsements, and policies and may impose deadlines or other terms to assure compliance with this Section 8.B. Each certificate and endorsement must be in a form acceptable to the Village and from a company with a general rating of A minus, and a financial size category of Class X or better, in Best's Insurance Guide. Each insurance policy must provide that no change, modification, or cancellation of any insurance will become effective until the expiration of 30 days after written notice of the change, modification in, or cancellation will have been given by the insurance company to the Village (10 days' written notice in the event of cancellation due to the Consultant's non-payment of premium). The Consultant must maintain and keep in force, at all times during the term of this Agreement and at the Consultant's expense, the insurance coverage provided in

this Section 8.B and **Exhibit B**, including without limitation at all times while correcting any failure to meet the warranty requirements of Section 6 of this Agreement.

C. No Personal Liability. No elected or appointed official, or employee of the Village will be personally liable, in law or in contract, to the Consultant as the result of the execution and performance of this Agreement.

SECTION 9. DEFAULT.

A. Default. If the Village determines that the Consultant has failed or refused to properly undertake the Services with diligence, or has delayed in the undertaking of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("**Event of Default**"), and fails to cure any the Event of Default within ten days after the Consultant's receipt of written notice of the Event of Default from the Village, then the Village will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 9.B of this Agreement.

B. Remedies. In case of any Event of Default, the Village may pursue the following remedies:

1. Cure by the Consultant. The Village may require the Consultant, within a reasonable time, to complete or correct all or any part of the Services that are the subject of the Event of Default; and to take any or all other action necessary to bring the Consultant and the Services into compliance with this Agreement;

2. Termination of Agreement. The Village may terminate this Agreement and, notwithstanding anything in Section 3.C. of this Agreement, the Village will not have any liability for further payment of amounts due or to become due under this Agreement;

3. Withholding of Payment. The Village may withhold from any payment, whether or not previously approved, or may recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

SECTION 10. GENERAL PROVISIONS.

A. Amendment. No amendment to this Agreement will be effective unless and until the amendment is in writing, properly approved in accordance with applicable procedures, and executed.

B. Assignment. Neither Party may assign their rights or obligations under this Agreement without the prior written consent of the other party.

C. Village Actions, Consents, and Approvals. Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Manager or their designee, to the extent provided for by law.

D. Binding Effect. The terms of this Agreement bind and inure to the benefit of the Parties and their agents, successors, and assigns.

E. Notice. Any notice required to be given under this Agreement must be in writing and must be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by E-mail. E-mail notices will be deemed valid and received by the addressee only upon explicit or implicit acknowledgment of receipt by the addressee. Unless otherwise expressly provided in this Agreement, notices will be deemed received upon the earlier of (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 10.E, each party will have the right to change the address or the addressee, or both, for all future notices to the other party, but no notice of a change of addressee or address will be effective until actually received.

Notices to the Village will be addressed to, and delivered at, the following address:

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: **Thomas Powers**
E-mail: _____tpowers@winnetka.org_____

With a copy to:

Elrod Friedman LLP
350 N. Clark Street, Second Floor
Chicago, Illinois 60650
Attention: Peter M. Friedman
E-mail: peter.friedman@elrodfriedman.com

Notices to the Consultant will be addressed to, and delivered at, the following address:

Studio GC
223 West Jackson, Suite 1200
Chicago, IL 60606
Attention: **Patrick Callahan**
Email: __P.callahan@studiogc.com_____

F. Third Party Beneficiary. The provisions of this Agreement are and will be for the benefit of the Consultant and Village only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement. The Village will not be liable to any vendor or other third party for any agreements made by the Consultant, purportedly on behalf of the Village, without the knowledge and approval of the Corporate Authorities.

G. Severability. If any term, covenant, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Village will have the right, in its sole and absolute discretion, to determine if (i) the remainder of the provisions of this Agreement will remain in full force and effect and will in no way be affected, impaired, or invalidated, or (ii) the entire agreement shall be invalid, void, and unenforceable.

H. Time of the Essence. Time is of the essence in the performance of this Agreement.

I. Governing Laws. This Agreement will be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

J. Venue. Exclusive jurisdiction with regard to the any actions or proceedings arising from, relating to, or in connection with this Agreement will be in the Circuit Court of Lake County, Illinois or, where applicable, in the federal court for the Northern District of Illinois. The Parties waive their respective right to transfer or change the venue of any litigation filed in the Circuit Court of Lake County, Illinois.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all previous or contemporaneous oral or written agreements and negotiations between the Village and the Consultant with respect to the Scope of Services and the Services.

L. Non-Waiver. No waiver of any provision of this Agreement will be deemed to or constitute a waiver of any other provision of this Agreement (whether or not similar) nor will any waiver be deemed to or constitute a continuing waiver unless otherwise expressly provided in this Agreement.

M. Exhibits. Exhibits A and B attached to this Agreement are, incorporated in and made a part of this Agreement. In the event of a conflict between any Exhibit and the text of this Agreement, the text of this Agreement will control.

N. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

O. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

P. Interpretation. This Agreement will be construed without regard to the identity of the Party which drafted the various provisions of this Agreement. Every provision of this Agreement will be construed as though all Parties to this Agreement participated equally in the drafting of this Agreement. Any rule or construction that a document is to be construed against the drafting party will not be applicable to this Agreement.

Q. Survival. The provisions of Sections 6, 7, and will survive the termination or expiration of the Agreement.

R. Calendar Days; Calculation of Time Periods. Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period

shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m., Central time.

S. Counterpart Execution. This Agreement may be executed in several counterparts, each of which, is deemed to be an original, but all of which together will constitute one and the same instrument.

ATTEST:

VILLAGE OF WINNETKA

By: _____
Village Clerk

By: _____
Village Manager

ATTEST:

CONS

By: _____
[Redacted Signature]

By: _____
[Redacted Signature]

Title: Principal

Its: President

EXHIBIT A

PROPOSAL AND QUALIFICATIONS

Qualifications Dated February 3rd, 2026

Proposal Dated April 1, 2026

Architectural Services Proposal - Revised

DATE: April 14, 2026

TO: Tom Powers
Director of Public Works
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

FROM: Patrick J Callahan, AIA - Principal

RE: Village Hall HVAC Replacement and Miscellaneous Architectural

Scope of Architectural Services:

Studio GC shall provide the following project-specific scope of services for the Village of Winnetka:

- Design and Engineering for a new HVAC system
- Evaluation and presentation to the Village Board of HVAC options.
- Bidding of the selected HVAC system **and Architectural services listed below.**
- Architectural Services for the following elements:
 - Concealing of HVAC infrastructure
 - New ADA-compliant ramp at the east entrance of the building.
 - Replaced concrete on the east sidewalk
 - Replacement casework
 - RPZ installation
 - Painting with Lead mitigation
 - Terrazzo Floor Refinishing on 1st floor
 - Basement Women's restroom reconfiguration
- Other Items as described in the RFQ:
 - New Fire Alarm System
 - Back-flow preventor
- Coordination with a Village tax credit vendor for Federal rebates/credits.
- Other Work Assigned: See the design services allowance for other items at the discretion of the Village.

- **Deliverables:**
 - Concept Documentation to verify scope and preferred manufacturers
 - 50% Construction Documentation review set
 - 100% Construction Documentation review set
 - Bid documentation

- Permit Documentation

ITEMS PROVIDED BY OTHERS/CLARIFICATIONS:

- **Construction Administration Phase is not included in this scope of work**

Compensation

Compensation will be a lump sum fee as follows.

Base Fee: Inclusive of the amount listed below:.....	Lump Sum \$219,185.00
• Historical Preservationist + SGC Coordination.....	\$73,600.00
<u>Design Services Allowance:.....</u>	<u>\$25,000.00</u>
Total Fee:	\$244,185.00

Compensation: Reimbursable expenses will be invoiced at one and one-tenth (1.10) of the cost billed to the Architect and shall be limited to plotting and printing costs.

Schedule

We can proceed with these assignments as soon as we are authorized. Please sign below if these terms are generally acceptable, and we will prepare the contracts. If you wish to discuss the scope of services in more detail, we can do so at your convenience.

If acceptable, please sign both originals and forward one fully executed original of this document to our office. Retain the other copy for your contract file.

OWNER: _____	ACCOUNT MANAGER: _____
PRINT NAME: _____	PRINT NAME: Patrick J Callahan, AIA
DATE: _____	DATE: 4/1/2026

cc: Vicki Luczynski, Studio GC



CLIENT: Village of Winnetka: Geothermal + Misc Arch
 DATE: 4/1/2026

Phase:	MEP:Princ	MEP:PM	MEP: SrEng	MEP:Designer	CADD	Historic:Princ	Historic: PM	Historic: Design	Arch: Princ	Arch:PM	ArchIII	Struct	TOTAL HOURS	Cost by Phase
Schematic Design / Pre-Design	0	0	0	0	0	10	20	40	24	68	100	2	264	\$ 39,961.91
Design Development	20	21	10	40	15	8	40	60	16	40	120		390	\$ 59,034.63
Construction Documents	20	18	44	90	113	8	40	100	24	80	164	20	721	\$ 109,138.39
Bidding Phase	0	0	10	0	0	0	0	0	4	39	20		73	\$ 11,050.07
Construction Administration	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC	NIC
SUB TOTAL DESIGN	40	39	64	130	128	26.00	100.00	200.00	68	227	404	22	1448	\$ 219,185.00

NIC: Not In Contract

Summary of Qualifications Architectural and Engineering Services Village Hall

Village of Winnetka

February 3, 2026

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February 3, 2026

Dell Duckworth, Assistant Director of Finance
Village of Winnetka Finance Department
510 Green Bay Road
Winnetka, IL 60093

Re: Statement of Qualifications for Architectural and Engineering Services Village Hall

Dear Ms. Duckworth and Members of the Selection Committee,

Studio GC is honored to submit this statement of interest and qualifications to provide engineering and architectural services to the Village of Winnetka for the upcoming renovation and geothermal conversion of the landmark Village Hall. As a firm with over three decades of experience and more than \$500 million in public facility renovations—over half involving buildings constructed between 1888 and 1950—we are uniquely equipped to balance the technical, functional, and preservation goals of this significant project.

We recognize that the Winnetka Village Hall, an iconic 1925 Georgian Revival building and community landmark designed by Edwin H. Clark, is more than just a seat of government. It is a source of civic pride and historic significance. Our approach is defined by completeness and sensitivity: we understand that major mechanical upgrades such as HVAC replacement require careful integration with additional necessary improvements—including fire alarm and ADA upgrades, code compliance, and maintenance—while minimizing interruptions and preserving what makes the Hall unique.

Our team brings particular expertise in working within historic frameworks. We have successfully completed over 40 geothermal projects in collaboration with 20/10 Engineering, including work in Oak Lawn, Elgin, Niles, Mokena, Cook County, and Geneva, Illinois, as well as many more. These projects were designed and executed to honor and preserve historic character while delivering best-in-class energy performance and occupant comfort.

A key strength we bring is our leadership in integrating geothermal heating and cooling systems into historic and landmark facilities, with a proven record in helping public clients achieve sustainability goals and long-term operational savings. Our efforts have resulted in over \$20 million in rebates and incentives for these community-focused projects.

For this assignment, Studio GC is proud to collaborate with Brush Architects, a firm with intimate knowledge of Winnetka Village Hall and a stellar record in historic preservation. The previous award-winning restoration led by Mary Brush ensured both architectural integrity and improved functionality—principles we will uphold and expand upon through this new initiative. Together, our combined team will ensure the design solution enhances sustainability, maintains visual and material authenticity, and carefully coordinates the integration of modern systems with minimal visual impact.

From expertly managing phased construction that addresses critical code compliance and maintenance alongside mechanical upgrades, to ensuring community operations continue with minimal disruption, our commitment is to deliver a holistic, future-ready facility without sacrificing the hallmarks of history or architectural excellence.

Thank you for the opportunity to bring our experience, sensitivity, and innovation to the Village of Winnetka. We look forward to collaborating with you to sustain this local treasure for generations to come.

Sincerely,

ED-AP

Senior Principal

Firm Description

Studio GC is a Chicago-based architecture firm founded with the intent of providing very personal architectural design services. For more than 34 years, we have worked as a passionate, community-minded partner committed to creating imaginative and well-designed spaces. In addition to architecture and interior design, we offer design-build projects, planning, programming, cost estimating, and facility assessment services.

Founded as a hands-on studio, we are just as passionate about building relationships, as we are about architecture.

STUDIO GC, INC.

223 W. JACKSON BOULEVARD, SUITE 1200
CHICAGO, ILLINOIS 60606
312.253.3400
WWW.STUDIOGC.COM

CONTACT

PATRICK CALLAHAN
P.CALLAHAN@STUDIOGC.COM
847.343.8217

34+ YEARS OF EXPERIENCE

500+ CLIENTS

3000+ PROJECTS

TYPE OF ORGANIZATION/ OWNERSHIP

S CORPORATION

MILES FROM DISTRICT

20 MILES

YEAR ESTABLISHED

1992

PREVIOUS NAMES OF FIRM

GILFILLAN & WITT, 1992–1995

GILFILLAN CALLAHAN ARCHITECTS, 1995–2007

GILFILLAN CALLAHAN NELSON ARCHITECTS,
2007–2009

STUDIO GC, INC., 2007–PRESENT

SIZE OF FIRM

42 EMPLOYEES

3 EDUCATIONAL PLANNERS

13 LICENSED ARCHITECTS

21 ARCHITECTURAL STAFF

5 INTERIOR DESIGNERS

3 ADMINISTRATIVE STAFF



VILLAGE OF WINNETKA

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Association for Learning Environments
BASIC Coalition
Illinois Association of Park Districts
Illinois Association of School Business Officials
International WELL Building Institute
U.S. Green Building Council

GEOGRAPHICAL AREA OF OPERATIONS

Illinois, California, Indiana, Maryland, Michigan,
Minnesota, Missouri, New Jersey, Ohio, Pennsylvania,
Wisconsin

MARKET SECTORS

Municipal, Public Safety & High Security, Parks &
Recreation, PK-14 Education, Libraries, Financial
Institutions, Higher Education, Commercial & Retail,
Healthcare, Laboratory/Industrial

SERVICES PROVIDED

Health & Life Safety Amendments - Surveys &
Assessments, ADA Compliance, Facility Audits,
Long-Range Facility Plans, Pre-Design/Programming,
Full Service A/E Design, Educational Planning,
Facility Master Planning, Space Utilization, Cost
Estimation, Building Information Modeling, Interior
Design/FF&E Procurement, Campaign/Fundraising
Assistance, Construction Documents/Construction
Administration, Construction Observation

Relevant Project Experience

Designing the Future: Sustainable, Responsible, and Cost-Effective

At Studio GC, we believe that great architecture creates more than just beautiful spaces; it builds a better future. As a proud signatory of the AIA 2030 Challenge, we are committed to designing buildings that are not only innovative and functional but also environmentally responsible and financially smart. Our goal is to guide our clients toward a carbon-neutral future, one project at a time.

Leading the Charge Against Building Emissions

The built environment is a major contributor to global emissions, with heating, ventilation, and air conditioning (HVAC) systems being the largest source of energy consumption in a building. Our determination was to start where we could make the biggest impact. By focusing on high-efficiency HVAC solutions, we help our clients dramatically reduce their carbon footprint and operational costs from day one.

Proven Expertise in Geothermal Technology

We have successfully designed and implemented over 40 geothermal projects, establishing ourselves as leaders in this transformative technology. Geothermal systems leverage the earth's stable underground temperature to provide clean, reliable heating and cooling. This approach not only slashes reliance on fossil fuels but also delivers significant long-term savings.

Our Sustainable Impact by the Numbers:

- **\$20 Million+ Secured** in Rebates & Incentives: We are experts at navigating the complex landscape of green energy funding. We have advocated for our clients to secure over \$20 million in financial incentives, making sustainable projects more accessible and affordable.
- **\$3 Million in Utility Savings:** Our projects have collectively saved our clients nearly \$3 million in utility expenses. This is a direct benefit that eases budget pressures and honors the contributions of taxpayers in our public sector partnerships.
- **40+ Geothermal Projects:** Our extensive portfolio demonstrates a deep understanding of designing and executing high-performance buildings that deliver consistent results.

Our Phased Strategy for a Near Net-Zero Facilities

We understand that every project is unique. That's why we develop customized, phased strategies to guide your facility toward near net-zero energy consumption. Our holistic approach ensures that sustainability is integrated into every stage of the design process.

Our services include:

- **High-Efficiency HVAC Design:** Specializing in geothermal and other advanced systems to minimize energy use.
- **Lighting Conversions:** Implementing modern, energy-saving lighting solutions.
- **Renewable Energy Integration:** Seamlessly adding sustainable strategies like solar power to further reduce your building's environmental impact.
- **Financial Advocacy:** Actively pursuing all available grants, rebates, and incentives on your behalf.



Partner with Studio GC



Choosing Studio GC means partnering with a firm that is as dedicated to your financial success as we are to protecting the environment. We provide the expertise to create buildings that are efficient, healthy, and resilient, delivering lasting value to your organization and the community you serve.

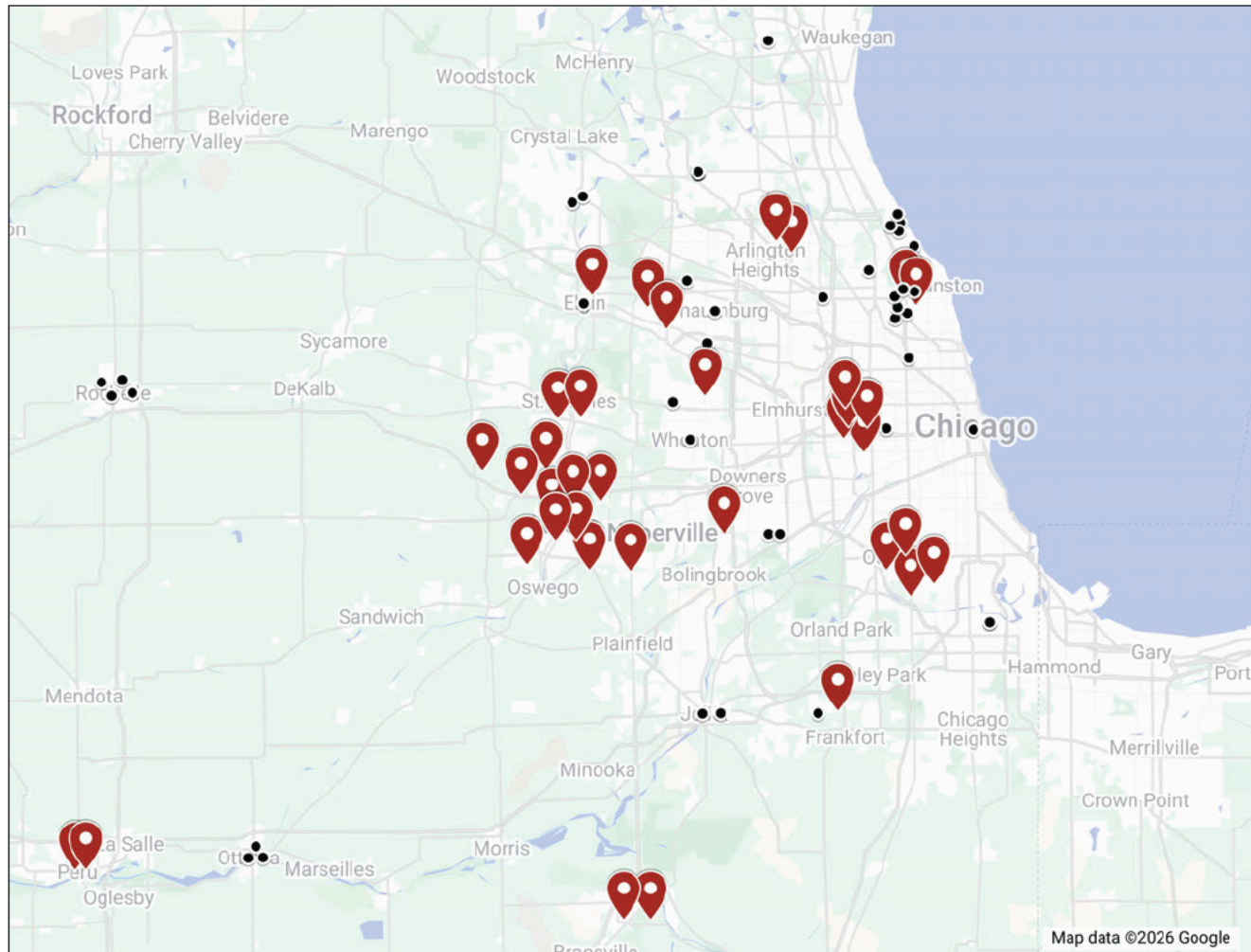
Sustainability starts with a blueprint.

GEOTHERMAL PROJECTS

Studio GC & 20/10 Engineering have completed over 40 geothermal projects together.

LEGEND

-  Studio GC & 20/10 Joint Projects
-  20/10 Projects



Relevant Project Experience

Team Geothermal Experience

Client Name	School Name	Location	Year Completed	Engineer	SQ. FT.
Atwood Heights School District 125	Meadow Lane	Merrionette Park, IL	2012	20/10	29,167
Chicago Ridge School District 127.5	Ridge Lawn	Chicago Ridge, IL	2019	20/10	62,766
Forest Preserve of Cook County	Salt Creek HQ	North Riverside, IL	2025	20/10	4,189
Fossil Ridge Public Library		Braidwood, IL	2016	20/10	15,144
Geneva Public Library District		Geneva, IL	2020	20/10	58,713
Grove Masonry		Alsip, IL	2023	20/10	4,312
Keeneyville School District 20	Greenbrook Elementary School	Hanover Park, IL	2018	20/10	63,851
Lake Villa District Library		Lindenhurst, IL	2019	20/10	65,889
Maywood School District 89	Emerson Elementary School	Maywood, IL	2021	20/10	67,036
Maywood School District 89	Garfield Elementary School	Maywood, IL	2020	20/10	72,876
Maywood School District 89	Irving Middle School	Maywood, IL	2021	20/10	56,039
Maywood School District 89	Lincoln Elementary School	Maywood, IL	2020	20/10	61,555
Maywood School District 89	Melrose Park Elementary School	Melrose Park, IL	2020	20/10	91,749
Maywood School District 89	Roosevelt Elementary School	Broadview, IL	2021	20/10	55,183
Maywood School District 89	Washington Dual Language Academy	Maywood, IL	2021	20/10	56,039
Mokena Police Station		Mokena, IL	2024	20/10	42,633
Niles THSD 219	Central High School	Skokie, IL	Under Construction	20/10	41,048
Niles THSD 219	West High School	Skokie, IL	Under Construction	20/10	59,228
PAEC 803		Maywood, IL	Designed	20/10	32,528
Prospect Heights School District 23	Anne Sullivan Elementary School	Prospect Heights, IL	2014	20/10	32,126
Prospect Heights School District 23	Betsy Ross Elementary School	Prospect Heights, IL	2014	20/10	43,816
Prospect Heights School District 23	Eisenhower Elementary School	Prospect Heights, IL	2015	20/10	39,554
Prospect Heights School District 23	MacArthur Middle School	Prospect Heights, IL	2013	20/10	105,422
Queen Bee School District 16	Glenside Middle School	Glendale Heights, IL	2014	20/10	95,867
St. Bede Academy		Peru, IL	2017	20/10	13,807
U46	Century Oaks Elementary School	Elgin, IL	Under Construction	20/10	198,363
U46	Glenbrook Elementary School	Streamwood, IL	Under Construction	20/10	56,902
Village of Oak Lawn	911 + Public Works	Oak Lawn, IL	Under Construction	20/10	74,671
West Aurora School District 129	Freeman Elementary School	Aurora, IL	2016	20/10	66,066
West Aurora School District 129	Goodwin Elementary School	North Aurora, IL	2016	20/10	49,491
West Aurora School District 129	Hall Elementary School	Aurora, IL	2016	20/10	54,516
West Aurora School District 129	Hill Elementary School	Aurora, IL	2016	20/10	77,934
West Aurora School District 129	Jefferson Middle School	Aurora, IL	2016	20/10	97,776
West Aurora School District 129	McCleery Elementary School	Aurora, IL	2016	20/10	54,494
West Aurora School District 129	Nicholson Elementary School	Montgomery, IL	2016	20/10	42,610
West Aurora School District 129	Schneider Elementary School	North Aurora, IL	2016	20/10	52,239
West Aurora School District 129	Smith Elementary School	Aurora, IL	2012	20/10	54,829
West Aurora School District 129	Washington Middle School	Aurora, IL	2016	20/10	86,634
West Aurora School District 129	West Aurora High School	Aurora, IL	2016, 2021, 2023	20/10	285,677
Woodridge Police Station		Woodridge, IL	2024	20/10	32,160
Total Number of Projects					Total SQ.FT.
40					2,554,899

West Aurora Geothermal & Solar Panels

**WEST AURORA SCHOOL DISTRICT 129, AURORA,
ILLINOIS**

Studio GC collaborated with SD 129 and other strategic partners to install solar photovoltaic arrays at six of the districts schools at minimal cost to the district utilizing state program funding. This is in addition to these schools undergoing a conversion of their HVAC system to geothermal heating and cooling. The work resulted in reduced energy costs for the district nearing net-zero consumption.

ADDRESS

1877 W. DOWNER PLACE, AURORA, IL 60506

SIZE 11 SCHOOLS, 1.1 MILLION SQ. FT
(GEOTHERMAL) 6 SCHOOLS,
2.4 MEGA-WATTS ACROSS DISTRICT (SOLAR)

COST MULTIPLE PROJECT COSTS - ILLINOIS SOLAR
FOR ALL GRANTS

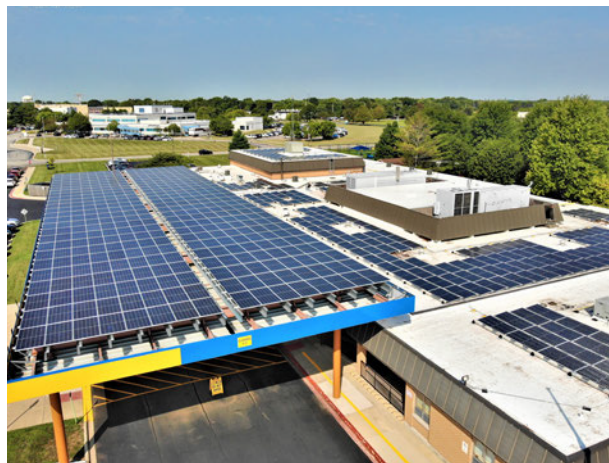
COMPLETION MULTIPLE PROJECTS

REFERENCE

DR. ANGIE SMITH, ASSOCIATE SUPERINTENDENT OF
OPERATIONS

E: AKDSMITH@SD129.ORG

**SCAN THIS QR CODE TO VIEW A VIDEO OF THE
GEOTHERMAL PROCESS AT SMITH ELEMENTARY.**



Relevant Project Experience

A Holistically Sensitive Approach to Historic Modernization

At Studio GC, we understand that renovating a landmark like the Winnetka Village Hall requires more than just engineering expertise; it demands a philosophy of stewardship. For over 33 years, our firm has designed more than \$500 million in facility renovation projects for public entities, with over half of these involving structures built between 1888 and 1950. We recognize that the upcoming HVAC replacement is not merely a mechanical upgrade—it is a major intervention in a sensitive ecosystem that demands a comprehensive, “complete” response.

The disturbance necessitated by replacing a heating and cooling system in a 1925 Georgian Revival structure is significant. Our approach turns this disruption into an opportunity. Rather than addressing the HVAC in isolation, we view the opening of walls, ceilings, and floors as the optimal moment to address critical “end of life” and compliance issues without subjecting the Village to repeated construction cycles.

Comprehensive Scope Coordination

Our “completeness” methodology means anticipating the domino effect of major mechanical work. We are prepared to seamlessly integrate the following maintenance and compliance projects, ensuring a unified scope of work:

- Life Safety & Code Compliance: While mechanical chases are accessible, we will address the end-of-life fire alarm system, install RPZ valves for code compliance, and integrate security doors for the VMO Office to meet modern safety standards.
- Regulatory Updates: We will leverage site mobilization to modify ADA ramps, ensuring equitable access that honors the building’s historic character.
- Asset Preservation: We understand that incidental damage must be restored to a standard often higher than the pre-construction condition. This includes refinishing historic terrazzo floors, replacing cracked exterior concrete, and conducting lead mitigation painting during maintenance cycles.
- Incidental Restoration: From site restoration to the replacement of cabinetry, every touchpoint is managed with the same level of care as the primary mechanical scope.

A Legacy of Collaboration: Studio GC & Brush Architects

We are proud to partner with *Brush Architects* for this conversion and the associated incidental work. This collaboration is particularly meaningful given Mary Brush’s intimate history with the Winnetka Village Hall.

We respect the intricate narrative of this Edwin H. Clark masterpiece. Having led the 2011 restoration while at Holabird & Root, Mary Brush’s deep knowledge of the building’s pathology—from the cleaning of the limestone to the restoration of the Athenian Oath in the council chambers—is invaluable. Her prior success in navigating the “progress with no change” ethos aligns perfectly with Studio GC’s technical execution.

Together, our team offers the Village of Winnetka a unique balance: Studio GC’s proven track record of converting turn-of-the-century facilities to modern geothermal systems, paired with the specific institutional memory of the architect who previously restored the building’s envelope and interior finishes.

Commitment to the Community

We understand that the Village Hall is the seat of local government and a symbol of community identity. Our goal is to deliver a facility that leads in sustainability and LEED compliance—mirroring the 2011 restoration goals—while rendering the heavy engineering invisible. By integrating modern mechanical vents away from pedestrian views (as was done with the chimney in 2011) and protecting historic finishes like the walnut paneling, terrazzo, and travertine, we ensure that the building continues to serve the community for another century.

Studio GC brings the technical rigor to handle the “heavy lifting” of geothermal conversion, while our sensitivity to historic fabric ensures that the soul of the 1925 building remains intact.

Team Historic Project Experience

Highland Park Public Library

Studio GC is working with Highland Park Library on an addition and renovation project while preserving the community's heritage. The design will thoughtfully blend modern additions with the building's existing character, preserving its charm while offering enhanced functionality and safety.

Riverside Public Library

Studio GC designed an updated interior scheme for the Riverside Public Library that preserves the historic charm of this historic landmark in downtown Riverside while allowing library services to evolve with the times.

Our design works with the period charm of the library, new furnishings will maintain the cozy feeling of the wood interior while providing flexibility and access to 21st century library technology.

University of Illinois Urbana-Champaign

BRUSH was retained as the historic architect on retainer soon after the launch of the firm. Mary was the primary liaison with the UIUC during her leadership at Holabird & Root.

BRUSH has completed 16 existing building restorations ranging from roofs to full exterior and/or interior restorations to smaller scope projects of the exterior door restorations and integration of new mechanical systems into historic spaces.

Watertown Public Library

Studio GC's addition to the Watertown Wisconsin Carnegie Library will double its size while preserving what the community loves about its historic library

The library addition preserves all of the significant historic aspects of the existing Carnegie library while providing 21st century interior spaces with inspiring spaces and a technological infrastructure suitable for contemporary library uses.

Waveland Clock Tower

This project is relevant because it was designed by Edwin Clarke in the same year as Winnetka Village Hall. BRUSH was brought on by the golf tenant First Tee for window replacement and became the Architect of Record for the phased restoration of the facility.

The window replacement for the golf facility grew into the window replacement for the whole building with door restoration as well as interior and mechanical and electrical.



Winnetka Village Hall

VILLAGE OF WINNETKA, WINNETKA, ILLINOIS



Mary Brush lead the Restoration and Building Enclosures Group for Holabird & Root for the duration of the 2010-2011 restoration and modernization of Winnetka Village Hall. Her design influence is throughout the building. The exterior restoration and the removal of the ivy, the stone restoration design, the exterior drainage system, and the roof restoration. Mary's design for the roof salvaged 80% of the clay tiles which were catalogued and reinstalled in their original location since their shapes align with the roof geometry. The unique gypsum block deck required the tile installation to be strategically designed. Other interior work included window restoration and plaster restoration.

The extraordinary relationship between the Village of Winnetka and Mary Brush was emphasized when the final work scope moved with her to successfully launch BRUSH Architects. We completed the door restoration with the same wood restoration team and Brush architects designed the storm window and screen system to compliment the building architecture.

ADDRESS

510 GREEN BAY ROAD WINNETKA, IL 60093

COMPLETION PHASE I 2012

PHASE II 2014

REFERENCE

AT THE TIME: MIKE D'ONOFRIO, MEGAN PIERCE, STEVE SAUNDERS, STEVE AUTH, MICHAEL MARTELLA



ADDITIONAL MUNICIPAL EXPERIENCE

City of Berwyn Fire Department - Fire Station 2

Berwyn, Illinois | 2,691 sq. ft. new construction | 6615 16th St., Berwyn, IL 60402

Reference: Kris Coniglio | Fire Chief | E: KConiglio@ci.berwyn.il.us | T: 708.788.2660, ext. 6474

As a design-build architect, Studio GC worked with the City of Berwyn on an addition to Fire Station 2 that exceeded the challenges of a tight site and stormwater needs. The addition seamlessly fit into the design of the existing building while on a strict budget. This garage and maintenance facility will allow the City to expand internal maintenance services for the foreseeable future.

City of Geneva - Facility Condition Assessment

Geneva, Illinois | 400,000 sq. ft. | 1800 South St., Geneva, IL 60134

Reference: Nate Landers | Assistant Director of Public Works | E: nlanders@geneva.il.us | T: 630.232.1501

The City of Geneva retained Studio GC for an in-depth facility and operational evaluation of all of their municipal buildings. We worked with the City to review maintenance schedules and age of building components to determine likely lifespans of the elements.

City of Morris - New Municipal Services Building

Morris, Illinois | 52,000 sq. ft. new construction | 700 N. Division St., Morris, IL 60450

Reference: Worked for Previous Administration

The City of Morris contracted Studio GC to design a combined police department/city hall. The City obtained the old Center Elementary School property and initiated a tax increment financing (TIF) district to fund the project. By delaying the construction process for a year due to the economy, city leaders were able to take advantage of cost-savings in the bidding process.

City of Sycamore - Police Station Addition

Sycamore, Illinois | 18,000 sq. ft. | 535 DeKalb Ave., Sycamore, IL 601784

Reference: Worked for Previous Administration

Studio GC designed an addition to the City of Sycamore's existing 4,000 sq. ft. police station. Multi-phased sequenced moves occurred during construction to accommodate construction and operations. The police department maintained full occupancy and services throughout the duration of construction.

City of Wheaton - Fire Station Renovation

Wheaton, Illinois | 1,235 sq. ft. | 1 Fapp Cir., Wheaton, IL 60187

Reference: Chris Hunecke | Assistant Fire Chief | E: CHunecke@wheaton.il.us | T: 630-260-2175

The station needed to remedy circulation issues and improve the use of limited space within the kitchen and dayroom to allow for an expansion of the workout area. Studio GC worked closely with the staff to create a new kitchen layout with more counter space and a more open feel that reflected their team structure. A small adjustment to the dayroom allowed for the dining area to be relocated to this room. The workout area then expanded into the now vacated dining space to accommodate new exercise equipment.

Coal City Fire Protection District

Coal City, Illinois | 6,500 sq. ft. addition, 5,000 sq. ft. renovation | 35 S. DeWitt Pl., Coal City, IL 60416

Reference: Jim Seerup | Fire Chief | E: jseerup@ccfire.net | T: 815.634.4700

Studio GC was engaged to support a multi-phased project for the Coal City Fire Protection District. After initial work with another architect, the District needed a design that aligned with their budget. Studio GC was brought in to complete a rapid assessment and determine whether the project goals could be achieved within the available



funding. By refining the design and collaborating closely with a contractor partner, we identified a solution that met the budget for the planned addition. This collaborative effort gave Coal City the confidence to advance the addition and begin pricing discussions for Phase 2 sooner than expected.

Forest Preserves of Cook County

River Forest, Illinois | Multiple Projects | 536 N. Harlem Ave., River Forest, IL 60305

Reference: Tim Weber | Architect/Project Manager | T: 708.771.1352

In 2012, Studio GC became one of the pool architects for the Forest Preserves of Cook County. We have worked with them on a roof replacement at a small storage shed, a vestibule to their police courtroom, and a new headquarters for their Salt Creek Division.

Morris Fire Protection and Ambulance District - New Fire Station

Morris, Illinois | 12,000 sq. ft. new construction | 200 Armstrong St., Morris, IL 60450

Reference: Tracey Steffes | Fire Chief | E: tsteffes@morrisfd.org | T: 815.942.0103, ext. 8

Studio GC worked on the design and construction of the new fire station. The space houses a steamer engine, 1954 ladder truck, and two 1800s hose reels. It also provides a storm shelter for all occupants without the need to access a secure area in case responders are out on a call.

Village of Carol Stream - Public Works Site and Building Analysis

Carol Stream, Illinois | 12,066 sq. ft. | 124 Gerzevske Ln., Carol Stream, IL 60188

Reference: Brad Fink | Public Works Director | E: bfink@carolstream.org | T: 630.871.6260

Studio GC performed a full facility audit and site evaluation for the public works facility. The process included a comprehensive physical assessment of the existing conditions, code analysis, operational analysis, and cost estimates. This is a stakeholder-guided process to make sure that all of our recommendations align with their operational goals and financial models.

Village of Glenview - New Fire Station

Glenview, Illinois | 10,000 sq. ft. | 1815 Glenview Rd., Glenview, IL

Reference: Worked for Previous Administration | T: 847.724.2141

Glenview Fire Station 7 was the first municipal project to go through the standard municipal review process and became a standard for all future buildings. Directions from the Village included that the facility must increase response time, have sustainable features, and fit in with the residential neighborhood better than the station it was replacing. Studio GC and the Village Fire Department succeeded on all accounts.

Village of Hoffman Estates - Village Hall Space Needs Study and Renovation

Hoffman Estates, Illinois | 66,000 sq. ft. | 1900 Hassell Rd., Hoffman Estates, IL 60169

Reference: Worked for Previous Administration

The existing two-story, more than 20-year old, renovated insurance building was no longer effectively serving the nine departments and community. BIM technology allowed us to inform the leadership team to make adjustments that improved the overall project prior to construction. The final design created more usable space and updated the look of this 1980s-era building. Project work incorporated a number of sustainable strategies, including replacing outdated lighting fixtures with high-efficiency units, low-consumption toilet fixtures, recycled content carpeting and tile, and renewable bamboo coverings for a cost of \$4.5 million.



ADDITIONAL MUNICIPAL EXPERIENCE

Village of Lyons - New Municipal Center

Lyons, Illinois | 43,500 sq. ft. new build | 4200 Lawndale Ave., Lyons, IL 60534

Reference: Worked for Previous Administration

Studio GC designed the new shared police station/village hall. Features include a multi-purpose courthouse/community room, flexible jail cells, extra-large sally port, secure bond-out area, evidence processing/storage area—and even an area for its police dogs. The land for this project was reclaimed by the village from a former 45-acre limestone rock quarry.

Village of Milan - New Municipal Center

Milan, Illinois | 32,000 sq. ft. new construction | 405 1st St. E., Milan, IL 61264

Reference: Steve Seiver | Administrator | E: SteveSeiver@milan.il.us | T: 309.787.8500

The Village of Milan selected Studio GC and the Ryan Companies to design a combination police department/village hall to replace its 1950s-era facility. The new \$7.5 million facility was constructed on a three-acre site selected along the Rock River, which required special elevation and flooding considerations. Features included four city departments, a 9-1-1 call center, courtroom, detention area (with four holding cells, interview room), and administrative areas.

Village of Niles - Fire Station Renovation

Niles, Illinois | 9,350 sq. ft. renovation | 1000 Civic Center Dr., Niles, IL 60714

Reference: Worked for Previous Administration

Studio GC has a deep and valued connection to the contracting community. We were brought in to Niles to help one of those contracting partners fix an issue they discovered during a simple roof replacement. The project expanded from a roof replacement to a new mechanical system and fire alarm system with minor interior renovations.

Village of Oak Park - Fire Station Renovation

Oak Park, Illinois | 1,800 sq. ft. | 900 S. East Ave., Oak Park, IL

Reference: Vic Sabaliauskas | Former Building Maintenance Superintendent | E: vsabaliauskas@glenellyn.org | T: 630.547.5209

Studio GC worked on the design and construction of Oak Park Fire Station 3. We reconfigured the floor plan to better utilize their spaces, including the restroom, locker room, training room, and bunk room.

Village of Plainfield - New Law Enforcement Center

Plainfield, Illinois | 71,000 sq. ft. new build | 14300 S. Coil Plus Dr., Plainfield, IL 60544

Reference: Worked for Previous Administration

Studio GC designed a state-of-the-art law enforcement facility. Amenities include a secure detention area, bond-out area, sally port, and 2,800 sq. ft. emergency operations center. Designed to be expandable from the top and sides, the building also features an indoor firing range in the basement.

Village of Winnetka - Facility Assessment Study

Winnetka, Illinois | Three Buildings | 510 Green Bay Rd., Winnetka, IL 60093

Reference: Tim Sloth | Finance Director | E: tsloth@winnetka.org | T: 847.716.3513

Studio GC is currently assessing and evaluating the building conditions for the village hall, police station, and fire station.



Wilmington Fire Protection District - New Fire Station

Wilmington, Illinois | 21,595 sq. ft. new build | 201 N. Kankakee St., Wilmington, IL 60481

Reference: Tim Zlomie | Fire Chief | E: tzlomie@wilmingtonfire.org | T: 815.746.6675

Studio GC used a diligent process of goal determination, project needs assessment, and cost-effective design to meet the client's goals, and the project was completed in spring 2025. This occurred after Wilmington worked unsuccessfully with their previous partners to find designs that met the budget goals of the project.

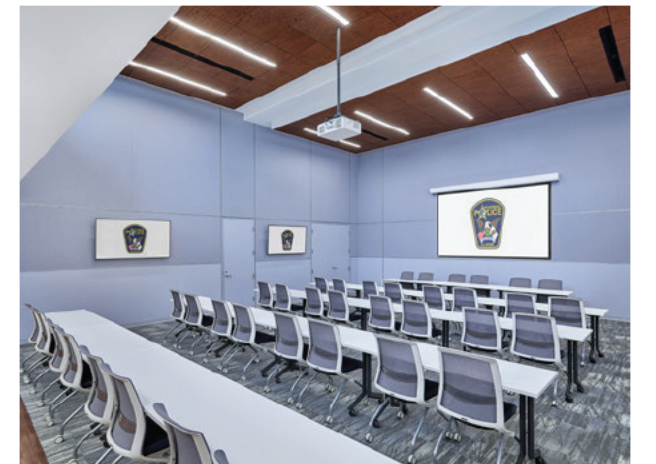


Village of Woodridge - Police Department

WOODRIDGE, ILLINOIS



Studio GC and the Village of Woodridge collaborated to bring to life the first step of a 27-acre development. This became a consolidated campus for a new salt and municipal storage building, police station, and a future public works facility. The 32,000 SF new construction responds directly to the operational, and administrative, philosophies of the Chief and staff. It houses a holding area, police officer amenities, inclusive locker rooms, administrative offices, and increased storage spaces. It also is heated by a new geothermal heating and cooling system. While the public works facility is a future effort it is important that it was planned for correctly. Studio GC had to evaluate salt storage structures, coordinate intently with our civil engineers for complicated needs, and evaluate the site for vehicle access and operations.



ADDRESS

7215 JANES AVE., WOODRIDGE, IL 60517

SIZE POLICE: 32,000 SQ.FT.

SALT/STORAGE: 14,000 SQ.FT.

PUBLIC WORKS: 72,000 SQ.FT. - FUTURE

COST \$26,950,063

COMPLETION NOVEMBER 2023

REFERENCE

DENNIS BRINKMAN | DEPUTY CHIEF

E: DBRINKMAN@VIL.WOODRIDGE.IL.US

AWARDS

LAW ENFORCEMENT FACILITIES II BRONZE AWARD



Oak Lawn Public Works + Dispatch

VILLAGE OF OAK LAWN, OAK LAWN, ILLINOIS

The Village Oak Lawn has been a longtime partner with Studio GC. Our work began with a master planning assessment of their municipal center, helping to align space needs with space constraints. That led to the design and near-bidding, of a new 911 Consolidated Dispatch center for Oak Lawn and the surrounding communities. That effort developed into a masterplan for the redesign of their current public works facility/campus. This is a drastic re-envisioning of their facilities, operations, circulation, and administration. This project has been co-joined with the 911 center to leverage economies of scale and provide the best value for the dollars expended.

ADDRESS

5532 W. 98TH ST. OAK LAWN, IL 60453

SIZE 68,462 SQ. FT. NEW BUILD

COST \$21M ESTIMATED

COMPLETION JULY 2026 ESTIMATED

REFERENCE

BILL MEYER | DIRECTOR OF PUBLIC WORKS
T: 708-499-7748



Village of Mokena - Police Department

MOKENA, ILLINOIS

Studio GC performed a site analysis and development plan for a new police station in 2009. In 2022, the Village engaged us again to restart the space needs and design process for a new facility. The new station's design prioritizes functionality, security, and the well-being of the officers. Key features include a fully enclosed patrol garage and a training and fitness suite. To accommodate administrative needs, the station has seven private offices and 20 workstations within shared office spaces. Six gathering spaces are integrated throughout the station. These include conference/meeting rooms, a roll call, and a break room.

In a commitment to sustainability and the environment, the heating and cooling system utilizes geothermal technology. This system not only ensures energy efficiency but also contributes to the overall health and safety of the officers by providing a comfortable and stable indoor environment throughout the year. The basement has a 3,945-sq.ft. firing range and a 5,000-sq.ft. shelved expansion and storage space.

ADDRESS

11004 CARPENTER ST., MOKENA, IL 60448

SIZE 36,283 SQ. FT. NEW CONSTRUCTION

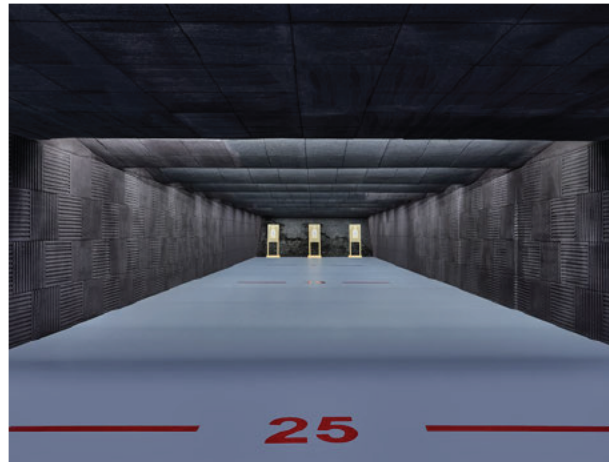
COST \$16,423,630

COMPLETION MAY 2024

REFERENCE

BRIAN BENTON | CHIEF OF POLICE

E: BBENTON@MOKENAPD.COM



Geneva Public Library District

GENEVA PUBLIC LIBRARY DISTRICT, GENEVA, ILLINOIS

Studio GC conducted a building assessment of the 1920s Carnegie library in Geneva, Illinois, to determine how it could continue to serve the community into the 21st century. Although the original library was loved by many, our analysis of its operational statistics made it apparent that its limitations would prevent the library from providing the level of service that the community required.

Studio GC worked with the Library District to create a new 54,000 square foot library with flexible social spaces, interior and exterior events venues and a fireplace reading room.

The exterior expression and scale of the library was carefully designed to harmonize with the library's location between Geneva's historic downtown and adjacent neighborhoods. The prominent arched opening on the entry façade frames the fireplace reading room and provides an open air deck for the enjoyment of library patrons.

ADDRESS

227 S 7TH STREET GENEVA, IL 60134

SIZE 54,000 SQ. FT. NEW CONSTRUCTION

COST \$16,500,000

COMPLETION MAY 2020

REFERENCE

CHRISTINE LAZARIS, DIRECTOR

E: CLAZARIS@GPLD.ORG



Freeman Elementary School Addition and Renovations

WEST AURORA SCHOOL DISTRICT 129, AURORA, ILLINOIS

As part of a larger campaign by the District to address deferred maintenance, provide additional space, air conditioning, and create learning environments that better address the needs of today's learners, Studio GC completed renovations and an addition at Freeman Elementary School. Prior to these renovations, much of the original 1938 building remained unchanged. The addition provides a new main entry and multipurpose room for the school. This includes a secure vestibule, main office, and elevator, which allows all areas of the existing building to now be accessible to all students and staff. The new multipurpose room includes a stage for school productions, as well as a new serving kitchen for expanded food service. Following the construction of the addition, the existing gym space was converted to a two-story build-out renovation, which includes a new learning commons and classroom on the first floor, and two new classrooms plus small group breakout spaces on the new second floor. The mechanical system was replaced with a new geothermal system regulated by a bore field located below the school's grass play area. The geothermal renovations provide 50% annual utility savings in comparison to a conventional school building.

ADDRESS

153 SOUTH RANDALL RD., AURORA, IL 60506

SIZE 10,719 SQ. FT. ADDITION

11,313 SQ. FT. RENOVATION

COST \$5,375,200

COMPLETION FEBRUARY 2017

REFERENCE

DR. ANGIE SMITH, ASSOCIATE SUPERINTENDENT OF OPERATIONS

E: AKDSMITH@SD129.ORG



Hill Elementary School

WEST AURORA SCHOOL DISTRICT 129, AURORA,
ILLINOIS

The new Hill Elementary School was designed to replace the existing 129 year old school building. The new elementary school is located on the same site as the previous school building and was designed and constructed in a way to maintain the full-time occupancy of the existing building through the entire school year. Over 30 community planning and design sessions were held, with a focus on preserving historical elements and neighborhood character in the new building.

The school features flexible learning environments, including project-based collaborative rooms on each floor and a learning commons that supports and provides space for STEAM and active learning modules. It also features a full geothermal heating and cooling system, reducing energy costs and improving building efficiencies and indoor air quality. The new Hill Elementary School, serving PK-5 grade, welcomed its first students for the 2017-2018 school year.

ADDRESS

1877 W. DOWNER PL. AURORA, IL 60506

SIZE 72,295 SQ. FT. NEW CONSTRUCTION

COST \$14,023,452

COMPLETION AUGUST 2017

REFERENCE

DR. ANGIE SMITH, ASSOCIATE SUPERINTENDENT OF
OPERATIONS

E: AKDSMITH@SD129.ORG



Patrick Callahan, AIA, LEED-AP, ALEP

PROJECT EXECUTIVE
TEAM MANAGEMENT
GEOTHERMAL KNOWLEDGE SPECIALIST

BIOGRAPHY

As co-founder of Studio GC, Pat has more than three decades of experience and expertise in public architecture. Leading a diverse group of design professionals across the studio's range of projects,

Pat is deeply passionate about client collaboration, steering Studio GC's commitment to building lasting relationships. With a focus on long-term design sustainability, Pat pushes the boundaries of modern design technology to continually improve and evolve the quality of Studio GC's work.



RELEVANT PROJECT EXPERIENCE

Village of Oak Lawn - Public Works + Dispatch

Leading the redesign for the current public works facility/campus. That effort developed into a masterplan for the redesign of their current public works facility/campus. This is a drastic re-envisioning of their facilities, operations, circulation, and administration. This project has been co-joined with the 911 center to take advantage of economies of scale to provide the best value for the dollars expended.

Village of Woodridge - Police & Public Works

Navigated and assisted the Police Department through the construction of a new 32,000 SF police station including a new geothermal heating and cooling system

Cook County Forest Preserve

Leading the new 4,200 sq. ft. headquarters for their Salt Creek Maintenance division that includes a new geothermal heating and cooling system

ADDITIONAL PROJECT EXPERIENCE

Atwood Heights School District 125 - Geothermal
Merrionette Park, IL

Chicago Ridge School District 127.5 - Geothermal
Chicago Ridge, IL

City of Wheaton Fire Station
Wheaton, IL

Milan Village Hall and Police Facility
Milan, IL

Village of Lyons Municipal Center
Lyons, IL

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

IASBO SERVICE ASSOCIATE

ILLINOIS ASSOCIATION OF PARK DISTRICTS

LEED ACCREDITED PROFESSIONAL

NATIONAL COUNCIL OF ARCHITECTURAL
REGISTRATION BOARDS

US GREEN BUILDING COUNCIL

ACCREDITED LEARNING ENVIRONMENT PLANNER

EDUCATION

CHICAGO MANAGEMENT INSTITUTE, UNIVERSITY OF
CHICAGO, 2011

MASTER OF ARCHITECTURE, UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN, 1990

BACHELOR OF SCIENCE IN ARCHITECTURAL STUDIES,
UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN,
1988

REGISTRATION

REGISTERED ARCHITECT: IL, D OF C, FL, GA, IN, IA, MD,
MI, MO, NM, PA, WI

PERIOD OF SERVICE WITH THE FIRM

1992-PRESENT, CO-FOUNDER

AWARDS

2016 OUTSTANDING FACILITY & PARK AWARD,
ILLINOIS PARK & RECREATION ASSOCIATION -
CHICAGO PARK DISTRICT MORGAN PARK SPORTS
CENTER

Cory Boaz, LEED-AP, ALEP

PRINCIPAL
PROJECT MANAGER
LEAD ARCHITECT

BIOGRAPHY

As a Principal at Studio GC, Cory brings over 20 years of architectural experience and a wealth of knowledge to our team. While he specializes in Pre K-12 buildings, he extends his expertise to all projects, no matter their scope.

Cory values constant communication in his daily work. He focuses on establishing strong relationships with his clients by actively listening and comprehending their needs. He proposes solutions that effectively address any problem while updating clients on the status, expectations, needed decisions, or market conditions.

Cory's commitment to his clients doesn't end with the completion of a project. He ensures that conversations remain ongoing throughout each stage of development and even after the project's conclusion. By spending time with end-users in their space, he gauges the project's success and determines ways to improve for the future.



VILLAGE OF WINNETKA

RELEVANT PROJECT EXPERIENCE

Maywood School District 89

Converted 7 schools to geothermal heating and cooling systems, reducing building operating costs and providing air conditioning in buildings that did not have it

Niles Township High School District 219

Led the new 43,000 sf building at Niles Central that includes a full geothermal heating and cooling system

West Aurora School District 129

Update the facility audits and 10 year health life safety surveys at 18 schools throughout the district. Resulting in a new elementary school, additions at 6 schools and geothermal at 10 schools over the course of 15 months.

ADDITIONAL PROJECT EXPERIENCE

Atwood Heights School District 125 - Geothermal
Merrionette Park, IL

Chicago Ridge School District 127.5 - Geothermal
Chicago Ridge, IL

Milan Village Hall and Police Facility
Milan, IL

Morris City Hall and Police Facility
Morris, IL

Lemont Park District
Lemont, IL

Village of Antioch
Antioch, IL

Village of Northbrook
Northbrook, IL

PROFESSIONAL AFFILIATIONS

US GREEN BUILDING COUNCIL

LEED ACCREDITED PROFESSIONAL

IASBO SERVICE ASSOCIATE

ACCREDITED LEARNING ENVIRONMENTS PLANNER

EDUCATION

MASTER OF ARCHITECTURE, UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN, 2003

BACHELOR OF SCIENCE IN ARCHITECTURAL STUDIES, UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN, 2001

PERIOD OF SERVICE WITH THE FIRM

2005-PRESENT

Richard Petricek, AIA

SENIOR PROJECT ARCHITECT
FORENSIC BUILDING SPECIALIST

BIOGRAPHY

A 35+ year veteran of municipal architecture and construction management, Rick's experience spans all phases of the design and construction process on projects including correctional facilities, village halls, police and fire stations, public works facilities and schools.

As Director of Quality Control for Studio GC, Rick actively mentors staff on technical issues and serves as a resource for the firm concerning constructability, code, materiality and best practices to ensure efficient and practical solutions. His ability to quickly understand the design challenges of each project, assign tasks to the appropriate staff, and follow-up with clients and contractors, alike, makes Rick ideal for any assignment.



RELEVANT PROJECT EXPERIENCE

Village of Mokena - Police Station

Development of a new 36,000 sf police station that includes a fully enclosed patrol garage and training and fitness suite, along with a 3,945-square-foot firing range including a new geothermal heating and cooling system

Maywood School District 89

Converted 7 schools to geothermal heating and cooling systems, reducing building operating costs and providing air conditioning in buildings that did not have it

Village of Niles

Contributed to the facility assessments of several Village of Niles public buildings, including the police station, public works, senior center, and village hall.

ADDITIONAL PROJECT EXPERIENCE

City of Berwyn - Police and Fire Stations

Berwyn, IL

Cook County Forest Preserve

Various Locations

Lemont Park District

Lemont, IL

Midlothian Park District

Midlothian, IL

Milan Village Hall and Police Facility

Milan, IL

Morris City Hall and Police Facility

Morris, IL

PROFESSIONAL AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

EDUCATION

BACHELOR OF SCIENCE IN ARCHITECTURAL STUDIES,
UNIVERSITY OF ILLINOIS AT CHICAGO, 1983

REGISTRATION

REGISTERED ARCHITECT: IL

PERIOD OF SERVICE WITH THE FIRM

2005-PRESENT

Keith Christian, P.E. LEED-AP

PROJECT MANAGER
SENIOR MECHANICAL ENGINEER

BIOGRAPHY

Mr. Christian will have day-to-day responsibility for the performance of the 20/10 Engineering Group design team. He will be the primary point of contact with Studio GC for MEPFP details and will coordinate all MEPFP interdisciplinary work. He will also insure the proper level of communications is maintained between MEPFP design personnel and the other team members. He will be responsible for the design of the heating, ventilating, and air conditioning systems.

20/10 Engineering Group has completed over 80 geothermal projects over the past 15 years.



VILLAGE OF WINNETKA

RELEVANT PROJECT EXPERIENCE

Village of Oak Park

Size of Project: 2,415 SF
Project Role: Senior Mechanical Project Manager/
Engineer
Project Completion: 2012

Vernon Township

Size of Project: 4,767 SF
Project Role: Senior Mechanical Project Manager/
Engineer
Project Completion: 2024

Village of Mokena

Size of Project: 31,900 SF
Project Role: Senior Mechanical Project Manager/
Engineer
Project Duration: September 2021 - March 2024

Projects completed with Studio GC

Village of Woodridge

Size of Project: 30,750 SF
Project Role: Senior Mechanical Project Manager/
Engineer
Project Duration: May 2021 - August 2023

Projects completed with Studio GC

Village of Arlington Heights

Size of Project: 81,268 SF
Project Role: Senior Mechanical Project Manager/
Engineer
Project Duration: July 2016 - August 2019

PROFESSIONAL AFFILIATIONS

AMERICAN SOCIETY OF HEATING, REFRIGERATING
AND AIR CONDITIONING ENGINEERS, INC.

EDUCATION

BACHELOR OF SCIENCE IN ENGINEERING MECHANICS
UNIVERSITY OF ILLINOIS, URBANA, ILLINOIS, 2005

REGISTRATION

REGISTERED PROFESSIONAL ENGINEER, IL

LEED ACCREDITED PROFESSIONAL

PERIOD OF SERVICE WITH THE FIRM

2001 - PRESENT

Mary Brush, FAIA

BIOGRAPHY

Mary's role is as BRUSH Architects' Architect of Record and Principal in Charge, Historic Preservation and Building Enclosure Expert. Mary BRUSH has 27 years of experience as a preservation leader and envelope specialist. She built the firm's practice of Progressive Preservation specializing in the Modernization, Rehabilitation, and Restoration of existing buildings. BRUSH acts as both prime and specialized consultant to leading design firms.



RELEVANT PROJECT EXPERIENCE

Winnetka Village Hall | Winnetka, IL

Preservation lead while at Holabird 2010-11 BRUSH Architects 2012-13. Mary Brush was integral to the restoration and modernization of Winnetka Village Hall while at Holabird & Root. The project then retained BRUSH to complete the restoration of the doors and windows.

University of Illinois Chicago Building Assessment IDIQ Retainer | Chicago, IL

Contract Architect 2018-2028. Projects include the replacement of University of Illinois Hospital Roof, the facade restoration of 840 S. Wood, Entire enclosure of 726 W Roosevelt (roof walls, windows, vaulted sidewalk), Skyspace and plaza restoration, UIC Pool (PAC) concrete repairs, restoration of the historic Maxwell street Police station, and the full enclosure restoration of 726 W Roosevelt.

University of Illinois Urbana-Champaign Historic Preservation IDIQ Retainer.

Contract Architect 2012-2018, 2020-2026. Projects include Astronomical Observatory Feasibility Study and Restoration, Exterior restoration of Mumford Hall and the Transportation Building, roof replacement of The National Soybean Research Institute, the 5 year restoration of Memorial Stadium, Allerton Mansion Restoration, Freer Hall Accessible Entry, Henry Administration Building Restoration.

St James Episcopal Cathedral | Chicago, IL

BRUSH Architects designed a pure restoration of the St Andrews chapel in the basement of the Cathedral. We also performed a building enclosure assessment of the cathedral via 3 types of boom lift for full coverage + Drone of the building walls, roofs, and windows.

OWNER AND PRINCIPAL
HISTORIC PRESERVATION AND BUILDING ENCLOSURE
EXPERT

EDUCATION

UNIVERSITY OF ILLINOIS CHICAGO / MASTER OF ARCHITECTURE

UNIVERSITY OF PENNSYLVANIA / MASTER OF SCIENCE IN HISTORIC PRESERVATION

WILLIAM SMITH COLLEGE / BACHELOR OF ARTS IN ARCHITECTURAL STUDIES

REGISTRATION

REGISTERED PROFESSIONAL ENGINEER, IL, IN, WI

NCARB CERTIFIED AND WILL OBTAIN OTHER STATES AS REQUIRED

CERTIFIED FBE/WBE/SBE/EDWSOB, WBENC, CMS, AND CHICAGO,

WOSB (SAMS)

MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS FOR ARCHITECTURE AND HISTORIC ARCHITECTURE

RICHARD MORRIS HUNT PRIZE LAUREATE 2005 (AIA, AF, FHS)

YEARS OF EXPERIENCE

14 YEARS WITH THIS FIRM

13 YEARS WITH OTHER FIRMS

Project Plan and Schedule

Project Plan

The Village of Winnetka's Village Hall is more than an administrative center—it is a cornerstone of the community's identity, a landmark of civic pride, and a building whose historic character reflects the Village's long-standing commitment to excellence. As Winnetka continues to lead with forward-looking environmental initiatives, the opportunity to integrate a high-efficiency geothermal system—paired with thoughtful minor architectural improvements—allows the Village Hall to operate more sustainably while preserving and enhancing its historic value.

Our team is uniquely positioned to deliver. We bring deep expertise in geothermal system design for historic buildings, complemented by architectural capabilities that support small-scale renovations, interior improvements, and sensitive interventions that respect existing character. This integrated approach streamlines coordination, reduces disruption to Village operations, and maintains the architectural integrity of this important civic building.

Our process begins with a thorough understanding of the Village Hall's history, function, and physical constraints. We collaborate closely with Village leadership, facilities staff, and preservation authorities to document the building's character-defining elements and identify any aging systems or architectural challenges that may be addressed alongside the geothermal scope—such as minor repairs, accessibility upgrades, small interior modifications, or enhancements that optimize operational efficiency.

At the same time, our engineers conduct a rigorous geothermal feasibility assessment, evaluating the site's subsurface conditions, load requirements, borefield placement opportunities, and integration pathways that minimize visible impact. We approach the Village Hall with the sensitivity and respect it deserves—designing sustainable solutions that are efficient, durable, and compatible with the building's aesthetic and civic stature.

As the design develops, we refine a geothermal system tailored to the Village Hall's unique needs while integrating any minor architectural improvements into a cohesive package. Whether it's mechanical room reconfigurations, selective finish restoration, minor structural adjustments, or improving spatial functionality for staff and public use, our architectural team ensures all modifications enhance the building's usability without compromising its historic integrity.

During construction, we act as a diligent partner to the Village. We coordinate closely with drillers and contractors to protect the building envelope, monitor vibrations, and sequence work to maintain building operations. Our architectural oversight ensures that all interior and exterior modifications—no matter how small—are executed with craftsmanship and in accordance with preservation best practices.

Commissioning and follow-through are essential components of a project's success. A commissioning agent's cost cannot be determined until a system concept plan is defined. We also recommend that the owner contract a commissioning agent directly to ensure that both the design and construction meet the needs of the facility. Studio GC has worked with a number of agents and will incorporate them into the design process to ensure success. The goal of this true teaming arrangement is to make sure the thermal comfort and sustainability goals are met or exceeded. We also ensure that any architectural modifications are documented, high-quality, and seamlessly integrated into the existing building.



The Village of Winnetka has long demonstrated its commitment to preserving community heritage while embracing responsible innovation. Our combined geothermal engineering and architectural capabilities offer a comprehensive, respectful, and future-ready solution that enhances the Village Hall's sustainability, functionality, and historic character for generations to come.

We are honored by the opportunity to partner with the Village to create a more resilient, efficient, and thoughtfully improved Village Hall that continues to serve as a proud symbol of Winnetka's civic spirit.

Schedule

Project Kick Off	Mid February 2026
Schematic Design and Site Investigations	
SD Presentation & Approval to Move into Design Development	March 2026
Design Development Phase	
DD Presentation & Approval to Move into Construction Documentation	June 2026
Construction Documentation Phase	
CD Presentation & Approval to Release Project for Bid	September 2026
Out to Bid	End of September 2026
Receipt of Bids	Mid October 2026
Approval of Bids	End of October 2026
Construction Commences	Mid November 2026

Standard Agreement Notes

Studio GC has no concerns or exceptions to the Village's current standard agreement. It aligns with many other municipal agreements under which we currently operate. We are proud of our track record of teaming with our clients to ensure needs are met and that the issues the contract is intended to protect against have not required enforcement.

Typical Contract Terms

Studio GC typically works on large, complex projects as a percentage of the construction cost. This is critical because at the beginning of the project, there is a lot of scope and level of integration into the Village Hall that is assumed. While we understand it is our charge to bring the project in under the \$2.97 million budget, we strive to do so at the lowest cost possible while delivering the greatest value to the Village. This means that if the project cost decreases or increases by the Village, we can maintain the percentage agreement without having to renegotiate the contract or request additional services that require board action to modify the proposal. If the Village is concerned about the impact of volatile construction costs, we are open to fixing our fee at the end of design development when the design is set, and the only step that remains is to document, bid, and construct.

STUDIO GC

223 W JACKSON BLVD

SUITE 1200

CHICAGO, IL 60606

312.253.3400

EXHIBIT B

INSURANCE COVERAGES

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

\$500,000 injury-per occurrence

\$500,000 disease-per employee

\$500,000 disease-policy limit

Insurance will evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than \$1,000,000 for vehicles owned, non-owned, or rented.

All employees will be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

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

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

Coverages will include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of this Agreement)

D. Professional Liability Insurance. With a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate and covering the Consultant against all sums that the Consultant may be obligated to pay on account of any liability arising out of this Agreement.

E. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis so that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover the loss.

F. Owner as Additional Insured. Village will be named as an Additional Insured on all policies except for:

Worker's Compensation

Professional Liability

Each additional Insured endorsement will identify Village as follows: Village of Winnetka, including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, the Consultants, and representatives.

- G. Other Parties as Additional Insureds. In addition to Village, the following parties will be named as additional insured on the following policies:

<u>Additional Insured</u>	<u>Policy or Policies</u>
_____	_____
_____	_____
_____	_____

GEOGRAPHIC INFORMATION SYSTEMS TECHNOLOGY RIDER

The Village has developed digital map information through Geographic Information Systems Technology (“**GIS Data**”) concerning the real property located within the Village. If requested to do so by the Consultant, the Village agrees to supply the Consultant with a digital copy of the GIS Data, subject to the following conditions:

1. **Limited Access to GIS Data.** The GIS Data provided by the Village will be limited to the scope of the Work that the Consultant is to provide for the Village;
2. **Purpose of GIS Data. The Consultant** will limit its use of the GIS Data to its intended purpose of furtherance of the Work; and
3. **Agreement with Respect to GIS Data.**
 - a. **Trade Secrets of the Village.** The GIS Data constitutes proprietary materials and trade secrets of the Village and is the property of the Village;
 - b. **Consent of Village Required. The Consultant** may not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village.
 - c. **Supply to Village.** At the request of the Village, the Consultant will provide the Village with all information that has been developed by the Consultant based on the GIS Data;
 - d. **No Guarantee of Accuracy.** The Village makes no guarantee as to the accuracy, completeness, or suitability of the GIS Data in regard to the Consultant’s intended use of the GIS Data; and
 - e. **Discontinuation of Use.** At the time as the Services have been completed to the satisfaction of the Village, the Consultant will cease its use of the GIS Data for any purpose whatsoever; and, upon request, an authorized representative of the Village will be afforded sufficient access to the Consultant’s premises and data processing equipment to verify that all use of the GIS Data has been discontinued.



Agenda Item Executive Summary

TITLE: Resolution No. R-44-2026: Regarding Permits Granted by the State of Illinois Department of Transportation for the Construction, Operation, and Maintenance of Street Improvements on State Highways Maintained by the Village (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

The Village previously approved Resolution No. R-33-2021, providing for performance security in the form of a resolution.

EXECUTIVE SUMMARY:

From time to time, the Village has a need to undertake or permit for repairs on or under roadways under the jurisdiction of the Illinois Department of Transportation. Permits for such work typically require performance security, however IDOT allows municipalities to provide said performance security in the form of a resolution, rather than a bond. The attached Resolution No. R-44-2026 represents IDOT's standard form, and would provide performance security for a two-year period.

RECOMMENDATION:

Consider adoption of Resolution No. R-44-2026 providing the State of Illinois performance security as required for Highway Permits, for calendar year 2026 and 2027.

ATTACHMENTS:

1. Resolution No. R-44-2026: Permits Granted by IDOT for Construction, Operation, and Maintenance on State Highways Maintained by the Village
2. Notice of Resolution Expiration

ATTACHMENT 1

RESOLUTION NO. R-44-2026

A RESOLUTION REGARDING PERMITS GRANTED BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STREET IMPROVEMENTS ON STATE HIGHWAYS MAINTAINED BY THE VILLAGE

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

WHEREAS, the Village of Winnetka, hereinafter referred to as “Municipality,” located in the County of Cook, State of Illinois, desires to undertake, in the calendar years 2026 and 2027, the location, construction, operation and maintenance of driveways and street returns, watermains, sanitary and storm sewers, street light, traffic signals, sidewalk, landscaping, etc., on State highways, within said Municipality, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois, hereinafter referred to as “Department;” and

WHEREAS, an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the Municipality or by a private person or firm under contract and supervision of the Municipality;

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

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

SECTION 2: COMPLIANCE WITH IDOT PERMITS. The Municipality hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold the State of Illinois harmless during the prosecution of such work, and assume all liability for damages to persons or property due to accidents or otherwise by reason of the work which is to be performed under the provisions of said permit.

SECTION 3: AUTHORIZATION TO EXECUTE PERMITS. All authorized officials of the Municipality are hereby instructed and authorized to sign said working permit on behalf of the Municipality.

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

[SIGNATURE PAGE FOLLOWS]

ADOPTED this 21st day of April, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

ATTACHMENT 2

Notice of Resolution Expiration

TO: ATTN: Mr. Tom Powers, Director of Public Works
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

FROM: Jonathan Karabowicz, P.E.
Traffic Permits Engineer
Illinois Department of Transportation – District One
201 W Center Court
Schaumburg, IL 60196-1096

DATE: February 20, 2026

SUBJECT: NOTICE OF EXPIRATION: Resolution on File

1. Identification of Resolution

Please be advised that the resolution on file for construction and maintenance by municipal forces in state right of way has expired.

2. Expiration Date

The provisions of this resolution have ceased to be in effect at **11:59 PM on December 31, 2016.**

3. Impact of Expiration

Upon the expiration of this resolution, work by village forces in the state right of way will not be allowed.

4. Next Steps / Re-adoption

[Select the applicable option]:

- **No Further Action:** The Village does not currently intend to renew or extend this resolution.
- **Pending Council Review:** A request to extend or replace this resolution is scheduled for the City Council meeting on [Date of Meeting] at [Time].
- **Adoption:** Updated resolution enclosed and/or submitted to the email address below.

5. Contact Information

For questions regarding this notice or the status of the resolution, please contact the Bureau of Traffic, Permits Section at (847) 705-4131 or DOT.D1.TrafficPermits@illinois.gov.

Very Truly Yours,


Jonathan E. Karabowicz, P.E.
Traffic Permits Engineer



Agenda Item Executive Summary

TITLE: 730 Elm Street - DUET Special Use - Policy Direction

PRESENTER: Scott Mangum

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

On April 21, 2026, the Village Council is scheduled to consider the Plan Commission (“PC”) recommendation regarding 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”), seeking approval of a special use permit to operate a medical office in the Commercial Overlay District on the Subject Property. If approved, the Applicant would establish a Winnetka location of an existing audiology clinic and wellness center that currently operates out of Lake Forest and Northfield, with the Northfield office relocating to the Subject Property. The decision of whether or not to grant a special use permit lies with the Village Council after receiving a recommendation from the PC.

ADVISORY BOARD/PLAN COMMISSION REVIEW

The Plan Commission (“PC”) considered the request at its March 25, 2026, meeting. After hearing from the Applicant and receiving four written comments from the public, the PC discussed the request. The PC commented favorably on the business itself, however, some members expressed concern that the business in the proposed location does not meet the standards for granting a special use. Commission members asked about the potential volume of clients and length of appointment time, along with inquiring about the specifics of non-retail offerings and services. The Commission members also asked the property owner representative whether the approved off-street parking allotment for the building would be sufficient for the proposed use and the other previously approved uses. The Commission members discussed how much of the proposed business activity would be typical audiology clinic services versus the innovative “experiential retail” that the Applicant described. Commission members also expressed concern about the agglomeration of special uses and non-retail businesses within the One Winnetka building. Commission members were ultimately concerned about the proposed audiology clinic’s ability to contribute to the district’s retail environment and generate foot traffic for the surrounding area.

After concluding its discussion, by a vote of 6-0, the PC recommended denial of the request based on the Commission's findings of fact below that the proposed medical office in the Commercial Overlay District at 730 Elm Street, Suite 120 is not consistent with the following standards for granting of Special Use Permits in the commercial Overlay District:

2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. 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;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
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.

It should be noted, the standards listed above are by the number from the "Standards for Review/Findings" section of the staff report for the March 25 PC meeting. Details of the request can be found in the attached staff report to the PC. For additional details please reference this report as well as the draft minutes of the March 25 PC meeting, which are included as **Attachment 1**. Additional public comments that were received in advance of the March 25 meeting, but after the publication of the agenda packet, are included as **Attachment 2**.

Given the PC recommended of denial of the request, this item is before the Village Council for policy direction.

RECOMMENDATION:

Village staff requests policy direction from the Village Council regarding the requested special use permit. Based on the direction provided, staff will prepare the necessary documents for either approval or denial of the requested special use at an upcoming meeting.

ATTACHMENTS:

1. Attachment 1: March 25, 2026, PC Memo & Minutes Excerpt
2. Attachment 2: Public Comments Received After Publication of March 25, 2026 Plan Commission Meeting Agenda Packet
3. Attachment 3: Murphy Development Group, LLC PowerPoint Presentation



**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.

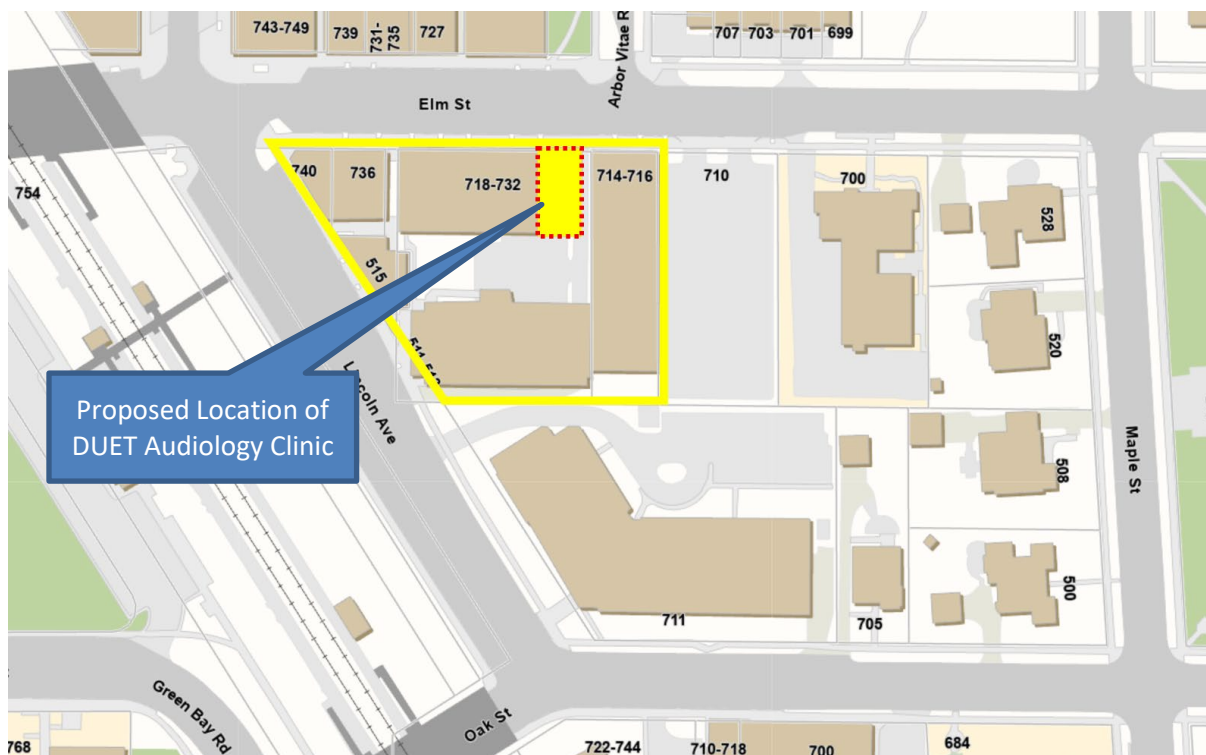


Figure 1 – One Winnetka Site – GIS Map

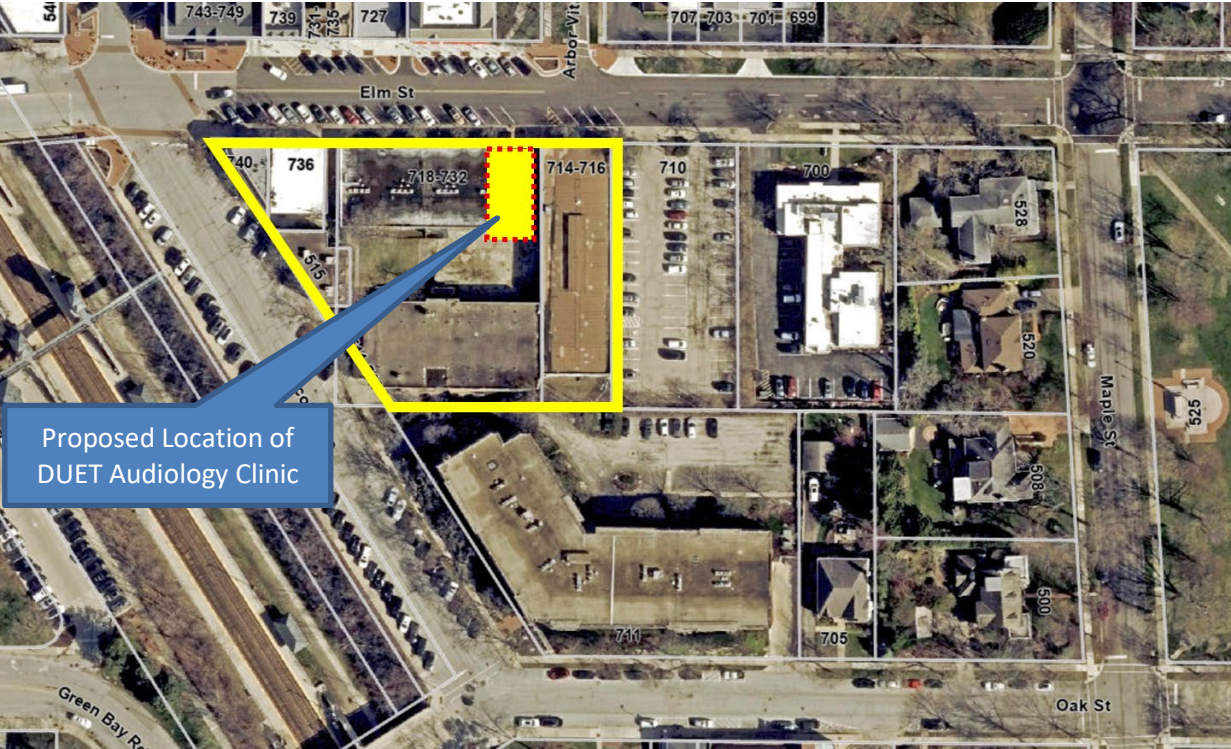


Figure 2 – One Winnetka Site - Aerial Location Map



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.

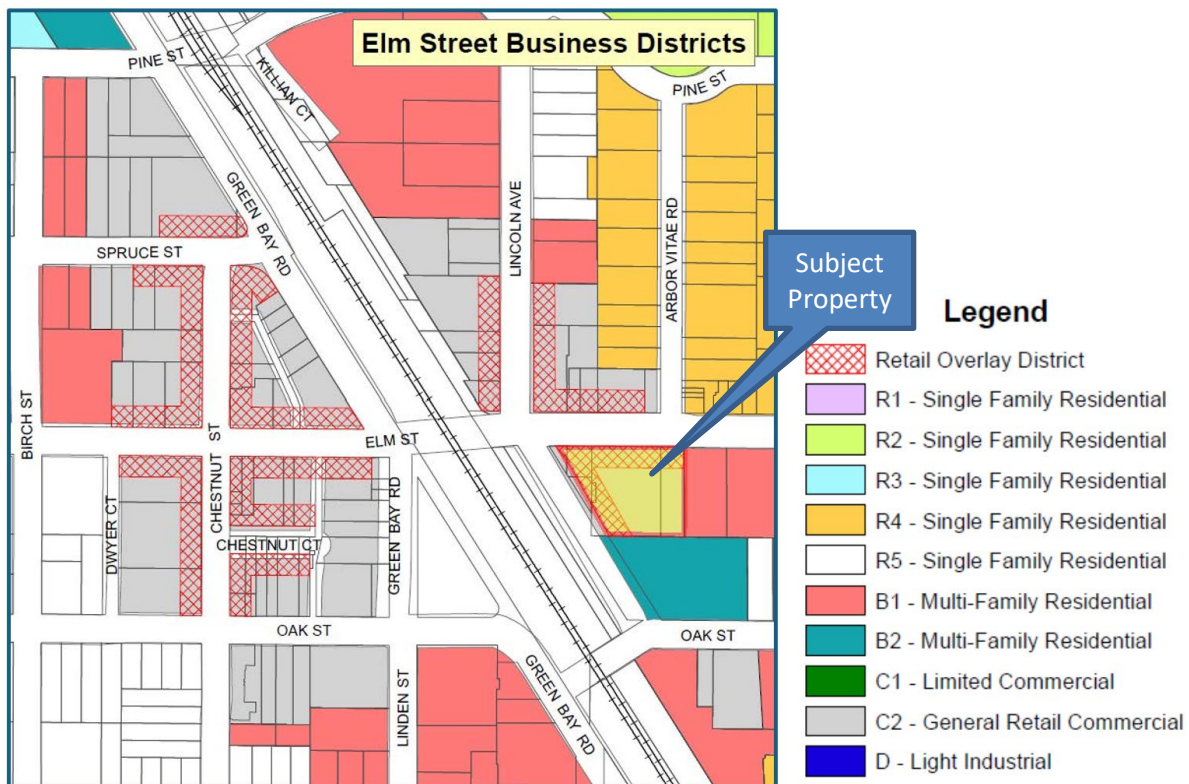


Figure 4 – Elm Street Business Districts

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.

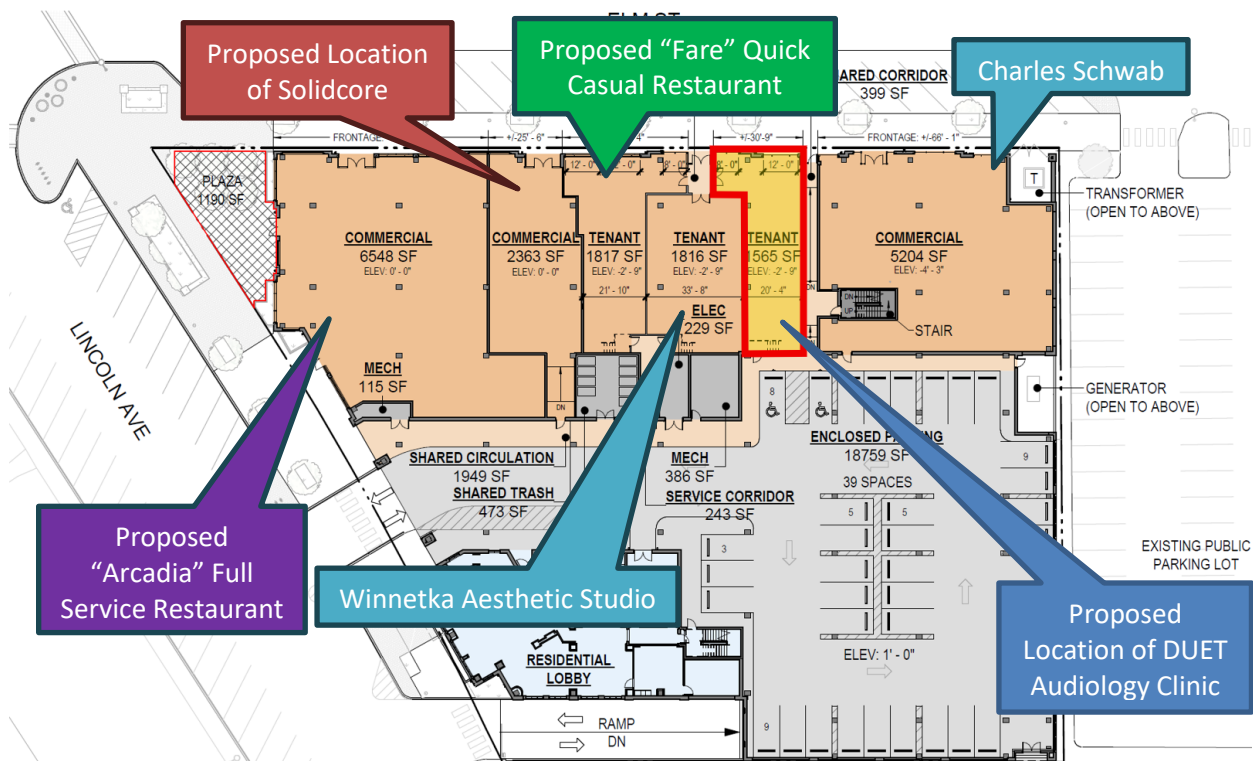


Figure 5 – One Winnetka Ground Level Plan

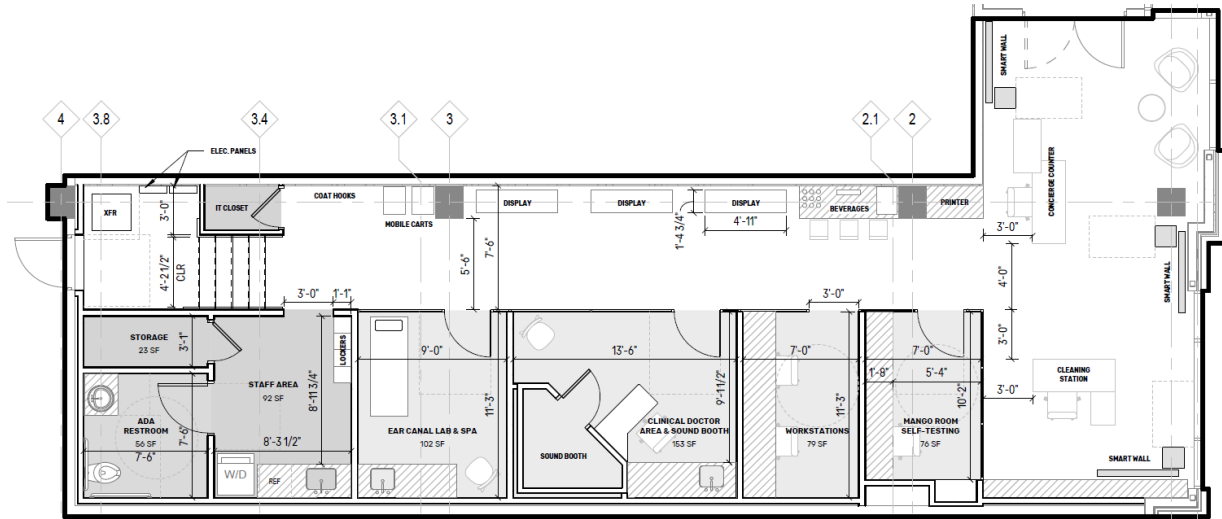


Figure 6 – Excerpt of Proposed Floor Plan

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

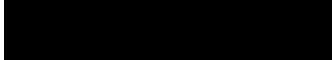
Phone No. 312213-8310

Email: cpr@gnrarch.com

Property Owner Acknowledgment

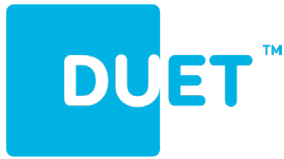
I hereby certify that I am the owner of the property located at 730 Elm Street, Winnetka, IL, and have provided the attached proof of ownership.
(address)

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

Property Owner Signature: 

Date: 01/12/2026

Printed Name: John T. Murpny



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

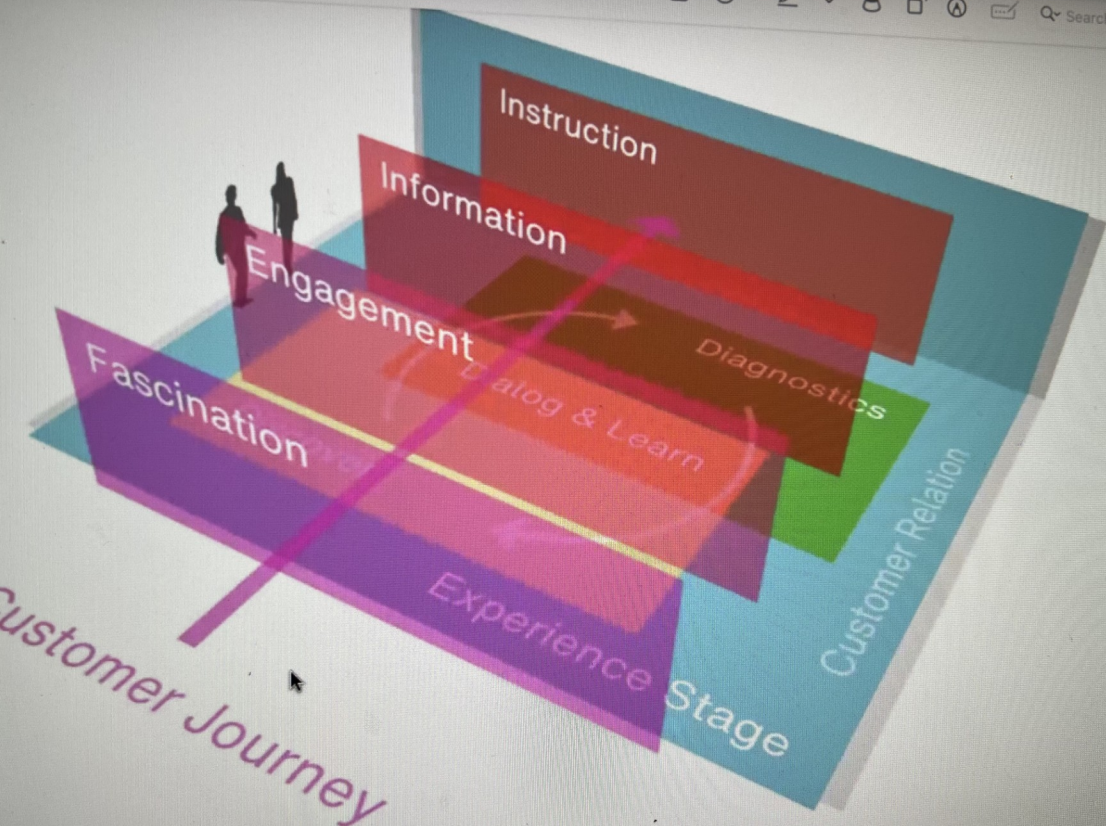


Public Zone



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](#)
[Outlook-Title_Lin.png](#)
[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

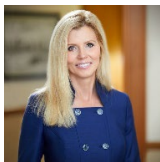
I have attached:

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

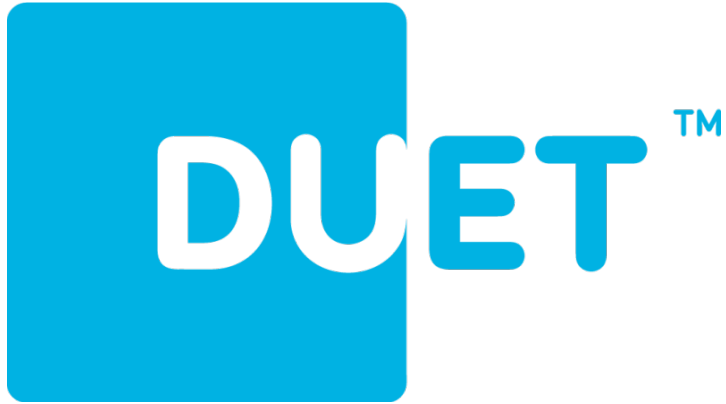
267 Westminster
Lake Forest, IL 60045

www.lakeforesthearing.com



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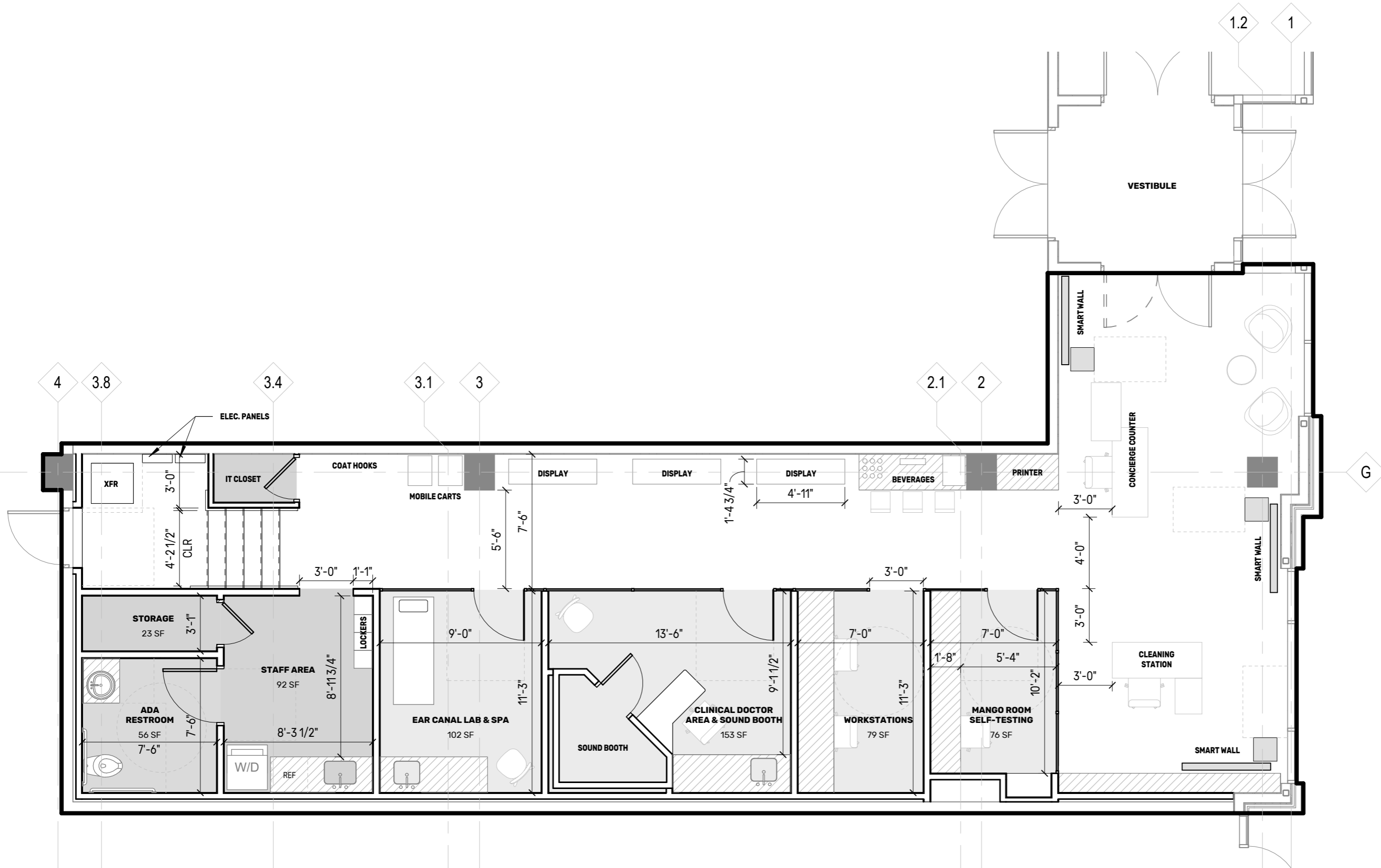
DUET Preservation Audiology – Dr. Lori Halvorson, AUD, FAA founded DUET’s hearing preservation clinic, which uses a groundbreaking, scientifically proven holistic approach that considers your entire hearing system, going beyond hearing aids to preserve your hearing and brain health.



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, 2025, 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:

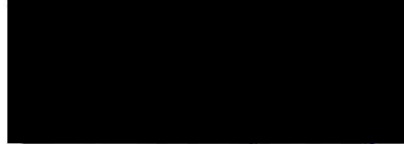
AYES: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic

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:

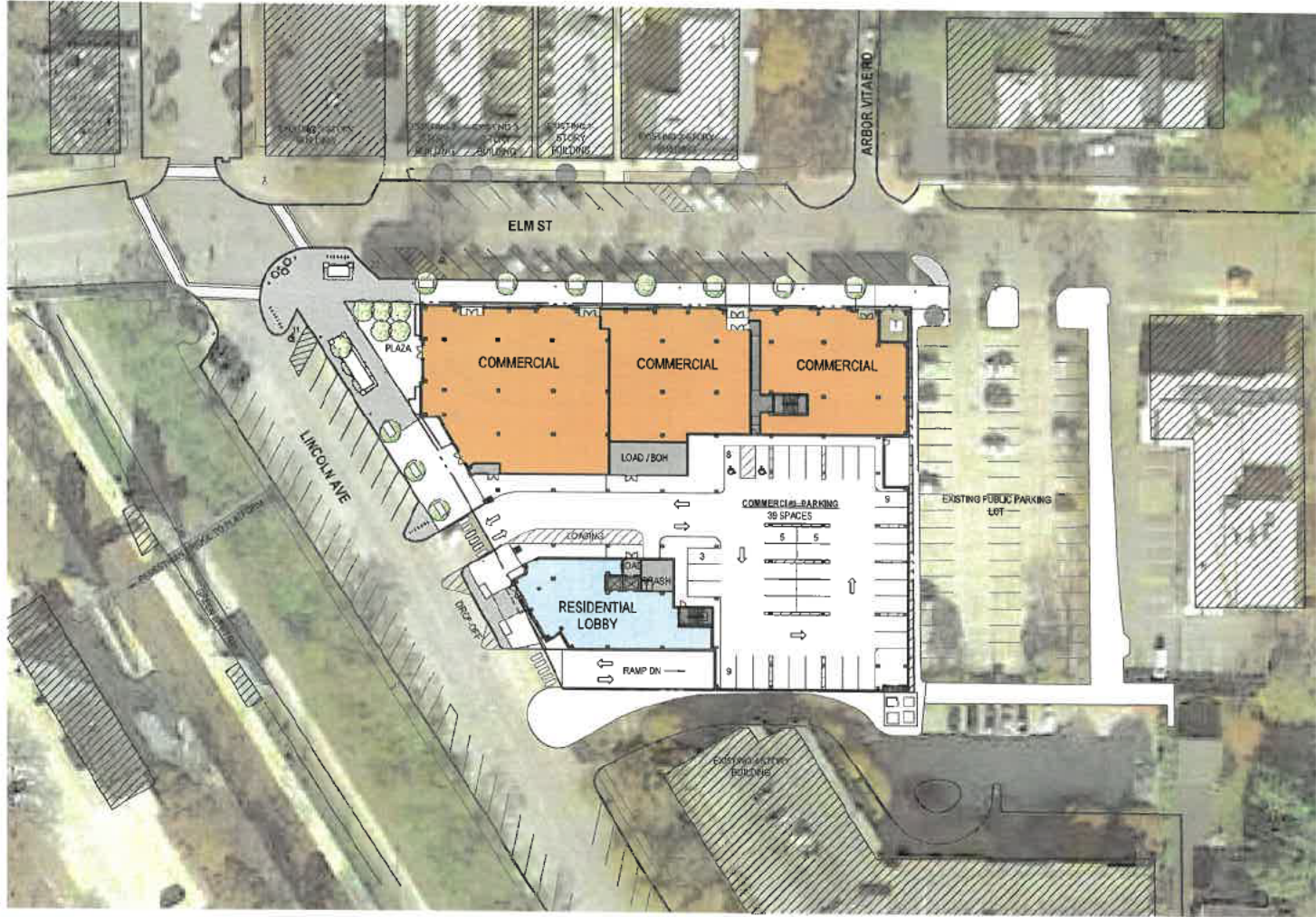
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EXHIBIT B

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	35,248 SF	28,735 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	1.50



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

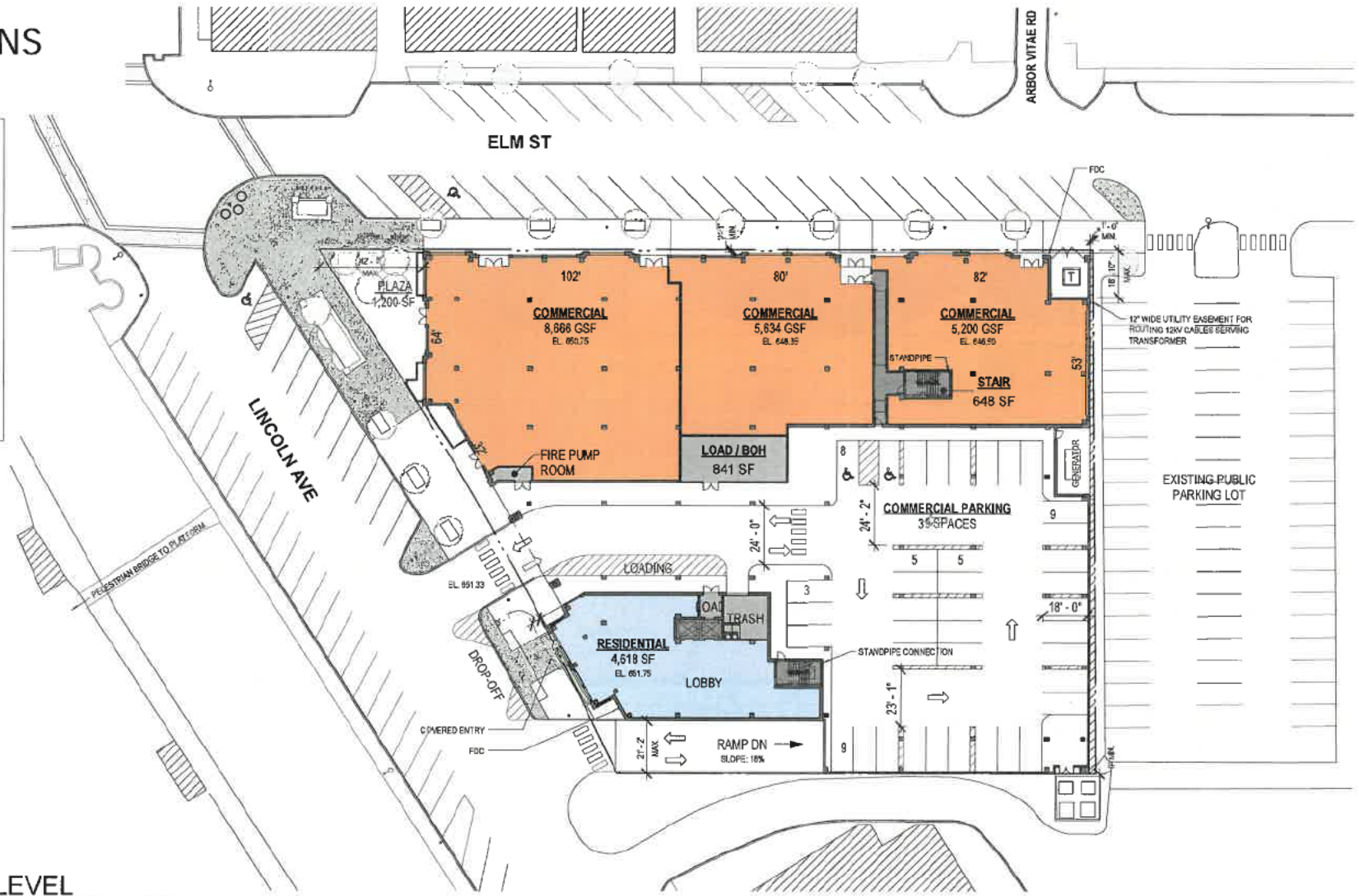
FLOOR PLANS

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

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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

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**WINNETKA PLAN COMMISSION
MEETING MINUTES
MARCH 25, 2026**

5 **Members Present:** Mamie Case, Acting Chairperson
6 Jonathan Alt
7 Christopher Blum
8 Matthew Bradley
9 King Poor
10 Kate Van Vlack

12 **Members Absent:** Layla Danley
13 Chris Enck
14 Cyrus Subawalla

17 **Non-Voting Members Absent:** Bridget Orsic

19 **Village Staff:** Scott Mangum, Community Development Director
20 Christopher Marx, Associate Planner

21
22
23

24 **Continued Applications:**

25 a. **Case No. 26-05-SU: 730 Elm Street, Suite 120 - DUET Audiology Clinic: An application seeking approval of**
26 **a Special Use Permit submitted by DUET Audiology Clinic, as the prospective lessee of the commercial space**
27 **located at 730 Elm Street, Suite 120, to allow a medical office in the C-2 General Retail Commercial Overlay District.**
28 **The property is currently owned by MDG Winnetka One, LP. The Village Council has final jurisdiction on this**
29 **request. This item was continued from the February 25, 2026 Plan Commission meeting.**

30 Mr. Mangum provided background with regard to the continued application in connection with the ground floor
31 retail use and the Commission's evaluation of the application on the 12 special use standards. Mr. Marx identified
32 the applicant and summarized the applicant's request to relocate their Northfield clinic to the subject property. He
33 then identified the property's location, zoning classification as well as the retail overlay district area in an illustration
34 and the proposed space to be occupied. Mr. Marx identified the entrance, how the interior space would be laid out,
35 hours of operation and number of employees and patients as well as the services to be provided. He then
36 summarized the parking plans for employees and patients.

37
38 Mr. Marx referred to the three previously approved special use permits for the site as well as two proposed
39 restaurant uses in the building. He then identified the specific limitations for medical and financial uses under the
40 Planned Development as well as the proposed space to be occupied by the applicant in an illustration. Mr. Marx
41 stated the applicant provided their responses as to how the proposed use complied with the 12 standards the
42 Commission is to consider and the recommendation by the village staff and Village Attorney that the Commission
43 review and consider the proposed use in connection with all 12 standards included on page nos. 17 and 18 in the
44 agenda packet.

45
46 Mr. Marx stated the Commission is to consider whether the proposed use is consistent with the standards and
47 following the applicant's presentation, public comment and Commission discussion, the Commission may decide to
48 either continue the matter to a date certain to allow time to address questions or comments or make a motion to
49 recommend approval or denial of the special use permit. He then asked if there were any questions.

50
51 Mr. Bradley asked for clarification in terms of the square footage to be occupied. Mr. Marx confirmed the square
52 footage proposed by the applicant would be compliant. Ms. Van Vlack questioned the length of the lease agreement.
53 Mr. Marx responded it would be a 10 year lease. Mr. Poor referred to the close vote in February 2026 on the

1 Solidcore application and the fact that there would be guidance from the Village Council in terms of having no retail
2 in the One Winnetka development. Mr. Marx responded the applicant can identify plans for the last space to be
3 occupied. Mr. Mangum informed the Commission the applicant has the ability to request a special use permit at the
4 proposed location with the plans to be evaluated by the Commission and Village Council to determine whether to
5 approve it or not. He added there was no specific requirement that there has to be a retail use. Mr. Bradley provided
6 additional information with regard to the Solidcore approval. A Commission Member questioned how the hallways
7 and shared corridor would be positioned. Mr. Marx stated that area may not be counted toward the leased space
8 and the applicant can respond. No additional questions were raised at this time.
9

10 Chairperson Case swore in those speaking to this matter. Dr. Lori Halvorson, founder of DUET, clarified the difference
11 by DUET and a medical audiology clinic and described several products in detail which generate a significant retail
12 tax base. She also described the office layout and programming services offered. Dr. Halvorson stated the use would
13 not be an old fashioned audiology clinic but would be utilizing a system to keep the area between the ear and the
14 brain healthy with the use of curated retail experiences and products. She stated the business would be a good fit
15 for the neighborhood and generate revenue.
16

17 Chairperson Case noted there is no one in the audience to comment and asked the Commission Members if they
18 had any questions. Mr. Bradley described the business as wonderful and asked if it would be predominately retail.
19 Dr. Halvorson responded it was previously retail until they redesigned the physical structure and is now walk-ins
20 which generate appointments. She also described the current location in Northfield as well as the length of
21 appointments which she described in detail. Dr. Halvorson confirmed they had more walk-ins than appointments.
22 Ms. Van Vlack asked for additional information with regard to marketing to younger generation which Dr. Halvorson
23 provided to the Commission. Dr. Halvorson also described their typical patients and the services provided to them.
24 Ms. Van Vlack questioned why the applicant chose this location since there would not be a lot of foot traffic. Dr.
25 Halvorson referred to their current patient clientele who are from Winnetka and added their retail products and
26 services are not covered by insurance.
27

28 Mr. Alt described the presentation as phenomenal and questioned the cost range for walk-in appointments. Dr.
29 Halvorson responded it varied from \$199-\$800 and provided the cost of various other products and their features
30 in detail. She described the business as a brain hearing wellness retail studio. Mr. Bradley asked if they have repeat
31 customers. Dr. Halvorson responded they have yearly exam customers as well as new customers with the modeling
32 numbers based on the Lake Forest appointments. The second presenter, Kristin Halvorson, stated the median
33 customer age is low 50's.
34

35 A Commission Member described the presentation as well thought out and described the Commission's charge in
36 connection with the overlay district. He asked what percentage of their annual revenue is products vs. services. Dr.
37 Halvorson responded it is a hybrid business with $\frac{3}{4}$ of their revenue is taxed on products. A Commission Member
38 referred to parking. Deirdre Clein, representative for the property owner, described the available parking spaces on
39 site. Dr. Halvorson explained how the business name was created. Ms. Van Vlack referred to the developer's
40 agreement in that there would not be special use requests for this location with the preference for the space being
41 retail.
42

43 Chairperson Case asked if there were any other questions. No additional questions were raised at this time. Noting
44 that there were no members of the public present, she then called the matter in for discussion.
45

46 Mr. Bradley commented the presentation was great and it appeared to be a great business but it did not belong in
47 this location in Winnetka. He stated he voted against the Solidcore special use request and referred to the issues
48 that were raised in connection with that application. Mr. Bradley stated he hoped the applicant can find another
49 location in the village. He stated he would not recommend approval and added parking would be an issue in the
50 downtown area with that standard not being satisfied. Mr. Bradley concluded they should try to preserve having a
51 retail overlay district tenant in this space and added standard nos. 2, 3, 5 and 12 have not been met.
52

53 Ms. Van Vlack described the situation as a bait and switch in terms of what they were presented with overall to

1 expect with the developer knowing there would be mostly special uses being requested. She stated there would
2 need to be at least two retail uses in order to provide foot traffic with their being no churn in connection with traffic.
3 Ms. Van Vlack commented she loved the business model and described the situation that the Commission is being
4 presented with special use requests in bits and pieces with them having to recommend denial of a business they
5 would otherwise support. She commented she hoped One Winnetka to have been more retail overall and described
6 the situation as disappointing. Ms. Van Vlack concluded she would recommend against the request at this location.
7

8 Mr. Alt agreed with the comments made and that it would not be the right location. He stated the Commission is
9 concerned with regard to the foot traffic with their being only one pure retail use across the street. He asked for the
10 applicant to consider other Winnetka locations which had stronger foot traffic and concluded he would not be in
11 favor of the request.
12

13 Mr. Poor agreed with the comments made and stated the Commission is the steward of the overlay district and the
14 preference for no retail uses on the first floor of businesses. He stated this hybrid use is not the type of retail use
15 envisioned for the overlay district along with concerns with regard to parking. Mr. Poor stated while the business
16 would be a great business for the village, he referred to the caucus survey that people want to see expanded
17 shopping. He concluded he would not recommend approval.
18

19 Mr. Blum stated while the proposal is close to a retail use and if it were not located in One Winnetka, the Commission
20 would likely recommend approval. He agreed with the parking concerns and suggested they get creative in terms of
21 creating time limits for parking. Mr. Blum compared the proposed use to that of specialty optical retail with an
22 optician. He stated they want people to park, browse and shop and if they want foot traffic, they have to have
23 vehicles. Mr. Blum then stated he is torn and referred to the ordinance they have to adhere to.
24

25 Chairperson Case applauded the applicant's enthusiasm and agreed it would be a good business but not the right
26 business for this location along with the parking issues raised. She stated standard nos. 2, 3, 5 and 12 are not met
27 and that she hoped the developer would consider tenants which would be more walker friendly. Chairperson Case
28 stated there is still time to consider a retail use for this space and would like to see the applicant find another space
29 in the village.
30

31 Ms. Clein stated she spoke at the Village Council on a number of items and stated an updated traffic and parking
32 analysis was done in conjunction with the restaurant space which concluded they were in compliance from a code
33 perspective and that there is sufficient parking to support the use. She stated with regard to the three different
34 zones considered, she referred to the sidewalk grade changes and confirmed there would still be the same number
35 of spaces. She stated she also presented to the Village Council the list of retailers and specialty retailers they pursued.
36 She stated the retail market has changed and traditional retail required a critical mass of a mall which would generate
37 foot traffic with downtown areas not being able to support higher end retailers the community preferred. She
38 concluded by stating they attempted to fulfill the community's desires.
39

40 Chairperson Case referred to the agreements made with the developer at the planning level. Ms. Van Vlack
41 questioned what can be done at 1/10th of the way through a 10 year lease with regard to issues regarding traffic,
42 etc. being raised and questioned what can be done to make things better at that point. She stated the alternative is
43 not actionable and referred to the Solidcore approval. Mr. Bradley stated the Village Council's consideration in terms
44 of look backs is to confirm that employees are parking they are supposed to, etc. and referred to Schwab's and Solid
45 Core's affirmation to require customers to use off-street parking. He stated village residents are well aware that
46 there is a parking problem in the village.
47

48 Chairperson Case asked for a motion. Mr. Bradley moved to recommend denial of the special use request as
49 indicated on page 17 in that standard nos. 2, 3, 5 and 12 have not been met. Ms. Van Vlack seconded the motion. A
50 vote was taken and the motion unanimously passed, 6 to 0:

51 AYES: Alt, Blum, Bradley, Case, Poor, Van Vlack

52 NAYS: None

53

1
2
3 Respectfully submitted,
4
5 Antionette Johnson
6 Recording Secretary

DRAFT

ATTACHMENT 2

From: [REDACTED]
To: [Planning](#)
Subject: Public Comment: DUET Audiology Clinic SUP, March 25, 2026 Plan Commission
Date: Monday, March 23, 2026 9:38:47 AM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair Danley and Commissioners,

Thank you for recommending denial of the Solidcore SUP. It was the correct decision.

A cursory review of recent studies (e.g. the JPMorgan Institute) and related reporting suggests several clear trends: 1) Retail has shifted to where people now live and work. While large urban office districts struggle, suburban and neighborhood retail has rebounded as hybrid work patterns persist; 2) Online sales account for around 16-18% of total retail spending. The majority of commerce still occurs in physical stores, particularly in community-based shopping districts; and 3) Retail is evolving, not disappearing. Growth is occurring among smaller, curated, digitally integrated businesses that rely on walkable, visible downtown locations. These establishments generate sales tax revenue, increase foot traffic, and reinforce a community's sense of place.

One Winnetka's commercial space in the Retail Overlay District was originally presented as a significant opportunity for the East Elm shopping district. Despite Winnetka's long-established retail protections, it appears - based on developer requirements, submitted floor plans, and leases already in place - that special uses were effectively predetermined for the entirety of the commercial space.

The retail overlay district was created to protect a walkable retail environment. Without continued discipline in how these standards are applied, we risk reverting to the office-oriented environment of the past - one this community worked diligently to move away from. While service-oriented businesses certainly have a place in our community, they should not become the default use in spaces intended to support retail activity. Approving exception after exception weakens the policy tools that were carefully put in place to sustain active shopping districts.

Core retail areas have already been significantly reduced to accommodate service uses, which continue to thrive in expanded non-retail zones such as expanded district perimeters, second-floor spaces, and behind retail frontages. Given this, why introduce more non-retail into core retail spaces and further dilute our shopping areas?

Community input should also guide these decisions. For example, question 36 of the 2025 Winnetka Caucus Council survey asked, "What would you like to see more of in Winnetka?" None of the response options included medical, audiology, or the like. Fitness/wellness studios ranked near the bottom of the list, with only co-working/shared office space ranking lower. Moreover, among the 378 write-in responses identifying businesses residents seek outside of Winnetka that they wished were in Winnetka, expanded shopping and specialty retail dominated. There were no requests for additional medical, financial, or similar service uses.

Parking constraints remain a significant concern for both residents and existing businesses. In the East Elm area, parking demand during peak hours was already strained prior to the One Winnetka development. With the completion of the development, these pressures will only intensify as consumer parking spaces are occupied by service staff and clients within the complex. At its March 17, 2026, Village Council Meeting, longtime East Elm retail owners voiced concerns that the growth of service uses in core retail spaces and constrained parking are directly, negatively, impacting their businesses.

For these reasons, I urge you to preserve ground-floor space for retail use, and deny the DUET Audiology Clinic SUP.

Thank you for your service,

Jessica Tucker
Winnetka

From: [REDACTED]
To: [Christopher Marx](#)
Cc: [REDACTED]
Subject: RE: Proposed DUET Winnetka store
Date: Monday, March 23, 2026 2:16:56 PM
Attachments: [DUET Winnetka Community Development 23 March 2026.pdf](#)

You don't often get email from djennerjahn@buildordie.com. [Learn why this is important](#)

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Mr. Marx:

Please see the attached letter supporting Dr. Lori Halvorson and the proposed Duet retail tenant space at the One Winnetka Building.

--David Jennerjahn.



David Jennerjahn

AIA

[REDACTED] | [buildordie.com](#)

D [REDACTED]

Chicago | San Francisco | Denver |



23 March 2026

—
Mr. Christopher Marx
Community Development
Village of Winnetka
cmarx@winnetka.org

**RE: DUET Winnetka
720 Elm Street**

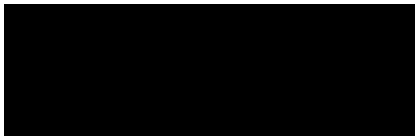
Dear Mr. Marx:

Regarding the proposed DUET Winnetka retail medical space at 720 Elm Street in the One Winnetka Building, we, as architects of this project, would like to bring to your attention to the street engagement between the building exterior and the designed interior of the DUET store. Like DUET’s prominent downtown Lake Forest establishment, this proposed store will promote foot traffic and streetscape engagement via retail displays visible at the store windows, vibrant interior lighting and graphics and open-to-view activities of the store’s operations. From the sidewalk, pedestrians will see customer retail areas, product experience displays, “sound bar”, customer concierge desk and lounge. Glassy interior partitions allow visual access into customer labs, the “audio gym” room, hearing spa, and the clinical doctors area.

Patients and residents of Lake Forest often comment on how open and welcoming that DUET store is. We feel that the DUET Winnetka design will similarly evoke the same sentiments and will positively drive pedestrian activity that contributes to a vibrant street experience.

If you have any questions or need any additional information, please do not hesitate to contact us.

With Regards,



David Jennerjahn AIA
Valerio Dewalt Train Associates, P.C.



Charles Riesterer
CPR Consulting Architects

From: [REDACTED]
To: [Christopher Marx](#)
Subject: Letter of Support for Duet Hearing
Date: Tuesday, March 24, 2026 2:00:44 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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To Whom It May Concern,

My name is Michael Forman, and I am the owner of Lake Forest Pack & Ship and a neighboring business to Duet in Lake Forest.

As a fellow business owner, I have had the opportunity to observe firsthand the positive impact Duet has on both the local business community and its residents. Their space is inviting and thoughtfully designed; many of my customers have commented on how unique and approachable it feels, often comparing it to an Apple or boutique retail experience. It creates an environment that naturally encourages people to walk in, explore, and engage.

What stands out most, however, is the team at Duet. They are consistently kind, welcoming, and genuinely passionate about helping people. It is common to see walk-in visitors stopping by with questions, browse products, seeking guidance on hearing protection for family members, or stop in to meet their office dog Kaleo (I'm guilty of dropping in multiple times throughout the day). They have created a retail environment that feels accessible, modern, and community-oriented, something that is truly valuable in a community like Winnetka.

Beyond their day-to-day work, Duet is deeply committed to their mission of improving hearing health on a broader scale. Their passion extends into humanitarian efforts both locally and globally, reflecting a genuine dedication to making a difference in people's lives far beyond their storefront.

In addition, Duet has been an excellent business neighbor. They actively support surrounding businesses, refer customers, and contribute to a strong sense of community among local merchants.

Based on my experience, I strongly support Duet in their efforts to secure space in Winnetka. I am confident they will be a meaningful and positive addition to the community.

Sincerely,
Michael Forman

[REDACTED]

[REDACTED]

ATTACHMENT 3

**ONE WINNETKA
PRESENTATION
FOLLOWING PAGE**

ONE
WINNETKA

DUET Hearing Wellness

Special Use Application

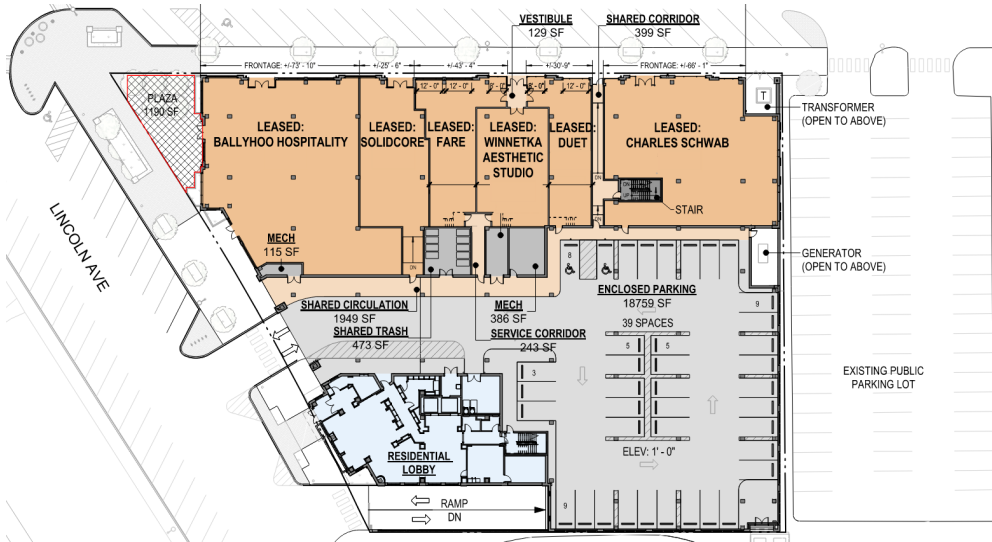
Village Council – April 21, 2026



MURPHY DEVELOPMENT
GROUP, LLC

One Winnetka: A Completed Vision

ONE
WINNETKA



Fully Leased Tenant Mix

Ballyhoo Hospitality

Full-Service Restaurant

By Right

Solidcore

Fitness Studio

SUP Approved

FARE

Casual Restaurant

By Right

Winnetka Aesthetic Studio

Medical Office

SUP Approved

DUET Hearing Audiology

Retail Wellness

SUP Pending

Charles Schwab

Financial Office

SUP Approved

DUET is the final commercial tenant at One Winnetka. All commercial space is now fully leased with a curated mix of dining, fitness, wellness, and financial services. No additional special use applications are anticipated.



The Village Council raised thoughtful concerns during prior discussions. We have listened carefully and want to address each one directly.

"Too Many Special Uses"

CONCERN

Approving additional special uses erodes the C2 retail overlay and sets a precedent for future development.

OUR RESPONSE

DUET is the final tenant. This closes the book on One Winnetka. No further special use requests will follow. The Village's own Futures 2040 Plan calls to evaluate the C2 overlay district.

"Not Enough Retail"

CONCERN

One Winnetka was expected to include goods-based retail, and every tenant is a service use.

OUR RESPONSE

DUET generates retail product sales and associated sales tax revenue through headphones, hearing protection devices, wellness accessories, and gift items. Customers can browse and purchase without an appointment. DUET generates more sales tax than Schwab or any other service-only tenant in the building.

"Parking Impact"

CONCERN

Each additional tenant adds parking pressure to the Elm Street district.

OUR RESPONSE

DUET's demand is 2–3 spaces per hour — a fraction of any other tenant in One Winnetka. No conditions required. After the Council worked through parking conditions for Solidcore (15-minute class gaps), DUET is effectively a non-event.



More like Warby Parker than an ENT office.

DUET is a boutique ear-to-brain wellness concept that combines specialty retail with personalized hearing and cognitive health services.

The storefront experience:

- Open retail floor with product displays
- Headphones, hearing protection, and wellness devices for browsing and purchase
- Walk-in engagement encouraged
- Window displays are refreshed regularly to maintain visibility and engagement from the street
- Concierge desk and beverage station
- Music therapy and experiential programming
- Gift items and accessories

Unlike a traditional medical office, DUET operates as an interactive storefront that encourages product discovery, walk-in traffic, and ongoing customer relationships.

Retail Sales Profile

- Product sales represent approximately 60% of total revenue
- Retail offerings: headphones, hearing protection, wellness devices, accessories, gift items
- Customers can browse and purchase without an appointment
- Estimated annual sales tax generation: \$38,000
- Generates ongoing local sales tax revenue to the Village

Customer Behavior

- Walk-ins are common and often originate from nearby businesses
- Trip-chaining behavior supports surrounding retailers
- Retail model supported by repeat purchases and seasonal gifting
- Retail interaction occurs at the front of the space
- Existing Lake Forest location generates meaningful foot traffic from passersby

Sales Tax Revenue Relative to Alternative Uses

Use Type	Sales Tax?	Walk-In Traffic?	Storefront Activation?
DUET Hearing Wellness	Yes – product sales	Yes	Yes – retail displays
Financial Office	No	Limited	Limited
Traditional Service-Only Use	No	No	No

DUET satisfies the same criteria the Village has applied to prior Special Uses — with strong retail characteristics and minimal impact.

The Village has consistently evaluated Special Use applications based on:

- Activation of the storefront
- Compatibility with surrounding uses
- Parking and operational impact
- Contribution to district vitality

DUET aligns with each of these criteria:

- Active, visible storefront with walk-in retail engagement
- Generates sales tax revenue through product sales
- Minimal parking demand (2–3 spaces per hour, no peak stacking)
- Customers are primarily drawn from existing Winnetka foot traffic, not new destination demand
- Low operational intensity relative to many permitted uses

Approval of DUET is not about precedent — it is about applying a consistent, objective standard to a low-impact, retail-oriented use.

During the Solidcore discussion, the Council expressed interest in a tenant that “dovetails” with the fitness use. DUET is that complement.



Shared Demographic

Solidcore’s core customer — affluent, health-conscious, predominantly female — maps directly to DUET’s. Same demographic, complementary need.

Hearing Protection for Active Lifestyles

DUET offers custom hearing protection products used during fitness, concerts, and travel. A natural retail cross-sell for the active wellness consumer.

Cognitive Health & Brain Wellness

DUET’s preservation audiology model focuses on brain health through hearing — a growing priority for the health-conscious demographic already investing in physical fitness.

Experiential Programming

Music therapy sessions, listening demonstrations, and educational events create community engagement and foot traffic beyond clinical visits.

No Pattern of Widespread Conversion

Special use approvals are not widespread across the Village. They are approved selectively where they activate storefronts, serve the community, and fit within the surrounding context.

Why One Winnetka Is Different

One Winnetka is the only new mixed-use building in the district. It was designed to accommodate modern retail formats, service-integrated uses, and structured parking. These users naturally locate in new construction environments.

Market Reality

Low vacancy and limited turnover exist in the Village. Few, if any, alternative spaces exist for these users. These uses are not displacing traditional retail — they are filling available space in the only building designed for them.

C2 Overlay Under Review

The Winnetka Futures 2040 Plan calls for evaluating the C2 overlay. The Village will likely be reviewing and revising the zoning ordinance in 18–24 months. Denying a creditworthy long-term tenant while the overlay itself is under review creates the vacancy the overlay was designed to prevent.

Recent Special Use Activity

2023

- Compass Real Estate Office – Approved
- North Shore Events (Event Planning) – Approved
- Chase Bank (Temporary) – Approved

2024

- Toned Yoga (Fitness Studio) – Approved (not pursued)

2025

- Charles Schwab – Approved (One Winnetka)
- Winnetka Aesthetic Studio – Approved (One Winnetka)
- Solidcore – Approved (One Winnetka)
- Sit Still Kids Salon – Approved (not pursued)

2026

- **DUET Hearing Wellness – Pending (One Winnetka)**

This reflects a measured, case-by-case approach — not a pattern of widespread conversion.

39

On-Site Spaces
(meets zoning)

93

Adjacent Spaces
upon completion

332

Vacant Spaces at
observed peak (4 PM)

2-3

DUET spaces
per hour

Staggered Tenant Demand

Fitness (Solidcore): Early morning / evening

Office (Schwab/Winnetka Aesthetic Studio): Daytime

Restaurant (Ballyhoo/Fare): Midday / evening

DUET: Daytime, low-volume

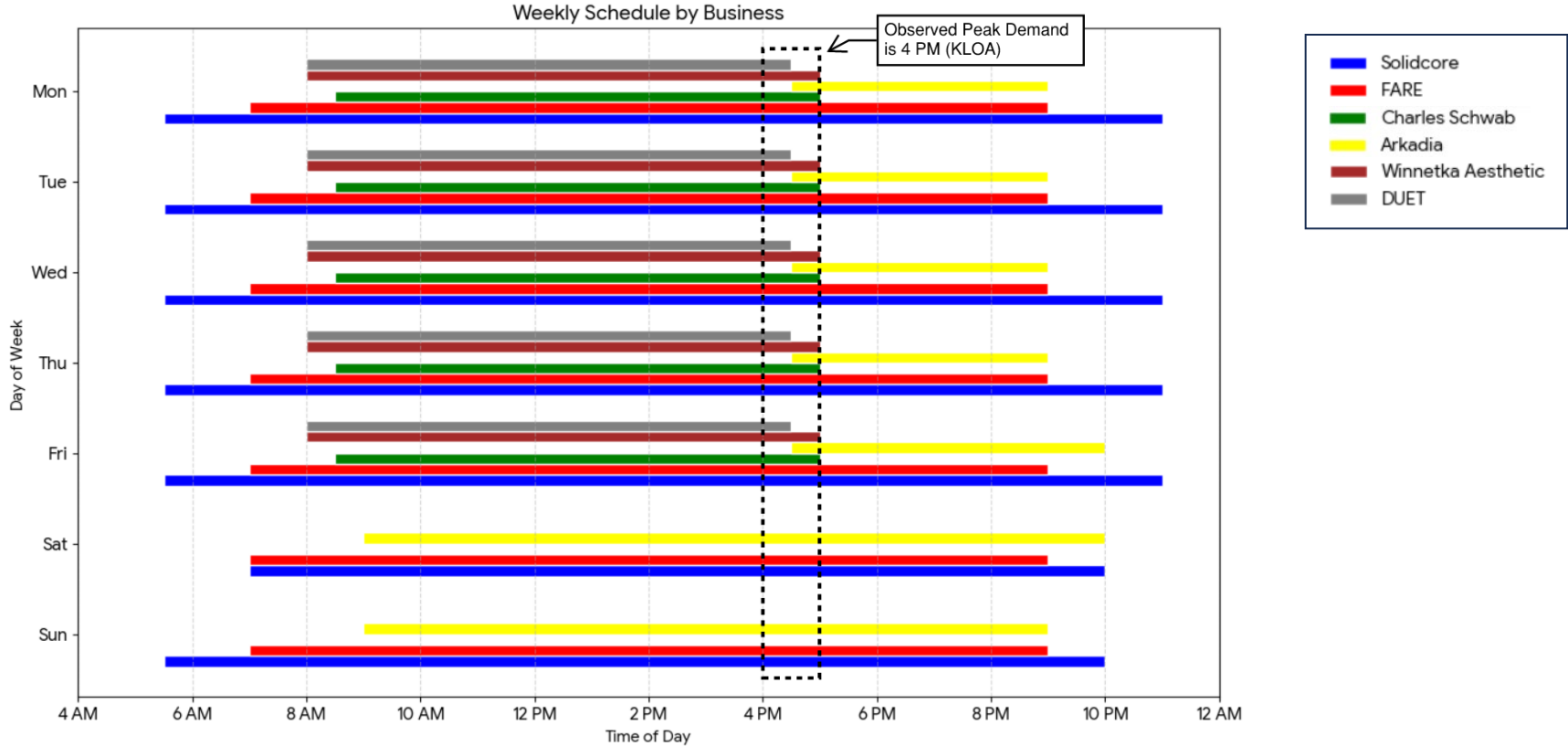
No single peak is driven by all tenants simultaneously. Parking demand is distributed throughout the day.

DUET Parking Impact

- 2-3 customers at a time
- Approximately 6-10 clients per day
- No peak stacking or group arrivals
- Estimated demand: 2-3 spaces per hour
- **No special conditions required**

For context: The Council negotiated 15-minute class gaps for Solidcore's 15-car surges. DUET's 2-3 spaces/hour is a fraction of that and needs no conditions.

One Winnetka Business Hours





Agenda Item Executive Summary

TITLE: 829 and 833 Foxdale - Lot Consolidation and Zoning Variations - Policy Consideration

PRESENTER: Scott Mangum

AGENDA DATE: April 21, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

INTRODUCTION

On April 21, 2026, the Village Council is scheduled to consider the Plan Commission (“PC”) and Zoning Board of Appeals’ (“ZBA”) recommendations regarding an application submitted by Deanna and Stephen Nied (collectively, the “Applicant”), as the owners of the properties located at 829 Foxdale Avenue and 833 Foxdale Avenue (collectively, the “Subject Property”). The Applicant is seeking approval of the following relief as part of a Final Subdivision Plat approval to consolidate the two existing lots into a single lot of record:

1. **Zoning Variations** to permit the existing residence at 833 Foxdale Avenue to:
 - a. observe less than the minimum required side yard setback from the northerly property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width;
 - b. not provide the required building line articulation along the north side building walls; and
2. A finding of “No Material Increased Adverse Impact” for the existing detached garage at 829 Foxdale Avenue, which does not provide the minimum required rear yard setback from the easterly property line.

The Applicant resides at 833 Foxdale Avenue, which they acquired in 2005. Subsequently, the Applicant acquired the adjacent property at 829 Foxdale Avenue in 2024. If approved, the Applicant will demolish the existing residence at 829 Foxdale Avenue and consolidate the two parcels into a single buildable lot. The existing residence at 833 Foxdale Avenue would remain. The Applicant intends to construct an addition on the south side of the existing residence on the 833 Foxdale Avenue parcel, and replace the existing detached garages with a new detached garage in the southeast corner of the proposed lot.

The demolition permit for 829 Foxdale Avenue has been issued along with a permit to restore the parcel to a vacant lot. However, during construction of the proposed addition the Applicant would like to maintain both of the existing detached garages. The 833 Foxdale garage for vehicle storage and the 829 Foxdale garage for temporary storage of salvaged building materials removed from the 829 Foxdale Avenue residence. Plans for the proposed addition and new detached garage have not been submitted, the Applicant is simply explaining what their intent for the proposed consolidated lot is at this time.

Compliance with Zoning Standards – The proposed consolidation complies with the minimum lot area, lot width, and lot depth requirements. Both of the existing lots are nonconforming with respect to the minimum required lot area and average lot width. Therefore, the proposed consolidation would eliminate two nonconforming lots and create one conforming lot.

However, the proposed consolidation does not comply with two zoning standards related to setbacks. The consolidation has the effect of increasing the average lot width, resulting in an increase in the minimum required side yard setback. As a result, the proposed larger lot renders the existing 833 Foxdale Avenue residence nonconforming with respect to the new minimum side yard requirement. The existing improvements are deficient with the new requirement by 4.45 feet or 37.08%.

Additionally, a variation from the building line articulation requirement is also necessary as a result of the proposed consolidation. The northerly building walls of the existing residence at 833 Foxdale Avenue do not provide the required building line articulation. The Zoning Ordinance requires the side building walls that face the smaller side yard, on a residence constructed prior to April 1999, be articulated by at least 18 inches when the residence is more than 40 feet long. Currently, the smaller side yard is along the southerly property line and the existing residence complies with the building line articulation requirement. However, as a result of the proposed subdivision the smaller side yard is now along the northerly property line and the existing north side building walls do not comply with the building line articulation requirement. The existing north side building walls are deficient with the articulation requirement by 5.34 feet or 13.35%.

Compliance with Subdivision Code Standards – The Subdivision Code requires subdivisions to conform with the Comprehensive Plan and with minimum standards such as the street system, street and alley widths, lot size, etc. Additionally, when there are pre-existing zoning nonconformities, the Plan Commission is to consider the existence of such nonconformities and “*determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.*” There is one pre-existing nonconformity that will remain on the proposed consolidated lot. The existing detached garage on 829 Foxdale Avenue provides a nonconforming rear yard setback from the easterly property line. According to the Applicant, they do intend to remove the garage upon completion of an addition to the existing residence that is to remain.

ADVISORY BOARD/COMMISSION REVIEW

The Plan Commission (“PC”) considered the request at its December 17, 2025, meeting. After hearing from staff, the Applicant’s architect, and two members of the public, the PC discussed the request and the impact the consolidation would have on the unique character of Foxdale Avenue and the availability of housing in the denser R-5 zoning district in the Village. Some members commented that the addition proposed by the Applicant would maintain the character of the neighborhood more than new homes on each lot would. With eight (8) voting members on a request that also required ZBA consideration, the PC was initially split. In order to forward a recommendation to the Council, the PC continued its discussion, which focused on the consistency of the proposed consolidation with the Winnetka Futures

2040 Comprehensive Plan. **Ultimately, by a vote of 5-3, the PC recommended denial of the request.**

Details of the request can be found in the attached staff report to the PC. A similar report was also provided to the ZBA. For additional details please reference this report as well as the minutes of the December 17 PC meeting, which are included as **Attachment 1**. Subsequent to the PC meeting and prior to the ZBA's consideration of the request, the Applicant's architect provided a letter to the ZBA and Village Council to further explain the reason for the Applicant's request to consolidate the two existing lots. This letter is provided in **Attachment 3**.

The Zoning Board of Appeals ("ZBA") considered the zoning variations required for the existing residence at 833 Foxdale Avenue, as a result of the proposed consolidation, on March 16, 2026. After hearing from staff, the Applicant's architect, as well as the Applicant, the ZBA heard from four members of the public, who all expressed support for the request. On the day of the meeting, the ZBA also received several written comments from the public regarding this request. These comments are provided in **Attachment 4**. The ZBA discussed the challenge of applying the standards for granting a variation to a request that is created as a result of a proposed consolidation. The ZBA also discussed the impact on the character of the neighborhood the proposed consolidation would have compared to construction of one or two new homes. In the end, **by a vote of 5-0, the ZBA recommended approval of the zoning variations**. The meeting minutes of the ZBA meeting are provided in **Attachment 2**.

Although the ZBA recommended approval of the request, given the PC recommended denial, this item is before the Village Council for policy direction.

RECOMMENDATION:

Village staff requests policy direction from the Village Council regarding the requested consolidation and the associated relief. Based on the direction provided, staff will prepare the necessary documents for either approval or denial of the requested consolidation at an upcoming meeting.

ATTACHMENTS:

1. Attachment 1: December 17, 2025, Plan Commission Meeting Staff Report and Meeting Minutes
2. Attachment 2: March 16, 2026, ZBA Meeting Minutes
3. Attachment 3: March 11, 2026, Letter from Applicant's Architect to ZBA and Village Council
4. Attachment 4: Public Correspondence



MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: DECEMBER 11, 2025
SUBJECT: 829 & 833 FOXDALE AVENUE - FINAL PLAT APPROVAL
829/833 FOXDALE AVE. CONSOLIDATION (CASE NO. 25-29-SD)

INTRODUCTION

On December 17, 2025, the Plan Commission is scheduled to hold a public hearing on applications submitted by Deanna and Stephen Nied (collectively, the “Applicant”), as the owners of the properties located at 829 Foxdale Avenue and 833 Foxdale Avenue (collectively, the “Subject Property”). The Applicant has filed applications seeking the following approvals as part of a Final Subdivision Plat approval to consolidate the two existing lots into a single lot of record, together with the following relief:

1. **Variations** to permit the existing residence at 833 Foxdale Avenue to:
 - a. observe less than the minimum required side yard setback from the northerly property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width;
 - b. not provide the required building line articulation along the north side building walls; and
2. A finding of “No Material Increased Adverse Impact” for the existing detached garage at 829 Foxdale Avenue, which does not provide the minimum required rear yard setback from the easterly property line.

This application is limited to the consolidation request and the existing improvements, no proposed improvements to the Subject Property are included in this request. The Plan Commission is charged with making a recommendation to the Village Council regarding the consolidation, including the requested zoning relief described above. Because the proposed subdivision incorporates a request for zoning relief, the application is subject to review by the Zoning Board of Appeals (ZBA) for the variations. The ZBA is scheduled to consider the request on January 12, 2026. The Applicant has also submitted a demolition application to demolish the existing residence 829 Foxdale Avenue. The Historic Preservation Commission considered the demolition application on May 5, 2025, and by a vote of 5-0 approved the demolition without delay.

A mail notice was sent to property owners within 250 feet of the Subject Property in compliance with the Zoning Ordinance, informing them of the public hearing being held by the Plan Commission. The hearing was also properly noticed in the *Winnetka Talk* on November 27, 2025. As of the date of this memo, staff has not received any written comments from the public regarding this application.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property is located on the east side of Foxdale Avenue, between Eldorado Street and Tower Road, is zoned R-5 Single Family Residential and currently consists of two buildable lots. The area of each existing lot is as follows:

1. 829 Foxdale Avenue: 7,498 square feet
2. 833 Foxdale Avenue: 7,499 square feet

Both of the existing lots are legally nonconforming with respect to the minimum required lot area of 8,400 square feet for an interior lot in the R-5 District. Also, each of the existing lots has an average lot width of 50 feet, while the minimum required average lot width for an interior lot in the R-5 District is 60 feet.

Each of the existing lots contains an existing two-story residence and a detached garage. The existing parcels and improvements are depicted below and on the following page in Figures 1 and 2.

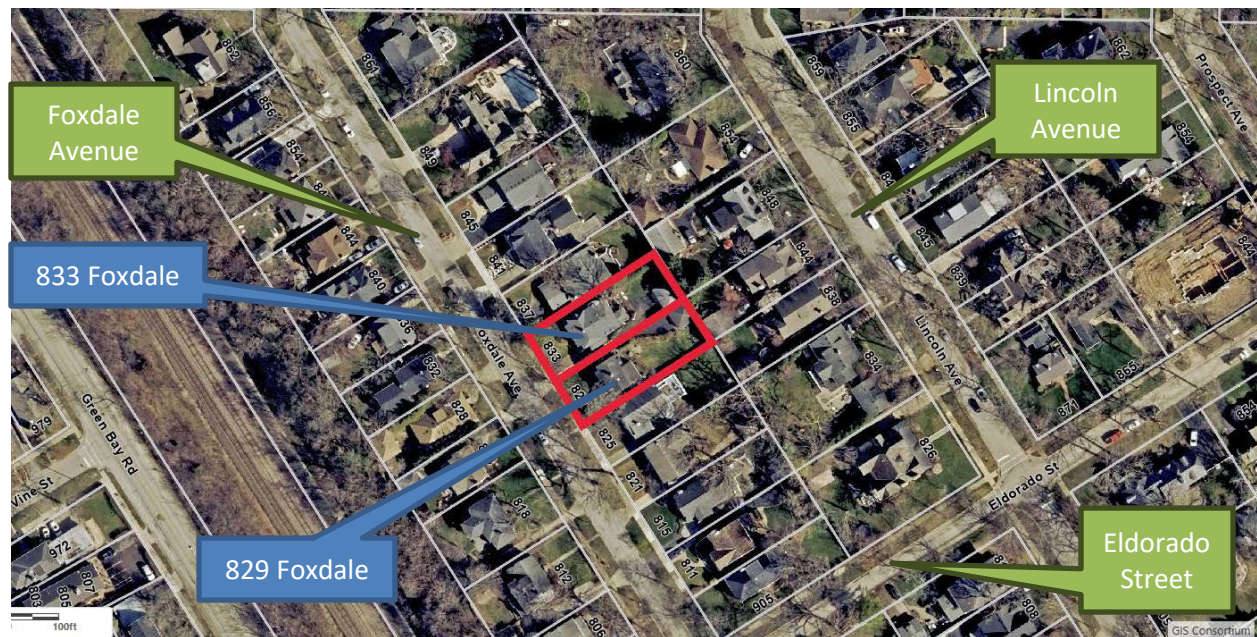


Figure 1 – Two Existing Lots



Figure 2 – Subject Property

The Comprehensive Plan designates the Subject Property as appropriate for “Single-Family Residential” uses (Figure 3). The Subject Property is located in a residential area with single-family residences. The Land Use Plan Map designates the surrounding properties as appropriate for “Single-Family Residential” uses.

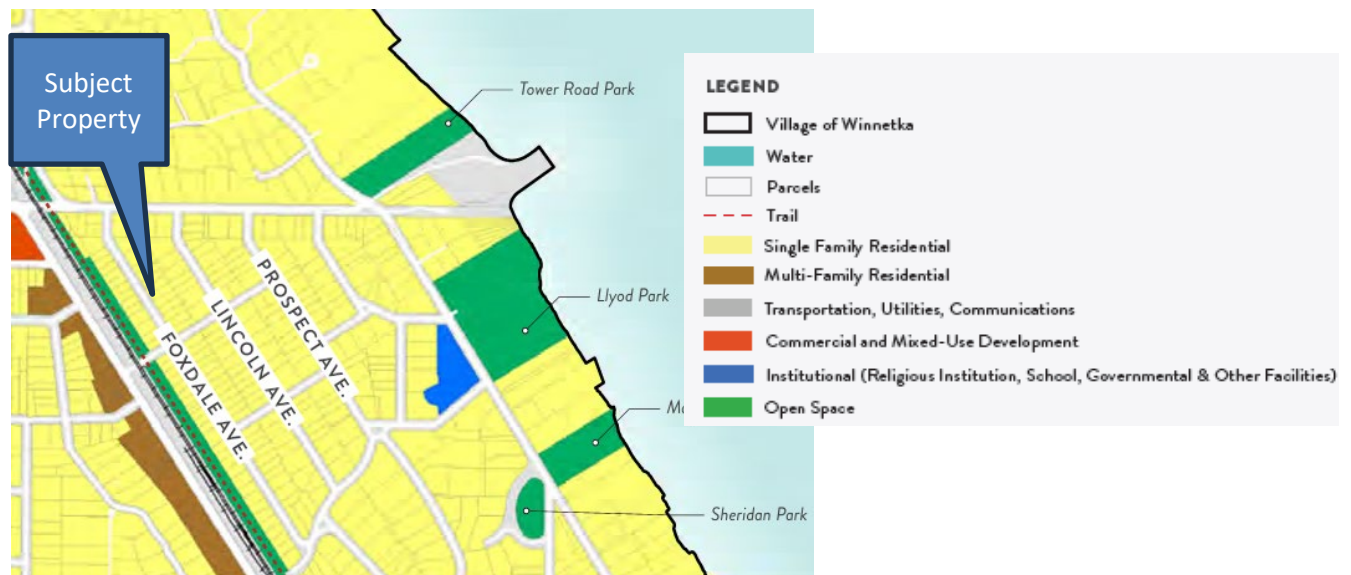


Figure 3 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

The Comprehensive Plan also contains the following vision statement and goal relevant to the proposed application:

Pillar 1: Quality Liveable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place.

Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Initiative 1.1.6: Strengthen and maintain the rich and diverse character of the Village's neighborhoods and sense of identity by highlighting each neighborhood's unique elements that contribute positively to the Village.

The Applicant's use of the Subject Property for a single-family residence is consistent with the Comprehensive Plan land use designation and the R-5 zoning district.

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

There are no previous zoning cases on file for either of the lots that make up the Subject Property. The building permit history for each lot is provided below.

829 Foxdale Avenue. The existing residence at 829 Foxdale was constructed in 1921. The following subsequent building permits were issued in:

1. 1922 to construct a detached garage; and
2. 1979 to replace the detached garage.

In October of this year, the Applicant submitted a site restoration permit to remove the existing residence and detached garage at 829 Foxdale Avenue. The permit has been approved and is ready to be issued.

833 Foxdale Avenue. The existing residence at 833 Foxdale Avenue was also constructed in 1921. The following subsequent building permits were issued in:

1. 1959 to construct a one-story enclosed porch and powder room;
2. 2003 to construct a two-story addition and detached garage; and
3. 2018 to construct a one-story addition on the rear elevation.

Other minor permits have been issued for both properties over the last several years.

GENERAL DESCRIPTION OF PROPOSED PLAT OF CONSOLIDATION / RESUBDIVISION

The Applicant resides at 833 Foxdale Avenue, which they acquired in 2005. Subsequently, the Applicant acquired the adjacent property at 829 Foxdale Avenue in 2024. If approved, the Applicant will demolish the existing residence and consolidate the two parcels into a single buildable lot measuring 14,997 square feet. The existing residence at 833 Foxdale Avenue would remain. As described in the attached application materials (**Attachment A**), the Applicant intends to construct an addition on the south side of the existing residence on the 833 Foxdale Avenue parcel, and replace the existing detached garages with a new detached garage in the southeast corner of the proposed lot. During construction of the proposed addition, both of the existing detached garages would remain. The 833 Foxdale garage for

vehicle storage and the 829 Foxdale garage for temporary storage of salvaged building materials removed from the 829 Foxdale Avenue residence. As noted earlier in this report, preliminary plans for the proposed improvements have not been provided, the Applicant is simply explaining what their intent for the proposed consolidated lot is at this time.

The proposed subdivision is represented in Figure 4 below and an excerpt of the proposed 829/833 Foxdale Ave. Consolidation plat is provided in Figure 5 on the following page.

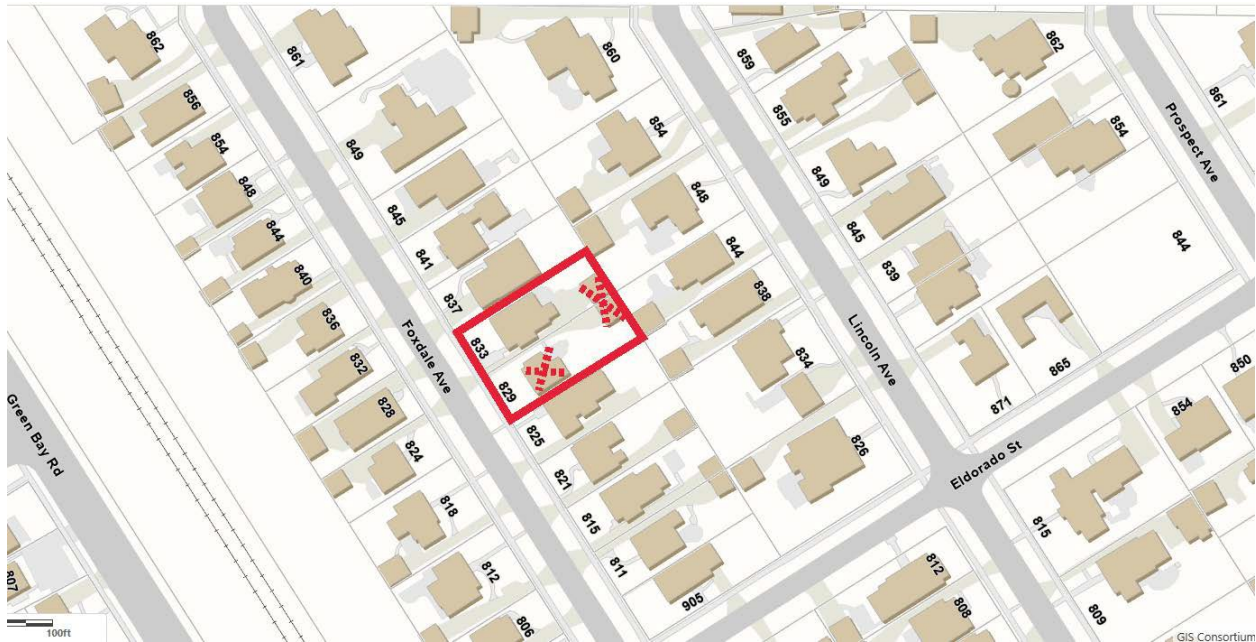


Figure 4 – Proposed subdivision (neighborhood map view)

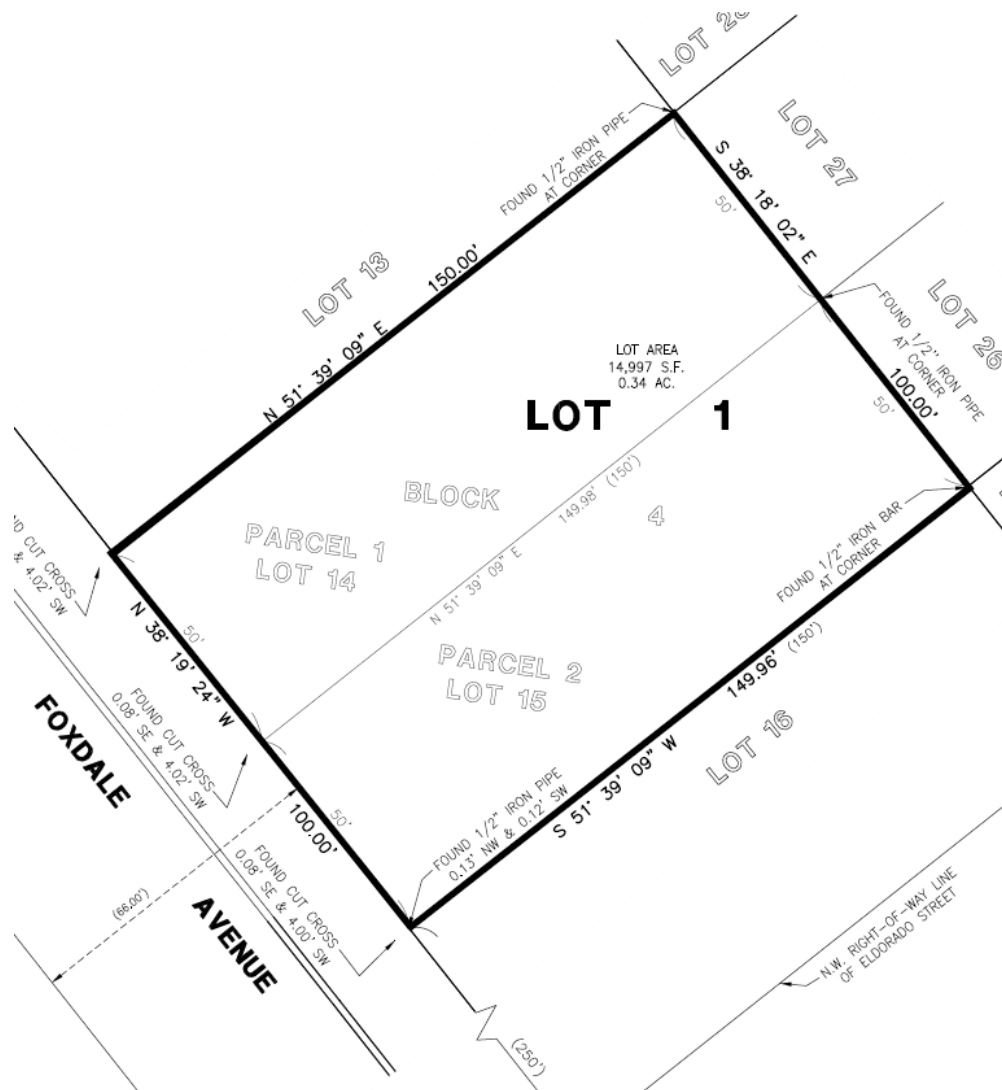


Figure 5 – Excerpt of Proposed 829/833 Foxdale Ave. Consolidation Plat

DESCRIPTION OF ZONING STANDARDS

As noted earlier in this report, the Subject Property is located in the R-5 Single Family Residential zoning district, which is one of five different single family residential zoning classifications in the Village. The R-5 zoning district provides for the densest form of single-family development compared to most other residential zoning districts, with the R-5 zoning district’s purpose statement describing the district as demonstrating a “relatively intense suburban” character.

Residential Zoning Hierarchy

A comparison of the Village’s five different residential zoning classifications (Table 1 on the following page) shows the hierarchy of zoning standards throughout the Village’s residential neighborhoods, ranging from larger “estate” character lots in portions of the Village, to smaller, more intensive developed areas.

Surrounding Zoning

Neighboring lots to the north, south, and west are similarly zoned for smaller lot sizes called for in the R-5 zoning district (minimum lot area of 8,400 square feet for interior lots). Neighboring lots to the east are zoned for slightly larger lot sizes called for in the R-4 zoning district (minimum lot area of 12,600 square

feet for interior lots), as depicted below in Figure 6. There are currently 13 lots on the east side of Foxdale Avenue (between Eldorado Street and Tower Road), 7 of which measure 50 feet by 150 feet (7,500 square feet). There is one lot that has the same lot dimensions and area as the proposed lot, 100 feet by 150 feet (15,000 square feet). There are two other lots that are more than 11,000 square feet, there are also two lots that are smaller than the existing parcels that make up the Subject Property. In summary, the average lot size of the existing lots on the east side of Foxdale Avenue, between Eldorado Street and Tower Road, is 8,837 square feet. The majority of the lots on the west side of Foxdale Avenue are 6,000 square feet due to the Union Pacific Railroad right-of-way. The average lot size for lots on the west side of Foxdale Avenue, between Eldorado Street and Tower Road is 6,917 square feet.

Table 1 Residential Zoning Hierarchy	R-1 ("estate" character)	R-2 ("small estate" character)	R-3 ("moderately intense" suburban character)	R-4 ("relatively intense" suburban character)	R-5 ("relatively intense" suburban character)
Minimum Lot Area - interior lots	48,000 s.f.	24,000 s.f.	16,000 s.f.	12,600 s.f.	8,400 s.f.
Minimum Lot Width – interior lots	150 ft.	100 ft.	75 ft.	60 ft.	60 ft.
Minimum Required Front Setback	50 ft.	50 ft.	40 ft.	30 ft.	30 ft.
Required Rear Setback	50 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft..	15% of lot depth, but not less than 10 ft. nor more than 25 ft.	15% of lot depth, but not less than 10 ft. nor more than 25 ft.

Table 1 – Residential Zoning Hierarchy

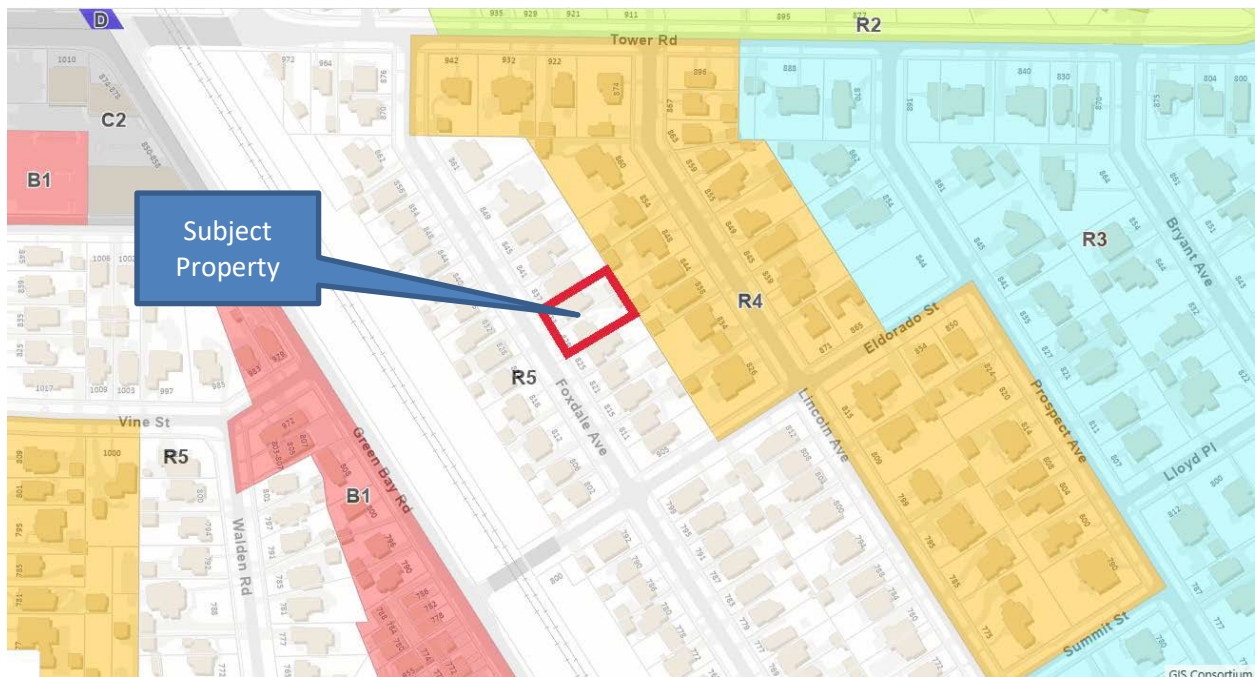


Figure 6 – Area Zoning Map

COMPLIANCE WITH ZONING STANDARDS – LOT SIZE AND DIMENSIONS

All subdivisions are evaluated by staff at the time of application to ensure compliance with basic minimum quantitative measures including, but not limited to (a) minimum lot area, (b) minimum lot width, and (c) minimum lot depth.

The proposed *829/833 Foxdale Ave. Consolidation* **fully complies** with minimum lot area, lot width, and lot depth requirements as summarized in Table 2 below. Both of the existing lots are nonconforming in two respects: (i) the minimum required lot area of 8,400 square feet, with each lot measuring approximately 7,500 square feet; and (ii) the minimum required average lot width of 60 feet, with existing average lot widths of 50 feet. **The proposed consolidation would eliminate two nonconforming lots and create one conforming lot.**

Table 2 R-5 Zoning Standards		Proposed Lot	Existing Lot 829 Foxdale Avenue	Existing Lot 833 Foxdale Avenue
Minimum Lot Area (Interior lot)	8,400 sq. ft.	14,997 sq. ft. COMPLIES	7,498 sq. ft. DOES NOT COMPLY	7,499 sq. ft. DOES NOT COMPLY
Minimum Lot Width (average)	60 feet	100 feet COMPLIES	49.99 feet DOES NOT COMPLY	49.99 feet DOES NOT COMPLY
Minimum Lot Width (at front street line)	20 feet	100 feet COMPLIES	49.99 feet COMPLIES	49.99 feet COMPLIES
Minimum Lot Depth	120 ft.	150 feet COMPLIES	150 feet COMPLIES	150 feet COMPLIES

Table 2 – R-5 Zoning Standards

COMPLIANCE WITH ZONING STANDARDS – REQUIRED SETBACKS AND BUILDING SIZE

The allowable size of buildings on a residential lot and the required amount of open space around the buildings is dictated by the Village Zoning Ordinance. As a general rule, the allowable size of buildings and the setback requirements for those buildings change with any modifications to lot dimensions. As a result, staff conducts analyses of proposed lots and the improvements on those lots to determine (a) whether any new zoning nonconformities would be created by the resubdivision and (b) whether there are any existing zoning nonconformities which will remain. In the event of a zoning nonconformity arising out of a proposed subdivision, relief must be reviewed by both the Plan Commission and Zoning Board of Appeals, with the Village Council having final jurisdiction.

The proposed *829/833 Foxdale Ave. Consolidation* **does not comply** with two provisions of the Zoning Ordinance related to required setbacks: (i) **minimum required side yard setback**; and (ii) **building line articulation**. Staff evaluation of the proposed *829/833 Foxdale Ave. Consolidation* is summarized in Tables 3 and 4 later in this report, indicating the extent to which the proposed consolidated lot complies with (or falls short of) zoning standards. The item highlighted (in yellow) in Table 3 indicates the **creation of a zoning nonconformity**. The items highlighted (in green) in Table 3 indicate an **existing zoning nonconformity**.

Description of minimum side yard setback requirements – Side yard setback requirements are calculated based on a lot’s width:

- Lots with an average lot width that is 100 feet or more: The minimum required side yard setback

is 12 feet.

- Lots with an average lot width that is more than 60 feet, but less than 100 feet: The minimum required side yard setback is 10% of the average lot width.
- Lots with an average lot width of 60 feet or less: The minimum required side yard setback is 6 feet on one side and 8 feet on the other side.

Newly created zoning nonconformities (zoning variations required) – The proposed consolidation has the effect of increasing the average lot width to 100 feet, resulting in an increase in the required minimum side yard setback to 12 feet. **As a result, the proposed larger lot renders the existing 833 Foxdale Avenue residence (which is set back 7.55 feet from the northerly property line), nonconforming with the new minimum side yard requirement of 12 feet. The existing improvements providing a minimum side yard of 7.55 feet, are deficient with the new requirement by 4.45 feet or 37.08%.**

In addition to the variation required for the side yard setback, a variation from the building line articulation requirement is also necessary as a result of the proposed consolidation. The northerly building walls of the existing residence at 833 Foxdale Avenue do not provide the required building line articulation, with unarticulated northerly building walls totaling 45.34 feet in length. The Zoning Ordinance requires the side building walls that face the smaller side yard, on a residence constructed prior to April 1999, be articulated by at least 18 inches when the residence is more than 40 feet long. Currently, the smaller side yard is along the southerly property line and the existing residence complies with the building line articulation requirement. However, as a result of the proposed subdivision the smaller side yard is now along the northerly property line and the existing north side building walls do not comply with the building line articulation requirement. **The existing north side building walls measuring 45.34 feet in length are deficient with the articulation requirement by 5.34 feet or 13.35%.**

Table 3			<i>Existing Lot 829 Foxdale</i>	<i>Existing Lot 833 Foxdale</i>
Zoning Setback Requirements		<i>Proposed Consolidated Lot</i>		
SETBACK REQUIREMENTS	Minimum Required Front Yard	30 feet	30 feet	30 feet
	Front yard provided existing structures	35.84 feet	35.88 feet	35.84 feet
	Minimum Required Side Yard	12 feet	6 feet	6 feet
	Side yard provided by existing structures	7.55 feet (north) VARIATION of 4.45 FT (37.08%)	8.57 feet (south)	6 feet (south)
	Minimum Required Remaining Side Yard	18 feet	8 feet	8 feet
	Side yard provided by existing structures	63.55 feet (south)	9.85 feet (north)	7.55 feet (north) EXISTING NONCONFORMING
	Minimum Required Rear Yard	22.5 feet	22.5 feet	22.5 feet
	Rear yard provided by existing structures	57.56 feet	79.49 feet	57.56 feet
	Minimum Required Rear & Side Yard Setbacks for Accessory Structures in Rear Quarter	2 feet	2 feet	2 feet
	Rear yard provided by existing garages	1.71 feet 3.4 feet	1.71 feet EXISTING NONCONFORMING	3.4 feet

Table 3 – Zoning Setback Requirements

Table 4 below, highlights (green) one existing zoning nonconformity **that would be eliminated** with the proposed subdivision. The existing improvements on the 833 Foxdale Avenue parcel currently exceed the maximum permitted impermeable lot coverage by 605.96 square feet or 16.16%.. **The proposed 829/833 Foxdale Ave. Consolidation would eliminate the impermeable lot coverage nonconformity.**

Table 4 – Zoning Building Size Requirements		Proposed Consolidated Lot	<i>Existing Lot 829 Foxdale Avenue (house to be torn down, garage to remain)</i>	<i>Existing Lot 833 Foxdale Avenue</i>
ALLOWABLE BUILDING SIZE	Maximum Allowed Gross Floor Area (GFA)	4,814.4 sq. ft.	2,999.2 sq. ft.	2,999.6 sq. ft.
	GFA provided by existing structures	3,349.67 sq. ft.	1,864.58 sq. ft.	2,952.16 sq. ft.
	Maximum Allowed Roofed Lot Coverage (RLC)	4,049.19 sq. ft.	2,024.46 sq. ft.	2,024.73 sq. ft.
	RLC provided by existing structures	2,193.88 sq. ft.	1,129.8 sq. ft.	1,796.37 sq. ft.
	Maximum Allowed Impermeable Lot Coverage (ILC) (50% of lot area)	7,498.5 sq. ft.	3,749 sq. ft.	3,749.5 sq. ft.
	ILC provided by existing structures	4,440.97 sq. ft.	2,723.8 sq. ft.	4,355.46 sq. ft. EXISTING NONCONFORMING

Table 4 – Zoning Building Size Requirements

COMPLIANCE WITH SUBDIVISION CODE STANDARDS

All changes to the configuration of parcels of land are classified as Land Subdivisions under the Village Code and are subject to review by the Plan Commission and approval by the Village Council. As part of that review process, resubdivisions are subject to review for compliance with both the Village Subdivision Code as well as the Zoning Ordinance.

According to Section 16.12.010 Minimum land subdivision standards of the Subdivision Code, subdivisions shall conform with the Comprehensive Plan and with the minimum standards outlined in Section 16.12.010, such as the street system, street and alley widths, lot size, etc. The proposed subdivision complies with all requirements of Section 16.12.010. Additionally, the proposed subdivision conforms with the Comprehensive Plan as the Land Use Map designates the Subject Property as appropriate for single family residential development, which is the proposed use of the newly created lot.

Pre-existing zoning nonconformity (finding of No Material Increased Adverse Impact required) – One existing nonconformity **will remain** on the proposed consolidated lot. The existing detached garage on 829 Foxdale Avenue parcel provides a nonconforming rear yard setback of 1.71 feet from the easterly

property line, whereas a minimum setback of 2 feet is required (deficient by 0.29 feet or 14.5%). According to the Applicant, they do intend to remove the existing nonconforming detached garage upon completion of an addition to the existing residence that is to remain.

Pursuant to Section 16.12.010(D) of the Subdivision Code, in the instance of such nonconformities, the Plan Commission must consider the existence of such nonconformities, and “shall determine whether such nonconformity, in the context of the proposed subdivision, would result in a material increased adverse impact upon the public health, safety or welfare.”

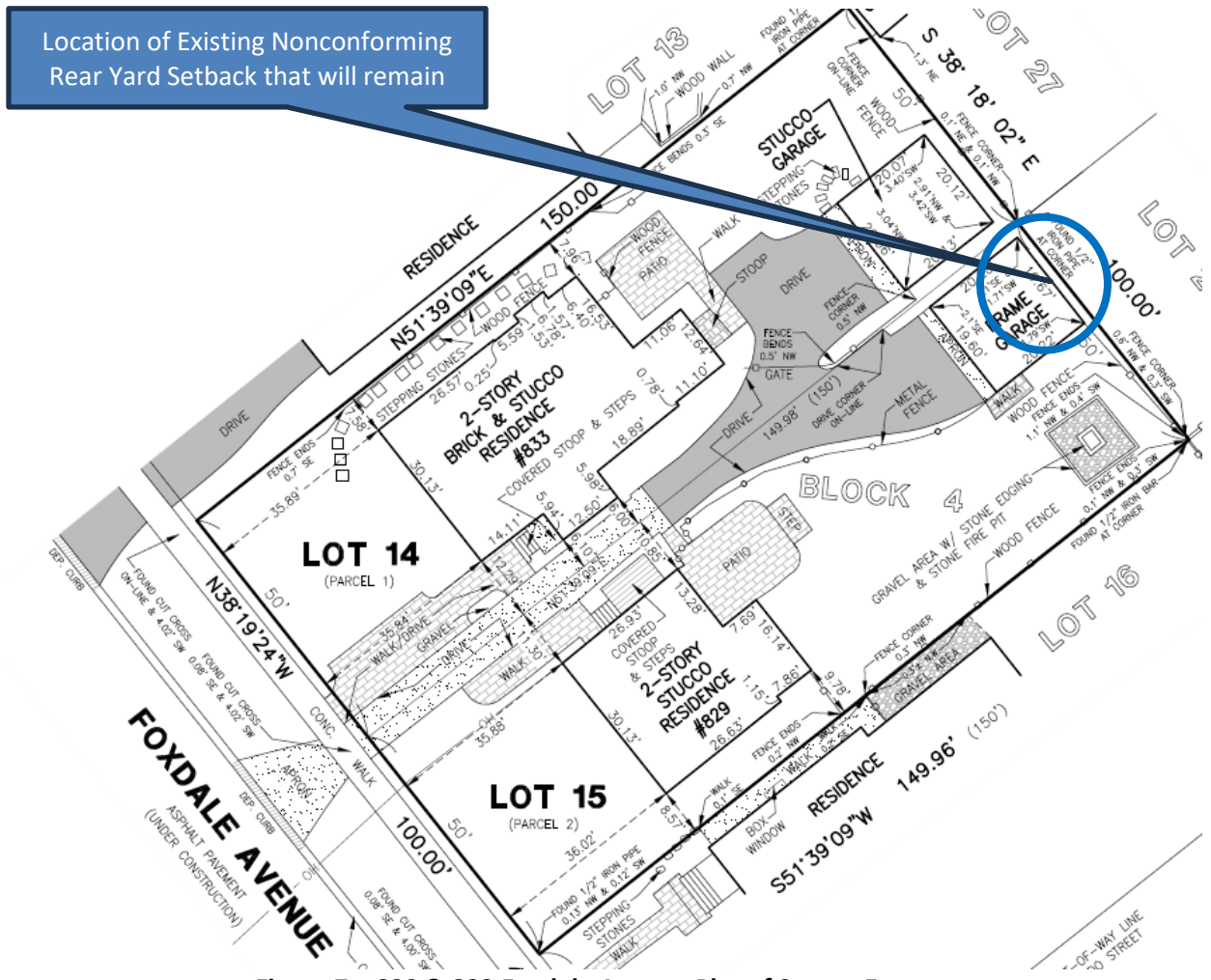


Figure 7 – 829 & 833 Foxdale Avenue Plat of Survey Excerpt

STORMWATER

The proposed subdivision consists of consolidating two lots into a single larger lot. As previously mentioned, the Applicant intends to demolish the existing residence at 829 Foxdale Avenue, construct an addition to the existing residence at 833 Foxdale Avenue, and eventually demolish both of the existing detached garages on the Subject Property. The Village Engineer has reviewed the proposed consolidation and has noted that upon submittal of the necessary permits to construction any proposed improvements, the Engineering Department will evaluate grading and stormwater detention as part of final engineering approval to verify stormwater is being managed on-site and complies with Village stormwater regulations. Additionally, the stormwater utility fee will be reviewed and adjusted based on final impermeable lot coverage calculations.

For reference, Figure 8 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floodplain.



Figure 8 – GIS Floodplain Map

COMMISSION CONSIDERATION

The Village Code does not require an applicant to obtain preliminary plat approval as a precondition of final plat approval. In this case, the Applicant has chosen to directly proceed with final plat review.

In addition to evaluating prescriptive standards of the zoning and subdivision code, consideration of Final Subdivision Plat approval also needs to consider the details of the final plat such as utility easements, final plat formatting and related matters. The Village Water & Electric and Engineering Departments have reviewed the proposed consolidation and are not requiring any utility easements. With respect to plat formatting, the Applicant is working with staff to finalize all of the necessary signature blocks on the plat of subdivision.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether the proposed consolidation complies with the Subdivision Code and is consistent with the Comprehensive Plan.

After hearing from the Applicant and the public, the Commission may decide to take action on one or two options:

- 1) Continue further review of the application to a specific date in order to provide the Applicant and/or staff additional time to address questions and comments from the Commission; or
- 2) Consider a motion recommending approval or denial of the Final Plat of Consolidation. If the Commission is prepared to make a recommendation to the Village Council regarding the requested relief, a Commissioner may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of:

- A. The proposed 829/833 Foxdale Ave. Consolidation Final Plat consolidating the two existing lots commonly known as 829 Foxdale Avenue and 833 Foxdale Avenue into a single Lot of

Record, as the **Final Plat of Consolidation**, which consolidation requires:

- a. A variation to permit the existing residence at 833 Foxdale Avenue to observe a north side yard setback of 7.55 feet, whereas a minimum of 12 feet is required [Section 17.30.060 Side Yard Setback];
- b. A variation to permit the existing residence at 833 Foxdale Avenue to have unarticulated north side building walls 45.34 feet in length, whereas building line articulation of at least 18 inches is required when the residence is more than 40 feet in length [Section 17.30.090 Building Line Articulation];
- c. A finding of “No Material Increased Adverse Impact” for the existing detached garage at 829 Foxdale, which does not provide the required rear yard setback of 2 feet from the east property line; and
- d. **A finding that the lot consolidation is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Single-Family Residential” development.

Based upon these findings, the Plan Commission **recommends [does not recommend]** that the proposed 829/833 Foxdale Ave. Plat of Consolidation be approved subject to the following condition:

1. Final review and approval of the plat by the Village Attorney prior to recordation of the plat.

[If the Commission chooses to place additional conditions as part of its recommendation of approval, it will want to include the conditions here.]

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Proposed Plat of Consolidation (829/833 Foxdale Ave. Consolidation)

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No. 25-29-SD

Property Information

Site Address: 833 & 829 Foxdale Avenue

Parcel Identification Number(s) (PIN): (833) 05-17-401-008-0000 & (829) 05-17-401-009-0000

Property Owner Information

Name: Deanna & Stephen Nied

Primary Contact: Deanna Nied

Address: 833 Foxdale Avenue

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: [REDACTED]

Date owner acquired property: 07/12/2005

Architect Information

Name: Hackley & Associates

Primary Contact: Ted Dunn

Address: 440 Green Bay Road

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258

Email: ted@hackleyarchitects.com

Surveyor Information

Company Name: Greengard, Inc.

Primary Contact: Joe Sadoski

Address: 111 Barclay Blvd, Suite 310

City, State, Zip: Lincolnshire, IL 60069-2906

Phone No. 847-634-3883

Email: jsadoski@greengardinc.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Property Owner Signature

[REDACTED SIGNATURE]

Date: 10/28/2025

The proposed consolidation of 833 Foxdale Avenue and 829 Foxdale Avenue will create a unified parcel totaling approximately 15,000 square feet (0.34 acres). Each existing residential lot measures 50 feet in width and 150 feet in depth, allowing for a seamless merger into a single, rectangular parcel that aligns with the contextual pattern of neighboring properties.

The new parcel complies with the R-5 zoning district requirements, which mandate a minimum lot area of 8,400 square feet and minimum width of 60 feet.

All proposed structures will conform to current setback ordinances and will be designed to respect the scale, massing, and architectural rhythm of the surrounding neighborhood.

The primary goals of this consolidation are:

- Expand the living space of 833 Foxdale in a manner consistent with neighborhood character.
- Relocate and consolidate detached garages into the southeast corner of the new parcel.
- Enhance privacy and increase green space by removing the existing structure at 829 Foxdale.
- Reduce overall building bulk and improve pervious landscaping.

This proposal is not intended to maximize buildable floor area. Instead, it aims to preserve and elevate cottage-style architectural elements that define Foxdale Avenue, while improving air flow, natural light, privacy, and visual openness for both the property and its neighbors.

Chip Hackley - Principal
Hackley & Associates Architects, Inc.
Architect for Owners of 833/829 Foxdale Ave



VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 25-29-SD

Property Information

Site Address: 833/829 Foxdale Avenue

Owner Information

Name: Stephen and Deanna Nied

Address: 833 Foxdale Avenue

City, State, ZIP: Winnetka, IL 60093

Email: [REDACTED]

Primary Contact: Deanna Nied

Phone No. [REDACTED]

Date property acquired by owner: 07/12/2005

Architect Information

Name: Hackley & Associates

Primary Contact: Ted Dunn

Address: 440 Green Bay Road

City, State, ZIP: Kenilworth, IL 60043

Phone No. 847-853-8258

Email: ted@hackleyarchitects.com

Attorney Information

Name: _____

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. _____

Email: _____

Nature of any restrictions on property: _____

Brief explanation of variation(s) requested (attach separate sheet providing additional details): _____

The proposed lot consolidation requires zoning relief for the north side yard setback due to updated

Village requirements for the property consolidation of 833 & 829 Foxdale Avenue. No modifications or

additional work are proposed for the portion of the structure (built in 1923) that encroaches into the setback.

Property Owner Signature

[REDACTED SIGNATURE]

Date: 10/28/2025

- 1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that district.

This variation request stems from a change in lot width due to the proposed lot consolidation. The increased width alters the side yard setbacks, resulting in the existing house becoming non-conforming. However, the proposed addition does not affect the portion of the home that is rendered non-conforming, so no further relief is required.

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

This variation request is unique due to the proposed consolidation with the neighboring property to the south. The increased lot width will result in greater side yard setback requirements, causing the existing home to become non-conforming on the north side. These setback regulations are part of the Village's zoning code and were not established by the homeowners.

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

The existing residence at 833 Foxdale Avenue will remain, with a proposed addition to the south. The property will continue to function as a single-family home, consistent in scale, materials, and character with other homes along Foxdale Avenue. The new addition will fully comply with all current zoning and setback requirements.

- 4) An adequate supply of light and air to adjacent property will not be impaired.

The increased setbacks resulting from the lot consolidation will enhance the supply of light and air, and the proposed addition will not negatively impact neighboring properties. The larger lot will help reduce congestion, and the design will improve privacy for the adjacent homes.



- 5) The hazard from fire and other damage to the property will not be increased.

The encroaching portion of the residence at 833 Foxdale will remain unchanged. The proposed addition will increase separation between adjacent properties, thereby reducing potential risks associated with close proximity.

- 6) The taxable value of the land and buildings throughout the Village will not diminish.

The proposed addition and overall property improvements are expected to enhance the taxable value of the home.

- 7) The congestion in the public street will not increase.

Public street congestion will be reduced as the consolidation results in one single-family residence instead of two. This change will decrease the number of vehicles and equipment typically associated with multiple households.

- 8) The public health, safety, comfort, morals and welfare of the inhabitants of the Village will not be otherwise impaired.

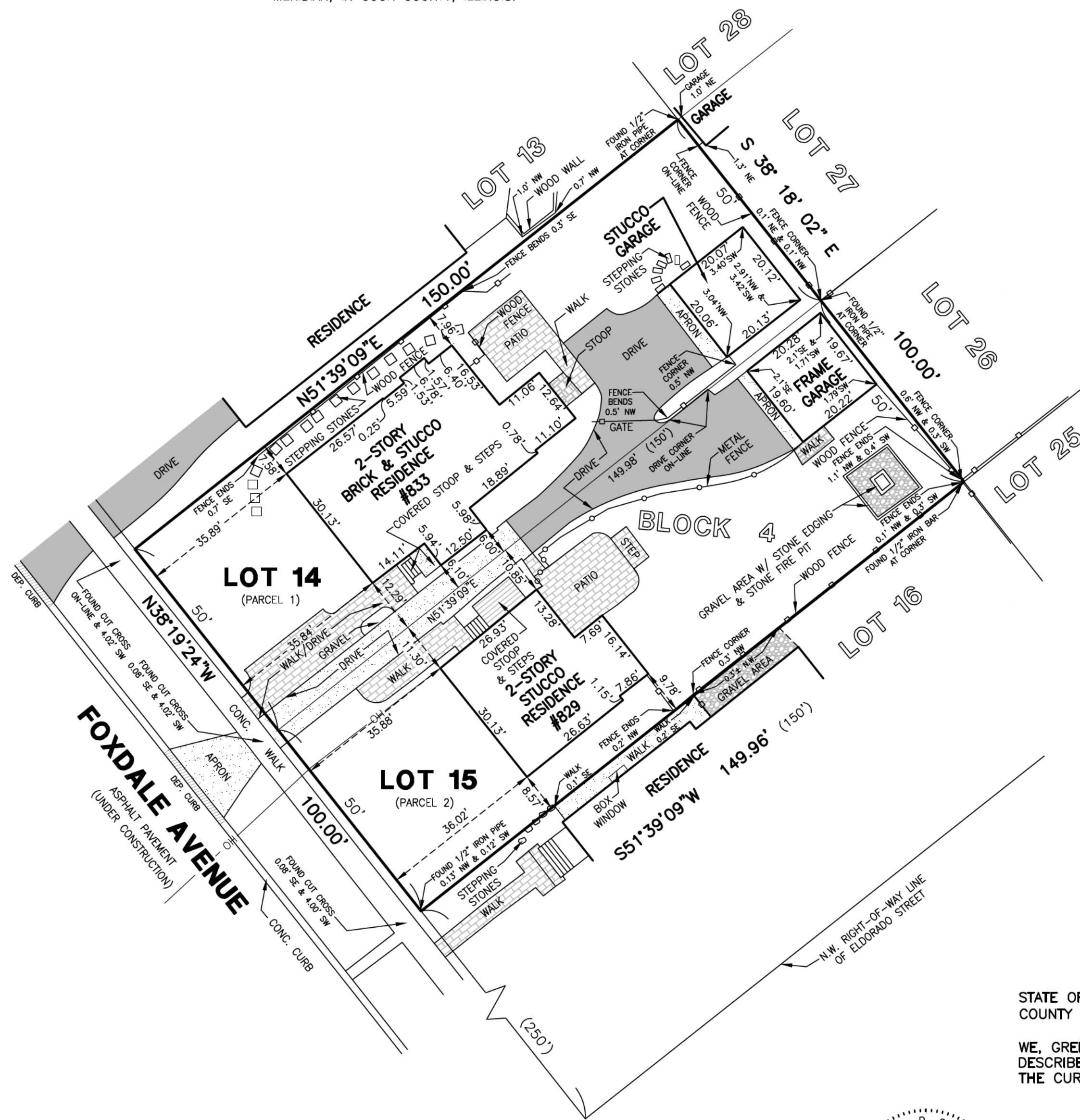
The proposed enhancement will benefit the Foxdale Avenue community by increasing greenspace, improving treescapes, enhancing sun exposure, and reducing automobile presence.



PLAT OF SURVEY

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



HATCH LEGEND

- ASPHALT DRIVE
- BRICK PAVERS
- CONCRETE
- WOOD STOOP/DECK
- STONE PAVERS
- GRAVEL

SURVEYORS NOTES:

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. () DENOTES RECORD DIMENSION.
3. BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLIENT— DEANNA & STEPHEN NIED
5. ORIGINAL FIELD WORK COMPLETED— 06-30-18

GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA

LOT 14 (PARCEL 1) = 7,499 Sq. Ft. OR 0.17 ACRES (MORE OR LESS)
 LOT 15 (PARCEL 2) = 7,498 Sq. Ft. OR 0.17 ACRES (MORE OR LESS)
 TOTAL = 14,997 Sq. Ft. OR 0.34 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
 COUNTY OF LAKE } ss

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 16TH DAY OF JUNE, A.D., 2025

GREENGARD, INC. / JOSEPH R. SADOSKI
 111 BARCLAY BOULEVARD, SUITE 310 ILLINOIS
 LINCOLNSHIRE, ILLINOIS 60069 PROFESSIONAL LAND SURVEYOR NO. 3316
 MY RENEWABLE LICENSE EXPIRES 11-30-26.



Drawing File: J:\64056\dwg\Survey\64056-SB.dwg Jun 16, 2025 - 12:08pm

DESIGNED BY: SLM	DATE: 06-16-25
CHECKED BY: JRS	DATE: 06-16-25
APPROVED BY:	DATE:
DRAWN BY:	DATE:
REVISIONS	



GREENGARD, INC.
 Engineers • Surveyors • Planners
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
 PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
 FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

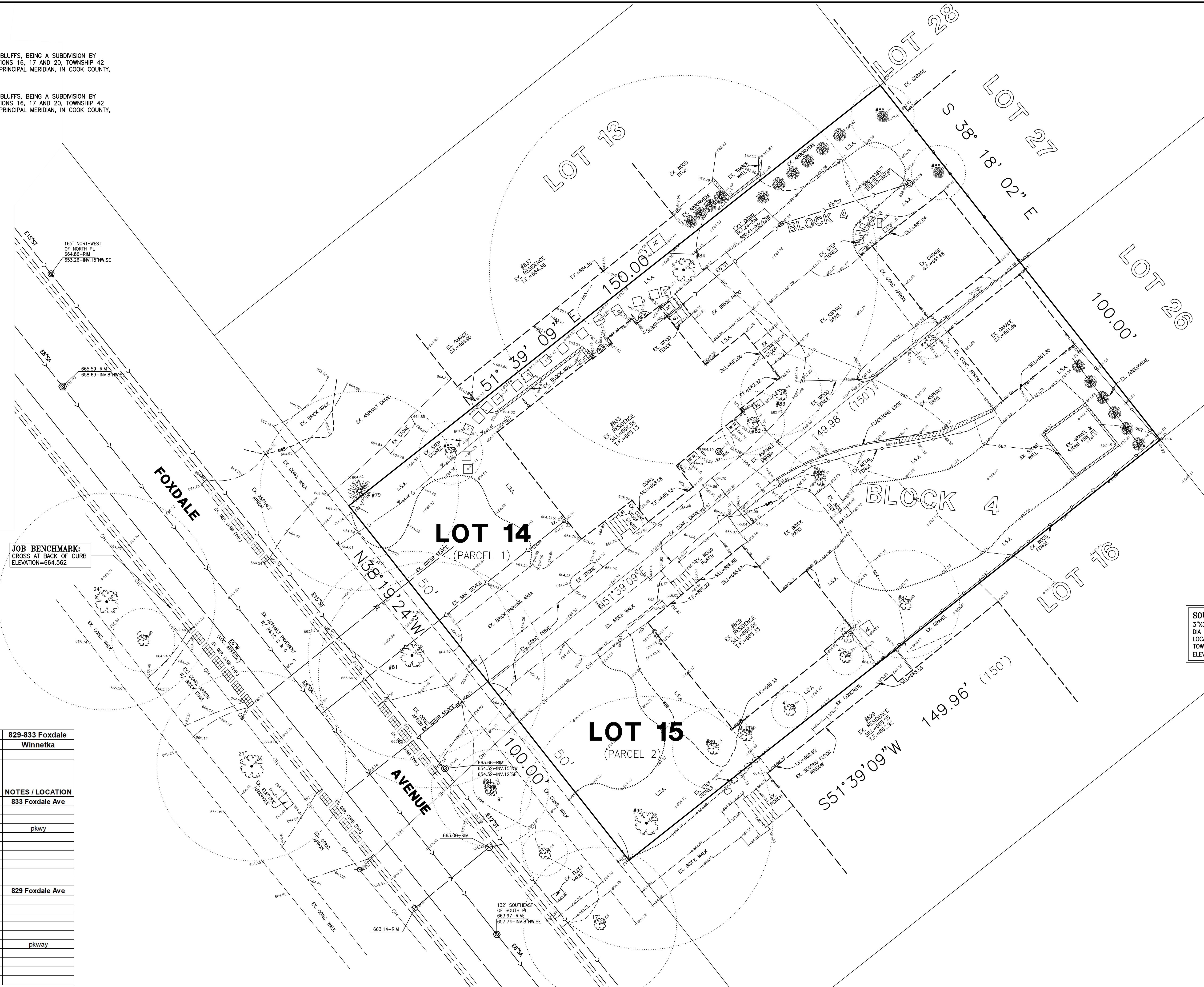
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SHEET	1 OF 1

829 & 833 FOXDALE AVENUE - WINNETKA, ILLINOIS
PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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JOB BENCHMARK:
CROSS AT BACK OF CURB
ELEVATION=664.562

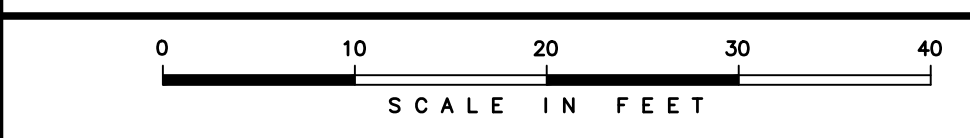
SOURCE BENCHMARK:
3"x3" BOX CUT ON WESTERLY SIDE OF 2'
DIA CONCRETE TRAFFIC LIGHT BASE.
LOCATED AT THE SOUTHEAST CORNER OF
TOWER ROAD & GREENBAY ROAD.
ELEVATION=667.09 (NAVD 88)

Tree Preservation Survey				829-833 Foxdale Winnetka
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6= DEAD)	NOTES / LOCATION
833 Foxdale Ave				
79	25	Spruce	3	
80	7	Crabapple	3	
81	25	Swamp White Oak	3	pkwy
82	8	Pear	4	
83	11	Pear	3	
84	44	Swamp White Oak	3	
85	7	Spruce	3	
86	6	Crabapple	3	
829 Foxdale Ave				
87	12	River Birch	3	
88	7	Sugar Maple	3	
89	9	Whitebud	3	
90	28	Bur Oak	3	
91	13	Blackberry	3	pkway

Thank you,
Lou Leggett
Certified Arborist #177

LEGEND

- 104 --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- CRITICAL ROOT ZONE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SA --- SANITARY SEWER
- 12" --- STORM SEWER
- 6" W --- WATER MAIN
- DITCH --- DITCH
- SWALE --- SWALE
- DIRECTION SURFACE DRAINAGE --- DIRECTION SURFACE DRAINAGE
- FENCE --- FENCE
- DOWNSPOUT
- ELECTRIC METER
- GAS METER



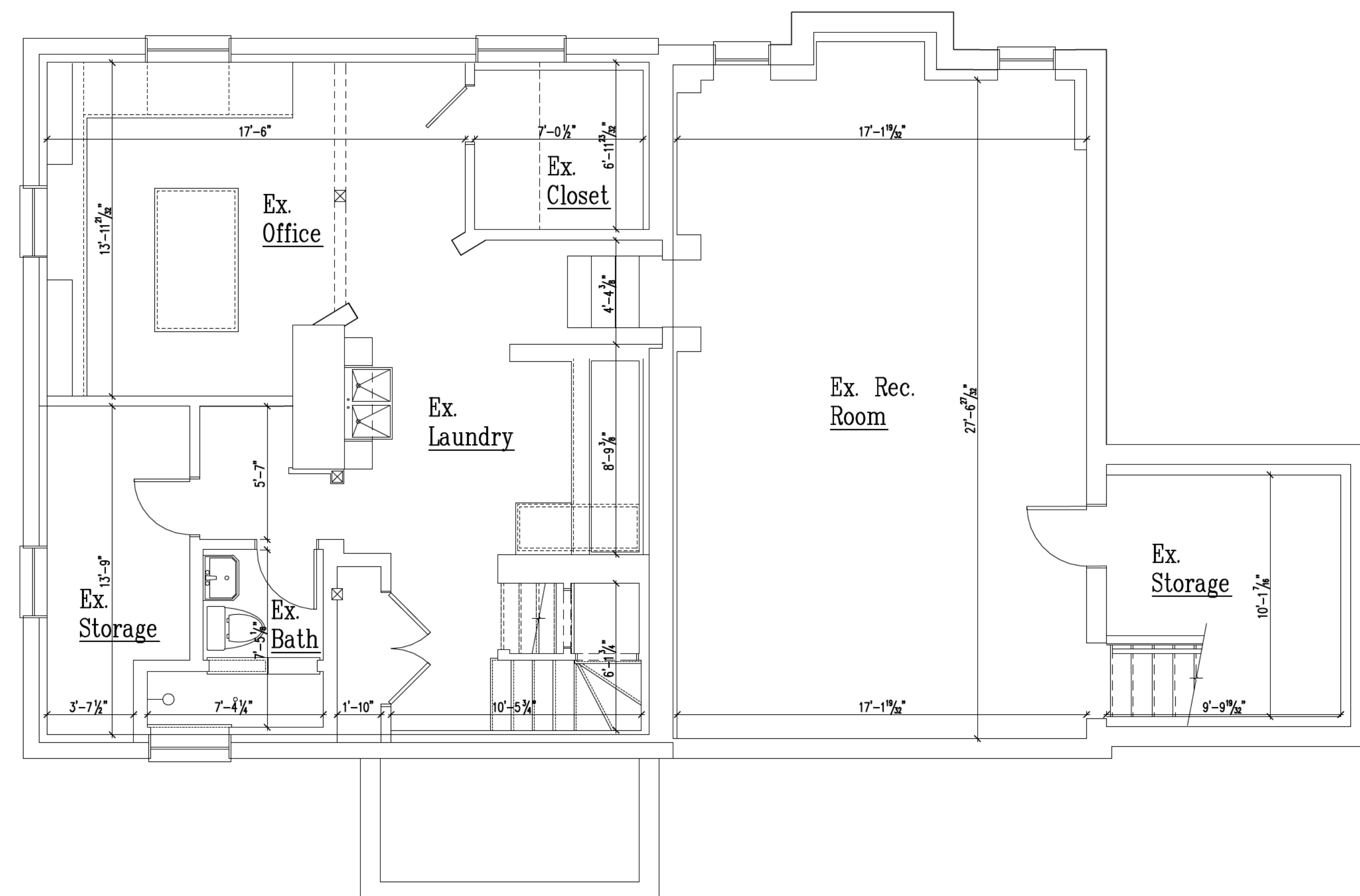
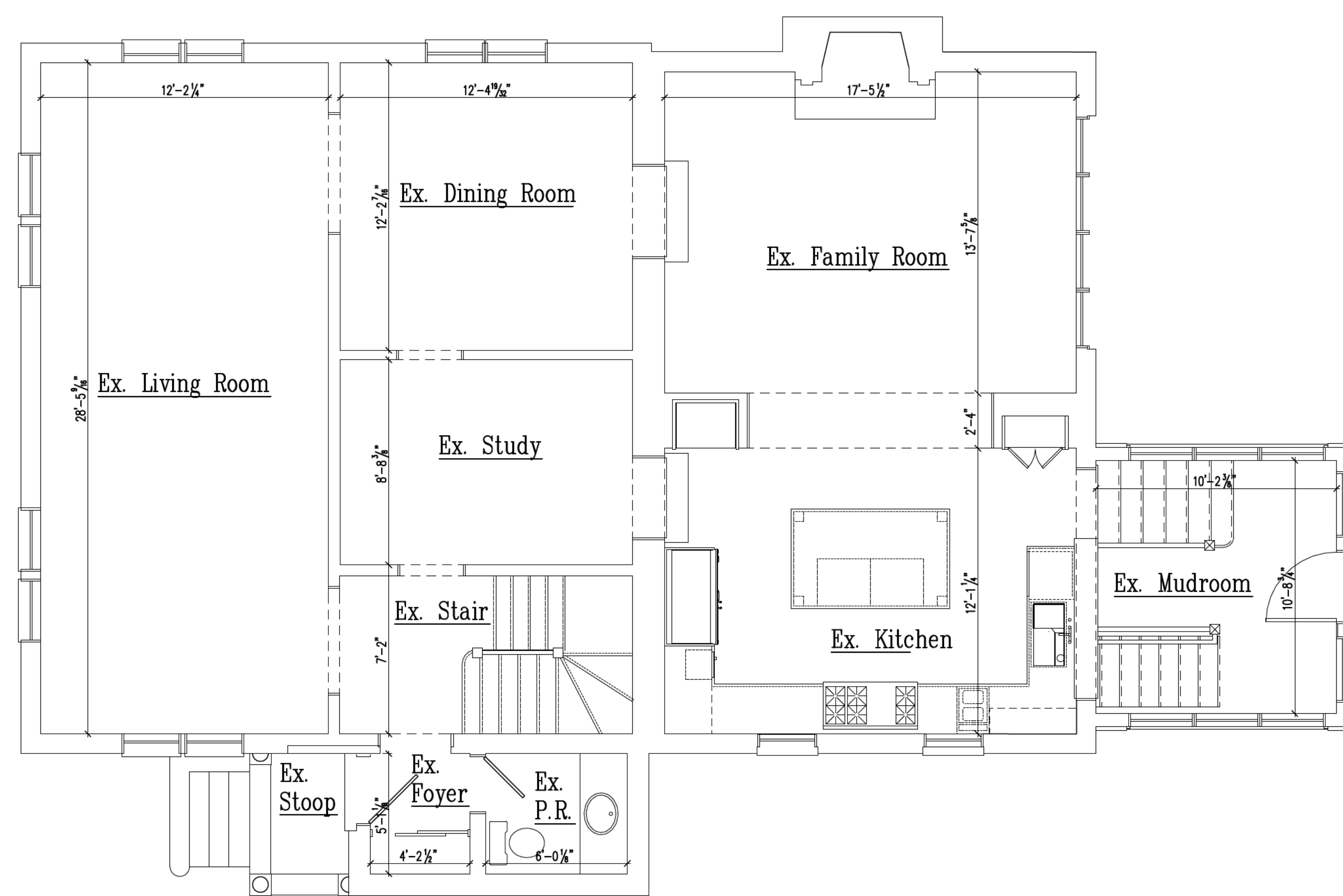
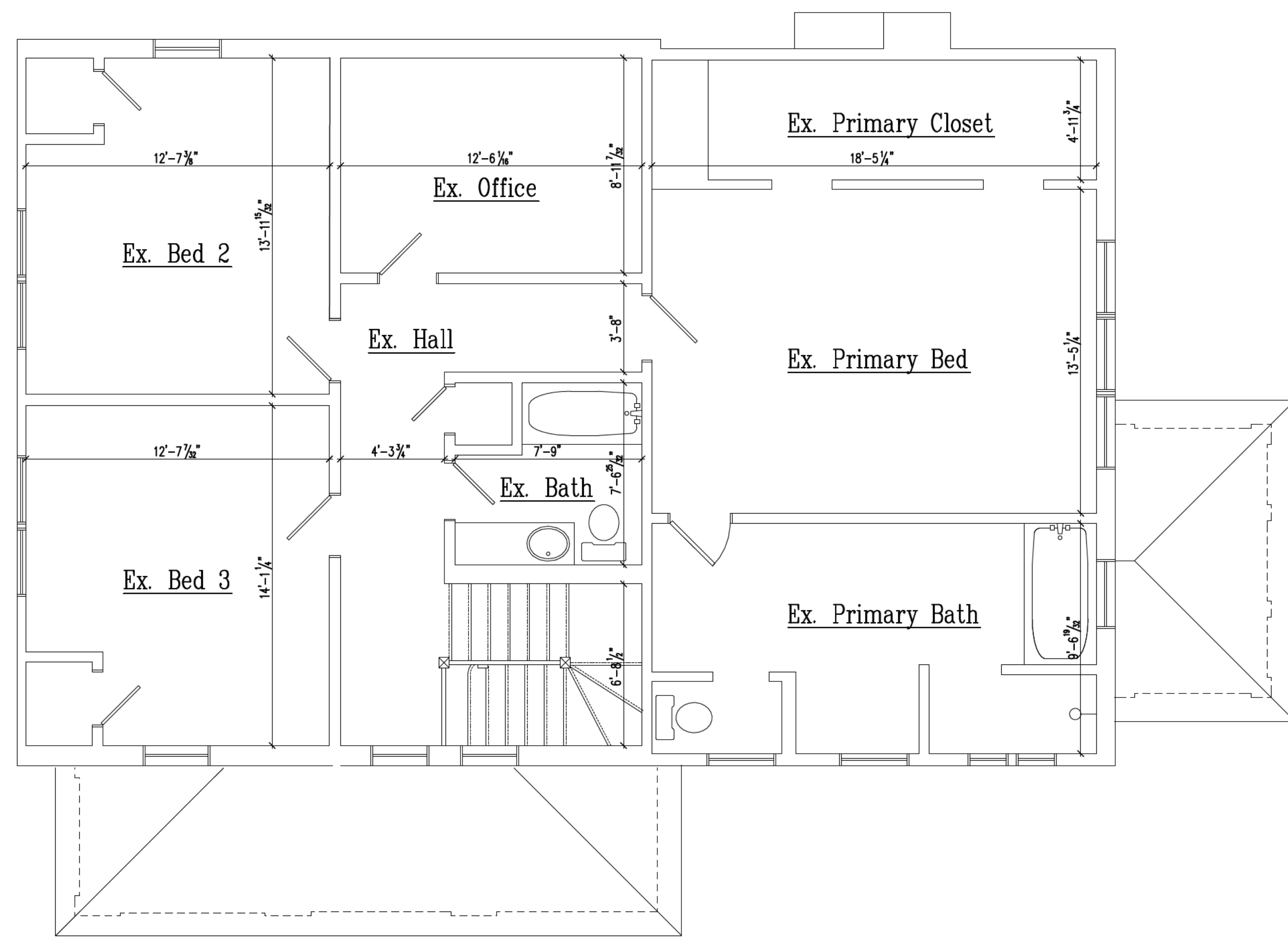
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DESIGNED BY:	DATE:
CJD	06-16-25
CHECKED BY:	DATE:
DRF	06-16-25
APPROVED BY:	DATE:
DRF	06-16-25

GREENGARD, INC.
Engineers • Surveyors • Planners
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SCALE:	1"=10'
DRAWING No.	64056
SHEET	1 of 1

829 & 833 FOXDALE AVENUE -- WINNETKA, IL
EXISTING TOPOGRAPHY



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FRAME: REVISIONS
 REVISIONS
 REVISIONS
 CONSTRUCTION

NIED RESIDENCE
 833 FOXDALE AVENUE - WINNETKA, ILLINOIS 60093

TUESDAY, OCTOBER 28, 2025

HACKLEY & ASSOCIATES
 ARCHITECTS, INC.
 440 GREEN BAY ROAD - KENILWORTH, IL 60043
 TEL. 847.853.8258 847.853.8351 FAX

VC-3
 1806



Existing South Elevation
1/4" = 1'-0"



Existing East Elevation
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"



Existing West Elevation
1/4" = 1'-0"

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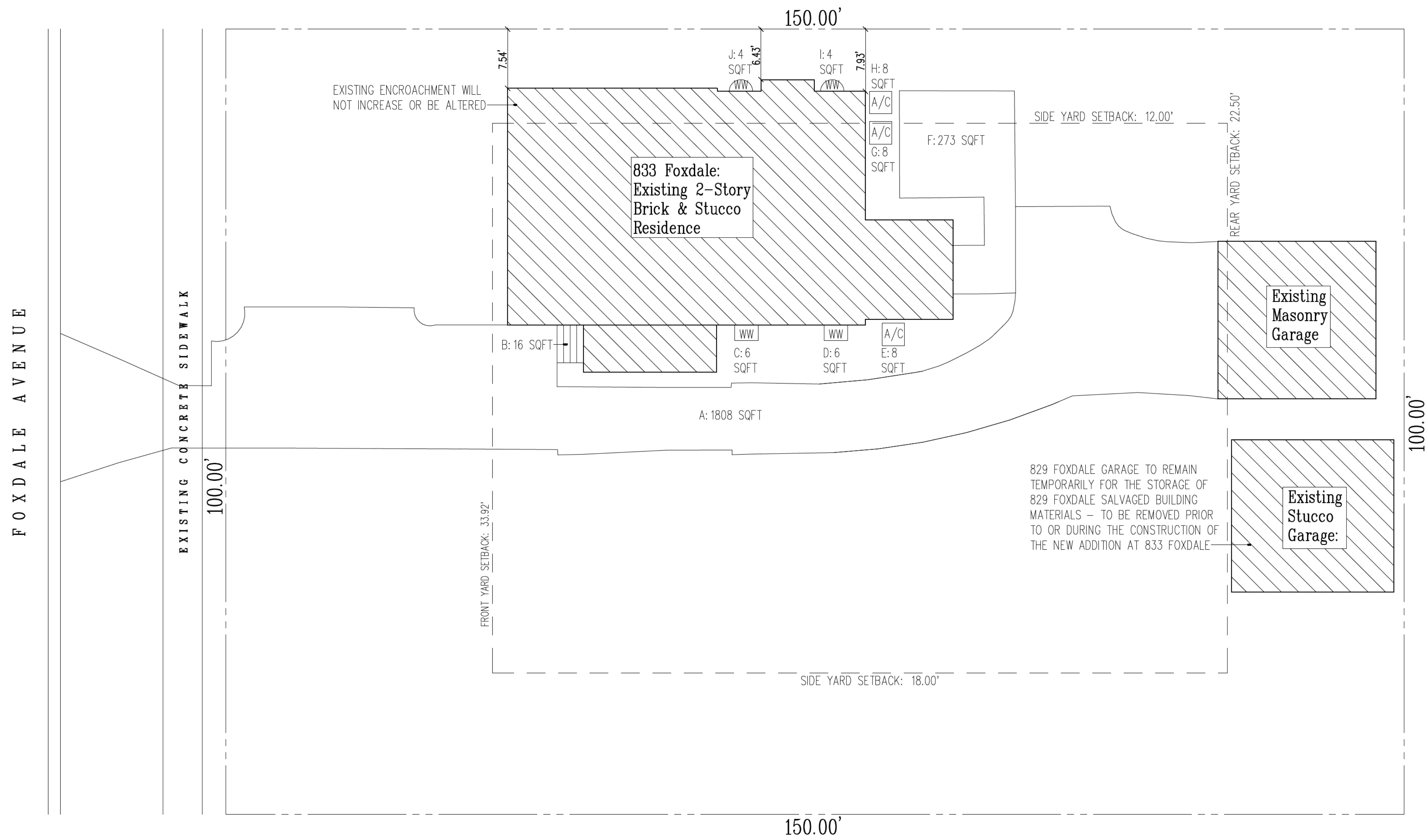
FRAME:
REVISIONS
REVISIONS
REVISIONS
CONSTRUCTION

NIED RESIDENCE
833 FOXDALE AVENUE - WINNETKA, ILLINOIS 60093

TUESDAY, OCTOBER 28, 2025

HACKLEY & ASSOCIATES
ARCHITECTS, INC.
440 GREEN BAY ROAD - KENILWORTH, IL 60043
TEL 847.853.8258 847.853.8351 FAX

VC-4
1806



- A: 1808 SQFT
- B: 16 SQFT
- C: 6 SQFT
- D: 6 SQFT
- E: 8 SQFT
- F: 273 SQFT
- G: 8 SQFT
- H: 8 SQFT
- I: 4 SQFT
- J: 4 SQFT

TOTAL: 2141 SQFT



Site Plan: Impervious Surfaces

1/8" = 1'-0"

FOXDALE AVENUE

EXISTING CONCRETE SIDEWALK

100.00'

FRONT YARD SETBACK: 33.92'

EXISTING ENCROACHMENT WILL NOT INCREASE OR BE ALTERED

833 Foxdale:
Existing 2-Story
Brick & Stucco
Residence

F: 273 SQFT

Existing
Masonry
Garage

Existing
Stucco
Garage:

829 FOXDALE GARAGE TO REMAIN TEMPORARILY FOR THE STORAGE OF 829 FOXDALE SALVAGED BUILDING MATERIALS - TO BE REMOVED PRIOR TO OR DURING THE CONSTRUCTION OF THE NEW ADDITION AT 833 FOXDALE

SIDE YARD SETBACK: 18.00'

SIDE YARD SETBACK: 12.00'

REAR YARD SETBACK: 22.50'

150.00'

150.00'

TUESDAY, OCTOBER 28, 2025

HACKLEY & ASSOCIATES
ARCHITECTS, INC.
440 GREEN BAY ROAD - KENILWORTH, IL 60043
TEL 847.853.8258 FAX 847.853.8351

VC-1
1806

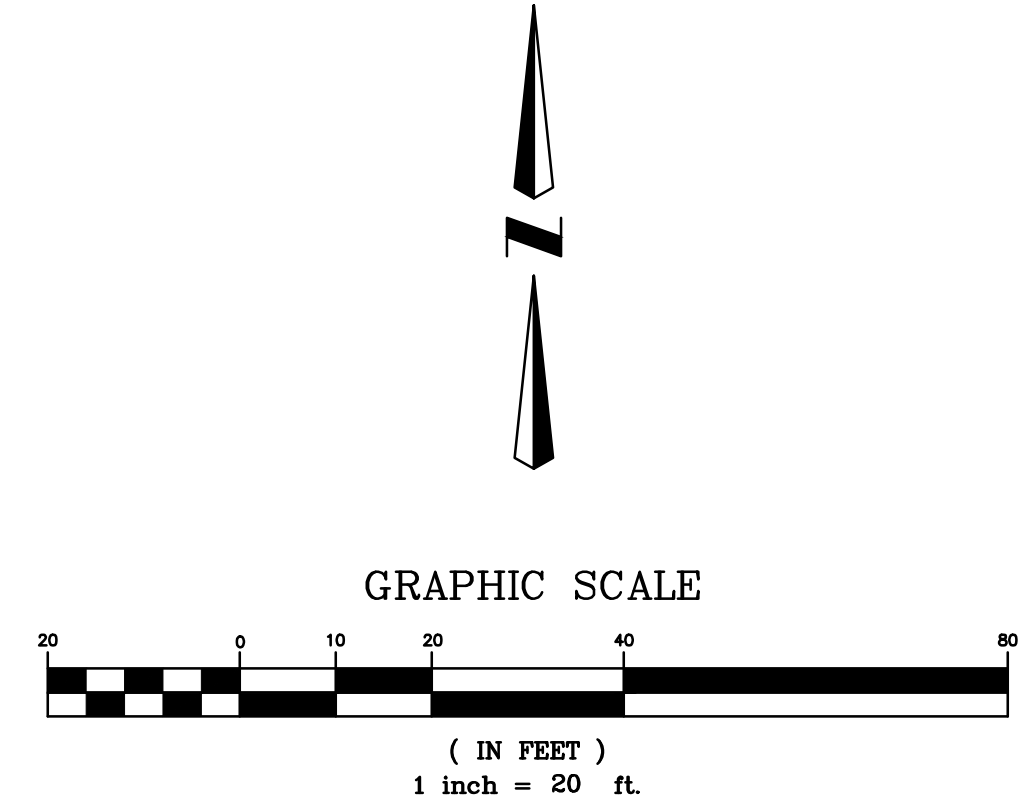
NIED RESIDENCE
833 FOXDALE AVENUE - WINNETKA, ILLINOIS 60093

FRAME
REVISIONS
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CONSTRUCTION

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FINAL PLAT 829/833 FOXDALE AVE. CONSOLIDATION

BEING A CONSOLIDATION OF LOTS 14 & 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }
THIS IS TO CERTIFY THAT _____ AS OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE SURVEYED AND CONSOLIDATED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED AND HAVE DETERMINED TO THE BEST OF ITS KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH THE LOT LIES, AS FOLLOWS:

SCHOOL DISTRICTS	LOT NUMBERS
ELEMENTARY SCHOOL DISTRICT #36	} ALL LOTS
NEW TRIER TOWNSHIP HIGH SCHOOL DISTRICT #203	
OAKTON COMMUNITY COLLEGE DISTRICT #535	

DATED THIS _____ DAY OF _____, A.D. 20_____

PRINTED NAME AND TITLE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ OF THE _____ DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT. GIVEN MY SIGNATURE AND SEAL DATED THIS _____ DAY OF _____, A.D. 20_____

NOTARY PUBLIC _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE COLLECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC DEPARTMENT OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
WATER AND ELECTRIC DIRECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS PLAN COMMISSION

DATED THIS _____ DAY OF _____, 20_____

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
SECRETARY

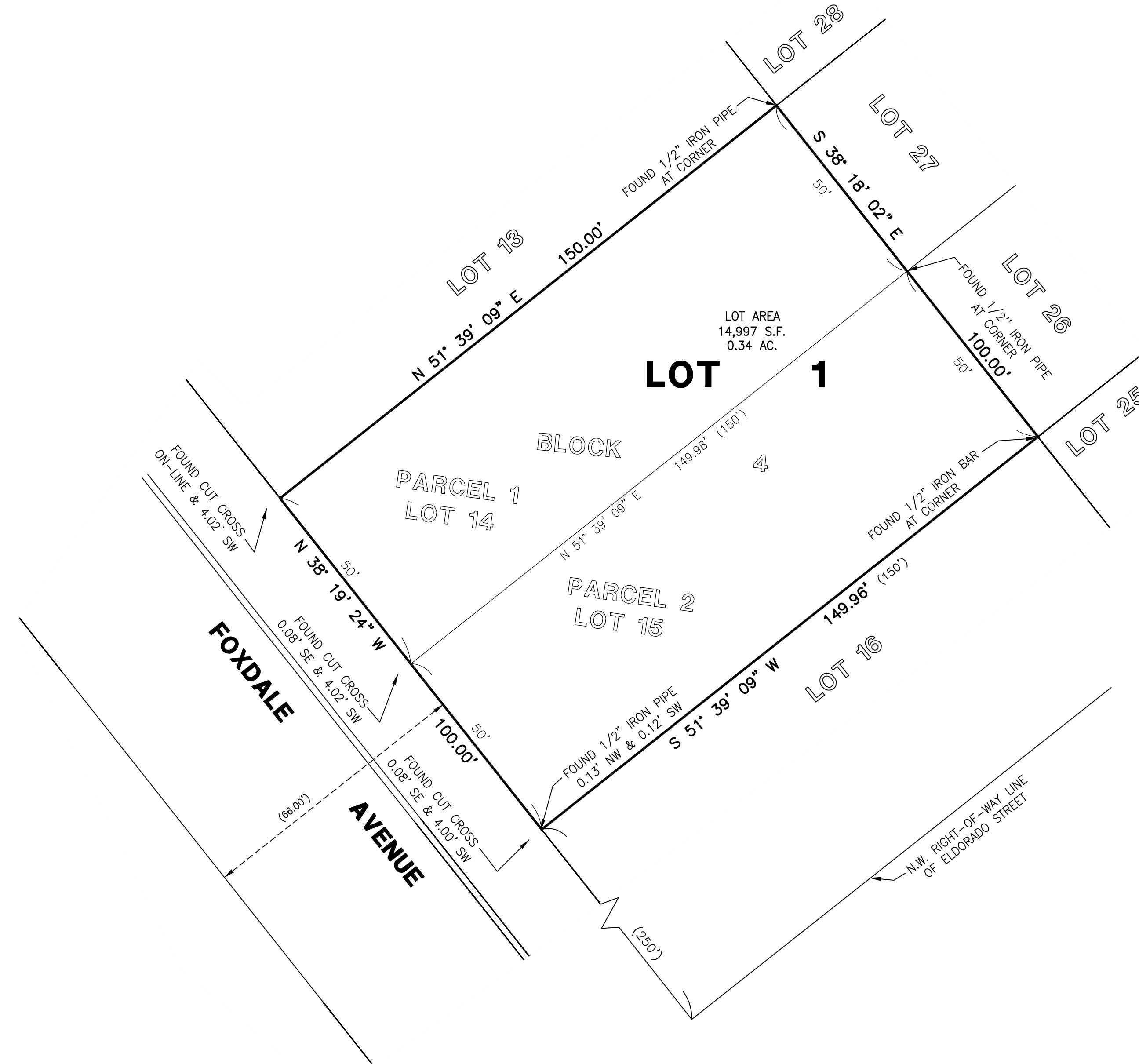
VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
CLERK



SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }
THIS IS TO STATE THAT WE GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 14 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
833 FOXDALE AVENUE, WINNETKA, ILLINOIS 60093
PARCEL AREA = 7,499 SQ. FT.
P.I.N. 05-17-401-008-0000

PARCEL 2:
LOT 15 IN BLOCK 4 IN WINNETKA PARK BLUFFS, BEING A SUBDIVISION BY WILLIAM H. CAIRNDUFF OF PART OF SECTIONS 16, 17 AND 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
829 FOXDALE AVENUE, WINNETKA, ILLINOIS 60093
PARCEL AREA = 7,498 SQ. FT.
P.I.N. 05-17-401-009-0000

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS IS ALSO TO STATE THAT FROM OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN "NO-SCREEN" DEFINED AS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17031C0251K, WITH MAP REVISED DATE OF SEPTEMBER 10, 2021.

THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

DATED THIS _____ DAY OF _____, A.D. 20_____

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF WINNETKA AND/OR ITS DESIGNATED AGENTS TO RECORD SAID RESUBDIVISION PLAT WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

THIS _____ DAY OF _____, A.D. _____

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.



CURRENT P.I.N. NUMBERS
PARCEL 1—P.I.N. 05-17-401-008-0000
PARCEL 2—P.I.N. 05-17-401-009-0000

- SURVEYORS NOTES:**
1. THE BEARINGS SHOWN ON THIS PLAT ARE ON AN ASSUMED BASIS.
 2. THIS PLAT OF RESUBDIVISION IS BASED UPON A BOUNDARY SURVEY PREPARED BY GREENGARD INC. ON JUNE 16, 2025.
 3. EXISTING IMPROVEMENTS NOT SHOWN.

SEND FUTURE TAX BILL TO:
DEANNA & STEPHEN NIED
833 FOXDALE AVENUE
WINNETKA, IL 60093

SUBMITTED BY AND RETURN PLAT TO:
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT
510 GREEN BAY ROAD, WINNETKA, ILLINOIS 60093

- GENERAL NOTES:**
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

DESIGNED BY:	DATE:	CHECKED BY:	DATE:	APPROVED BY:	DATE:
SLM	06-27-25	JRS	06-27-25		

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM ILL. REGISTRATION NO. 184-000995

SCALE:	1"=20'
DRAWING No.	64056
SHEET	1 of 1

829 & 833 FOXDALE AVENUE — WINNETKA, IL
PLAT OF CONSOLIDATION

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

Members Present:

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

Members Absent:

Matthew Bradley

Non-Voting Members Present:

Bridget Orsic

Village Staff:

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

New Applications:

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

Ms. Klaassen referred to an illustration of the property and location which she identified for the Commission, as well as its zoning classification, size and existing improvements. She stated the Comprehensive Plan designated the property and surrounding properties as appropriate for single family residential uses and the use of the site is consistent with the Comprehensive Plan land use designation and R-5 zoning. Ms. Klaassen then identified the site's photos noting the applicant resides in 883 Foxdale and submitted a demolition application for 829 Foxdale which was approved by the Historic Preservation Commission without delay. She described the proposed consolidated lots' measurements, the proposed addition and detached garage noting building plans have not yet been submitted. Ms. Klaassen also summarized the variations being requested, the nonconformities being eliminated and created, the setbacks, as well as the sizes of similar neighboring lots. She stated the ZBA is to consider the application at its January 12, 2026, meeting. Ms. Klaassen noted the Village Engineering and Water and Electric Departments are not requiring easements, She also noted that the applicant is working with staff to finalize the necessary signature blocks on the plat. She stated the Commission is to consider whether the proposed consolidation is consistent with the Comprehensive Plan and complied with the subdivision code. Ms. Klaassen then stated following the applicants' presentation, public comment and Commission discussion, the Commission may decide to take action one of two options: (i) continue the item to a date

1 certain; or (ii) consider a motion to recommend approval or denial. She noted draft language for a
2 recommendation of approval or denial is included in the packet and that staff did not receive any written
3 comments from the public. Ms. Klaassen then asked if there were any questions.
4

5 Chairperson Danley referred to Figure 4 and asked for clarification with regard to similarly sized lots. Ms.
6 Klaassen clarified the information for the Commission. Mr. Enck asked if R-4 and R-5 zoning is behind the
7 property. Ms. Klaassen identified the properties on Lincoln which are R-4 as well as some lots on Tower
8 Road. Ms. Van Vlack asked if the 15,000 square foot resultant lot would be measured the same as R-3
9 zoned lots. Ms. Klaassen confirmed the proposed lot size would be similar to the minimum required R-3
10 lot area of 16,000 square feet. No additional questions were raised at this time.
11

12 Chairperson Danley swore in those speaking to this matter. Chip Hackley of Hackley & Associates
13 Architects summarized the work he has done in the Village and on this property. He stated the proposed
14 plan would maintain the neighborhood continuity and scale with a seamless addition which would
15 improve the property. Mr. Hackley noted the proposed plans have not been finalized and discussed the
16 setback issues resulting from the consolidation. He also stated the removal of one of the garages would
17 be a nice component of the plan and reduce the combined property's impermeable effect. The applicants'
18 team provided no additional comments and Mr. Hackley then asked if there were any questions.
19

20 Chairperson Danley also asked if there were any questions. A Commission Member questioned the
21 existing home's square footage. Mr. Hackley responded the proposal would be under the maximum
22 allowable FAR. A Commission Member then questioned the home's square footage with the addition. Mr.
23 Hackley referred to the challenges with regard to drainage and the property's slope. No additional
24 questions were raised at this time.
25

26 Chairperson Danley asked for public comment. Jason Alcorn, 837 Foxdale, stated the proposal would be
27 an improvement for the neighborhood. He referred to specific language with regard to the northern
28 property owner and stated he wanted to ensure no variations are granted to the setback of the current
29 structure with the proposed addition as well as for articulation.
30

31 Colin Cross, 821 Foxdale, stated his issue is that combining the two Foxdale lots would change the
32 community nature. He described the neighborhood as an old world community due to the small lot sizes.
33 Mr. Cross stated he is opposed to larger 100 foot lots on Foxdale which has a reputation as one of the
34 most unique neighborhoods in the Village which is affordable for the influx of young families. He then
35 commented on 841 Foxdale and questioned what would happen if the larger lot is sold and a larger home
36 is built. No additional comments were made at this time.
37

38 Chairperson Danley called the matter in for discussion. Trustee Orsic commented that both neighbors are
39 right. She noted that there are already larger lots here, unlike the application considered last month. She
40 stated the decision they made last month was due to it being precedent setting. Trustee Orsic stated in
41 this particular case, she would be in favor of the request due to the fact there are similar lots. Chairperson
42 Danley referred to the prior discussion relating to preserving existing housing stock and referred to the
43 nearby larger homes in the R-4 district. Mr. Blum stated the request is approximately 1,000 feet under the
44 standard or 45%. He also stated it is important to consider the entirety of Foxdale and referred to the
45 items the Commission is to consider and specific standards he identified. He also stated the request would
46 not support the plan in that it would eliminate two smaller more affordable homes.
47

48 Mr. Enck stated he also appreciated both views from the public comments and stated the proposed design

1 in this particular instance would fit in better with the neighborhood. He referred to previous discussions
2 for demolition applications and stated the lower scale and size of the addition would help to maintain the
3 street feel more so than what could otherwise be built there. Ms. Case agreed with the comments made
4 and referred to the fact the property is not large enough to go through the special use permit
5 consolidation process in connection with lot size. She also agreed with the discussion with regard to the
6 Foxdale uniqueness and that she is somewhat concerned what would happen with the next application
7 to combine two Foxdale lots. Ms. Case questioned whether the Trustees would consider that possibility
8 which would result in the loss of the R-5 characteristics. She added while the proposal is nice looking, they
9 should consider future possibilities. Trustee Orsic informed the Commission she could bring up the issue
10 at the next Village Council meeting.

11
12 Mr. Blum stated for this area, the home would remain an R-5 home with an R-3 size and referred to
13 instances for homes which were built pre-code. Mr. Alt stated R-4, R-5 and R-3 lots are there for a reason
14 and agreed the Foxdale area is special due to the small lot size and affordability and commented
15 eliminating such housing stock in the R-5 district did not make sense. He then referred to setting a
16 precedent which would change the neighborhood fabric and he would vote against the request. He also
17 agreed with Mr. Blum's comment to not create an R-3 sized home in the R-5 district and referred to the
18 Comprehensive Plan's goals with regard to housing stock.

19
20 Mr. Subawalla agreed with Mr. Alt's comments with regard to incrementally breaking up the
21 neighborhood fabric and scale diversity. He stated he is on the fence. Ms. Van Vlack stated they are
22 struggling with the fundamental issue that they cannot answer in terms of maintaining housing stock,
23 neighborhood character and affordability. She stated while they do need to keep smaller housing stock,
24 she referred to the issue of teardowns by developers. Ms. Van Vlack then stated in considering 849
25 Foxdale which was built in 2005, the guidelines which were not considerably different at that time and
26 how that property was allowed be consolidated at that time. She also stated going from an R-5 to an R-4
27 is not as big of a jump but they must find a way to fundamentally address the issue as these matters come
28 before them. Ms. Van Vlack concluded she would be in support of the request.

29
30 Mr. Poor stated in considering the Sunset matter discussed last month, he referred to the discussion of
31 not setting precedent but described the situation as similar enough. He agreed Foxdale is a unique area
32 which is the type of area the Comprehensive Plan was designed to promote. Mr. Poor concluded he would
33 vote against the request.

34
35 Chairperson Danley stated she would take a straw poll of the Commission Members and noted her
36 preference is to not combine R-5 lots. She then stated while the property is located next to the R-4 district
37 and one home would be maintained and a special use is not being requested, she did not see within the
38 standards they are reviewing, she would be in favor of the request with the provision that both garages
39 would be removed. Chairperson Danley also referred to the finding being made of no increased material
40 adverse impact being a condition. The Commission Members then identified their positions in detail for
41 the straw poll.

42
43 Chairperson Danley indicated the Commission appeared to be split, 4:4 and asked the Commission
44 Members if they felt any additional information is needed to vote on the matter. Ms. Klaassen noted that
45 the Commission should work towards making a recommendation to the Village Council one way or the
46 other. Trustee Orsic informed the Commission if there is a split vote, that is important for the Trustees to
47 know that there is a bigger issue. Chairperson Danley added the Commission Members' concerns have
48 been noted for the record.

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

4
5 Chairperson Danley then asked for a motion. Mr. Poor moved to recommend denial of the application.
6 The motion was seconded by Mr. Blum with the statement that the request is inconsistent with the
7 Comprehensive Plan. A vote was taken and the motion passed, 5 to 3:

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

9 NAYS: Danley, Enck, Van Vlack

10 NON-VOTING: Trustee Orsic

11

12

13

14 Respectfully submitted,

15

16 Antionette Johnson

17 Recording Secretary

ATTACHMENT 2

Minutes adopted 04.13.2026

**WINNETKA ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES EXCERPT
MARCH 16, 2026**

Zoning Board Members Present: Matt Bradley, Chairman
Mark Haller
Kathryn Leister
Mike Nielsen
Michael Ritter

Zoning Board Members Absent: Lynn Hanley
Todd Vender

Village Staff: Scott Mangum, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

Village Attorney: Peter Friedman

New Cases:

a. Case No. 25-29-SD: 829 Foxdale Avenue and 833 Foxdale Avenue: An application seeking approval of a Final Plat of Consolidation to consolidate the two existing lots into a single lot of record, which requires variations to allow the existing residence at 833 Foxdale Avenue to: (a) observe less than the minimum required side yard setback from the northerly property line, which is due to an increase in the minimum required side yard setback as a result of the proposed increase in total lot area and increase in average lot width; and (b) not provide the required building line articulation along the north side building walls. The Village Council has final jurisdiction on this request.

Ms. Klaassen summarized the application to request the consolidation of two existing lots into a single lot of record and identified the property’s location, zoning classification and lot size of both lots as well as the existing improvements. She referred to photos of both lots noting the applicant resided at 833 Foxdale which they acquired in 2005 with the adjacent parcel purchased in 2024. Ms. Klaassen noted a demolition permit was approved by the HPC for 829 Foxdale.

Ms. Klaassen stated the consolidation would create a single buildable lot measuring nearly 15,000 square feet and the applicant planned to build an addition on the south side of the existing residence at 833 Foxdale and a detached garage. She identified plans to maintain both garages during construction for storage. She noted the consolidation complied with zoning lot size standards, which she identified for the Board and noted it would create one conforming lot. Ms. Klaassen also noted if a consolidation resulted in a lot measuring more than two times the minimum lot size or more than two times the minimum required average lot width, a special use permit would be required and confirmed the application did not require a special use permit.

Ms. Klaassen described the two necessary zoning variations in detail as a result of the consolidation and the nonconformity which would be eliminated. She summarized the Plan Commission’s (PC) consideration of the request and its recommendation of denial and noted the Board is to review the request with regard to eight zoning standards. Ms. Klaassen referred to emails received in connection with the request and stated following the applicant’s presentation, public comment and Board discussion, the Board may

1 decide to either continue the matter to a date certain to allow time to address questions or comments or
2 make a motion to recommend approval or denial of the requested variations with draft language included
3 on page no. 187. She then asked if there were any questions.
4

5 Chairman Bradley also asked if there were any questions. He referred to the 2x the minimum lot area and
6 average lot width provision requiring approval of a special use permit. No questions were raised at this
7 time.
8

9 Chairman Bradley swore in those speaking to this matter. Chip Hackley of Hackley & Associates Architects
10 stated he represented Stephen and Deanna Nied and described the request as a technicality in terms of
11 the application of zoning and lot consolidation. He stated the existing home is currently nonconforming
12 and once the lots are consolidated, larger side yard setbacks are required. Mr. Hackley summarized the
13 plan to maintain the existing home at 833 Foxdale, remove the 829 Foxdale home and expand the 833
14 Foxdale home which would also eliminate a narrow shared driveway. He stated their intent is to maintain
15 the continuity on Foxdale and a new home could result in a very large home and affect the block
16 contextually. Mr. Hackley referred to the home's front elevation illustration and preliminary plans and
17 described the renovation to be done to the home.
18

19 Chairman Bradley asked if there were any questions. Mr. Nielsen asked if the consolidation assumed any
20 further variations. Mr. Hackley responded there would be none and described the relief obtained on the
21 south side of the property once the home is taken down. Mr. Haller referred to the existing north side
22 elevation and home design and asked if their intent is to mimic the character in terms of the home's design
23 elements. Mr. Hackley confirmed that is correct as well as improve some of the home's details. He also
24 described the distance between the home and the lot line.
25

26 Chairman Bradley referred to the first standard with regard to whether 833 Foxdale would be able to
27 obtain a reasonable return as well as sizes of neighboring homes which are existing nonconforming. He
28 asked why the home could not otherwise yield a reasonable return without consolidation. Mr. Hackley
29 responded the most important consideration in connection with reasonable return related to how the lot
30 is used and referred to the shared driveway removal which represented a dangerous and uncomfortable
31 situation. He also stated it is not possible to have two driveways on both lots. Chairman Bradley stated
32 the driveway situation was not sufficiently addressed at the PC meeting. He also referred to the third
33 standard and precedent setting on Foxdale. Mr. Hackley responded it would not set a precedent and is
34 dependent on how it would be handled. Chairman Bradley stated their attempt is to preserve 833 Foxdale
35 with consolidation as opposed to removing the home at 829 Foxdale and a new home being built. Mr.
36 Hackley confirmed that is correct.
37

38 Deanna Nied stated they have lived at 833 Foxdale for over 20 years, which she described as historic. She
39 stated they have lived with the shared driveway situation for quite some time and were fortunate to be
40 able to purchase the home next door which was not in good shape. Mrs. Nied stated the request would
41 allow them to resolve the driveway situation and asked if there were any questions. No questions were
42 raised at this time.
43

44 Chairman Bradley asked for public comment and swore in those speaking to this matter. Andy Cripe read
45 his comments into the record. He noted he owned the home from 2005-2015 and summarized his position
46 to recommend approval of the request. Mr. Cripe also described the structural issues in the home and
47 stated the uniqueness of the situation related to more than the narrow shared driveway situation which
48 he explained as the homes' proximity and driveway slope impeded views. He then stated renovating the

1 home to make it viable would not be practical and asked for the consolidation request be granted to allow
2 the applicants' home to remain. Mr. Cripe then asked if there were any questions.

3
4 Jason Alcorn stated he lived to the north of the applicants' home and agreed the homes on Foxdale are
5 tight and nonconforming. He stated as long as nothing else on the property changed, he had no problem
6 with the home. Mr. Alcorn agreed with Mr. Cripe's analysis of the home and with regard to meeting the
7 standards, otherwise allowing a new home to be built on 829 Foxdale would create an encumbrance with
8 regard to the homes' proximity as opposed to allowing it to remain a vacant lot.

9
10 Evan Meister, 825 Foxdale, stated he is a commercial builder in Chicago and with regard to preservation
11 and neighborhood character, he described the applicants as neighborhood stewards. He referred to the
12 street's character and described it as an eclectic street. Mr. Meister stated if the request is not approved,
13 the lot would end up in the hands of a spec developer which would not contribute to neighborhood
14 character. He stated the request would improve the neighborhood.

15
16 Christina Cripe, former 829 Foxdale resident, stated she agreed with the comments made and the request
17 would contribute to the town's overall aura and asked for the consolidation to be approved. No additional
18 comments were made at this time.

19
20 Chairman Bradley called the matter in for discussion and referred to the standards the Board is to
21 consider. Mr. Haller stated after having reviewed the standards, he referred to the first two standards in
22 particular and referred to the 829 Foxdale home which is in disrepair and requires substantial expense to
23 repair. He stated if it is removed and a new home built, there would be a challenge in terms of the shared
24 driveway. Mr. Haller stated there are unique circumstances with regard to both properties and the
25 consolidation would not otherwise physically change anything on the street. He stated the alternative to
26 tear down both homes and build a new home would result in a risk to the neighborhood character and he
27 would lean toward recommending approval.

28
29 Mr. Ritter agreed with Mr. Haller's comments and added the home would be attractive with the addition
30 of green space. He stated given the alternative and while the first two standards were not clearly met, he
31 would be in favor of recommending approval. Ms. Leister stated her initial thought was not to recommend
32 approval in connection with the second standard and that the addition would change the character of the
33 locality. She stated after hearing the testimony, the 8-foot driveway is tighter than is more typically seen
34 and with the plan to maintain the existing home's character and the neighbors' comments, she would be
35 in favor of the request.

36
37 Mr. Nielsen referred to three particular standards and the written comment received and determined
38 there are three options including tearing down both homes which would result in one large home out of
39 character for the neighborhood, tear down one home to allow 833 Foxdale to have a larger lot or the
40 proposed plan. He stated the proposed plans for the home made a big difference for him and while the
41 home would be larger, hearing the public comment with regard to the shared driveway and safety issues,
42 he would be in favor of the request. Mr. Nielsen concluded the proposal is by far the best option. Chairman
43 Bradley stated with regard to the zoning relief requested, he would be in support of the request although
44 the reasonable return standard is difficult to meet and referred to the amount of homes which do not
45 have driveways.

46

1 Chairman Bradley then asked for a motion to recommend approval as noted on page 12. A motion as
2 stated by Chairman Bradley was made by Mr. Nielsen and seconded by Ms. Leister. A vote was taken and
3 the motion unanimously passed, 5 to 0:

4 AYES: Bradley, Haller, Leister, Nielsen, Ritter

5 NAYS: None

6

7

8

9 Respectfully submitted,

10 Antionette Johnson

11 Recording Secretary

March 11, 2026

To the Winnetka Zoning Board of Appeals and Village Council:

I am writing on behalf of my clients, Deanna and Stephen Nied, regarding their lot consolidation request for 829 and 833 Foxdale Avenue, presented to the Plan Commission on December 17, 2025.

During the Commission’s discussion and vote, I was unable to provide key information that is directly relevant to the case and may have influenced the outcome (5–4 denial). Only after the meeting was adjourned was I able to offer additional context. Given this, I respectfully request that the Zoning Board of Appeals and the Village Council consider the information in this letter as part of the record as it evaluates the Nieds’ request and its broader impact on the Foxdale Avenue community.

Purpose for the Nieds’ Consolidation Request

The two lots at 829 and 833 Foxdale share a single, narrow, eight-foot-wide driveway that straddles the property line. While this arrangement may have been workable in the 1920s, it presents significant safety concerns today. Modern vehicles and limited sightlines create ongoing hazards—issues the Nieds have experienced firsthand during their 20 years at 833 Foxdale.

Resolving this long-standing safety problem was a primary reason the Nieds purchased the adjacent property and engaged us to design a solution that both aligns with Foxdale’s character and eliminates the risks inherent in the current shared driveway.

In addition, shared driveways are well-documented sources of conflict, and while the Nieds have enjoyed positive neighbor relationships, they have understandable concerns about how future owners might handle the shared-access arrangement.





Issues with Keeping the Current Lot Arrangement

If the lots remain separate, the community is left with a small set of options—all of them suboptimal:

1. **Two new homes**, each with its own driveway—without a design review board, the resulting homes could be incompatible with Foxdale’s character and diminish the desirability of the block.
2. **Add a new driveway to 829 and build a narrow home**, a re-subdivision would be required to shift the shared drive entirely to 833. This would make 829 narrower, nonconforming, and produce a home inconsistent with neighborhood character.
3. **Keep 829 vacant for the foreseeable future.**

By contrast, consolidation and the Nields’ planned addition offer a significantly improved outcome for both the neighborhood and the Village.



Benefits of Approving the Consolidation

1. Preservation of Existing Structures

- Maintains the original 833 Foxdale house & character.
- Although 829 and 833 share similar exteriors, their interiors are nearly mirror images; the addition preserves almost the entire 833 floor plan.
- Salvaged materials from 829 will be repurposed into the addition. Materials not repurposed on site will be sold, donated, or recycled.

2. Protection of Neighborhood Character

- Prevents construction of two new homes that may diverge from Foxdale's architectural identity.
- Ensures continuity of style and scale consistent with the streetscape.

3. Prevention of Long-Term Vacancy

- Avoids the risk of 829 remaining an empty lot for years while the Niefs remain at 833.

Working with my firm, the Niefs plan to create a single-family home fully compliant with the R-5 zoning district and aligned with the Village's Comprehensive Plan.

Design & Community Alignment

The consolidated home—designed in the Dutch Colonial style and scaled to the surrounding block—will:

- Fit seamlessly within the cottage-style character of Foxdale.
- Preserve and incorporate the original 833 house, a mirror image of 829.
- Reuse, repurpose, and/or recycle salvaged materials from 829.

The resulting home will provide:

- Modern amenities expected in contemporary homes
- Accessibility features supporting aging in place
- Space for extended family
- Long-term housing flexibility for future generations



Advancement of Village Goals

The proposed consolidation supports core Village objectives:

- Renovation of existing homes in a manner that maintains contextual consistency with the neighborhood
- Reduced energy consumption
- Increased permeable surface coverage
- Improved stormwater management
- Expanded housing options for young families, empty nesters, and seniors

Beyond resolving the shared driveway in a manner consistent with the Comprehensive Plan, the project enhances neighborhood character. A planned large front porch will further strengthen the social fabric of this highly walkable street.

Addressing Concerns About Establishing a Precedent

Some Plan Commission members expressed concern that approving this request might encourage widespread consolidation of small lots on Foxdale.

In practice, such a trend is highly unlikely:

- The Nields—long-time Foxdale residents—spent over 20 years before the opportunity arose to acquire the adjacent lot.
- No other consolidations have occurred on Foxdale during that period.
- The 829/833 driveway is the **only** shared, narrow (8-foot) driveway on the street.
- Other homeowners lack both the motivation and the unique site conditions that exist between these two properties.

Thus, the character of Foxdale — particularly lot size — remains secure, and the Nields' situation is uniquely limited to their property alone.



The Nields deeply value the Foxdale streetscape and have no desire to diminish it; rather, their proposal allows them to continue living in their home for many years while addressing the long-standing safety and shared-driveway issues that will not subside over time if left unresolved.

Plan Commission Meeting Record Clarification

In reference to the Village's Plan Commission meeting minutes, I would like to provide additional clarification regarding the variation request.

During the public comment period at the December 17, 2025, meeting, Jason Alcorn, the neighbor to the north, attended to confirm that no variation was being requested for a new structure within the north side-yard setback. At that time, it was clarified that the variation relates only to the revised side-yard dimensions resulting from the lot-consolidation request and does not involve any new construction.

For the record, the variation is required because the adjusted, reduced setback causes the existing structure to fall within the newly established side-yard requirement. This request addresses the zoning compliance of an existing condition.



Closing

I respectfully request that the Zoning Board of Appeals and the Village Council consider the previously omitted shared-driveway facts and the analysis provided in this letter. If reopening deliberations is not possible, I ask that this letter be included in the record so that the Zoning Board of Appeals and the Village Council have the benefit of this additional information as it makes its final decision—particularly given that the Plan Commission did not have an opportunity to fully discuss this key issue.

**Regards,
Chip Hackley**

- cc:** Winnetka Zoning Board of Appeals
- cc:** Winnetka Village Council
- cc:** Village of Winnetka Community Development



ATTACHMENT 4

From: [REDACTED]
To: [Planning](#)
Date: Monday, March 16, 2026 12:02:28 PM

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To the Board.

I oppose the construction of 829-833 Foxdale.

A) It changes the quaintness of the street.

B) The affordability of the homes on Foxdale, thus raising the taxes on the street.

I used to live on Foxdale at 812 and loved all the neighbors on the street who could afford Foxdale and not other streets in Winnetka. Please reconsider your vote on this and vote nay.

Yours Truly,

Joe Johnson

--

Joe Johnson
776 Greenbay road
Winnetka, Ill
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Case 25-29-SD, Lot Consolidation on Foxdale
Date: Monday, March 16, 2026 12:15:56 PM

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Dear Zoning Board Members:

I am a long time resident of Foxdale Avenue and recently sold my home at 821 Foxdale Avenue to my daughter and her husband. They have two children, ages 5 and 3. They could afford this home because it is much less expensive than many other homes in Winnetka.

I currently reside at 828 Bell Lane, Winnetka, but had owned my home on Foxdale from 1989-2025.

Foxdale is a close knit community, largely due to the smaller, 50-foot-wide lots.

I am opposed to the proposed combination of two 50' lots into one 100' lot for the following three reasons:

1. It reduces the stock of affordable homes in Winnetka;
2. It changes the unique nature of the "Foxdale Community", arguably one of the best and most welcoming neighborhood in Winnetka; and,
3. It is the thin end of the wedge and will lead to more lot consolidations on Foxdale and other R5-zoned streets, resulting in fewer affordable homes.

Please vote No on the proposed lot consolidation.

Sincerely,

Colin Cross
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Lot Consolidation on Foxdale
Date: Monday, March 16, 2026 12:44:17 PM

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Dear Zoning Board Members:

I'm writing today to ask you to vote against the combination of two 50 foot lots on Foxdale into one 100 foot lot. Foxdale is one of the few "affordable" streets in Winnetka. A larger lot will undoubtedly result in a home that is too large for the surrounding houses. Even if the current owners don't have plans to max out their FAR, a future owner could. We raised our children on Foxdale. Back then, our neighbors were school teachers, dieticians, film editors, and professors—one neighbor was a Polish immigrant who ran the food service at New Trier. Making Winnetka welcoming to a variety of homeowners from many different walks of life begins with a conscious effort to keep at least some lots—and thus the homes that are built on them—smaller.

Please seriously consider voting no on this issue.

Teri **C**ross

From: [REDACTED]
To: [Planning](#)
Subject: Opposition: Case 25-29-SD, Lot Consolidation on Foxdale
Date: Monday, March 16, 2026 12:58:12 PM

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Hello Winnetka Zoning Board,

I have recently returned to Foxdale Avenue after growing up here in the '90s and '00s. Foxdale was an incredible place to grow up, with tight knit families and kids playing everywhere.

The closeness of the homes affect the closeness of the families. Foxdale is one of the best streets in Winnetka to Trick-or-Treat. I got to participate in trick-or-treating with my little kids last October after moving home from Chicago. Our Chicago neighborhood did not enjoy the same neighborliness as Foxdale does.

I oppose the consolidation of the lots two doors down from my home at 821 Foxdale. Fewer, bigger homes, more spread out, are the antithesis of what makes our neighborhood great. More density is better for all of us, and it's one of the reasons I returned to my home almost 20 years after I graduated from New Trier and moved out.

Please vote no on the proposed consolidation.

Thank you,
Lizzie Cross

From: [REDACTED]
To: [Planning](#)
Subject: Case 25-29 SD
Date: Monday, March 16, 2026 2:25:42 PM

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I oppose the petition to combine these 2 Foxdale properties. There is little we can do to address the housing crisis in this country, but maintaining a relatively affordable presence in Winnetka should be a priority. Also, as a 5 decade resident of Foxdale, I would like to preserve the unique family culture of our street.

Respectfully,
Mark Stefanik
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Lot consolidation at 833 and 829 Foxdale
Date: Monday, March 16, 2026 2:48:27 PM

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I am unable to attend tonight's meeting due to recent surgery.

I would like to respectfully submit my concerns for the Zoning board meeting on March 16, 2026 regarding combining two Foxdale lots into one 100-foot at 833 and 829 Foxdale:

I am concerned about the impact the proposed consolidation would have on the unique character of Foxdale Avenue and the availability of affordable housing in the Village.

Thanks,

Jeff Charatz
832 Foxdale

From: [REDACTED]
To: [Planning](#)
Subject: Case NO. 25-29-SD - 829/833 Foxdale Avenue
Date: Monday, March 16, 2026 4:00:10 PM
Attachments: [image001.png](#)

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To whom it may concern:

As a former Foxdale resident and current Winnetka resident, I want to express my opposition to the combination of the lots located at 829 and 833 Foxdale Avenue into a single lot. There are a number of reasons why I oppose this effort.

1. Affordability
2. Impact on current Foxdale residents
3. Precedent

Affordability – As it stands now, the village’s potential inventory of “entry level” homes is likely at an all time low. When we first moved into the village, there were multiple neighborhoods that had homes that were both approachable, and appropriate, for young families seeking to enter Winnetka for the access to the schools, programs and municipal operations. Today, as a parent with children who find Winnetka, where they grew up, unaffordable, those types of neighborhoods are significantly fewer. Any reduction in the inventory of homes that are available to first time homebuyers would have a negative impact on the long-term viability of the village and the tax base that supports it. As someone who first moved to Foxdale and then elsewhere into a larger home in the village, I can understand the desire of the current occupant to acquire the adjacent property. However, this request, if granted, will price the current owner’s property out of the market for the area on Foxdale and encourage other buyers to seek similar situations to combine lots, tear down existing structures and build new construction that is both inconsistent with the other homes in the area but likely transformative for the neighborhood.

Impact on current Foxdale residents – By granting this variance, the village will be forever changing the dynamic of Foxdale as a family oriented neighborhood with small children and converting it into a neighborhood sought by developers who will change the nature of the housing stock in the area. To date, new construction on Foxdale has been within the construct of the village’s existing ordinances with minor variance. These homes “fit” the neighborhood and are consistent with the basic framework of the existing homes. Additionally, they were built as “entry level” homes for families with small/young children with access to Winnetka’s excellent schools.

I am someone who currently lives next to a corner lot that was “developed” by a builder who removed the prior home and replaced it with new construction that sought, and received, numerous variances so that it could be built to a specification that would attract a different buyer than the other homes in the immediate area. While the design was tasteful and consistent with the area, the home has already turned over three times in twenty years. It also doesn’t meet the village’s FAR or permeable land requirements creating drainage problems for all of the adjacent homes including ours.

Once the first combination of lots occurs, it is likely to happen again in an area where a large number of the families live in older, yet renovated, homes. The family orientation and the neighborhood feel will forever be changed as will the curb appeal of these older homes when compared to larger, newer construction on larger lots. It could very well have the effect of decreasing the value of these existing homes to a level consistent with “tear downs” as opposed to a valuation afforded a single-family home. More importantly, it will change the family orientation of the neighborhood as one that welcomes small children and creates a safe environment for them to grow and socialize.

Precedent – This lot combination, if approved, will set a bad precedent for a neighborhood that still resembles the Foxdale neighborhood we moved into more than 30 years ago. The neighborhood has maintained its charm and family-first environment with limited new construction and consistent, ongoing renovation of existing structures. The petitioner in this case has ample inventory of other homes in Winnetka that could meet their expectations for square footage, amenities and other creature comforts without the need to “overhaul” the neighborhood with a home that is simply out of place. It’s not like the current residents won’t have to vacate while the new construction occurs so any thought that moving to another home in the village would be an inconvenience is unfounded. However, as with other neighborhoods in the village, once there is a precedent for this type of “conversion,” others will follow and additional requests will begin flowing in that will forever change this area of the village.

I appreciate your consideration of this email as I am unable to attend tonight’s meeting. For the reasons cited, I do believe that granting this variance and combining these lots will ultimately lead to a seismic change in the area that will eventually force existing homeowners to leave and will forever diminish the village’s declining availability of entry level family homes.

Sincerely,



Samuel S. Weiser

Foxdale Management LLC

Andrew Cripe Comments in Support of 829/833 Foxdale Lot Consolidation

- My family lived in **829 Foxdale** for **10 years** (from **2005** to **2015**).
- 829 is a **charming** home but it has **substantial plumbing, electrical, structural, mechanical challenges** (e.g., crumbling stucco, no insulation, only 1 full living space bathroom, fun-house like settling, compromised timbers in substandard addition, out of date plumbing and electric lines, etc.).
- 833 is a **mirror image twin** to 829 but **substantial investments have been** made to address the challenges at 829. **833 has a chance at longevity if the shared challenges on the two currently non-conforming lots can be cured by creating one conforming lot.**
- We recognized in **2015** that **we could not get a reasonable return on the investment needed to make 829 viable for the long term due to shared challenges on the two lots:**
 - **Lots are too small and narrow** even by R-5 standards (**7500** sq feet v **8400**; **50** foot width v. **60**)
 - **Narrow, sloping, shared** driveway presents typical shared driveway challenges but is also **dangerous**. It is **only 8 feet** wide:
 - In the event of a garage, kitchen or other fire at the back of either house, you could not get an emergency vehicle through (lacks needed 10-12 feet minimum access).
 - The narrow sloping drive is extremely hazardous for visibility; creates non-occupant accident hazard – especially for small children.
 - The **situation cannot be remedied with lots “as is”** because they are so narrow --- the homes were built right up to the driveway and there is no room on the south side of 829 or north side of 833 to create an alternative.
- **For more than 10 years, first as a ZBA member and then as a Village Trustee, I heard or reviewed the facts of every zoning variance application in the village.** This one is a **no brainer**, even if the Plan Commission did not have the benefit of all the relevant facts when it made its decision (i.e., it was not informed of the shared, narrow, sloping driveway, home condition, or substandard R-5 lot size).
- Traditionally, the Village has essentially recognized a **prima facie** showing of unique circumstances for requests that would alleviate **shared driveway** or **flag lot** conditions. Even in the best of circumstances, shared driveways can be a cause for constant tension and safety concerns. This one is intolerable for all but the most tolerant of neighbors (which the Nields were to us).
- The Nields have taken on a plan that will **save one of these two twin houses**, preserving the essential character of the street, and create a lot that is in keeping with similar lots on the same block. This will create one conforming lot from two non-conforming lots. They will eliminate serious health, safety and welfare concerns.
- The plan is 100% in keeping with the **Winnetka 2040 plan**, which recognizes the need to update, adapt and preserve older homes for the long term needs of residents, allowing them to stay in their homes:
 - **Initiative 1.12**, p. 76: *“Encourage renovation of existing homes to reduce environmental impacts of new construction and to maintain housing diversity for such segments of the community as young families and empty nesters.”*
 - **Goal 4.3**, p. 138: *“The greenest building is the one already built.” Initiatives in Pillar 1 recommend policies that support efforts to encourage the renovation of existing homes in lieu of demolishing houses and building new. Additionally, initiatives recommend ongoing review of regulations to remove potential obstacles that renovation and restoration projects may encounter.”*

From: [REDACTED]
To: [Ann Klaassen](#)
Subject: Note of support for the Niefs
Date: Monday, March 16, 2026 6:20:29 PM

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Hi Anne,

This is Christina Cripe, Andy's wife. Just forwarding another note of support for the Niefs and their consolidation.

Thank you!

Sent from my iPhone

Begin forwarded message:

From: Shannon VanTassel <[REDACTED]>
Date: March 16, 2026 at 5:28:16 PM CDT
To: Christina Cripe <[REDACTED]>
Subject: Re: From Deanna

Here are my quick thoughts...

We lived at 824 Foxdale for 4 1/2 years directly across the street from the Cripes and the Niefs. We always appreciated looking across at the two homes, mirror images of one another. Through the years, the Niefs have lovingly restored and updated their home while maintaining the historical facade and integrity of the house. In talking with Christina and Andy Cripe, my understanding is that their former home is beyond repair.

My husband and I both support the Winnetka Historical Society. We always admire, with such fondness, those who buy these old homes in our community and make the investment to fix them up. As you're well aware, some require more of an investment than others. I can appreciate the perspective of preserving the past and keeping affordable housing in Winnetka. At the same time, I implore you to take two things into consideration:

- 1) The Nied's home (that I understand will remain) is a mirror image of the Cripe's former home. We will continue to benefit from enjoying that home's historical significance.
- 2) The amount of work needed at the Cripe's former residence prices it out of range for first time home buyers in the area. The investment to get that home to an acceptable, safe, living condition is too high. Imagine being a young couple, first time home buyers, and finding out the home needs foundation repair, plumbing and electrical updates, insulation added (basically requiring the tearing out of all ceiling and external wall drywall, etc.) We are seeing significant spikes in home prices throughout the North Shore. Adding a never-

ending list of needed repairs makes this an impossible proposition.

Deanna and Steve have demonstrated their commitment to our community. While they split their time between Winnetka and Austin, Winnetka remains home to them. They want to build a home for generations to come to enjoy this community and all it has to offer. Further, they have hired Hackley & Associates Architects out of Kenilworth to draw up architectural plans to include their existing residence. Chip Hackley is known throughout the North Shore for his experience and talent in building the new that pays homage to the past history of Winnetka. Deanna and Steve understand the importance of keeping the quaintness of Foxdale and that is reflected in Chip's design.

Please approve the joining of these two lots.

Shannon Van Tassel

On Monday, March 16, 2026 at 04:53:20 PM CDT, Christina Cripe
<[REDACTED]> wrote:

Sent from my iPhone