

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
April 7, 2026

(Approved: May 5, 2026)

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

- 1) Call to Order. President Dearborn called the meeting to order at 7:01 PM. Deputy Village Manager Hannah Lipman called the roll. Present: Trustees Kim Handler, Scott Myers and Bridget Orsic. Absent: Trustees Kirk Albinson. Also present: Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, and approximately 11 people in the audience.

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

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

Call to Order. Deputy Village Manager Hannah Lipman called Trustee Apatoff and Trustee Dalman for attendance.

- 2) Pledge of Allegiance. Trustee Orsic led the group in the Pledge of Allegiance.

- 3) Quorum.

- a) April 14, 2026 Special Study Session All of the Council members present said they expect to attend.
- b) April 21, 2026 Regular Meeting All of the Council members present said they expect to attend.
- c) May 5, 2026 Regular Meeting All of the Council members present said they expect to attend.

- 4) Public Comment:

- i. Ted Wynnychenko addresses Council regarding back flow prevention testing.
- ii. Christina Codo provides feedback regarding the Winnetka Former Post Office Site Redevelopment survey issued.
- iii. Warren James addresses Council regarding a news article from the Record North Shore as it relates to the restoration of Tower Road Pier, urging the Village to reconsider their course of action.

- 5) Reports:

- a) Trustees. No report.

- b) Village Attorney. No report.
- c) Deputy Village Manager. No report.
- d) Village President. No report.

6) Establishment of the Consent Agenda

President Dearborn requested that Resolution No. R-36-2026 be pulled from the consent agenda for a separate discussion. Without objection, Resolution No. R-36-2026 is pulled from the consent agenda.

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

7) Approval of the Consent Agenda

- a) Approval of Village Council Minutes
 - i. February 10, 2026 Special Study Session
 - ii. March 3, 2026 Regular Meeting
- b) Approval of Warrant List Dated March 13, 2026 – April 2, 2026 in the amount of \$2,341,382.56.
- c) Resolution No. R-38-2026: Designating Lakeside Bank as a Depository for the Village of Winnetka and Designating Authorized Signatures (Adoption)

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

8) Ordinances and Resolutions.

- a. Resolution No. R-36-2026: Awarding a Contract to Bulley & Andrews Concrete Restoration, LLC for Services Related to the Hubbard Woods Parking Garage Repair and Restoration (Adoption)

President Dearborn requests that Council be provided an update from the January 6th Council meeting regarding the Hubbard Woods Parking Deck Repairs.

Deputy Village Manager Hannah Lipman confirms that the parking garage repair and restoration project is still within budget and with Council approval, the resolution would approve critical and structural repairs, as well as certain aesthetic repairs. Additionally, Council is advised regarding bid package stipulations.

Council discusses signage costs and budgeting matters related to the project.

Trustee Handler, seconded by Trustee Orsic, moved to adopt Resolution No. R-36-2026. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: Trustee Albinson.

- b. Ordinance No. MC-01-2026: Zoning Text Amendment to Confirm Lot Line Designation on Lots with more than Two Street Frontages (Public Hearing and Introduction/Adoption)

At the March 19th Council meeting, a resolution initiating a zoning text amendment and public hearing to make amendments to the Zoning Ordinance regarding lot line designations was adopted. The Village President announced that a public hearing is held at

this meeting to consider such amendments. A public hearing notice was advertised in the Chicago Tribune ahead of the meeting in accordance with law.

The public hearing opens at 7:22 pm.

Village Attorney Peter Friedman confirms that amendments made to the zoning code, and zoning map, require a public hearing. Should members of the public testify, an oath will be administered.

Community Development Director Scott Mangum advises Council that the amendments to the zoning code confirm the existing designations of lot lines, noting minor changes to the front lot line definition, the rear lot line definition, and rear yard definition.

There was no public comment offered.

Village Attorney Peter Friedman suggests a minor language change in the ordinance; the word “shorter” to be replaced with “most nearly parallel” in the fourth and fifth recital;

WHEREAS, the Village Zoning Ordinance has historically and consistently required that the two most nearly parallel frontages be designated as “front lot lines” on properties with more than two street frontages, including, without limitation, for purposes of calculating and granting required setback variations; and

*WHEREAS, in light of the final order in Case No. 2025 CH 9530 (Circuit Court of Cook County), the Village Council has determined that it is necessary to amend the Zoning Ordinance to confirm that the Zoning Ordinance requires that the two most nearly parallel frontages be designated as “front lot lines” on properties with more than two street frontages (“**Confirming Amendments**”); and*

Trustee Orsic, seconded by Trustee Myers, moved to waive introduction of Ordinance No. MC-01-2026. This voice vote was approved unanimously.

Trustee Handler, seconded by Trustee Orsic, moved to adopt Ordinance No. MC-01-2026 with amendments to the fourth and fifth recital as indicated by Village Attorney Peter Friedman. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: Trustee Albinson. Old Business. None.

9) New Business.

a) Short-Term Rental Regulations – Policy Direction

Community Development Director Scott Mangum provides information regarding current regulations related to short-term rentals in the Village Code. Currently, short-term rentals are not directly referenced in the Village Code and are prohibited due to not being listed as either a permitted principal use or special use in the Zoning Code, making it difficult to determine the duration of a rental that can be enforced by the Village. Council is advised of neighboring community regulations regarding short-term rentals.

Council discusses duration of short-term rentals, concerns related to rentals in the community, noise concerns related to rentals, and consideration of commercial property code maintenance.

Council directs Village Attorney Peter Friedman to prepare an ordinance permitting sixty-day rentals with regulations.

10) Appointments:

- a) Re-appoint Margaret Benson as Chairperson of the Board of Fire and Police Commissioners – her term will expire on May 1, 2029.
- b) Re-appoint Tim Ring to a full term on the Environmental, Forestry & Sustainability Commission – his term will expire on May 1, 2029
- c) Re-appoint Megan Bauman to a full term on the Firefighters Pension Board – her term will expire on May 1, 2031.
- d) Re-appoint Thomas Thibeault to a full term on the Firefighters Pension Board – his term will expire on May 1, 2031.
- e) Re-appoint Joe Stuart to a full term on the Historic Preservation Commission – his term will expire on May 1, 2029.
- f) Re-appoint Paul Weaver to a full term on the Historic Preservation Commission – his term will expire on May 1, 2029.
- g) Re-appoint Mamie Case to a full term on the Plan Commission – her term will expire on May 1, 2029.
- h) Re-appoint Matt Bradley as Zoning Board of Appeals representative on the Plan Commission – his term will expire on May 1, 2029.
- i) Re-appoint Michael Ritter to a full term on the Zoning Board of Appeals – his term will expire on May 1, 2031.

Trustee Handler seconded by Trustee Myers, moved to re-appoint the said members to their respective boards as set forth by appointments a and i, by omnibus vote. By voice vote, the motion carried unanimously.

11) Closed Session: None.

12) Adjournment. Trustee Handler, seconded by Trustee Orsic moved to adjourn the meeting. By voice vote, the motion carried unanimously. The meeting adjourned at 7:46 p.m.

/s/ Berina Gradjan, Deputy Village Clerk
Recording Secretary