

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

(Approved: April 21, 2026)

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 8<sup>th</sup> 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 3<sup>rd</sup> 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.

/s/ Berina Gradjan, Deputy Village Clerk  
Recording Secretary