Village of Winnetka
Village Council Regular Meeting

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

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
   a. June 2, 2026 Regular Meeting
   b. June 9, 2026 Special Study Session
   c. June 16, 2026 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Establishment of Consent Agenda**
7. **Approval of Consent Agenda**
   a. Approval of Village Council Minutes
      i. April 21, 2026 Regular Meeting
   b. Approval of Warrant List Dated April 31, 2026 - May 14, 2026
   c. Resolution No. R-39-2026: Waiving Bidding and Approving an Employee Lease Agreement with MGT Impact Solutions, LLC for Temporary Staffing Services (Adoption)
   d. Resolution No. R-40-2026: Approving the Purchase of Bulk Rock Salt from Morton Salt, Inc. (Adoption)
   e. Resolution No. R-45-2026: Waiving Bidding and Awarding a Contract to Superior Industrial Equipment, LLC for the Repair of a Boiler Feed Pump (Adoption)
8. **Ordinances and Resolutions**
   a. Resolution No. R-37-2026: Approving an Agreement with Valdes Architecture & Engineering for Power Generation Design, Permitting and Engineering Services (Adoption)
9. **Old Business**
10. **New Business**

NOTICE

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

a. 225 Sheridan Road – Special Use and Certificate of Appropriateness at Centennial Beach – Council Direction

b. 750-752 Green Bay Road Concept Review Planned Development

11. Appointments

a. Appointment of Zoning Board of Appeals Commission Member - Bob Lind

b. Appointment of Environmental, Forestry & Sustainability Commission Member - Stacy Lucier

12. Closed Session

13. Adjournment

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
April 21, 2026

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, April 21, 2026, at 7:00 PM.

1) Call to Order. President Dearborn called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Kim Handler, Scott Myers, and Bridget Orsic. Absent: Trustee Dalman. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Sustainability Coordinator Elyse Steiner, Community Development Director Scott Mangum, Public Works Director Tom Powers and 28 persons 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.

   Call to Order. Village Manager Kristin Kazenas called Trustee Apatoff for attendance.

2) Pledge of Allegiance. Trustee Handler led the group in the Pledge of Allegiance.

3) Quorum.

   a) May 5, 2026 Regular Meeting All of the Council members present said they expect to attend.

   b) May 12, 2026 Special Study Session All of the Council members present said they expect to attend.

   c) May 19, 2026 Regular Meeting All of the Council members present said they expect to attend.

4) Presentations.

   a) Winnetka-Northfield Public Library Presentation

      Library Board President Laura Freechack advises Council regarding library initiatives, services provided, ADA accessibility improvements, security enhancements, staffing updates, and matters related to interlocal collaboration.

   b) Arbor Day Proclamation

      President Dearborn declares April 24, 2026, as Arbor Day in the Village of Winnetka.

      Trustee Handler, seconded by Trustee Dalman, moved to adopt the proclamation. By voice vote, the motion carried.

   c) Environmental, Forestry, & Sustainability Commission Green Awards

      EFSC Liaison Elyse Steiner, Chair Peter Eck, and Commissioner King Poor present the 2026 Green Awards to the Winnetka Park District for completing LED lighting retrofits for five outdoor tennis courts at the A.C. Nielsen Tennis Center, Stacy Lucier for demonstrating environmentally sound landscape practices, and North Shore Country Day

School for renovation of the Mac McCarty Athletic Center following adaptive reuse principles.

d) Mayors' Monarch Proclamation

President Dearborn declares April 21, 2026 as Monarch Butterfly Remembrance Day in the Village of Winnetka.

Trustee Myers, seconded by Trustee Handler, moved to adopt the proclamation. By voice vote, the motion carried.

5) Public Comment:

i. Rockey Flintermann announces the opening of the Farmer's Market on June 6th and the 48th Annual Recognition Lunch on April 22nd.

ii. Ted Wynnychenko addresses Council regarding civil transparency.

6) Reports:

a) Trustees. No report.

b) Attorney. No report.

c) Manager. No report.

d) Village President. No report.

7) Establishment of the Consent Agenda

Trustee Dalman seconded by Trustee Myers 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. March 19, 2026 Regular Meeting

b) Approval of Warrant List Dated April 3, 2026 – April 16, 2026, in the amount of $510,508.98.

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)

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

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)

The Public Works Department oversees maintenance and capital planning for Village facilities and, as part of a larger initiative, Village Hall was studied to determine long term capital needs. Staff identified the need for replacement of the HVAC system, fire alarm system, and ADA improvements. Due to the specialized nature of working in a historic building and specialized competency for a high-efficiency, energy efficient HVAC system,

a request for architect and engineering qualifications was utilized.

Public Works Director Tom Powers advises Council that staff entered into negotiations with Studio GC and came to an agreement on a contract to perform the design services in an amount not to exceed $244,185. The next steps include the commencement of the project, schematic design, and a detailed presentation overview of the HVAC system and scope of work.

Council discusses project cost, design and scope of work, and utilizing a historical construction consultant.

Trustee Albinson, seconded by Trustee Handler, moved to adopt Resolution No. R-43-2026. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: Trustee Albinson.

b) Resolution No. R-44-2026: Regarding Permits Granting 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)

Public Works Director Tom Powers advises Council that the Village maintains various IDOT routes and needs to undertake or permit for repairs on roadways under IDOT's jurisdiction. Rather than the Village paying for a bond, the Village adopts a resolution in place.

Council discusses various repair work under the resolution.

Trustee Dalman, seconded by Trustee Orsic, moved to adopt Resolution No. R-43-2026. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: Trustee Albinson.

10) Old Business. None.

11) New Business.

a) 730 Elm Street – DUET Special Use – Policy Direction

Council is advised of an application submitted by DUET Audiology seeking approval of a special use permit to operate a medical office at 730 Elm Street. The audiology clinic operates out of Lake Forest and is looking to relocate their Northfield office to Winnetka.

Community Development Director Scott Mangum provides information regarding the proposed floor plan, parking matters, and the Plan Commission recommendation.

Deirdre Clein, Murphy Real Estate Services, addresses Council regarding occupancy, special use applications, zoning code compliance, parking impacts, and retail sales in addition to the medical office.

Dr. Lori Halvorson, DUET Audiology, advises Council that DUET is part of a charity called Hearing the Call, selling retail handmade by mothers across the world and providing hearing aids to different communities around the world. Dr. Halvorson addresses design and aesthetic, utilizing design services from architects out in Switzerland, clinical work, staffing and parking matters.

DUET patient, 40-year professor of artificial intelligence and cognitive science at Depaul University, discussed the effects of long-term noise exposure throughout his career as a musician, including hearing loss and cognitive symptoms such as memory challenges and brain fog, crediting DUET with helping him regain his hearing and reconnect with his

everyday life.

John Murphy, Murphy Development Group, expressed support for DUET while addressing the need for a special use permit.

Scott Mangum addresses Council regarding the DUET special use process, requirements, and advisory board recommendations.

Public Comment

Cindy Monig expresses support for DUET Audiology.

Member of public, did not state name, stated concern that Council appeared to be gatekeeping and limiting the types of businesses permitted to operate in One Winnetka.

Andy Cripe expresses support for DUET Audiology and considerations of special use permits.

Council discusses medical services provided and retail sales and revenue.

Council provides direction regarding the special use permit directing the Village Attorney and staff to prepare necessary documents for approval.

Trustee Dalman, seconded by Trustee Myers, moved to direct the Village Attorney and staff to prepare an ordinance approving the special use permit. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None.

b) 829 and 833 Foxdale – Lot Consolidation and Zoning Variations – Policy Consideration

An application submitted by the property owners of 829 and 833 Foxdale Avenue seeking approval of zoning variations to demolish 829 Foxdale Avenue and consolidate the two parcels into a single lot. The existing residence at 833 Foxdale would remain, however, an addition on the south end of the resident would be constructed.

Community Development Director Scott Mangum advises Council regarding variations and matters related to the plat of consolidation, land use, zoning, proposed consolidation, lot patterns, pre-existing zoning nonconformity, and advisory board reviews.

Chip Hackley, Hackley & Associates Architects, addresses Council regarding proposed characteristics, additional green and permeable space, and preservation of 1920s architectural character of Foxdale homes.

Deanna Nied addresses Council regarding the importance and intention of the proposed lot consolidation and construction, expressing concerns related to a shared driveway.

Council discusses the importance of preservation of historical homes.

Council directs the Village Attorney and staff to prepare necessary documents for approval of the requested consolidation.

Trustee Albinson, seconded by Trustee Handler, moved to direct the Village Attorney and staff to prepare an ordinance approving the consolidation. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None.

12) Appointments: None.

13) Closed Session for the Purpose of Discussing Specific Personnel Pursuant to 2(c)(1) of the Open Meetings Act.

Trustee Orsic, seconded by Trustee Myers, moved to adjourn to Closed Session for the purpose of discussing specific personnel pursuant to 2(c)(1) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

The Council adjourned into Closed Session at 9:25 p.m.

14) Adjournment. The Closed Session meeting ended at 10:07 p.m.

_____

Recording Secretary

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated April 31, 2026 - May 14, 2026

PRESENTER: Kristin Kazenas

AGENDA DATE: May 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Warrant List Dated April 31, 2026 - May 14, 2026.

RECOMMENDATION:
Consider Approving the Warrant List Dated April 31, 2026 - May 14, 2026.

ATTACHMENTS:
None

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-39-2026: Waiving Bidding and Approving an Employee Lease Agreement with MGT Impact Solutions, LLC for Temporary Staffing Services (Adoption)

PRESENTER: Hannah Lipman

AGENDA DATE: May 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
In December 2025, the Village contracted with MGT Impact Solutions (MGT) to provide temporary staffing services for the position of Economic Development Manager while continuing recruitment for a permanent replacement. This contract was initially approved under the Village Manager's expenditure authority.

Under the MGT contract, Dan Gardner has served as the Interim Economic Development Manager. Over the last five months, Dan has been active in the business community, established and maintained important connections, built contacts to keep the business recruitment pipeline open and supported the administrative function of the role.

The Village successfully hired an Economic Development Manager, who began employment on April 27, 2026. For nearly a year, the function was primarily supported through consulting services. Given Dan Garnder’s consistency and institutional knowledge built over the past five months, staff believes it would be highly beneficial to retain him in a consulting capacity to support knowledge transfer and ensure a smooth transition for the new Economic Development Manager.

Accordingly, staff is requesting Village Council approval to extend the employee lease agreement with MGT through mid-September. If the team is in a position to transition sooner, the employee lease agreement can be terminated by providing a minimum of two weeks’ notice.

RECOMMENDATION:
Consider adoption of Resolution No. R-39-2026: Waiving Bidding and Approving an Employee Lease Agreement with MGT Impact Solutions, LLC for Temporary Staffing Services (Adoption).

ATTACHMENTS:

1. Resolution No. R-39-2026: Waiving Bidding and Approving an Employee Lease Agreement with MGT Impact Solutions, LLC for Temporary Staffing Services

RESOLUTION NO. R-39-2026

A RESOLUTION WAIVING BIDDING AND APPROVING AN EMPLOYEE LEASING AGREEMENT WITH MGT IMPACT SOLUTIONS, LLC FOR TEMPORARY STAFFING SERVICES

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 position of Economic Development Coordinator became vacant in April 2025; and

WHEREAS, the Village determined it needed to hire an individual to fill the position of Economic Development Consultant on an interim basis (***"Temporary Staffing Services"***) while the Village recruited for a permanent position for the role; and

WHEREAS, the Village desires to use MGT Impact Solutions, LLC (***"MGT"***) to provide the Village with the Temporary Staffing Services; and

WHEREAS, Village staff has recommended that the Village Council (i) waive competitive bidding for the Temporary Staffing Services pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority; and (ii) enter into an agreement with MGT to provide the Temporary Staffing Services (***"Agreement"***);

WHEREAS, the Village Council has determined that it is in the best interests of the Village to (i) waive competitive bidding for the Temporary Staffing Services; and (ii) enter into the Agreement with MGT to provide the Temporary Staffing Services;

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: 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 Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Temporary Staffing Services.

SECTION 3. APPROVAL OF AGREEMENT. The Village Council hereby approves the Employee Leasing Agreement substantially in the form attached to this Resolution as **Exhibit A** and a final form approved by the Village Attorney.

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

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

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

Signed

_____
Village President

Countersigned:

_____
Village Clerk

EXHIBIT A

EMPLOYEE LEASING AGREEMENT

EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by MGT Impact **Solutions, LLC** and the **VILLAGE OF WINNETKA** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

RECITALS

The Client desires to lease certain employees of MGT to assist the Client in its operations and MGT desires to lease certain of its employees to the Client on the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, and other good and valuable considerations, the receipt and sufficiency of which are mutually acknowledged by the Parties, the Parties hereby agree as follows:

SECTION 1
SCOPE OF AGREEMENT

Section 1.01. Assigned Employee. The Client hereby agrees to engage the services of MGT to provide, and MGT hereby agrees to supply to the Client, the personnel fully identified on **Exhibit A** hereto, hereinafter the "Assigned Employee." **Exhibit A** to this Agreement shall further identify the employment position and/or assignment ("Assignment") the Assigned Employee shall fill at the Client and shall further identify the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be amended from time to time by a replacement **Exhibit A** signed by both MGT and the Client. MGT shall have the sole authority to assign and/or remove the Worksite Employee, provided, however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee, such request shall not be unreasonably withheld by GovTemps. The Parties hereto understand and acknowledge that the Assigned Employee shall be subject to the Client 's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and shall remain an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT shall have no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client 's express written consent.

SECTION 2
SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT shall, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and Illinois law and MGT's standard payroll practices. MGT shall withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. MGT shall timely forward all deductions to the appropriate recipient as required by law. The Client hereby acknowledges that MGT may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with Section 2.01. The Client agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) Fees pursuant to Section 3.03.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT shall maintain and administer workers' compensation, safety and health programs. MGT shall maintain in

effect workers' compensation coverage covering all Assigned Employee and complete and file all required workers' compensation forms and reports.

Section 2.03. Employee Benefits. MGT shall provide Assigned Employee those employee benefits fully identified on **Exhibit B** hereto. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement. The Client shall not have any obligation to provide any employee benefits or to offer participation in any employee benefit plan to the Worksite Employee.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT shall maintain complete records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Worksite Employee, shall retain control of such records at such MGT location as shall be determined solely by GovTemps, and shall make such records available as required by applicable federal, state or local laws and to the Client upon the Client 's reasonable request.

Section 2.05. Other Obligations of GovTemps. MGT shall be responsible for compliance with any federal, state and local law that may apply to its Assigned Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee shall be supervised, directly and indirectly, and exclusively by the Client's supervisory and managerial employees.

Section 2.07. Obligations of the Client. As part of the employee leasing relationship, the Client hereby covenants, agrees and acknowledges:

(a) The Client shall comply with OSHA and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee or to his or her place of work. The Client agrees to comply, at its expense, with all health and safety directives from MGT internal and external loss control specialists, MGT workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client shall provide and ensure use of all personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule. MGT and MGT insurance carriers shall have the right to inspect the Client 's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. In no way shall MGT rights under this paragraph affect the Client 's obligations to the Worksite Employees under applicable law or to MGT under this Agreement;

(b) With respect to the Assigned Employees, the Client shall comply with all applicable employment-related laws and regulations, including and, without limitation, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act of 1974, the Illinois State Constitution, the Illinois Human Rights Act, and any other federal, state or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of employees;

(c) The Client shall retain the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client 's business and operations, without which, the Client would be unable to conduct its business, operation or comply with any applicable licensure, regulatory or statutory requirements;

(d) The Client shall not have the right to remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01, provided MGT shall not unreasonably refuse to provide such written agreement;

(e) The Client agrees that the Client shall pay no wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Worksite Employee;

(f) The Client shall report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If an Assigned Employee is injured in the course of performing services for the Client, the Client and MGT shall follow the procedures and practices regarding injury claims and reporting, as determined by GovTemps. The Client shall have no obligation to make available a light duty work assignment for the Worksite employee;

(g) The Client shall report all on-the-job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by employee or employee's representative.

SECTION 3
FEES PAYABLE TO GOVTEMPS

Section 3.01. Fees. The Client hereby agrees to pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** hereto, including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Worksite Employee.

Section 3.02. Increase in Fees. MGT may increase fees to the extent and equal to any mandated tax increases, e.g. FICA, FUTA, State Unemployment taxes when they become effective. MGT may also adjust employer benefit contribution amounts by providing the Client with a written thirty (30) day notice, provided such changes in employer benefit contribution amounts apply broadly to all MGT employees.

Section 3.03. Payment Method. Following the close of each month during the term of this Agreement, MGT shall provide the Client a written invoice for the fees owed by the Client pursuant to this Agreement for the prior month. Within thirty (30) days following receipt of such invoice, the Client shall pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice.

SECTION 4
INSURANCE

Section 4.01. General and Professional Liability Insurance. The Client shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Policies"), with minimum coverage in the amount of $1,000,000 per occurrence, $3,000,000 aggregate. At a minimum,

the Policies shall insure against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage.

Section 4.02. Certificate of Insurance. Upon request, the Client shall provide MGT with one or more Certificates of Insurance, verifying the Client 's compliance with the provisions of Section 4.01.

Section 4.03. Automobile Liability Insurance. If the Assigned Employee drives a Municipal or personal vehicle for any reason in connection with his or her Assignment, the Client shall maintain in effect automobile liability insurance which shall insure the Worksite Employee, MGT and the Client against liability for bodily injury, death and property damage.

SECTION 5
DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Effective and Termination Dates. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice shall be of no further effect. If such failure is not remedied within the ten (10) day period, MGT shall have the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party shall give the breaching Party notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice shall be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party shall have the right to immediately terminate the Agreement upon expiration of such remedy period. MGT unreasonable failure to remove an Assigned Employee upon request of the Client shall constitute a material breach of MGT's obligation under this Agreement.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. At the end of the Term, the Client may, upon payment of the Temp-to-hire fee, hire the Assigned Employee as a permanent or temporary employee of the Client. Clients acknowledges the substantial investment of time and resources by MGT under this Agreement to place its leased employee with Client. If after the end of the Term, Client is interested in hiring the Assigned Employee as either a permanent or temporary employee, MGT will determine a reasonable Temp to Hire fee based on the totality of the circumstances.

SECTION 6
NON-SOLICITATION

Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the term of this Agreement and for a period of two (2) years thereafter, the Client shall not solicit, request, entice or induce Assigned Employee to terminate his or her employment with MGT nor shall the Client hire Assigned Employee as an employee.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for any damages in any action at law. Accordingly, the Client understands and agrees that MGT shall be entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 this Agreement. The Client also understands and agrees that any such equitable relief shall be in addition to, and not in substitution for, any other relief to which the MGT may be entitled.

Section 6.03. Survival. The provision of this Section 6 shall survive any termination of this Agreement.

SECTION 7
DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs and expenses ("Losses") (a) arising out of MGT's breach of its obligations under this Agreement, (b) related to the actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Worksite Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement, and (c) arising from any act or omission on the part of MGT or any of the MGT Parties.

Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses (a) arising out of the Client 's breach of its obligations under this Agreement, (b) relating to any activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, and (c) arising from any act or omission on the part of the Client or any of the Client Parties. Notwithstanding the foregoing, the Client shall have no obligations to the MGT Parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party that is seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, shall give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto; provided however that, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party shall demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) takes steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party shall fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party shall be entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section shall not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except to the extent that the Indemnifying Party demonstrates that the defense of such action has been materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of this Section 7 shall survive the expiration or other termination of this Agreement.

SECTION 8
ADDITIONAL PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all of the Parties to this Agreement, except for changes to the fees as set forth in Section 3.

Section 8.02. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors, representatives and assign. Neither Party may assign its rights or delegate its duties hereunder without the express written consent of the other Party, which consent shall not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered via facsimile.

Section 8.04. Definitions. Terms and phrases defined in any part of this Agreement shall have defined meanings wherever used throughout the Agreement. The terms "hereunder" and "herein" and similar terms used in this Agreement shall refer to this Agreement in its entirety and not merely to the section, subsection or paragraph in which the term is used.

Section 8.05. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT provision of Assigned Employee to the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the date hereof, and not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party hereto has authority to make, and the Parties shall not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.06. Further Assurances. Each of the Parties shall execute and deliver any and all additional papers, documents, and other assurances and shall do any and all acts and things reasonably necessary in connection with the performances of their obligations hereunder and to carry out the intent of the parties hereto.

Section 8.07. Gender. Whenever the context herein requires, the masculine, feminine or neuter gender and the singular and plural number shall each be deemed to include the other.

Section 8.08. Notices. Notices given under this Agreement shall be in writing and shall either be served personally or delivered by certified first class U.S. Mail, postage prepaid and return receipt requested or by overnight delivery service. Notices also may effectively be given by transmittal over electronic transmitting devices such as Telex or facsimile machine if the Party to whom the notice is being sent has such a device in its office, provided that a complete copy of any notice shall be mailed in the same manner as required for a mailed notice.

Notices shall be deemed received at the earlier of actual receipt or three days from mailing date. Notices shall be directed to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party in accordance with this Section:

If to MGT:	MGT Impact Solutions, LLC 790 Frontage Road Suite 213 Northfield, Illinois 60093 Attn: Michael J. Earl 224-261-8366 - mearl@mgt.us
If to Client:	Village of Winnetka 510 Green Bay Road Winnetka, Illinois 60093 Attn: Ann Eriksson 847-716-3546 – aeriksson@winnetka.org

Section 8.09. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 8.10. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which shall continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.11. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.12. Confidentiality. Each Party shall protect the confidentiality of the other's records and information and shall not disclose confidential information without the prior written consent of the other Party. Each Party shall reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.14. No Third-Party Beneficiary. This Agreement is for the benefit of MGT and the Client only and no other person or entity shall have any rights under this Agreement. Nothing in this Agreement, express or implied, is intended to or shall confer upon any person or entity other than MGT and the Client any right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

MGT IMPACT SOLUTIONS, LLC

By [redacted]
Name: A. Trey Traviesa
Title: CEO – MGT Impact Solutions, LLC

EFFECTVE DATE: April 21, 2025

CLIENT

By: [redacted]
Name: Robert M. Bahan
Title: Village Manager

EXHIBIT A
Assigned Employee and Base Compensation

*As of December 18, 2025 ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and the **Village of Winnetka** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated April 21, 2025 ("Agreement").*

ASSIGNED EMPLOYEE: Daniel Gardner

POSITION/ASSIGNMENT: Economic Development Consultant

POSITION TERM: December 18, 2025 – April 15, 2026
Upon mutual agreement of both parties, the agreement may be extended to September 18, 2026.

BASE COMPENSATION: $130.50/hour. Employee's work hours will vary but are expected to average 20 hours/week. Specific work schedule will be determined between the client and the employee. Employee shall report work hours to MGT and the client at the end of the work week.

OTHER: State required paid leave (Illinois Paid Leave for all Workers Act) is included in the fee for service. Employee will coordinate any leave requests with the client. Time off for paid leave paid leave shall be administered in accordance with state law.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

By: [redacted]

Name: A. Trey Traviesa

Title: CEO

Date: 12/17/2025

VILLAGE OF WINNETKA

By: [redacted]

Name: Kristin Kazenas

Title: Village Manager

Date: 12/17/2025

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

EXHIBIT B
Summary of Benefits

Not applicable.

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-40-2026: Approving the Purchase of Bulk Rock Salt from Morton Salt, Inc. (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: May 19, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
The Village annually budgets for the purchase of bulk rock salt for snow and ice control operations.

EXECUTIVE SUMMARY:
As part of its on-going responsibilities, the Public Works Department procures bulk rock salt for use in snow and ice control operations. Salt lowers the freezing temperature of water and helps minimize ice accumulations on roadways. Due to the limited quantities the Village typically utilizes, salt is purchased through a joint bidding process to achieve a better economy of scale.

When purchasing salt, most area communities use the Lake County consortium, the State of Illinois' joint bid or both. The Village historically uses the Lake County Consortium but, due in part to unusual delays in service this year, opted to split the needed quantities for the coming season (800 tons) between the two bids. This ensures the most competitive pricing and diversifies the sources through which the Village can get salt in case of a shortage.

In March, the Village joined 67 other local units of government in the Lake County Consortium in a combined bid for the 2026-27 winter season. The Lake County Department of Transportation was the lead agency that prepared the bids and negotiated pricing on behalf of the group. As part of this, each agency prepares its anticipated quantities for the coming season and utilizes a uniform set of specifications for salt purchase and delivery.

On Tuesday, April 14, Lake County received a total of three bids. The low-bidder for the Village was from Morton Salt, Inc. for a proposed price of $95.55 per ton. This represents a 6.8% increase over the prior year's prices. This pricing is available through November 01, 2027 with the option to renew for one additional year based on the vendor's performance.

These annual salt purchase contracts are unique in that each participant may elect to purchase no less than 80% of the estimated quantities and no more than 120% at the same purchase price. Staff currently believes a purchase of 400 tons (100%) of the Village's estimated quantities through the Lake

County bid will be sufficient when combined with the same quantities from the State bid. The total cost for the Lake County portion alone would be $38,220. In the event additional quantities are needed, staff will utilize contingency funds budgeted in the snow and ice control cost center to cover the difference.

At this time, staff is only bringing forward the Lake County award due to the need to respond to the supplier to secure our pricing. Once the State of Illinois bid results are known, a separate resolution will be brought forward for award. Once both sets of bids are reviewed and awarded, staff will review and determine which bid to order early quantities from if necessary.

RECOMMENDATION:

Consider adopting Resolution No. R-40-2026 waiving the bidding requirements for the purchase of bulk rock salt and approving a purchase order for the purchase of rock salt from Morton Salt, Inc. and authorize the Village Manager to execute the renewal option.

ATTACHMENTS:

1. Attachment 1: Resolution No. R-40-2026: Approving the Purchase of Bulk Rock Salt from Morton Salt, Inc.
2. Attachment 2: Bid Tabulation

Attachment 1

RESOLUTION NO. R-40-2026

A RESOLUTION APPROVING THE PURCHASE OF BULK ROCK SALT FROM MORTON SALT, INC.

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

WHEREAS, the Village has appropriated funds for the procurement of 400 tons of bulk rock salt (***"Product"***); and

WHEREAS, the Village participated in a joint request for proposals prepared by the Lake County Department of Transportation with other local government units (***"Lake County Group"***), which group jointly requested bids for the purchase of the Product; and

WHEREAS, the Lake County Group received 3 bids for the purchase and sale of the Product and opened the bids on April 14, 2026; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council determined that Morton Salt, Inc. (***"Vendor"***), was the lowest responsible bidder for the purchase of the Product and the Village has been satisfied with the Product provided by the Vendor under prior contracts; and

WHEREAS, the Village Council desires to approve a purchase order from Vendor to purchase the Product at the unit price of $95.55 per ton and in a total amount not to exceed $38,330 (***"Purchase Order"***), along with an optional renewal of the Purchase Order for one additional year; and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to enter into the Purchase Order with Vendor;

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

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

SECTION 2: APPROVAL OF PURCHASE ORDER. The Village Council approves the Purchase Order in a final form approved by the Village Manager.

SECTION 3: 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 Vendor; provided, however, that if the Village Manager does not receive two executed copies of the final Purchase Order from Vendor 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 4: AUTHORIZATION TO EXERCISE OPTION TO EXTEND. The Village Council hereby authorizes the Village Manager to exercise, on behalf of the Village, the renewal option of the Purchase Order (***"Extension"***) for one additional year if: (a) the Village Manager determines, in their discretion, that the Extension is favorable to the Village; and (b) the Extension is substantially similar to the extension set forth in the Purchase Order. This Resolution is not to be deemed or interpreted as obligating the Village Manager to execute the Extension.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

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

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

ATTACHMENT 2

LakeCounty
Division of Transportation

Project: 2027 PATROL I MAINTENANCE - ROCK SALT
Description: FURNISH AND DELIVER ROCK SALT

Section: 27-00000-05-GM
CPMS Pin: B-01699
Let Date: 4/14/2026

Summary of Bids Received

Bidder	Address	City, State, Zip	Bond/Check
Cargill, Inc. Deicing Technology Business	24950 County Club Blvd.	North Olmsted, OH 44070	
Compass Minerals America, Inc.	9900 W. 109th Street, Suite 100	Overland Park, KS 66210	Bid Bond
Morton Salt, Inc.	444 w. Lake Street, Suite 300	Chicago, IL 60606	Bid Bond
Salt Xchange Inc.	P.O. Box 95	Eola, IL 60519	Bid Bond

THE LOW BIDS FOR EACH AGENCY, (80%-120%, 120% - 150% & EARLY DELIVERY) ARE HIGHLIGHTED

Early Delivery unit price is for delivery between July 15, 2026 and November 1, 2026; 80% - 120% unit price & 120% - 150% unit price are for delivery after November 1, 2026.

	UNIT OF GOVERNMENT	UNITS	QUANTITY		Cargill, Inc - Deicing Technology Business	Compass Minerals America, Inc.	Morton Salt, Inc.	Salt Xchange Inc.	
Lake County									
1	Lake County Division of Transportation	TONS	16,000	80% - 120% UNIT PRICE	NO BID	$ 96.68	$ 98.28	NO BID	
				120% - 150% UNIT PRICE		$ 111.68	$ 110.28		
				EARLY DELIVERY UNIT PRICE		$ 96.68	$ 98.28		
2	Lake County Forest Preserve District	TONS	187	80% - 120% UNIT PRICE	NO BID	$ 95.91	$ 99.45	NO BID	
				120% - 150% UNIT PRICE		$ 110.91	$ 111.45		
				EARLY DELIVERY UNIT PRICE		$ 95.91	$ 99.45		
Lake County Townships									
3	Antioch Township	TONS	2,500	80% - 120% UNIT PRICE	NO BID	$ 94.80	$ 97.97	NO BID	
				120% - 150% UNIT PRICE		$ 109.80	$ 109.97		
				EARLY DELIVERY UNIT PRICE		$ 94.80	$ 97.97		
4	Avon Township	TONS	550	80% - 120% UNIT PRICE	NO BID	$ 97.01	$ 99.83	NO BID	
				120% - 150% UNIT PRICE		$ 112.01	$ 111.83		
				EARLY DELIVERY UNIT PRICE		$ 97.01	$ 99.83		
5	Ela Township	TONS	850	80% - 120% UNIT PRICE	NO BID	$ 97.12	$ 98.72	NO BID	
				120% - 150% UNIT PRICE		$ 112.12	$ 110.72		
				EARLY DELIVERY UNIT PRICE		$ 97.12	$ 98.72		
6	Fremont Township	TONS	500	80% - 120% UNIT PRICE	NO BID	$ 97.08	$ 98.72	NO BID	
				120% - 150% UNIT PRICE		$ 112.08	$ 110.72		
				EARLY DELIVERY UNIT PRICE		$ 97.08	$ 98.72		
7	Grant Township	TONS	1,600	80% - 120% UNIT PRICE	NO BID	$ 97.01	$ 99.89	NO BID	
				120% - 150% UNIT PRICE		$ 112.01	$ 111.89		
				EARLY DELIVERY UNIT PRICE		$ 97.01	$ 99.89		
8	Lake Villa Township	TONS	1,100	80% - 120% UNIT PRICE	NO BID	$ 95.91	$ 99.45	NO BID	
				120% - 150% UNIT PRICE		$ 110.91	$ 111.45		

				EARLY DELIVERY UNIT PRICE		$ 95.91	$ 99.45		
Lake County Townships (continued)									
9	Libertyville Township Road District	TONS	600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.68 $ 111.68 $ 96.68	$ 98.28 $ 110.28 $ 98.28	NO BID	
10	Newport Township	TONS	300	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 98.74 $ 113.74 $ 98.74	$ 97.61 $ 109.61 $ 97.61	NO BID	
11	Shields Township	TONS	150	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.01 $ 112.01 $ 97.01	$ 99.00 $ 111.00 $ 99.00	NO BID	
12	Vernon Township	TONS	250	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 102.49 $ 117.49 $ 102.49	$ 102.81 $ 114.81 $ 102.81	NO BID	
13	Warren Township	TONS	3,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.71 $ 110.71 $ 95.71	$ 97.97 $ 109.97 $ 97.97	NO BID	
14	Wauconda Township	TONS	700	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.98 $ 112.98 $ 97.98	$ 99.56 $ 111.56 $ 99.56	NO BID	
15	Waukegan Township	TONS	210	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.71 $ 110.71 $ 95.71	$ 98.19 $ 110.19 $ 98.19	NO BID	
Lake County Communities									
16	Village of Antioch	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 94.80 $ 109.80 $ 94.80	$ 97.97 $ 109.97 $ 97.97	NO BID	

17	Village of Barrington	TONS	300	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.39 $ 118.39 $ 103.39	$ 103.72 $ 115.72 $ 103.72	NO BID	
18	Village of Beach Park	TONS	550	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 94.64 $ 109.64 $ 94.64	$ 97.61 $ 109.61 $ 97.61	NO BID	
19	Village of Buffalo Grove	TONS	1,750	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.18 $ 111.18 $ 96.18	$ 97.81 $ 109.81 $ 97.81	NO BID	
20	Village of Deerfield	TONS	2,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.78 $ 110.78 $ 95.78	$ 97.39 $ 109.39 $ 97.39	NO BID	
21	Village of Fox Lake	TONS	750	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.77 $ 111.77 $ 96.77	$ 100.23 $ 112.23 $ 100.23	NO BID	
22	Village of Grayslake	TONS	2,400	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.77 $ 111.77 $ 96.77	$ 99.45 $ 111.45 $ 99.45	NO BID	
23	Village of Gurnee	TONS	3,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.71 $ 110.71 $ 95.71	$ 97.97 $ 109.97 $ 97.97	NO BID	
Lake County Communities (continued)									
24	Village of Hainesville	TONS	250	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 100.10 $ 115.10 $ 100.10	$ 99.83 $ 111.83 $ 99.83	NO BID	
25	City of Highland Park	TONS	2,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE	NO BID	$ 95.78 $ 110.78	$ 97.39 $ 109.39	NO BID	

				EARLY DELIVERY UNIT PRICE		$ 95.78	$ 97.39		
26	City of Highwood	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.78 $ 110.78 $ 95.78	$ 97.39 $ 109.39 $ 97.39	NO BID	
27	Village of Island Lake	TONS	600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 98.46 $ 113.46 $ 98.46	$ 99.64 $ 111.64 $ 99.64	NO BID	
28	Village of Kildeer	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.15 $ 112.15 $ 97.15	$ 98.36 $ 110.36 $ 98.36	NO BID	
29	City of Lake Forest	TONS	2,700	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.18 $ 111.18 $ 96.18	$ 97.81 $ 109.81 $ 97.81	NO BID	
Lake County Communities (continued)									
30	Village of Libertyville	TONS	2,500	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.68 $ 111.68 $ 96.68	$ 98.28 $ 110.28 $ 98.28	NO BID	
31	Village of Lincolnshire	TONS	550	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.18 $ 111.18 $ 96.18	$ 97.81 $ 109.81 $ 97.81	NO BID	
32	Village of Lindenhurst	TONS	650	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.91 $ 110.91 $ 95.91	$ 99.45 $ 111.45 $ 99.45	NO BID	
33	Village of Long Grove	TONS	1,400	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.98 $ 112.98 $ 97.98	$ 99.56 $ 111.56 $ 99.56	NO BID	
				80% - 120% UNIT PRICE		$ 94.30	$ 97.81		

34	Village of Mettawa	TONS	150	120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 109.30 $ 94.30	$ 109.81 $ 97.81	NO BID	
Lake County Communities (continued)									
35	Village of Mundelein	TONS	400	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.08 $ 112.08 $ 97.08	$ 98.72 $ 110.72 $ 98.72	NO BID	
36	City of North Chicago	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 94.77 $ 109.77 $ 94.77	$ 98.28 $ 110.28 $ 98.28	NO BID	
37	City of Park City	TONS	150	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.76 $ 111.76 $ 96.76	$ 98.04 $ 110.04 $ 98.04	NO BID	
38	Village of Round Lake	TONS	1,300	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.01 $ 112.01 $ 97.01	$ 99.83 $ 111.83 $ 99.83	NO BID	
39	Village of Round Lake Beach	TONS	900	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.01 $ 112.01 $ 97.01	$ 99.83 $ 111.83 $ 99.83	NO BID	
40	Village of Round Lake Heights	TONS	200	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 100.10 $ 115.10 $ 100.10	$ 99.83 $ 111.83 $ 99.83	NO BID	
Lake County Communities (continued)									
41	Village of Vernon Hills	TONS	1,400	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.68 $ 111.68 $ 96.68	$ 98.05 $ 110.05 $ 98.05	NO BID	
42	Village of Wadsworth	TONS	250	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE	NO BID	$ 94.20 $ 109.20	$ 97.41 $ 109.41	NO BID	

				EARLY DELIVERY UNIT PRICE		$ 94.20	$ 97.41		
43	Village of Wauconda	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.98 $ 112.98 $ 97.98	$ 99.56 $ 111.56 $ 99.56	NO BID	
Cook County Communities									
44	City of Des Plaines	TONS	1,200	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 101.89 $ 116.89 $ 101.89	$ 101.53 $ 113.53 $ 101.53	NO BID	
45	Village of Glencoe	TONS	850	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.01 $ 112.01 $ 97.01	$ 97.81 $ 109.81 $ 97.81	NO BID	
Cook County Communities (continued)									
46	Village of Glenview	TONS	2,500	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 94.97 $ 109.97 $ 94.97	$ 96.51 $ 108.51 $ 96.51	NO BID	
47	Village of Kenilworth	TONS	80	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.95 $ 111.95 $ 96.95	$ 96.19 $ 108.19 $ 96.19	NO BID	
48	Village of Wilmette	TONS	650	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 96.95 $ 111.95 $ 96.95	$ 96.13 $ 108.13 $ 96.13	NO BID	
49	Village of Winnetka	TONS	400	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 97.01 $ 112.01 $ 97.01	$ 95.55 $ 107.55 $ 95.55	NO BID	
McHenry County Townships									
50	Algonquin Township	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE	NO BID	$ 105.01 $ 120.01	$ 105.28 $ 117.28	NO BID	

				EARLY DELIVERY UNIT PRICE		$ 105.01	$ 105.28		
51	McHenry Township Road District	TONS	1,600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.72 $ 118.72 $ 103.72	$ 101.92 $ 113.92 $ 101.92	NO BID	
McHenry County Townships (continued)									
52	Nunda Township Road District	TONS	2,600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 98.47 $ 113.47 $ 98.47	$ 100.08 $ 112.08 $ 100.08	NO BID	
McHenry County Communities									
53	Village of Cary	TONS	1,200	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 98.47 $ 113.47 $ 98.47	$ 99.60 $ 111.60 $ 99.60	NO BID	
54	City of Crystal Lake	TONS	2,500	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.98 $ 118.98 $ 103.98	$ 105.28 $ 117.28 $ 105.28	NO BID	
55	Village of Fox River Grove	TONS	500	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 98.01 $ 113.01 $ 98.01	$ 99.58 $ 111.58 $ 99.58	NO BID	
McHenry County Communities (continued)									
56	Village of Hebron	TONS	300	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 95.69 $ 110.69 $ 95.69	$ 101.62 $ 113.62 $ 101.62	NO BID	
57	Village of Johnsburg	TONS	1,150	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.72 $ 118.72 $ 103.72	$ 101.92 $ 113.92 $ 101.92	NO BID	
58	City of Lakewood	TONS	1,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE	NO BID	$ 98.08 $ 113.08	$ 100.28 $ 112.28	NO BID	

				EARLY DELIVERY UNIT PRICE		$ 98.08	$ 100.28		
59	Village of Richmond	TONS	200	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.15 $ 118.15 $ 103.15	$ 101.58 $ 113.58 $ 101.58	NO BID	
60	Village of Spring Grove	TONS	600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 102.00 $ 117.00 $ 102.00	$ 100.60 $ 112.60 $ 100.60	NO BID	
61	Village of Wonder Lake	TONS	600	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 105.64 $ 120.64 $ 105.64	$ 103.65 $ 115.65 $ 103.65	NO BID	
Park Districts									
62	Cary Park District	TONS	22	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 103.85 $ 118.85 $ 103.85	$ 104.60 $ 116.60 $ 104.60	NO BID	
63	Zion Park District	TONS	100	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	$ 94.64 $ 109.64 $ 94.64	$ 97.61 $ 109.61 $ 97.61	NO BID	
ENHANCED SALT									
64	Village of Algonquin	TONS	2,200	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	NO BID	$ 129.26 $ 141.26 $ 129.26	$ 129.00 $ 139.00 $ 125.00	
65	McHenry County DOT	TONS	5,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	NO BID	$ 132.04 $ 144.04 $ 132.04	$ 129.00 $ 139.00 $ 125.00	
66	McHenry County DOT (Algonquin Public Works)	TONS	7,000	80% - 120% UNIT PRICE 120% - 150% UNIT PRICE EARLY DELIVERY UNIT PRICE	NO BID	NO BID	$ 129.26 $ 141.26 $ 129.26	$ 129.00 $ 139.00 $ 125.00	

67	City of Woodstock	TONS	1,800	80% - 120% UNIT PRICE	NO BID	NO BID	$ 132.04	$ 129.00	
				120% - 150% UNIT PRICE			$ 144.04	$ 139.00	
				EARLY DELIVERY UNIT PRICE			$ 132.04	$ 125.00	

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-45-2026: Waiving Bidding and Awarding a Contract to Superior Industrial Equipment, LLC for the Repair of a Boiler Feed Pump (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: May 19, 2026

CONSENT: Yes

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
In December 2020, the Water and Electric Department requested Resolution No. R-75-2020 for the Emergency Repair of the #7 Boiler Feed Pump.

EXECUTIVE SUMMARY:
The Electric Plant utilizes three boiler feed pumps to supply the water necessary to the boilers for the production of steam, which drives the turbine generators. These pumps are high-pressure units and are used to feed and maintain the appropriate water levels in the boilers at various operating loads. All three pumps are required to operate the two steam turbines at peak output levels.

On December 2025, Request for Bid #025-019 was issued for the inspection and reconditioning of two pumps, one Allis Chalmer, two-stage pump that serves as a #6-1 Hot Well Pump and one Goulds Pump multi-stage pump that serves as #9 Boiler Feed Pump. Superior Industrial Equipment LLC was the lowest responsive bidder and awarded a purchase order to perform the inspection work, for an amount of $28,080.

On April 27, 2026, Superior Industrial Equipment submitted a report with findings and recommendations requiring extensive repairs to bring the boiler feed pump back to designed operating conditions.

Superior Industrial Equipment has previously performed pump repairs for the Electric Plant in a satisfactory manner. This work included the mechanical seal replacement for the #7 boiler feed pump in 2025.

The FY2026 Electric Fund Budget (account #500.41.27-625) contains $250,000 for the repair of a boiler feed pump.

Resolution No. R-45-2026 was prepared by the Village Attorney to waive bidding requirements and

award a contract to Superior Industrial Equipment LLC for the repair of a boiler feed pump in the amount of $175,375.25.

RECOMMENDATION:

Consider adoption of Resolution No. R-45-2026 to waive bidding requirements, and award a contract to Superior Industrial Equipment LLC for the repair of a boiler feed pump in the amount of $175,375.25.

ATTACHMENTS:

1. Resolution No. R-45-2026: Waiving Bidding and Awarding a Contract to Superior Industrial Equipment, LLC for the Repair of a Boiler Feed Pump

RESOLUTION NO. R-45-2026

A RESOLUTION WAIVING BIDDING AND AWARDING A CONTRACT TO SUPERIOR INDUSTRIAL EQUIPMENT, LLC FOR THE REPAIR OF A BOILER FEED PUMP

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, the Village owns a boiler feed pump, which is necessary to the operation of the Village Electric Plant (***"Pump"***); and

WHEREAS, the Village has identified the need to repair the Pump (***"Work"***); and

WHEREAS, the Village has previously engaged Superior Industrial Equipment, LLC (***"Contractor"***) for work related to pump repairs and has been satisfied with the Contractor's previous performance; and

WHEREAS, due to the nature of the Work, the Village has determined that it is impractical to put the Work out for bid; and

WHEREAS, pursuant to Sections 4.12.010.A and 4.12.010.C of the Village Code, the Village's bidding requirements may be waived for contracts which by their nature are not adaptable to competitive bidding; and

WHEREAS, Village staff has recommended that the Village Council (i) waive competitive bidding pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority; and (ii) award a contract to Contractor for the Work for a total amount not to exceed $175,375.25 (***"Contract"***); and

WHEREAS, pursuant to Section 4.12.010.C of the Village Code and Section IV.3.D of the Village's Purchasing Manual, the Village Council has determined that it is in the best interests of the Village to waive competitive bidding and approve the Contract 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 hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, Section IV.3.D of the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Work.

SECTION 3: APPROVAL OF CONTRACT. The Village Council approves the Contract in substantially the form attached to this Resolution as **Exhibit A** and in a final form approved by the Village Attorney.

SECTION 4: AUTHORIZATION TO EXECUTE AGREEEMNT. 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.

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 19th day of May, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

CONTRACT

VILLAGE OF WINNETKA

CONTRACT FOR
REPAIR OF ONE BOILER FEED PUMP

Full Name of Contractor: ___Superior Industrial Equipment LLC _____("***Contractor***")

Principal Office Address: ___1609 Afton Road Sycamore, IL 60173_____

Contact Person: _Corey Trump_____ Telephone Number: ___815-762-8591_____

TO: Village of Winnetka ("***Village***")
510 Green Bay Road
Winnetka, Illinois 60093
Attention: Village Manager

1. **Work**

A. Contract and Work. Contractor shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth in this Contract, to all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the Inspection and Reconditioning of Two Pumps, at the Electric Plant (***"Work Site"***), all as more fully detailed in the proposal attached hereto and incorporated herein as Attachment A (***"Work"***).

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

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

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

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

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

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

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

D. Inspection/Testing/Rejection. Village shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Village's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and the Village, without limiting its other rights or remedies, may require correction or replacement at Contractor's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and

charge Contractor with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Contractor's expense and risk.

2. **Contract Price**

The Contractor shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

A. SCHEDULE OF PRICES

For providing, performing, and completing all Work, including performance bond procurement, the Village will not pay more than the unit prices as outlined in Attachment A.

TOTAL CONTRACT PRICE:

$ 175,375.25

B. BASIS FOR DETERMINING PRICES

It is expressly understood and agreed that:

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

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

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

C. TIME OF PAYMENT

It is expressly understood and agreed that all payments shall be within 30 days after receiving an invoice from Contractor and the Work is completed for each task as described in the Scope of Work Schedule.

All payments may be subject to deduction or setoff by reason of any failure of Contractor to perform under this Contract. Each payment shall include Contractor's certification of the value of, and partial or final waivers of lien covering, all Work for which payment is then requested and Contractor's certification that all prior payments have been properly applied to the payment or reimbursement of the costs with respect to which they were paid.

3. **Contract Time**

Contractor shall commence the Work in accordance with a schedule agreed to between Contractor and the Village provided Contractor shall have furnished to the Village all bonds and all insurance certificates and policies of insurance specified in this Contract ("***Commencement Date***"). Contractor shall perform the Work diligently and continuously and shall complete the Work not later than December 31, 2026 ("***Time of Performance***"). The Village may modify the Time of Performance at any time upon 15 days prior written notice to the Contractor. Delays caused by the Village shall extend the Time of Performance; provided, however, that Contractor shall be responsible for completion of all Work within the Time of Performance, notwithstanding any strike or other work stoppage by employees of either Contractor or of the Village.

4. **Financial Assurance**

A. Bonds. Contractor proposes, and agrees, that Contractor shall provide a Performance Bond and a Labor and Material Payment Bond, on forms provided by, or otherwise acceptable to, the Village, from a surety company acceptable to the Village, each in the penal sum of the Contract Price, within 10 days following the execution of this Contract by both parties.

B. Insurance. Contractor shall provide certificates and policies of insurance evidencing the minimum insurance coverages and limits set forth below within 10 days following the execution of this Contract by both parties. Such policies shall be in form, and from companies, acceptable to the Village. The insurance coverages and limits set forth below shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on Contractor's duty to carry adequate insurance or on Contractor's liability for losses or damages under this Contract. The minimum insurance coverages and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

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

Such insurance shall evidence that coverage applies to the State of Illinois.

2. Comprehensive Motor Vehicle Liability

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

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

3. Comprehensive General Liability

Limits shall not be less than:

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

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

Coverage to include:

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

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

4. Umbrella Liability

Limits shall not be less than:

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

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

C. Indemnification. Contractor shall indemnify and save harmless the Village against all damages, liability, claims, losses, and expenses (including reasonable attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with Contractor's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 5 of this Contract. The total liability of the Contractor with respect to this contract or the equipment or services furnished hereunder or breach thereof, whether based on contract, warranty, negligence, indemnity, strict liability or otherwise shall not exceed $500,000.

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

5. **Contractor's Representations and Warranties**

Contractor hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, shall strictly conform to the requirements of this Contract, including, without limitation, the performance standards set forth in Subsection 1B of this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Contractor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Prevailing Wage Act, 820 ILCS 130/0.01 et seq.; if the Illinois Department of Labor revises the prevailing rate of hourly wages to be paid, the revised rate shall apply to this Contract); any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work. Further, Contractor shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act during the course of the work.

C. Not Barred. Contractor is not barred by law from contracting with the Village or with any other 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 Contractor is contesting, in accordance with the procedures established by the appropriate Revenue Act, its liability for the tax or the amount of tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.

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

6. **Acknowledgements**

Contractor acknowledges and agrees that:

A. Reliance. The Village is relying on all warranties, representations, and statements made by Contractor in this Contract.

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

C. Time. Time is of the essence in the performance of all terms and provisions of this Contract and, except where stated otherwise references in this Contract to days shall be construed to refer to calendar days and time.

D. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the Village, whether before or after the Village's acceptance of this Contract; nor any information or data supplied by the Village, whether before or after the Village's acceptance of this Contract; nor any order by the Village for the payment of money: nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by the Village; nor any extension of time granted by the Village; nor any delay by the Village in exercising any right under this Contract; nor any other act or omission of the Village shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Contractor; or of any requirement or provision of this Contract; or of any remedy, power, or right of the Village.

E. Severability. It is hereby expressed to be the intent of the parties to this Contract that should any provision, covenant, agreement, or portion of this Contract or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Contract and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Contract to the greatest extent permitted by applicable law.

F. Amendments and Modifications. No amendment or modification to this Contract shall be effective until it is reduced to writing and approved and executed by the corporate authorities of the parties in accordance with all applicable statutory procedures.

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

H. Governing Law. This Contract shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

I. Certified Payrolls. Contractor shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the Village, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon two business days' notice, Contractor and each subcontractor shall make available for inspection the records required to be made and kept by the Act: (i) to the Village, its officers and agents, and to the Director of the Illinois Department of Labor and his or hers deputies and agents; and (ii) at all reasonable hours at a location within this State.

J. Conflicts of Interest. Contractor represents and certifies that, to the best of its knowledge, (1) no elected or appointed Village official, employee or agent has a personal financial interest in the business of the Contractor or in this Contract, or has personally received payment or other consideration for this Contract; (2) as of the date of this Contract, neither Contractor nor any person employed or associated with Contractor has any interest that would conflict in any manner or degree with the performance of the obligations under this Contract; and (3) neither Contractor nor any person employed by or associated with Contractor shall at any time during the term of this Contract obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Contract.

K. Third Party Beneficiaries. No claim as a third party beneficiary under this Contract by any person, firm, or corporation shall be made or be valid against the Village.

L. Conflicts; Exhibits. If any term or provision in this Agreement conflicts with any term or provision of an attachment or exhibit to this Contract, the terms and provisions of this Contract shall control.

DATED this 12th day of May, 2026.

[SIGNATURE PAGE FOLLOWS]

ATTEST:

By: _____
Village Clerk

VILLAGE OF WINNETKA

By: _____
Village President

ATTEST:

By: [redacted]

Title: Director of Finance & HR

CONTRACTOR

By: [redacted]

Title: General Manager

ATTACHMENT A

1. GENERAL CONDITIONS

The Village of Winnetka is accepting bids from properly qualified firms to provide all labor, equipment, and materials necessary to recondition one (1) two stage condensate pump and one (1) multistage feedwater pump.

The Village reserves the right to reject any and all bids. The Village also reserves the right to reduce the work scope due to budgetary constraints.

2. BACKGROUND

The Electric Plant is located at 725 Tower Road, Winnetka, Illinois. The building encompasses high voltage electrical equipment and auxiliary components/equipment. The facility uses a Goulds Model 3600 multistage 3x6-10 pump for boiler feedwater.

3. SCOPE OF WORK

A. Village Responsibility

- Perform LOTO to pump motors.
- Assist with operation of lift equipment to bring pumps to main floor.
- Supervise and assist contractor during reinstallation of pumps.
- Reserves the right to reduce the work scope of work due to budgetary constraints.

B. Contractor Responsibility

The repair scope includes:

Casing

1. Sand blast or clean as necessary to remove any dirt or build up.
2. Weld up cut waters and hand dress back to proper shape.
3. Weld up ring areas and hand dress or machine as necessary.
4. Clean, inspect, and set aside for assembly.

Impellers

1. Sand blast or clean as necessary to remove any dirt or build up.
2. Setup and balance to 4W/N
3. Clean, inspect, and set aside for assembly

Rotating assembly

1. Sand blast or clean as necessary to remove any dirt or build up.
2. Build bare rotating assembly.
3. Setup and dynamically balance.
4. Disassemble for final pump assembly.

Assembly

1. Clean and lay out all parts.
2. Build complete rotating assembly.
3. Install rotating assembly into the lower casing.
4. Mount the bearing housings.
5. Check rotor centering.
6. Mount upper casing and torque to specification.
7. Tighten mechanical seals to casing.
8. Pressure test for leaks.
9. Paint, package and ship per customer instructions.

The following new parts will be supplied as part of this repair:

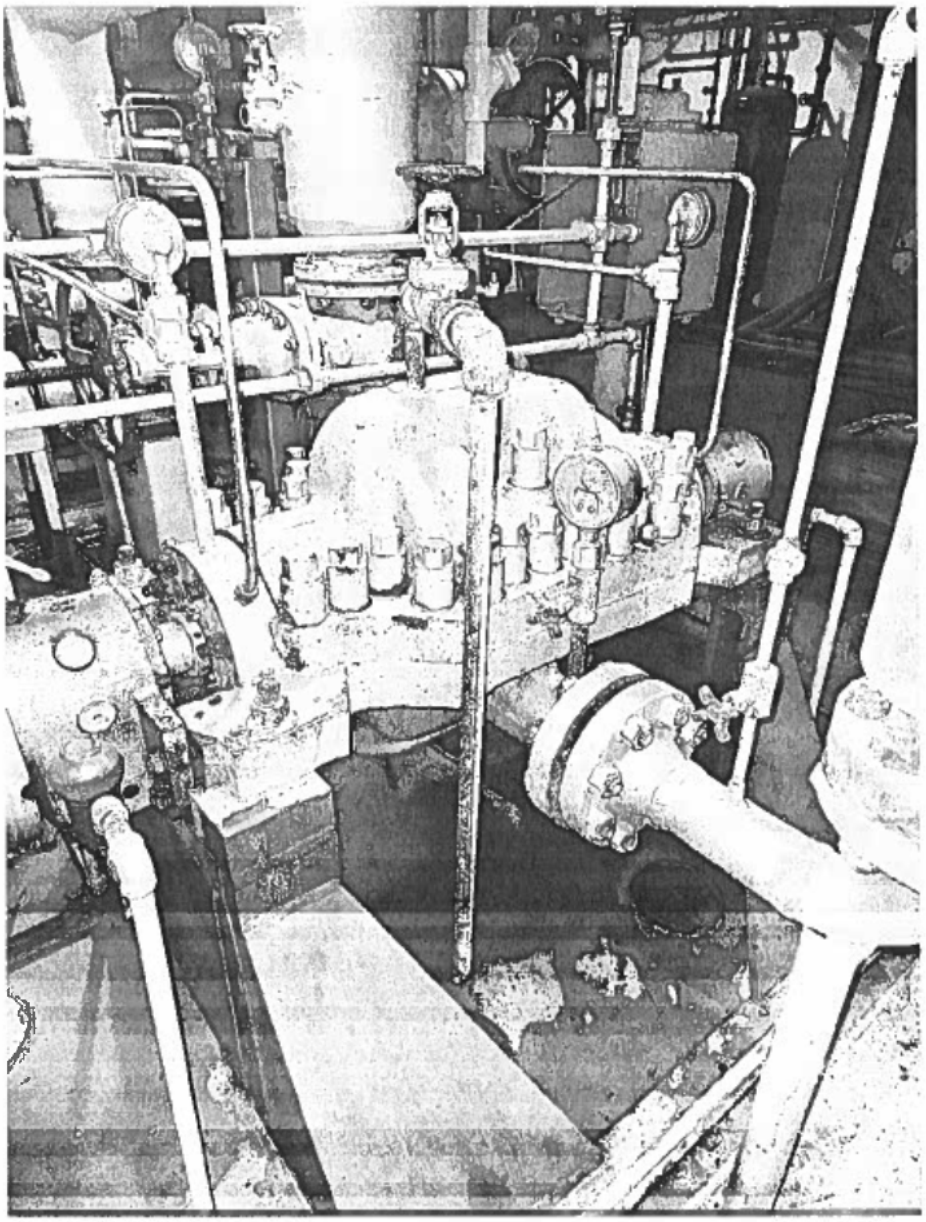
- Mechanical seals
- Bearing, radial
- Bearing, thrust
- Bearing locknut
- Bearing lock washer
- Sleeve, throttle bushing
- Center bushing
- Center bushing sleeve
- Throttle bushing, OB
- Bearing isolators
- Bearing spacer
- Pressure gauges and valves
- Lot casing studs and nuts
- Lot gaskets, O-rings, and miscellaneous hardware as required

No invoices for additional work will be accepted without prior written approval.

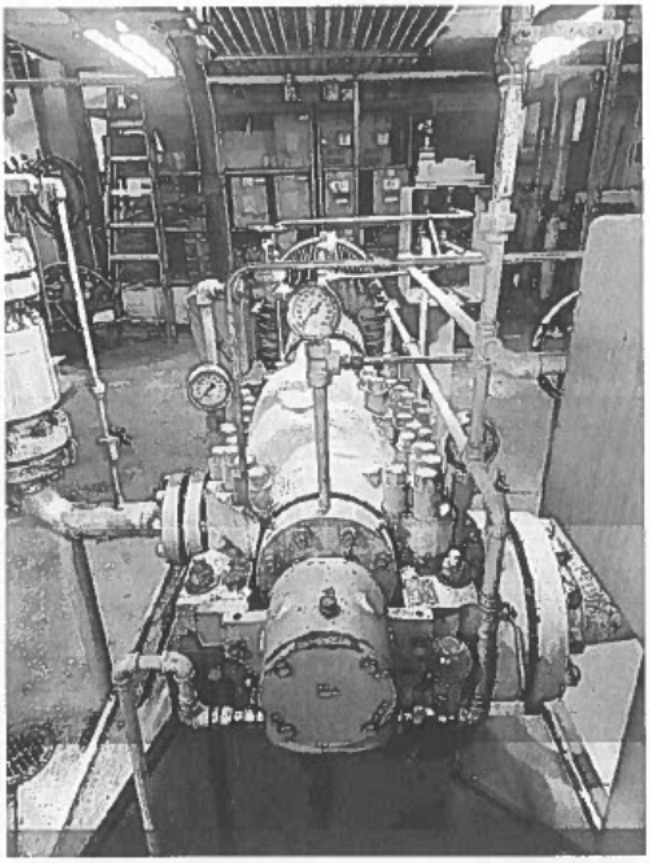
4. EQUIPMENT

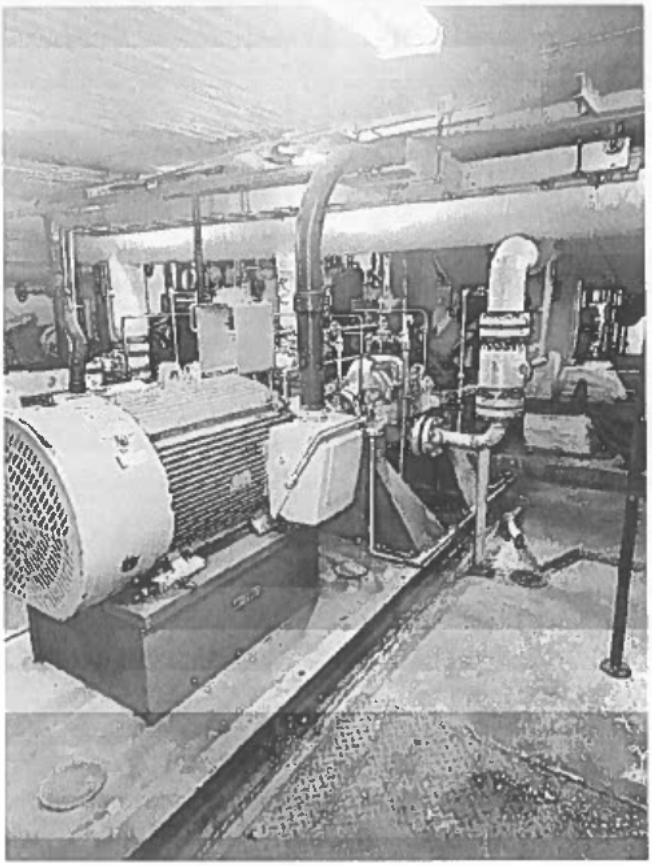
A. Feed Water Pump

- Equipment type: Heavy duty multi-stage pump (4 stages)
- Manufacturer: Goulds Pump, model 3600.
- Pump Size: 3X6-10

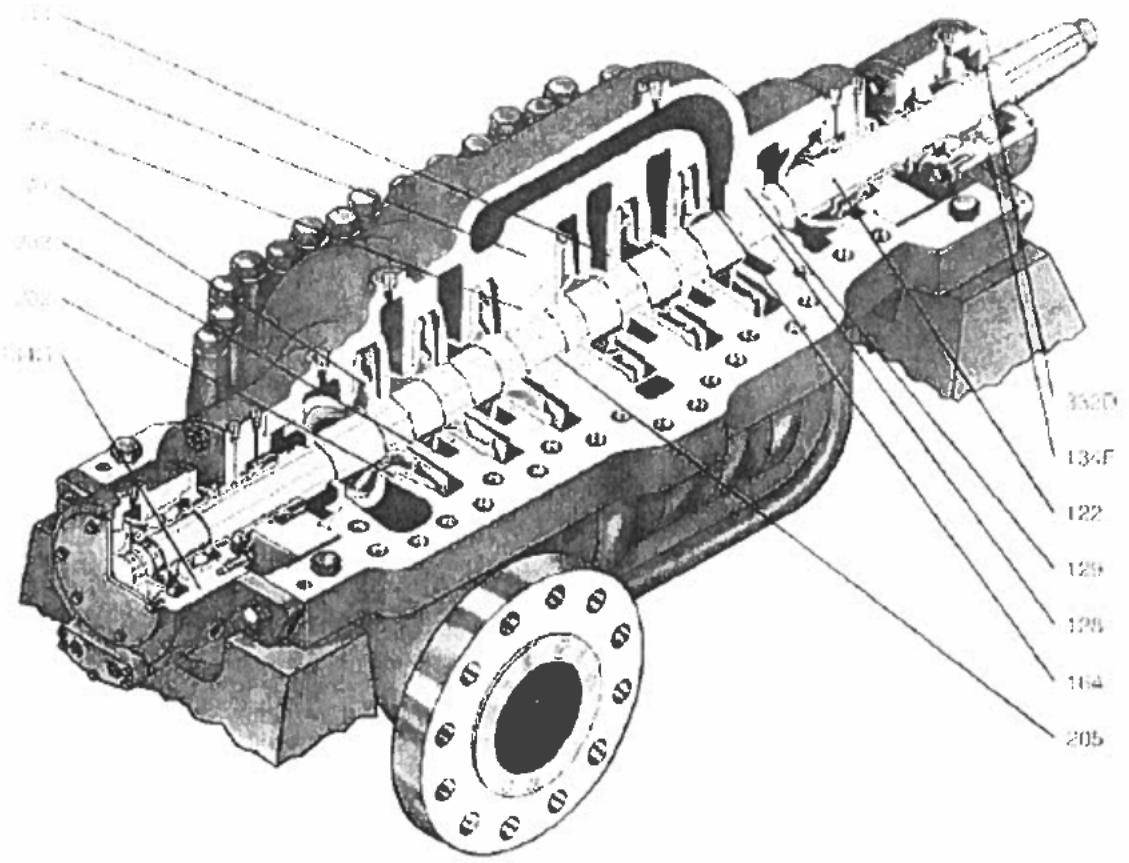


Goulds Pump 3X6-10 multistage pump





Sectional View Model 3600



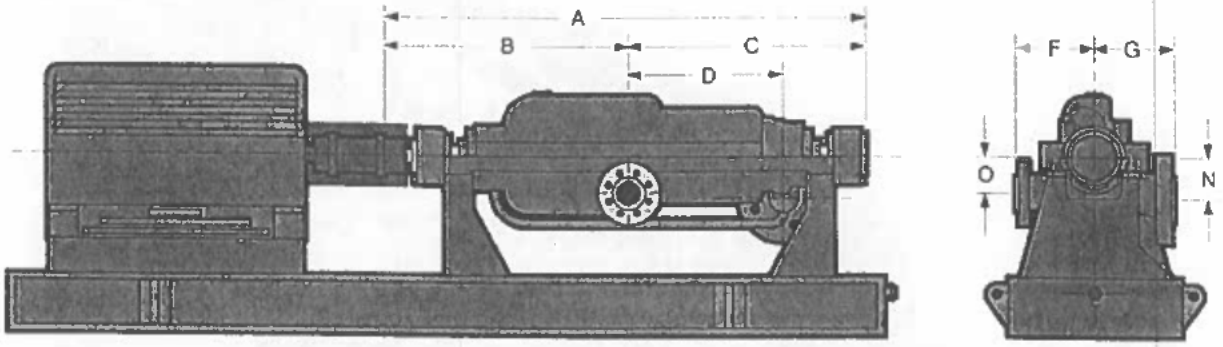
Parts List and Materials of Construction

Item Number	Part Name	Material	
		S – 6	C – 6
100	Casing	Carbon Steel	12% Chrome
101	Impellers	12% Chrome	
107	Gland (Packing)	Carbon Steel	12% Chrome
122	Shaft	17-4 PH	
126A	Shaft Sleeves (Packing)	12% Chrome	
126B	Shaft Sleeve (Mechanical Seals)	316SS or 12% Chrome	
129	Throttle Sleeve	Nitronic 60	
184	Throttle Bushing	12% Chrome Hardened	
134F	Bearing Housing (Inboard)	Carbon Steel	
134G	Bearing Housing (Outboard)	Carbon Steel	
144	Stage Pieces (Back)	12% Chrome	
155	Center Bushing	12% Chrome Hardened	
164	Casing Wear Rings (Front)	12% Chrome Hardened	
202	Impeller Wear Rings (Front)	17-4 PH	
203	Impeller Wear Rings (Back)	17-4 PH	
205	Center Sleeve	Nitronic 60	
250	Gland (Mechanical Seal)	316 Stainless Steel	
3300	Bearing Seals	Buna-N	

Goulds Pump 3X6-10 multistage pump

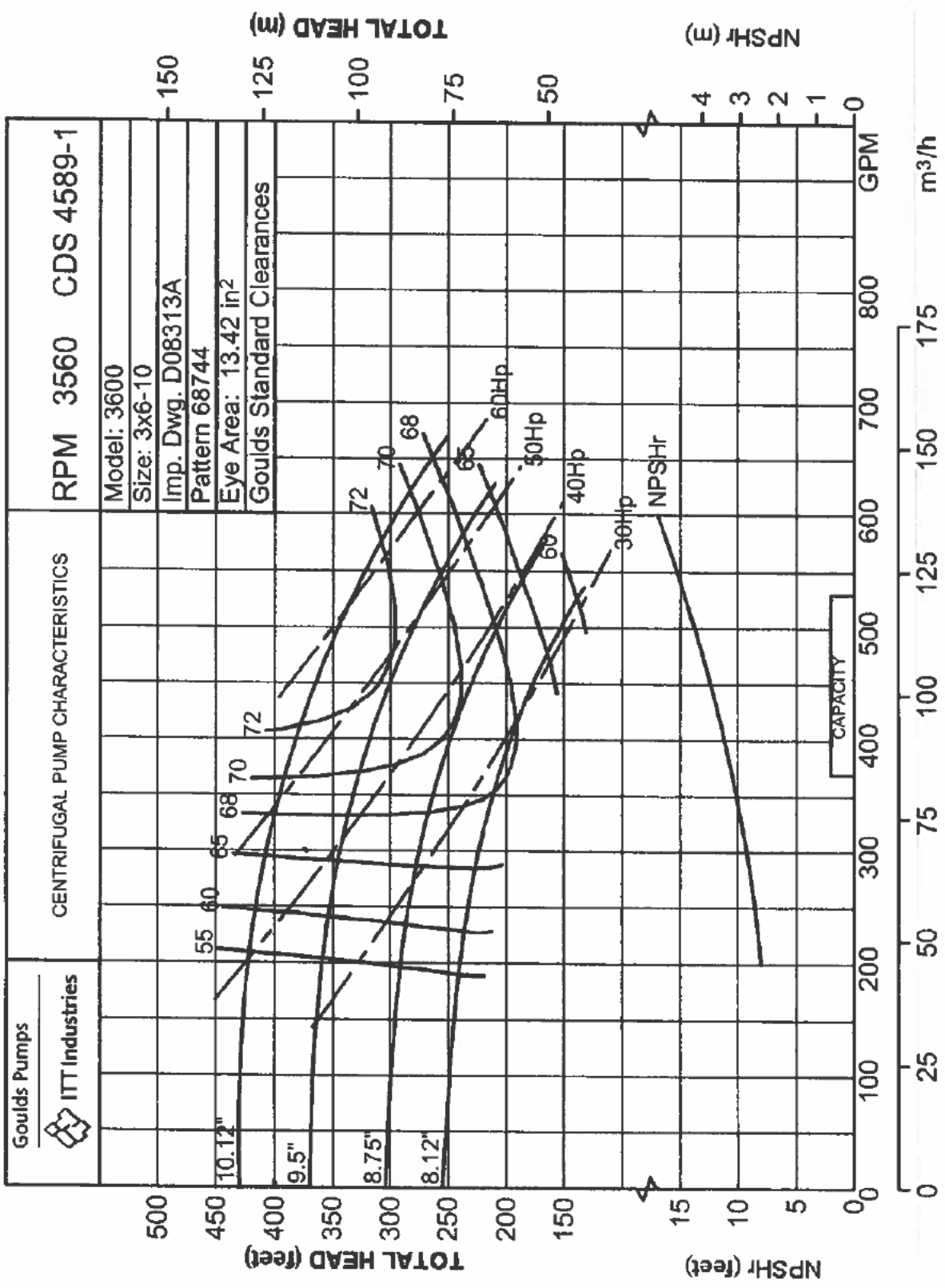
Dimensions Model 3600

All dimensions in inches and (mm). Not to be used for construction.



DIMENSIONS											
Pump Size	Suction	Discharge	Number of Stages	A	B	D	F	G	N	O	Approx. Weight Lbs. (kg)
3x4-8	4	3	3	53.8 (1367)	30.9 (785)	22.3 (566)	15.6 (396)	14.5 (368)	7.5 (191)	5 (127)	1312 (595)
			14	93.7 (2380)	49 (1245)	44.7 (1135)					2350 (1066)
3x6-9	6	3	3	53.8 (1367)	31 (788)	8.2 (209)	14 (356)	14.6 (370)	7.5 (190)	6.5 (165)	1750 (794)
			14	98 (2490)	51 (1297)	32 (821)					3125 (1418)
3x6-10	6	3	3	53.8 (1367)	31 (788)	8.2 (209)	14 (356)	14.6 (370)	7.5 (190)	6.5 (165)	1750 (794)
			14	98 (2490)	51.1 (1297)	32.3 (821)					3125 (1418)
4x6-10	6	4	4	66.5 (1689)	35.9 (913)	13.5 (342)	15.4 (392)	16 (407)	8.2 (209)	7.2 (182)	2400 (1089)
			12	101.9 (2587)	53.6 (1362)	31.1 (791)					3680 (1669)
4x6-11	6	4	4	67.9 (1724)	36.4 (925)	14.7 (373)	16.8 (427)	17.5 (445)	9.0 (229)	7.8 (198)	3011 (1366)
			10	96.80 (2459)	50.9 (1292)	29.2 (740)					4216 (1912)
4x6-10D	6	4	4	65.5 (1663)	31.5 (800)	13.4 (340)	15.4 (392)	16 (407)	8.2 (209)	7.2 (182)	2655 (1204)
			12	100.8 (2561)	49.2 (1249)	31.1 (789)					4000 (1814)
4x6-11D	6	4	4	71.6 (1818)	36.4 (925)	14.6 (371)	16.8 (427)	17.5 (445)	9 (229)	7.8 (198)	3220 (1461)
			10	100.6 (2555)	50.9 (1292)	29.1 (739)					4387 (1990)

Goulds Pump 3X6-10 multistage pump dimensions



Goulds Pump 3X6-10 multistage pumping curve

6. WARRANTY

Upon the Village's acceptance of the completed job, the Contractor and or manufacturer shall warrant all work performed for:

- A minimum of one (1) year for labor and material.
- Any defects in material or workmanship appearing during this period shall be corrected at no cost to the Village.

7. FEE PROPOSAL – ATTACHMENT A

ITEM	QTY	DESCRIPTION	TASK	UNIT PRICE	LEAD TIME
1	1	Repair of a multi-stage pump	As described in scope of work	**$175,375.25**	**20 – 22 WEEKS**

Notes: Quoted costs are to be all inclusive for equipment Labor, material, tooling, equipment, machinery, disposal unusable parts, and incidentals for the completion of the project.

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-37-2026: Approving an Agreement with Valdes Architecture & Engineering for Power Generation Design, Permitting and Engineering Services (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: May 19, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
August 29, 2024 -The Illinois Municipal Electrification Agency (IMEA) Board of Directors approves a waiver for the Village following the retirement of #4 Turbine, allowing the Village added time to replace its ~9 MW of capacity.

October 7, 2025 — Following the completion of a year-long study and options analysis, the Council provided policy direction to continue steam generation based on renewed financial analysis; Included Phase 1 and 2 of new thermal generation in the FY2026 Budget and 5 Year Capital Improvement Plan (CIP).

December 2, 2025 — Council approved $583,908 in the 2026 Electric Fund Budget and a ~$27M placeholder in the 5 Year CIP towards Phase 1 (10 MW) of the thermal generation replacement.

February 19, 2026 — IMEA Board of Directors approved an additional 1 MW in capacity addition towards the Village's generation plan, bringing the total to 10 MW.

EXECUTIVE SUMMARY:
As part of the approved 2026 Electric Fund Budget, funding in the amount of $583,908 (account #500.41.27-625) is allocated for engineering services related to the 10 MW thermal generation replacement (Phase 1.) The total scope of the professional services includes: Engineering Assessment & Design for IEPA Air Permitting; Preparing Specifications for Bidding of the Generating Machines & Auxiliaries; Engineering Services During the Manufacturing of the Generating Machines & Auxiliary Equipment; Preparing Drawings & Specifications for Bidding, Construction & Installation; and Construction & Commissioning Services.

Without elevated water storage (i.e water tower), the Village is required by the IEPA to have quick-start generation to support the pumps that pressurize the water system. Based on our understanding of environmental permitting, design, procurement and installation, we are confident this project is a five-

year planning cycle. In order to be prepared for the machine installations in 2029, the Village needs to begin the project this calendar year. The Village has also been granted a waiver from IMEA for a full 10 MW in capacity, with the understanding that the machines will be in service in or before 2030.

Request for Proposal (RFP) #025-008 was issued for the professional services required for this project. On December 12, 2025 a bid notice (RFP #025-008) was advertised in the Winnetka Talk and posted to the on-line bidding service Demand Star. Interested firms were asked to attend a site meeting on January 7, 2026 in order to become fully familiar with the intricacies of the project and have an opportunity to have their questions answered. Proposals were opened on February 13, 2026, with three companies submitting proposals.

The results are summarized as follows;

Stanley Consultants	$3,230,000
Valdes Architecture & Engineering	$2,314,100
Strand Associates	$1,428,000

The 2025 Generation Replacement Study estimated a cost of $2.52M for the option Staff have selected for Phase 1.

Village staff evaluated the proposals by multiple types of criteria; expertise, project understanding, responsiveness, fees, reputation and past experience with the firm. Valdes Architecture & Engineering scored the highest in the selection process evaluation and submitted an original cost proposal of $2,314,100. The firm was determined to have good project comprehension. Staff also conducted reference checks for similar projects performed by Valdes and were satisfied with the feedback.

The Village has previously utilized Valdes Architecture & Engineering for the design specifications related to a replacement 12/4 KV transformer at the Electric Plant. Based on previous experience with Valdes, quality of work and commitment to meet agreed-upon deadlines, staff is recommending the award of the work to Valdes Architecture & Engineering.

The Professional Services Agreement with Valdes is task-based, with recurring Village Council check-ins programmed into the project plan. Based on Valdes' findings and recommendations, Council will need to subsequently award purchase contracts for the generator machines and auxiliaries, and construction contracts for the installation of the equipment. The check-ins will provide Council with the opportunity to provide input to Staff and oversight of the cost controls involved with the project.

Resolution No. R-37-2026, prepared by the Village Attorney, authorizes the Village President and Village Clerk to execute and attest a contract with Valdes Architecture & Engineering in an amount of $2,314,100 for the required professional services.

RECOMMENDATION:

Consider adoption of Resolution No. R-37-2026, Approving an Agreement with Valdes Architecture & Engineering for an amount not to exceed $2,314,100 for Power Generation Design, Permitting & Engineering Services.

ATTACHMENTS:

1. Attachment 1: Resolution No. R-37-2026: Agreement w/ Valdes Architecture & Engineering for Power Generation Design, Permitting & Engineering Services
2. Attachment 2: Professional Services Agreement

RESOLUTION NO. R-37-2026

A RESOLUTION APPROVING AN AGREEMENT WITH VALDES ARCHITECTURE & ENGINEERING FOR POWER GENERATION DESIGN, PERMITTING & ENGINEERING SERVICES

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, the Village issued request for proposal No. 025-008 (***"Request for Proposals"***) seeking qualified firms to perform Power Generation Design, Permitting & Engineering Services (***"Services"***); and

WHEREAS, the Village received three proposals (***"Proposals")*** to provide the Services and opened the Proposals on February 13, 2026; and

WHEREAS, the Water & Electric Department (***"Department"***) evaluated the Proposals based on the evaluation criteria set forth in the Request for Proposals; and

WHEREAS, based on the Department's evaluation of Proposals, and pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village has selected Valdes Architecture & Engineering Inc. (***"Consultant"***) as the Consultant to perform the Services; and

WHEREAS, the Village Council desires to enter into an agreement with Consultant for the provision of the Services from Consultant in an amount not to exceed $2,314,100.00 (***"Agreement"***); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village and its residents to enter into the Agreement with Consultant;

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

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

SECTION 2: APPROVAL OF AGREEMENT. The Village Council hereby approves the Agreement in a form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE AGREEMENT. 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 Agreement after receipt by the Village Manager of two executed copies of the final Agreement from Consultant; provided, however, that if the Village Manager does not receive two executed copies of the final Agreement from Consultant within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Agreement will, at the option of the Village Council, be null and void.

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

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

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

ATTACHMENT 2

VILLAGE OF WINNETKA
PROFESSIONAL SERVICES AGREEMENT

This **PROFESSIONAL SERVICES AGREEMENT** (***"Agreement"***) is dated as of the 1st day of May 2026 and is by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (***"Village"***), and the Consultant identified in Section 1.A of this Agreement.

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village's statutory and home rule powers, the parties agree as follows:

SECTION 1. CONSULTANT.

A. Engagement of Consultant. The Village desires to engage the Consultant identified below to perform and to provide all necessary professional consulting services to perform the work in connection with the project identified below:

Consultant Name (***"Consultant"***)**:** Valdes Engineering Company a/k/a Valdes Architecture & Engineering

Address: 100 West 22nd Street, Lombard, IL 60148

Telephone No.: 630-792-1886

Email: bbell@valdeseng.com

Project Name/Description: Winnetka Generation Replacement Study

Agreement Amount: $2,314,100

B. Project Description. Winnetka Power Generation Design, Permitting and Construction Services, as more fully described in the proposal attached to this Agreement as **Exhibit A** (***"Proposal"***).

C. Representations of Consultant. The Consultant represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the consulting services that are set forth in the Proposal (***"Services"***) in a manner consistent with the standards of professional practice by recognized consulting firms providing services of a similar nature.

SECTION 2. SCOPE OF SERVICES.

A. Retention of the Consultant. The Village retains the Consultant to perform, and the Consultant agrees to perform, the Services.

B. Services. The Consultant shall provide the Services pursuant to the terms and conditions of this Agreement.

C. Commencement; Term. The Consultant shall 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 shall diligently and continuously prosecute the Services until the completion of the Services or upon termination of this Agreement by the Village, but in no event later than the date that is four years after the Commencement Date ("***Time of Performance***").

D. Reporting. The Consultant shall regularly report to the Village Manager, or their designee, regarding the progress of the Services during the term of this Agreement.

SECTION 3. COMPENSATION AND METHOD OF PAYMENT.

A. Agreement Amount. The total amount paid by the Village for the Services pursuant to this Agreement shall not exceed the amount identified as the Agreement Amount in Section 1.A of this Agreement. No claim for additional compensation shall be valid unless made in accordance with Sections 3.D or 3.E of this Agreement.

B. Invoices and Payment. The Consultant shall submit invoices in an approved format to the Village for costs incurred by the Consultant in performing the Services. The amount billed in each invoice for the Services shall be based solely upon the rates set forth in the Proposal. The Village shall pay to the Consultant the amount billed within 60 days after receiving such an invoice.

C. Records. The Consultant shall maintain records showing actual time devoted and costs incurred and shall permit the Village to inspect and audit all data and records of the Consultant for work done pursuant to this Agreement. The records shall be made available to the Village at reasonable times during the term of this Agreement, and for one year after the termination of this Agreement.

D. Claim In Addition To Agreement Amount.

1. The Consultant shall provide written notice to the Village of any claim for additional compensation as a result of action taken by the Village, within 15 days after the occurrence of such action.

2. The Consultant acknowledges and agrees that: (a) the provision of written notice pursuant to Section 3.D.1 of this Agreement shall not be deemed or interpreted as entitling the Consultant to any additional compensation; and (b) any changes in the Agreement Amount shall be valid only upon written amendment pursuant to Section 8.A of this Agreement.

3. Regardless of the decision of the Village relative to a claim submitted by the Consultant, the Consultant shall proceed with all of the work required to complete the Services under this Agreement, as determined and agreed upon in writing by the Village, without interruption.

E. Additional Services. The Consultant acknowledges and agrees that the Village shall 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 such Additional Services are requested or directed by the Village, except upon the prior written consent of the Village.

F. Taxes, Benefits, and Royalties. Each payment by the Village to the Consultant includes all applicable federal, state, and Village taxes of every kind and nature applicable to the Services, as well as 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. All claims or rights to claim additional compensation by reason of the payment of any such tax, contribution, premium, cost, royalty, or fee are hereby waived and released by the Consultant.

G. Final Acceptance. The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall 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, which acceptance shall not be unreasonably withheld or delayed.

SECTION 4. PERSONNEL; SUBCONTRACTORS.

A. Key Project Personnel. The Key Project Personnel identified in the Proposal shall be primarily responsible for carrying out the Services on behalf of the Consultant. The Key Project Personnel shall not be changed without the Village's prior written approval.

B. Availability of Personnel. The Consultant shall provide all personnel necessary to complete the Services including, without limitation, any Key Project Personnel identified in this Agreement. The Consultant shall 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 shall have no claim for damages and shall not bill the Village for additional time and materials charges as the result of any portion of the Services which must be duplicated or redone due to such termination or for any delay or extension of the Time of Performance as a result of any such termination, reassignment, or resignation.

C. Approval and Use of Subcontractors. The Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved in advance by the Village in writing. All subcontractors and subcontracts used by the Consultant shall be acceptable to, and approved in advance by, the Village. The Village's approval of any subcontractor or subcontract shall 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 shall 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" shall be deemed also to refer to all subcontractors of the Consultant, and every subcontract shall 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 and consistent with commonly accepted professional practices, the Consultant shall immediately upon notice from the Village remove and replace such personnel or subcontractor. The Consultant shall 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 such removal or replacement.

SECTION 5. CONFIDENTIAL INFORMATION.

A. Confidential Information. The term ***"Confidential Information"*** shall mean information in the possession or under the control of the Village relating to the technical, business, or corporate affairs of the Village; Village property; user information, including, without limitation, any information pertaining to usage of the Village's computer system, including and without limitation, any information obtained from server logs or other records of electronic or machine readable form; and the existence of, and terms and conditions of, this Agreement. Village Confidential Information shall not include information that can be demonstrated: (1) to have been rightfully in the possession of the Consultant from a source other than the Village prior to the time of disclosure of such information to the Consultant pursuant to this Agreement (***"Time of Disclosure"***); (2) to have been in the public domain prior to the Time of Disclosure; (3) to have become part of the public domain after the Time of Disclosure by a publication or by any other means except an unauthorized act or omission or breach of this Agreement on the part of the Consultant or the Village; or (4) to have been supplied to the Consultant after the Time of Disclosure without restriction by a third party who is under no obligation to the Village to maintain such information in confidence.

B. No Disclosure of Confidential Information by the Consultant. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access, or be directly or indirectly exposed, to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Village. The Consultant shall use reasonable measures at least as strict as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

SECTION 6. STANDARD OF SERVICES AND INDEMNIFICATION.

A. Representation and Certification of Services. The Consultant represents and certifies that the Services shall be performed in accordance with the standards of professional practice, care, and diligence practiced by recognized consulting firms in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

B. Indemnification. The Consultant shall, and does hereby agree to, indemnify, save harmless, and defend the Village against all damages, liability, claims, losses, and expenses (including attorneys' fees) to the extent caused by the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 6.A of this Agreement.

C. Insurance. The Consultant shall provide, at its sole cost and expense, liability insurance in the aggregate amount of $1,000,000, which insurance shall include, without limitation, protection for all activities associated with the Services. The insurance shall be for a minimum of $1,000,000 per occurrence for bodily injury and $1,000,000 per occurrence for property damage. The Consultant shall cause the Village to be named as an additional insured on the insurance policy described in this Section 6.C. Not later than 10 days after the Commencement Date, the Consultant shall provide the Village with either: (a) a copy of the entire insurance policy; or (b) a Certificate of Insurance along with a letter from the broker issuing the insurance policy to the effect that the Certificate accurately reflects the contents of the insurance policy. The insurance coverages and limits set forth in this Section 6.C shall be deemed to be minimum coverages and limits and shall not be construed in any way as a limitation on the Consultant's duty to carry adequate insurance or on the Consultant's liability for losses or damages under this Agreement.

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

SECTION 7. CONSULTANT AGREEMENT GENERAL PROVISIONS.

A. Relationship of the Parties. The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed: (1) to create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (2) to create any relationship between the Village and any subcontractor of the Consultant.

B. Conflict of Interest. The Consultant represents and certifies that, to the best of its knowledge: (1) no elected or appointed Village official, employee or agent has a personal financial interest in the business of the Consultant or in this Agreement, or has personally received payment or other consideration for this Agreement; (2) as of the date of this Agreement, neither Consultant nor any person employed or associated with Consultant has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither Consultant nor any person employed by or associated with Consultant shall 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.

C. 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: (1) 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 (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 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 shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. Termination. Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed, which shall be determined on the basis of the rates set forth in the Proposal.

E. Compliance With Laws and Grants.

1. Compliance with Laws. The Consultant shall give all notices, pay all fees, and take all other action 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 in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including, without limitation: any applicable prevailing wage laws; the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes requiring preference to laborers of specified classes; 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 shall also comply with all conditions of any federal, state, or local grant received by the Village or the Consultant with respect to this Agreement or the Services. Further, the Consultant shall have a written sexual harassment policy in compliance with Section 2-105 of the Illinois Human Rights Act.

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

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

F. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution 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 such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by 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 by Village. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement after the effective date of termination.

3. Withholding of Payment by Village. 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.

G. No Additional Obligation. The Parties acknowledge and agree that 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.

H. Village Council Authority. Notwithstanding any provision of this Agreement, any negotiations or agreements with, or representations by the Consultant to, vendors shall be subject to the approval of the Village Council. For purposes of this Section 7.H, "vendors" shall mean entities engaged in subcontracts for the provision of additional services directly to the Village. The Village shall not be liable to any vendor or third party for any agreements made by the Consultant without the knowledge and approval of the Village Council.

I. Mutual Cooperation. The Village agrees to cooperate with the Consultant in the performance of the Services, including meeting with the Consultant and providing the Consultant with such 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 and completion of the Services and with any other consultants engaged by the Village.

J. News Releases. The Consultant shall not issue any news releases, advertisements, or other public statements regarding the Services without the prior written consent of the Village Manager.

K. Ownership. Designs, drawings, plans, specifications, photos, reports, information, observations, calculations, notes, and any other documents, data, or information, in any form, prepared, collected, or received from the Village by the Consultant in connection with any or all of the Services to be performed under this Agreement (***"Documents"***) shall be and remain the exclusive property of the Village. At the Village's request, or upon termination of this Agreement, the Consultant shall cause the Documents to be promptly delivered to the Village.

L. GIS Data. 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 shall be limited to the scope of the Services that the Consultant is to provide for the Village;

2. Purpose of GIS Data. The Consultant shall limit its use of the GIS Data to its intended purpose of furtherance of the Services; and

3. Agreement with Respect to GIS Data. The Consultant does hereby acknowledge and agree that:

a. Trade Secrets of the Village. The GIS Data constitutes proprietary materials and trade secrets of the Village, and shall remain the property of the Village;

b. Consent of Village Required. The Consultant will not provide or make available the GIS Data in any form to anyone without the prior written consent of the Village Manager;

c. Supply to Village. At the request of the Village, the Consultant shall supply the Village with any and all information that may have 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 thereof; and

e. Discontinuation of Use. At such time as the Services have been completed to the satisfaction of the Village, the Consultant shall cease its use of the GIS Data for any purpose whatsoever, and remove the GIS Data from all of the Consultant's databases, files, and records; and, upon request, an authorized representative of the Village shall be afforded sufficient

access to the Consultant's premises and data processing equipment to verify compliance by the Consultant with this Section 7.L.3.e.

SECTION 8. GENERAL PROVISIONS.

A. Amendment. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by the Village and the Consultant in accordance with all applicable statutory procedures.

B. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

C. Binding Effect. The terms of this Agreement shall bind and inure to the benefit of the Village, the Consultant, and their agents, successors, and assigns.

D. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered (1) personally, (2) by a reputable overnight courier, or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall 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) four business days following deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 8.D, each party shall have the right to change the address or the addressee, or both, for all future notices and communications to the other party, but no notice of a change of addressee or address shall be effective until actually received.

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

Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093
Attention: Village Manager

With a copy to:

Elrod Friedman LLP
325 N. LaSalle, Suite 450
Chicago, Illinois 60654
Attention: Peter M. Friedman

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

Valdes Engineering Company
a/k/a Valdes Architecture & Engineering
100 West 22nd Street
Lombard, Illinois 60148
Attention: Vice President

E. Third Party Beneficiary. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the Village.

F. Provisions Severable. 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 remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

G. Time. Time is of the essence in the performance of all terms and provisions of this Agreement.

H. Calendar Days and Time. Unless otherwise provided in this Agreement, any reference in this Agreement to "day" or "days" shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

I. Governing Laws. This Agreement shall be governed by, construed and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

J. Authority to Execute.

1. The Village. The Village hereby warrants and represents to the Consultant that the persons executing this Agreement on its behalf have been properly authorized to do so by its corporate authorities.

2. The Consultant. The Consultant hereby warrants and represents to the Village that the persons executing this Agreement on its behalf have the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken.

K. Entire Agreement. This Agreement constitutes the entire agreement between the parties to this Agreement and supersedes all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

L. Waiver. Neither the Village nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the Village or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the Village's or the Consultant's right to enforce such rights or any other rights.

M. 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 shall be in writing.

N. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders and the plural includes the singular and vice versa.

O. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

P. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.

Q. Exhibits. Exhibits A through __ attached to this Agreement are, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an Exhibit and the text of this Agreement, the text of this Agreement shall control.

R. 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 shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

S. Consequential Damages. Neither the Village nor the Consultant shall be liable to each other for any loss of use, loss of profit, business interruption, special, punitive, indirect or consequential damages.

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

IN WITNESS WHEREOF, the Parties have executed this Agreement this 1st day of May 2026.

ATTEST:

By: _____
Village Clerk

VILLAGE OF WINNETKA

By: _____
Village Manager

ATTEST:

By: _____

Title: _____

CONSULTANT

[redacted]

By: BRANDON T. BELL

Its: Senior Vice President of Operations

EXHIBIT A

PROPOSAL

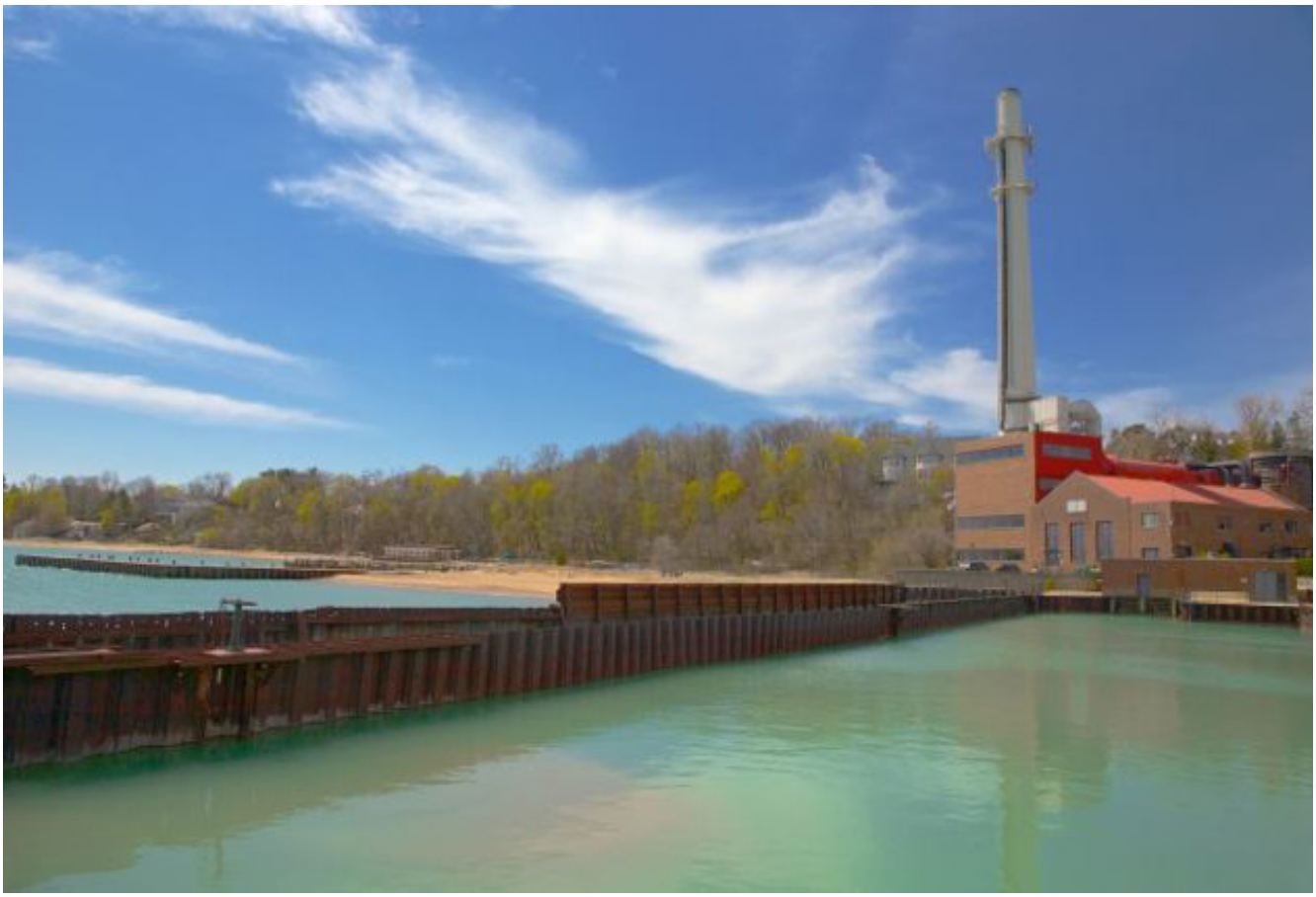
[TO BE PREPARED BY CONSULTANT AND ACCEPTABLE TO VILLAGE]

[SHALL INCLUDE SCHEDULE]

Winnetka Power Generation Design, Permitting & Engineering Services

RFP #025-008

February 13, 2026



Submitted by:

Valdes Architecture & Engineering
100 West 22nd Street
Suite 185
Lombard, Illinois 60148

Contact:

Brandon Bell, PE
Senior Vice President of Operations
bbell@valdeseng.com
630-792-1886, ext. 1029

Table of Contents

A **Transmittal Letter**

B **Required Information**

1 Executive Summary
2 Content Requirements
3 Documentation
4 Consultant Qualifications
5 Owner's Resource Requirements
6 Project Schedule
7 Other Relevant Information
8 Attachments

A Transmittal Letter

VALDES
ARCHITECTURE & ENGINEERING

VALDES
ARCHITECTURE & ENGINEERING
100 West 22nd Street | Lombard, Illinois 60148

February 13, 2026

Village of Winnetka
Dell Duckworth, Deputy Chief Financial Officer
510 Green Bay Road
Winnetka, IL 60093

RE: RFP #025-008
Winnetka Power Generation Design, Permitting and Engineering Services

Dear Mr. Duckworth:

Valdes Architecture & Engineering (Valdes) sincerely appreciates the opportunity to offer the Village of Winnetka (Village) this Proposal to perform Power Generation Design, Permitting, and Engineering services.

Valdes is a multi-disciplined design, engineering, and procurement services firm with experience providing planning, design, permitting, and construction-phase services for municipal and utility infrastructure projects. We have reviewed the Request for Proposal (RFP) and understand the Village's objectives related to the evaluation, design, permitting, and implementation of new power generation resources at the Village's facilities.

We bring the depth and national utility experience required to successfully deliver complex power generation projects, while maintaining the agility and responsiveness of a focused, client-centered firm. Valdes will provide comprehensive in-house engineering, architecture, and land surveying services, partnering with O'Shea Environmental Associates for Title V air permitting support. Our recent experience includes large-scale dual-fuel combustion turbine overhauls totaling 800 MWe and repowering projects designed for N+1 reliability, positioning our team to effectively support the Village of Winnetka on this project.

Thank you for your consideration. We look forward to the opportunity to partner with the Village of Winnetka on this important project.

Sincerely

[redacted]

Brandon Bell, PE
Senior Vice President of Operations
bbell@valdeseng.com, 630-792-1886, ext. 1029

B Required Information

VALDES
ARCHITECTURE & ENGINEERING

01 Executive Summary

EXECUTIVE SUMMARY

Valdes Architecture & Engineering (Valdes) is a nearly 200-person, multidisciplinary engineering, architecture, and project-management firm built on technical excellence, personalized client service, and a strong commitment to safety, quality, and client satisfaction.

Founded in 1992, Valdes has grown from a small civil/structural group supporting refining clients into a full-service firm delivering design, engineering, and project execution across the oil & gas, utilities, chemicals, life sciences, buildings, transportation, and municipal markets. We partner with clients all across the United States with a focus on the Midwest, helping them build smarter, safer, and more sustainable communities.

Our business model assigns a dedicated, multidisciplinary team to each project to ensure streamlined processes, responsive communication, and effective coordination between stakeholders.

Guided by core values of Integrity, Critical Thinking, Excellence, Teamwork, and Passion, Valdes is committed to delivering innovative, cost-effective, high-quality solutions for projects of any size, discipline, or location.



Diversity

Valdes is nationally recognized as a Minority-Owned Business Enterprise (MBE). We take great pride in our MBE status, but we take even greater satisfaction in our track record for quality performance. Diversity is just one reason our clients rely on our architecture and engineering design services, but it is far from the only reason. Our personal service, our creative and budget compliant project solutions, and our ability to handle the entire scope of any size project have all been crucial factors in our continuous growth and our long-term client relationships.

Utilities & Power Distribution

Valdes brings a strong background in utilities and power distribution, supporting clients with reliable solutions across generation, delivery, and industrial power systems. Our team offers proven capabilities in turbine design, operation, and maintenance support for both conventional and renewable energy systems. We deliver high-quality, cost-effective engineering and project-management services through dedicated teams committed to technical excellence, innovation, and client satisfaction.



Understanding & Qualifications

Valdes Architecture and Engineering (Valdes) is pleased to respond to the Village of Winnetka's (Village) Request for Proposal (RFP) for Power Generation Design, Permitting, and Engineering services. Valdes is uniquely qualified to support this project as we are large enough to handle a project of this size but small enough to respond quickly and react to project changes in real time. Valdes has a long history of working with regulated utilities to support large-scale power generation projects and holds Alliance Engineering and Project Management contracts with multiple utilities across the United States.

The Village of Winnetka is seeking to upgrade their power generation facility to add one (1) new dual fuel (diesel and natural gas) combustion turbine generator nominally rated at 5 MWe at the W&E Plant and an additional two (2) reciprocating internal combustion engine (RICE) generators, each nominally rated at 2.5 MWe, at the Village Yards. This work shall include all site investigation work, air permitting support, major equipment specifications and procurement support, detail design services, construction bidding documents, and construction/commissioning services.

Valdes intends to support all engineering (mechanical, electrical, controls, civil, structural, process, piping), architecture, and land surveying with in-house resources and is partnering with O'Shea Environmental Associates (OEA) to support updates to the Village of Winnetka's Title V Air Permit. Valdes has recently completed several similar projects and intends to utilize those teams' experiences to support the Village of Winnetka. Our experience includes a large dual fuel Combustion Turbine Generator "C" Inspection program for a Wisconsin-based Utility at their Paris and Concord Generating Stations from 2019 - 2025. This work included the complete overhaul of eight (8) dual fuel combustion turbine generators with a total output of 800 MWe and a cost of over $50MM. Total fuel consumption for both plants is 2.4 million cubic feet of natural gas per hour or 18,000 gallons of diesel fuel per hour.

Valdes also recently supported an Illinois-based natural gas supplier to repower one of their gas storage fields in Mendota, IL. This included the design of new natural gas fired combustion turbines and electrical integration into the existing plant infrastructure. The site is isolated from the electrical grid and was designed to provide N+1 reliability to ensure consistent operation of the facility.

Our team looks forward to utilizing lessons learned from our recent repowering power generation projects to benefit the Village of Winnetka. Our project approach, proposed team, geographic location, and company size provides the best value for the Village of Winnetka. We look forward to working with the Village on this project.

02 Content Requirements

WORK PROGRAM

Task 1 - Project Kickoff & Data Collection

Upon award of this contract, the Valdes Architecture & Engineering (Valdes) team will coordinate a site kick-off meeting with the Village of Winnetka (Village). This meeting will serve to identify all key stakeholders assigned to the project and review the project objectives. Valdes will work with the Village to further develop Option 1b as detailed in the Stanley Consultants report with modifications per this Request for Proposal (RFP)(removal of solar requirements, preferred underground fuel storage tank, etc.).

After this meeting, our team intends to perform a site investigation and document search. All drawings/documents relevant to the design and integration of the new combustion turbine generator and RICE generators will be sourced or requested. Valdes will coordinate with the Village of Winnetka to obtain or develop any plant documentation not available at the time of the project kick-off meeting. We assume the Village has all relevant design information and that it is accurate to reflect the current state of operations for the plant. We also assume that key site characteristics such as the site geotechnical information is available and current.

At the conclusion of the Project Kick-off and Data Collection phase, there will be an agreed upon and clear project timeline with milestone dates, project objectives to formalize in the Plant Design Basis Document, and defined project deliverables.

Task 2 - Engineering Assessment & Design – IEPA Air Permitting

The W&E Plant (Plant) and Village Yards (Yards) projects will each be required to obtain Illinois Environmental Protection Agency (IEPA) Construction Permits prior to the initiation of the projects. The Yards facility does not currently have air emission units which require IEPA permits, and will, therefore, be applying as a new source and requesting a new facility identification number through the permit application. The Plant currently operates under a Clean Air Act Permit Program (CAAPP) Permit (Permit No. 95090027) as an existing major source of Nitrogen Oxide (NOx) emissions. The following emission units are listed in the Plant CAAPP Permit:

CAAPP Permit Section	Emission Unit	Capacity	Original Construction Date
4.1	Diesel Engine No. 8	2.408 kW 25. 6 mmBtu/hr	1978
4.1	Diesel Engine No. 9	2,408 kW, 25. 6 mmBtu/hr	1978
4.2	Boiler No. 4	145 mmBtu/hr	1958
4.2	Boiler No. 5	62 mmBtu/hr	1938
4.2	Boiler No. 7	102 mmBtu/hr	1948
4.2	Boiler No. 8	174 mmBtu/hr	1963

The “Winnetka Long Term Generation Plan” indicates that the Plant Boiler No. 4 was retired in 2024, so it is assumed that the emissions reductions from that unit will be available in the net emissions change calculations for the currently proposed Plant project IEPA permitting.

It will be important to determine the major source or major modification status of the proposed projects at the initiation of the environmental permitting tasks. The attachment to the RFP entitled "Air Permitting Assessment" indicates that the Plant and Yards sites are non-contiguous and non-adjacent facilities and can be characterized as independent single sources in accordance with IEPA criteria. This will be verified at the beginning of the IEPA permitting task.

Effective January 16, 2025, the Greater Chicago Metropolitan area was reclassified from moderate to serious nonattainment for the 2015 National Ambient Air Quality Standard (NAAQS) for ozone. In Illinois, this action affected all sources in Cook County. The reclassification lowered the potential to emit (PTE) emissions thresholds for major stationary sources of volatile organic material (VOM) and NOx from 100 tons per year to 50 tons per year, pursuant to Section 39.5 of the Illinois Environmental Protection Act (Act).

Assuming that the Yards and Plant facilities are separate sources, the implications of the current NAAQS status for the area are that the Yards facility, as a new air permit site with a separate IEPA ID number, the two new diesel-fired RICE electric generators will be allowed up to 50 tons/year of NOx/VOM emissions before NSR major source requirements are triggered. In the case of the Plant facility, the facility is already an existing major source of NOx under the CAAPP Permit. Therefore, a major modification project would be one in which the net emissions increases for all emission units at the facility over a five-year period exceed 25 tons/year. It is assumed that emissions decreases from the decommissioning of Boiler No. 4 will be included in the net emissions change calculation along with the increases associated with the proposed new dual fuel turbine generator. For both projects and permits, the overall objective will be to allow the required levels of new emission unit operations at each Winnetka facility while maintaining the non-major source or modification status of the projects.

In the initial evaluation, if Maximum Theoretical Emissions increases are found to be major (i.e., emission unit operations at rated capacities over 8,760 hours/year), options will be developed for voluntary federally enforceable emissions limitations to maintain the Yards project below the major source level, and to maintain the Plant project below the major modification level. In this case, the permits will incorporate "synthetic minor" emissions limitation conditions which will be detailed in each facility permit application. In some cases, the pre-permit evaluation identifies several alternatives to structuring synthetic minor conditions. If that is the case for either or both Winnetka projects, the options will be reviewed with Winnetka to select the conditions most consistent with Winnetka yards and plant operations. Included in the project maximum potential emissions scenarios, the initial evaluation will review compliance with the State and Federal rules and standards including the following:

- Illinois rules in 35 IAC 212 for particulate matter emissions, 35 IAC 214 for sulfur limitations, 35 IAC 217 for NOx limitations, 35 IAC 216 for Carbon Monoxide emissions, 35 IAC 218 for VOM emissions limitations
- Federal New Source Performance Standards (NSPS) in 40 CFR 60 Subpart IIII for proposed Yards Compression Ignition Engines
- New Federal NSPS for in 40 CFR 60 Subpart KKKKa (Finalized Jan 15, 2026) for the proposed Plant Stationary Combustion Turbine
- Even though Winnetka is not an Environmental Justice (EJ) area, areas to the north and south of Winnetka are EJ areas, so it may be advisable to develop a non-impact statement relative to EJ areas

Based on the information and permitting plan developed above, O'Shea Environmental Associates (OEA) will develop separate IEPA Construction Permit Applications for the Yards and Plant facilities. The applications will include all information required by the IEPA for a complete application. This includes:

- A narrative description of the projects
- A regulatory review of the project requirements, including compliance with Federal NSPS, compliance with Illinois Title 35 Procedural and Environmental Rules, and other requirements which may be applicable
- Emissions calculations and proposed emissions limitations, including all data and calculation tables
- All IEPA Permit application forms as required for administratively complete applications
- Plot plans and process flow diagrams for each project
- Appendix information, such as equipment manufacturer's information, USEPA emissions factors, and historical emissions supporting the above permit application requests and conclusions

Draft applications will be provided to the Village for review and comment. After any required modifications, final applications will be provided to the Village for authorized signature and submission to the Illinois EPA.

Valdes and OEA will work with the Village and the IEPA permit reviewers through the issuance of the final Construction Permit for each project, providing additional information when necessary and reviewing the draft and final permits when issued for accuracy.

Task 3 – Prepare Specification for Bidding of the Generating Machines & Auxiliaries
Upon completion of the IEPA Air Permitting process, Valdes will begin preliminary design engineering to integrate the new combustion turbine generator and two RICE generators into the Village of Winnetka's plant and electrical system. This process will further develop the general arrangement drawings and process flow diagrams generated during Task 2 to compile an equipment list for the project. Additionally, electrical and control block diagrams, single line drawings, and controls drawings will be developed to further define the equipment list required to execute this project.

Valdes will then survey the market to better understand current equipment lead times for major equipment associated with the project. Equipment identified as potentially "long lead", typically with lead times in excess of 26 weeks, will be purchased in advance of awarding a construction contract in order to maintain the overall project schedule. To meet project schedule requirements, Valdes will develop equipment specifications to be posted for procurement of the identified





long-lead equipment items. Typically long-lead time equipment items include the combustion turbine generator, RICE generators, natural gas compressors, electrical switchgear (12.47 kV and 4.16 kV), and electrical motor control centers (MCCs). Pricing in this proposal has included the support and development of additional equipment items that have the potential to become long-lead items such as a continuous emissions monitoring system (CEMS), specialty valves, underground storage tank, electrical meters, electrical transformers, electrical bus duct, and other electrical equipment that may be required for the safe operation of the plant.

Bidding documents will be shared with stakeholders of the Village of Winnetka for review and approval prior to their release for bidding. Valdes intends to support the Village through the bidding process that may include site walkdowns with Vendors, Village Meetings, bid evaluations, and recommendations. Our team will assume this phase of the project concludes when purchase orders for all long-lead equipment items have been issued.

Task 4 – Engineering Services During the Manufacturing of the Generating Machines & Auxiliary Equipment

During this phase of the project, Valdes will work directly with the selected equipment companies to aid in the design development of equipment manufacturing drawings. The equipment companies will be responsible for the design of equipment to be supplied, however, we will be responsible for answering any questions/clarifications not received during the bidding process and review of fabrication drawings. The review and approval of fabrication drawings is required to confirm the equipment being provided matches the contract specification. Deficiencies in equipment design will be noted during the review process and returned to the equipment company for correction.

Approval of fabrication drawings will indicate the equipment as designed meets the contract specifications and is released for fabrication. Upon approval of all equipment fabrication drawings, Valdes will complete and close out this phase of the project. We have not included any additional follow-up with equipment suppliers including, but not limited to, expediting of equipment suppliers, shop inspections, QA/QC audits, Factory Acceptance Testing, O&M or training manuals, operator equipment training, shipping logistics, shipping receiving/handling, equipment condition assessments, or support of any warranty claims. Valdes can provide these services for an additional cost upon request.

Task 5 – Prepare Drawings & Specifications for Bidding, Construction & Installation

Upon release of fabrication drawings for long-lead equipment items, Valdes will begin the detail design phase to finalize site engineering and architectural drawings. This phase of the project will develop the following design drawings through bidding, permit, and construction documents:

- Civil Site Plans
- Foundation Drawings
- Structural Drawings
- Electrical Single Lines
- Electrical Schematics
- Electrical Wiring Diagrams
- General Layout Drawings
- Architectural Drawings
- Piping and Instrumentation Diagrams
- Piping Layout Drawings
- Control Wiring Diagrams
- Control Narratives



In order to support the development of the aforementioned drawing packages, Valdes intends to utilize our engineering analysis software to validate the integrity of the design. These packages include CAESAR II for stress modeling, RISA for structural modeling, ETAP or SKM for electrical modeling, Arrow/Fathom for modeling of compressible and incompressible fluids, and Civil 3D for civil modeling. Reports detailing the scope of the analysis performed along with detailed outputs of the analysis will be provided for record.

Additionally, Valdes will compile a list of ancillary equipment and bulk materials to be procured as part of this phase of the project. This includes the balance of all non-long lead time mechanical/ electrical equipment, bulk estimated piping quantities, bulk estimated electrical quantities, bulk estimated instrumentation counts, bulk estimated concrete quantities, bulk structural steel quantities, bulk estimated valve and fitting quantities, and other miscellaneous quantities required to provide a complete project. An updated cost estimate for the project will be provided based on design considerations and material quantities developed for the project.

Lastly, our team will develop a complete specification for the project for construction, installation, and commissioning services for this project utilizing the detail design information developed. This specification will be reviewed with key stakeholders from the Village of Winnetka to make sure project objectives are being met and agreement of the scope to be provided by construction firms is correct. Valdes will incorporate any changes requested during this review session.

Valdes also intends to support the Village during the bidding process of the construction, installation, and commissioning services. We will be available for any pre-bid meetings, questions or clarifications received during the bidding process, proposal evaluations, questions and clarifications of the proposals received, shortlist interviews, and final recommendation of the selected Contractor. Upon contract award for the construction, installation, and commissioning services, Valdes assumes this phase of the project will be completed and closed out.

Task 6 – Construction & Commissioning Services
Upon award of the Construction Services contract, Valdes will coordinate with the Village of Winnetka to schedule a pre-construction meeting with the selected contractor. We will functionally lead this meeting to review all project details including technical requirements, materials to be procured, project schedule requirements along with milestone dates, permitting requirements, documentation requirements, and identifying all key stakeholders in the project. It is assumed the selected Contractor will be responsible for obtaining construction related permits such as submitting a Stormwater Pollution Prevention Plan (SWPPP), local permits, and any other permits not identified in Task 2 of the RFP.

Valdes will be available for all weekly and monthly progress meetings to verify construction progress and review upcoming construction activities. We will also be available for any technical clarifications required via phone or e-mail. If the technical clarifications are complex enough that mobile communication is not sufficient to resolve the issue, Valdes intends on traveling to the site to resolve any conflicts. Lastly, our team will support any required commissioning testing including: wholesale supplier (IMEA) capacity tests, IEPA regulatory requirements, and other testing required to close out permits or obtain operational approval.

03 Documentation

DOCUMENTATION

The following documentation will be delivered to the Village of Winnetka as part of this project. It is assumed that documentation will be submitted as "Issued for Approval", "Issued for Permit" or "Issued for Bid", and "Issued for Construction". The following documentation and quantities are an estimate of what is needed to complete this project and may be adjusted based on design decisions of the project:

- One (1) 3D Revit Model of Project
- One (1) Master Project Schedule (Updated Bi-Weekly)
- One (1) Process Flow Diagram
- Four (4) Piping and Instrumentation Diagrams (P&IDs)
- One (1) General Arrangement Drawing
- One (1) Civil Site Grading Plan
- One (1) Updated Site Survey
- One (1) Electrical Block Diagram
- One (1) Electrical Single Line
- Six (6) Electrical Schematic Diagrams
- Thirty (30) Electrical Wiring Diagrams
- Twenty (20) Cable Tray/Conduit Drawings
- One (1) Control Diagram
- Thirty (30) Control Wiring Drawings
- Thirty (30) Instrument Data Sheets
- Eight (8) Foundation Drawings
- Two (2) Foundation Drawing Notes
- Four (4) Steel Framing Drawings
- Eight (8) Typical Pipe Support Drawings
- Fifty (50) Piping Layout Drawings
- One (1) Bulk Bill of Material – Electrical
- One (1) Bulk Bill of Material – Piping/ Mechanical
- One (1) Bulk Bill of Material - Steel
- One (1) Long-lead Time Equipment List
- One (1) Mechanical/Piping Equipment List
- One (1) Electrical/Controls Equipment List
- One (1) Project Cost Estimate (Issued/Updated by Phase)
- Eight (8) Long-lead Time Equipment Specifications
- Twenty (20) Equipment Specifications
- Six (6) Pipe Specifications
- Twenty (20) Mechanical Datasheets
- One (1) HVAC Layout Drawing
- One (1) Fire Protection Drawing
- Twenty Eight (28) Equipment Bid Evaluations/Recommendations
- One (1) Construction Bid Document
- One (1) Construction Bid Evaluation/ Recommendation
- Forty (40) Construction Request for Information (RFI) Responses
- Two (2) Emissions Evaluations Report
- Two (2) Permit Applications to IEPA
- One (1) Report Summarizing Emissions Modeling
- One (1) Summary Report of RISA Analysis
- One (1) Summary Report of ETAP/ SKM Analysis
- One (1) Summary Report of Arrow/ Fathom Modeling
- One (1) Summary Report of CAESAR II Analysis
- One (1) Action Item List (Updated As Needed)
- Project Meeting Minutes (Issued As Needed)

04 Consultant Qualifications

Project Team

Firm Key

Valdes Architecture & Engineering **(V)**

O'Shea Environmental Associates, Inc. **(OEA)**

Brandon Bell (V)
Project Executive

Tom Etchason (V)
Project Manager

Bill O'Shea (OEA)
Air Permitting

Torre Leddy (V)
QA/QC Coordinator

Mike ElDorado (V)
Combustion Turbine Subject Matter Expert

Matthew Heise (V)
Landfill Gas Expert

Architecture

Mark Siegel (V)
Architect

Survey

Scott Gregory (V)
Surveyor

Civil & Structural

Daniel Jay, PE (V)
Lead Civil Engineer

Keith Mueller (V)
Lead Structural Engineer

Electrical

Mariano Marinkovic (V)
Lead Electrical Engineer

Srini Sahukari (V)
Controls Engineer

Mechanical/Piping

Ben Cockrill (V)
Lead Mechanical Engineer

Paul Berlin, Jr. (V)
Compressor Subject Matter Expert

Tony Rodriguez (V)
Piping Subject Matter Expert

BRANDON BELL, PE | Project Executive

Education
Northern Illinois University – MBA
Purdue University – B.S., Mechanical Engineering

Registrations
Professional Engineer: AL, AZ, DE, FL, GA, IA, ID, IL, IN, KS, KY, LA, MA, MD, MI, MN, MO, MS, MT, NC, NE, NH, NJ, NV, OH, OK, OR, PA, RI, SC, TN, TX, UT, VA, WI, WV

Mr. Bell is the Senior Vice President of Operations with experience as a project manager and project engineer performing EPC projects, air and water permitting (new source and modifications), operational & technical studies, construction, start-up, specifications, data sheets, heat balances, water balances, bid evaluations, commercial negotiations, and procurement. His experience also includes working in a manufacturing environment with electricians, mechanics, and tool & die makers to repair or modify equipment.

Representative Experience

OCPP Unit 7 Economizer Redesign, We Energies, Oak Creek, WI

Project Manager that led the redesign of an economizer for a nominal 295MW Combustion Engineering T-Fired boiler firing Powder River Basin (PRB) coal at the Oak Creek Power Plant (OCPP). The project involved transitioning from 328 individual tube elements in a staggered arrangement to 168 elements with two tubes per element in an inline economizer design. His responsibilities encompassed conceptual design, developing preliminary and detailed project schedules, and estimating overall project costs.

OCPP Unit 5 & Unit 6 Superheater Outlet Header Replacements, We Energies, Oak Creek, WI

Project Manager responsible for the replacement of two superheater outlet headers (SHOH) at the Oak Creek Power Plant (OCPP) that experienced ligament cracking, along with 212 terminal tubes per header, in two Foster Wheeler arch-fired boilers rated at 2,450 psi and 1,050°F, each nominally 265MW, firing PRB coal. His responsibilities included developing temporary restraints and supports for the main steam line and SHOH, creating a construction plan for the demolition and restoration of the boiler casing, and designing a new method for temperature measurement on the terminal tubes to SHOH. He oversaw the specification, purchase, installation, and setting of 14 new constant supports, 8 variable supports, and 4 rigid supports. Additionally, Brandon managed the addition of new SHOH drains to facilitate faster startup and ensured the final acceptance of the restored system.

OCPP Pressure Part Replacement Studies, We Energies, Oak Creek, WI

Project Manager responsible for the conceptual design and scheduling of multiple pressure part replacement projects across all units at Oak Creek Power Plant (OCPP). These projects included the replacement of primary superheaters, screen and aperture tubes, superheater division walls, superheater outlet headers with terminal tubes, and water wall panels. He also managed the design and implementation of soot blower lanes to generate banks and furnace setting rebuilds.

OCPP Unit 8 EHC Upgrade, We Energies, Oak Creek, WI

Project Manager responsible for the integration of a new GE Mark VI electro-hydraulic control system (EHC) for Unit 8 at Oak Creek Power Plant (OCPP). Duties included overseeing the detailed engineering for the seamless integration of the EHC into the existing Distributed Control System (DCS). He also managed the balance of turbine controls, coordinated the cooling water supply and discharge systems, and ensured the installation of a shelter for the Mark VI cabinets.

Ghent Environmental Air Compliance Project, LG&E Ghent Generating Station, Ghent, KY
Project Manager for a project involving the addition of four new pulse jet fabric filters, relocation of activated carbon injection systems, and relocation of acid gas control systems across four 500 MW units. The scope also included upgrading induced draft fans and completing all balance of plant work, such as structural steel, flues and ducts, new electrical systems, and miscellaneous piping. Executed as an EPC contract, this project had a total installed cost (TIC) value of approximately $460M. His role encompassed overseeing the successful integration of these upgrades to improve environmental compliance and operational efficiency at the facility.

Emission Control Project, EPCOR U.S.A., NC
Lead Mechanical Engineer for a fuel conversion project involving nine stoker boilers in North Carolina. Brandon was responsible for the design and installation of a limestone injection system integrated with a Rotating Opposed Fired Air (ROFA) system. This project aimed to convert the boilers to tri-fire capability and reduce stack emissions. He reviewed the Best Available Control Technology (BACT) analysis and assessed current permit limitations. His responsibilities also included performing various calculations such as combustion analysis, fuel blending analysis, and sizing of the induced draft fan.

Biomass Power Plant Development, Confidential Power Client
As a Project Engineer, Brandon was responsible for the conceptual development of a nominal 25 MW net biomass power plant utilizing clean wood chips. His role included overseeing the development of all power island equipment, such as the bubbling fluidized bed boiler (including all AQCS equipment), steam turbine generator, steam surface condenser, feedwater heaters, deaerator, boiler feedwater pumps, cooling tower, circulating water pumps, and balance of plant (BOP) equipment. He conducted detailed analysis on thermal cycle optimization, water balances, and auxiliary power calculations, as well as performed PSD Criteria Pollutant and Hazardous Air Pollutant analysis. Additionally, Brandon contributed to the generation of P&IDs, ensuring the efficient design and environmental compliance of the plant.

Sand Prairie Station Upgrade, Jo-Carroll Energy
As a Project Engineer, Brandon managed multiple engineering disciplines to take the project from conceptual design through to commercial negotiations of major capital equipment. He played a key role in developing the National Pollutant Discharge Elimination System (NPDES) and Air Permit applications, with the Air Permit issued on 6/9/11 and the NPDES approval granted in January 2013. He also developed and managed all design calculations, general arrangements, process flow diagrams, and other engineering documentation. Additionally, he led the development of Technical Requirements, including specifications and data sheets, for the procurement of the Steam Turbine Generator, ensuring all documentation met project and regulatory requirements.

TOM ETCHASON, PE | Project Manager

Education
University of Illinois, B.S., General Engineering, Minor, Engineering Administration

Registrations
Professional Engineer: IL

Mr. Etchason has 33 years of project management and project engineering experience within the power and utilities industries. He has held various positions of increasing responsibility, moving from technical engineering roles to strategic and business development roles. He has significant project management experience specific to developing proposal strategy and responses, customer relationship management, and new product/service offering development to cultivate new business and further meet clients' needs.

Representative Experience

Solar Units Replacement, Nicor, Troy Grove, IL
Led a team that engineered the replacement of two Solar Saturn units. The project scope included demolition of the existing units and replacement of the MCC, auxiliary valves, and associated equipment to meet current industry standards.

Natural Gas Microturbines, Nicor, Troy Grove, IL
Provided project management support for the design and supply of natural gas microturbines at the Nicor Troy Grove facility to provide island-only electrical power. The project included a building location study, new building design, vendor selection, and full engineering support through construction.

New Solar Gas Turbine Units, Nicor, Troy Grove, IL
Valdes engineered the civil and structural components for two new Solar Centaur 50 gas turbine units. Tom provided project management support overseeing the structural design of the main turbines, turbine building, and all associated auxiliary equipment.

Ash Separator Replacement, ENGIE, Iowa City, IA
Managed the addition of a new system to provide redundancy of ash filter separators on boiler systems. The original system was a single point of failure. A new system was added to allow for maintenance to improve reliability. The system integration was provided for mechanical, electrical, and instrumentation.

Sugar Creek Heat Recovery Steam Generator (HRSG) Modification, NIPSCO, West Terre Haute, IN
Managed the replacement of a large pressure part bundle. Also provided on-site project management and project controls.

Wabash Station HRSG Design Modification, Duke Energy, Terre Haute, IN
Managed the complete replacement of the superheater and reheater with the design change from the bottom-supported original HRSG to a top-supported replacement. The scope included on-site construction.

Coffeen Cyclone Replacements, Ameren, Coffeen, IL
Proposal and Project Manager of non-OEM burner/cyclone supply, including the first-ever non-OEM supply of single lead ribbed tubing manufacture and supply.

La Cygne Cyclone Replacements, KCPL, La Cygne, KS
Proposal and Commercial Manager of non-OEM burner/cyclone supply. Replaced burner systems as well as pressure parts of a large utility boiler.

Hennepin NOx Retrofits, Dynegy Midwest Generation, Hennepin, IL
Proposal and Project Manager of burner retrofit for two units, new burner design on one unit, as well as an upgrade to the previous burner retrofit.

Boiler Condition Assessment, University of Iowa, Iowa City, IA
Managed the assessment of a coal-fired circulating fluidized bed boiler and a potential coal replacement study. This engineering study addressed the initial planning of a coal-to-biomass conversion.

Facility Expansion, Sterigenics, Salt Lake City, UT
Managed the architectural and detailed design of the expansion of the sterilization company's facility. Also, managed all design aspects, including construction permitting.

Solar Rooftop Project, Nexamp, Northern Illinois University, DeKalb, IL
Managed the rooftop solar project for a client at an existing industrial facility, including analysis of the existing structure and the meter tie-in project.

Bailly #8 Cyclone Replacements, NIPSCO, Burns Harbor, IN
Proposal and Commercial Manager of non-OEM burner/cyclone supply, including retrofit of cyclone hangers.

Wabash River Boiler Retrofit, Cinergy (Duke), Terre Haute, IN
Proposal and Project Manager of boiler radiant superheater redesign with economizer, primary superheater, and steam generator bank replacement across three units for three outages.

Education:

Illinois Institute of Technology, Chicago, Illinois
M.S. -- Environmental Engineering

Marquette University, Milwaukee, Wisconsin
B.S. -- Biochemistry

Registration:

Registered Professional Engineer, Illinois
Board Certified Environmental Engineer, American Academy of Environmental Engineers, Specialization in Air Pollution Control, Mathematical Modeling and Air Pollutant Transport

Awards:

Energy and Environmental Development Award, 2004. Association of Energy Engineers – Chicago Chapter

Memberships:

Air and Waste Management Association
American Academy of Environmental Engineers
-Board Certified Environmental Engineer – Air Pollution Control and Mathematical Modeling
Illinois and National Societies of Professional Engineers
Midwest Cogeneration Association:
- President, 2003
- Vice President 1997, 1998, 2002
- Secretary, 2001
- Board of Directors 1994 through 2009
- Environmental Committee Chair, 1994 to 2001
- Programs Committee Chair, 1995 to 1999

Chicago Drug and Chemical Association
Argonne National Laboratory, Institutional Biosafety Committee Voting Member, 2005 to Present
University of Chicago, Institutional Biosafety Committee Voting Member, 2008 to Present

Experience:

Mr. O'Shea has more than 40 years of experience as an environmental engineer and scientist. His background includes activities in air emission source permitting, regulatory analysis, air pollution control specification, monitoring and modeling of atmospheric pollutants, environmental impact assessments, NPDES permitting and environmental chemistry. Mr. O'Shea has acted as project director on these programs, and has developed extensive experience in the specific areas of industrial and institutional emission source permitting, emission source characterization, air pollution control engineering, air quality survey design, air pollution dispersion modeling analysis and pollution prevention system development. Mr. O'Shea is principal of O'Shea Environmental Associates, Inc., founding the company in 1994.

Representative Projects:

University, Illinois - Acquired Illinois Clean Air Act Permit Program (CAAPP) operating permit for the Evanston Campus Central Utility Plant and satellite operations, and a Federally Enforceable State Operating Permit (FESOP) for the Chicago Campus Utility Plant. Prepare Annual Emissions Reports and Environmental Compliance Reports. Prepared requests for modification and renewal of the Evanston Campus NPDES water permit. Currently working on conversion of the Chicago Campus FESOP to a CAAPP Permit. *Client: Northwestern University*

University, Illinois – Prepared the CAAPP operating permit renewal application for the Campus emission source operations. Provided consultation on the organization of the renewal permit and associated environmental regulatory requirements. Worked with the University and IEPA to review and modify draft permits. *Client: University of Illinois Urbana Champaign*

Permit Modification for Municipal Utility Plant – Preparing Illinois EPA Application for Modification of a FESOP for a municipal utility plant consisting of boilers and emergency generators. Modifying the FESOP to reflect current emissions factors for the boilers, and to allow peak shaving in the generators. *Client: County of DuPage Facilities Management*

CFB Cogeneration Facility, Northern West Virginia - Managed Prevention of Significant Deterioration (PSD) permitting project, participated in extended negotiations with the regulatory agencies during permit review process, and participated in public hearings. Developed a "sliding scale" emissions control efficiency limitation based on fuel quality. Project was reviewed by the West Virginia Air Pollution Control Commission and U.S. EPA Region III. *Client: Morgantown Energy Associates at West Virginia University.*

Plastics manufacturer, Northern West Virginia - Acquired comprehensive air permits necessary for the operation of two (2) ABS resin production process lines. Permit application required emissions netting of five emissions components to avoid PSD permitting. *Client: Confidential*

Natural Gas Utility, Illinois – Acquired construction and operating permits for a number of on-site power generation and steam generation project for customers of a non-regulated entity of the local natural gas utility. *Client: NICOR Home Services*

Coal-Fired Cogeneration Facility, West Virginia - Reviewed permit application documents, including the PSD air impact assessment, performed for construction of a cogeneration facility in central West Virginia. Negotiated modifications to the permit which would be required for transfer of ownership of the facility and modified operating conditions with the WV Office of Air Quality. *Client: Babcock and Wilcox*

Plastics Manufacturer, Ontario - Managed project requiring of Certificates of Approval for new emissions sources at a chemical process facility in Ontario, Canada based on potential toxicological impacts of the emission constituents. Continuation of that program included complete certification of all emissions sources plant wide. *Client: Confidential*

Chemical Storage Terminal - Acquired construction permits for facility expansion and emissions control equipment. Prepared annual criteria pollutant emission reports for the entire facility which contains approximately 250 storage tanks and associated equipment. Client: Confidential Chemical Storage Terminal - Prepared Title V permit application for contract chemical storage facility. Acquired construction permits for various facility equipment modifications. *Client: Great Lakes Terminal & Transport Corp./Argo Terminal Company.*

Coal Storage Terminal, Illinois - Prepared Illinois EPA Construction Permit applications and NPDES permit applications for the modification of a coal storage and handling facility and acquired the final permits for the facility construction and operation. *Client: Kinder Morgan*

Steel Products Manufacturer, Indiana - Prepared operating permit applications, managed regulatory emissions testing program, and prepared SPCC plan for an outdoor material handling facility which processes slag into particulate and pellets used in building materials. *Client: Lafarge Slag Processing/ISPAT Inland Steel*

TORRE LEDDY, PE | QA/QC Coordinator

Education
Purdue University, B.S., Civil Engineering

Registrations
Professional Engineer: IN
Six Sigma Green Belt

Mr. Leddy develops and directs project management operations and strategic planning to meet organizational and client goals. Responsibilities include managing and coordinating a staff of project managers and project engineers to effectively manage projects across multiple industries. Mr. Leddy also manages and oversees the Project Controls and Document Control departments to ensure the project support functions are meeting project team and company expectations. In addition, he develops new clients and opportunities as well as maintains relations with existing clients to ensure all projects are executed in accordance with the client's goals. He has extensive experience with equipment and system design, product development, commercial negotiations, scope definition, and managing projects from conception to commissioning

Representative Experience

ERGS Unit 2 Turbine Major Overhaul, We Energies, Oak Creek, WI
Project Manager responsible for the routine 10-year disassembly, inspection, and repair of the turbine and generator at the Elm Road Generating Station (ERGS). The overhaul of the turbine and generator was completed on budget and ahead of schedule.

ERGS Unit 2 Turbine Control Valve Steam Chest Replacement, We Energies, Oak Creek, WI
Project Manager responsible for the project development, procurement, installation, and commissioning of the Unit 2 turbine control valve steam chest replacement at the Elm Road Generating Station (ERGS). The original steam chest was manufactured out of the incorrect material, thus greatly reducing the component life, and increasing the risk of the unit becoming inoperable. The project was completed ahead of schedule and significantly under the approved budget.

WWGS Turbine Repair & Steam Chest Replacement, We Energies, Whitewater, WI
Project Manager responsible for the routine disassembly, inspection, and repair of the turbine at Whitewater Generating Station (WWGS). In addition, the two steam chests on the steam turbine require replacement due to severe cracking as a result of cyclical operation.

VAPP Unit 2 Turbine Major Overhaul, We Energies, Milwaukee, WI
Project Manager responsible for the emergent turbine major overhaul at the Valley Power Plant (VAPP). The VAPP Unit 2 turbine experienced significant damage due to domestic material breaking free and traveling through the turbine. The unit was deemed unfit for operation and a fast-track plan was implemented to perform the repairs.

OCPP Unit 5 & 6 Sample Analysis & Chemical Feed System Replacement, We Energies, Oak Creek, WI
Project Manager responsible for the detailed design of Unit 5 and 6 Sample Analysis and Chemical Feed System Replacement Project at the Oak Creek Power Plant (OCPP). The project included the

replacement of the chemical injection skids and the replacement of the steam sample analysis panels and support equipment. The Water Analysis Room was renovated with new HVAC, flooring, work bench area, lighting, and painting as part of the project.

OCPP Unit 5 & 6 Absorber Duct Dam & Drain, We Energies, Oak Creek, WI
Project Manager responsible for the project development, detailed design, procurement, installation, and commissioning of the absorber inlet duct slurry dam, drain boxes and drain line to the absorber area sump at the Oak Creek Power Plant (OCPP).

OCPP Unit 7 & 8 Absorber Duct Dam & Drain, We Energies, Oak Creek, WI
Project Manager responsible for the project development, detailed design, procurement, installation, and commissioning of the absorber inlet duct slurry dam, drain boxes and drain line to the absorber area sump at the Oak Creek Power Plant (OCPP).

Paris Generating Station DC Power Study, We Energies, Union Grove, WI
Project Manager responsible for developing a study to analyze the consolidation and standardization of a 125VDC power system instead of the existing power system that consisted of banks of 125V and 24V batteries that were suffering ongoing maintenance issues.

ERGS Unit 2 FGD Absorber Spray Header Replacement, We Energies, Oak Creek, WI
Project Manager responsible for the procurement, installation, and commissioning of the Unit 2 FGD Absorber spray headers replacement at the Elm Road Generating Station (ERGS). The original stainless-steel spray headers exhibited significant corrosion and failures. The project replaced the stainless-steel headers with Fiber Reinforced Plastic (FRP) headers. The existing absorber vessel was analyzed to accommodate the increased weight of the FRP headers.

ERGS Unit 2 Burner Replacement, We Energies, Oak Creek, WI
Project Manager responsible for the disassembly, inspection, and replacement of burner components at Elm Road Generating Station (ERGS). The coal burners were worn and degraded, and the components required replacement. The project improved the reliability of the coal burners and reduced the risk of burner fires.

MICHAEL ELDORADO, PE | Combustion Turbine Subject Matter Expert

Education
University of Nebraska, B.S., Mechanical Engineering

Registrations
Professional Engineer: OK

Mr. ElDorado is a highly accomplished Senior Project Manager and subject matter expert. He is an exceptional communicator recognized for improvements in customer relations, energy efficiency, heat recovery, energy conversion technologies, process optimization, electric energy, capacity, and ancillary services markets, gas procurement, contract negotiations, and optimization. Michael is a reliable leader acknowledged for his abilities in project management, stakeholder/asset management, and knowledge of power generation, process plant engineering, operations, construction, finance, and marketing. He is a dedicated expert noted for experience with the design, operation, maintenance, and outage management of conventional boiler/steam-turbine, biomass, gas turbine simple/combined cycle, and cogeneration power plants.

Representative Experience

Steam Turbine Components Replacement, We Energies, Milwaukee, WI
Replacement of steam turbine HP rotor, diaphragms, and LP components at the We Energies Valley Unit 1 (136 MW) Power Plant. Scope included specifications and bid documents for components and field services for installation. Integrated and worked with Valdes and client engineering staff to prepare the specifications.

Steam Turbine Generator Controls Upgrade, We Energies, Milwaukee, WI
Upgrade of steam turbine generator controls from GE MKV to GE MKVIe on 2 – 136 MW Units at the We Energies Valley Power Plant.

Steam Turbine Turning Gears Upgrade, We Energies, Milwaukee, WI
Upgrade of steam turbine turning gears from original 1968 design to current design on 2 – 136 MW Units at the We Energies Valley Power Plant.

Turbine Controls Migration, We Energies, Port Washington, WI
Migration of turbine controls from GE MKVI to MKVIe, exciter controls from EX2100 to EX2100e Digital Front Ends (DFE) and GT static starters from LS2100 to LS2100e DFE for two (2) Combined Cycle 575 MW Power Blocks (2x1 CT/STG) at the We Energies Port Washington Power Plant.

Reverse Osmosis System, We Energies, Milwaukee, WI
Engineering and Project Management for design, procurement, and installation of a permanent 600 GPM product water Reverse Osmosis System to pretreat city water going to the demineralizers at the We Energies Valley Power Plant.

Gas Turbines Inspection, We Energies, Union Grove, WI
Project Management for a major inspection of Gas Turbines 1 and 4 at the We Energies Paris Power Plant.

Gas Turbines Inspection, We Energies, Watertown, WI

Project Management for the project and capital approval for major inspections of Gas Turbines 1, 2, 3, and 4 at the We Energies Concord Power Plant.

Domestic & International Gas Turbine Projects, EDG International, Tulsa, OK

Project Manager, Mechanical Engineering Manager, and Senior Project Engineer for gas turbine simple and combined cycle power projects.

- Greenfield 320 MW 4-unit AEP Simple Cycle GE 7EA plant in NW Arkansas.
- Plant expansion, AEP Jenks Station, 160 MW 2-unit Simple Cycle GE 7EA.
- Plant expansion, AEP Anadarko Station, 160 MW 2-unit Simple Cycle GE 7EA.
- Plant Expansion, Arizona Public Service, Yucca Station. 100 MW 2-unit Simple Cycle GE LM6000.
- Greenfield, Termo Colon Power Plant, Panama. 150 MW 2 x 1, combined cycle. Oil Fired #2 and #6.

District Energy Systems – Various Companies

Utilized background and knowledge related to boiler assessment and optimization, heat recovery, variable speed drives, back pressure, and condensing steam turbines, process controls, etc. to improve reliability and reduce energy consumption at boiler and chiller plants and district energy systems. Responsibilities included:

- Improved Downtown Denver Steam business profit through efficient production, transmission, and distribution of steam and the addition of new customers.
- Reducing energy consumption by 40% at Trigen's Tulsa and OKC District Steam and Chilled Water Systems through:
  - Implementing boiler, gas turbine, and chiller improvements
  - Heat recovery to reduce parasitic steam load
  - Utilization of back-pressure turbines and variable-speed drives
  - Controls upgrades
  - Process optimization
  - Cooling tower system optimization
- Technical assessments and efficiency improvements at Trigen's District Steam Systems in Boston, Philadelphia, Trenton, NJ, Baltimore, St. Louis, and Kansas City.
- Member of the technical team that developed the chilled water and steam plant serving Chicago's McCormick Place Convention Center.

MATTHEW HEISE, EIT | Landfill Gas Expert

Education
Northwestern University, Master of Engineering Management
Iowa State University, B.S., Mechanical Engineering

Registrations
Engineer in Training (EIT): IA

Mr. Heise is a Senior Engineer with broad, multidisciplinary experience leading complex mechanical, process, and utility engineering projects across the chemicals, power, energy, water/wastewater, industrial, and advanced manufacturing sectors. His background includes mechanical discipline leadership for major facility studies and upgrades, detailed design and commissioning of municipal and industrial treatment systems, stress analysis and piping design for large-scale energy and LNG infrastructure, and operational engineering for renewable natural gas facilities.

Representative Experience

Renewable Dairy Fuels Jasper & Fair Oaks Upgrader Plants, Amp Americas, LLC, Fair Oaks, IN
Lead Operations Engineer for two of the USA's largest dairy farm Renewable Natural Gas upgrading facilities. Provided engineering support for day-to-day plant and business operations. Managed over $2M in capital improvements to process, mechanical, electrical, and instrumentation systems to improve the safety, reliability, accuracy, and capacity of the facilities. The facilities consisted of five mesophilic dairy manure anaerobic digesters with remote biogas compressor stations feeding two central renewable natural gas upgrading facilities. At the upgrading facilities, the biogas was purified to pipeline-quality biomethane using a variety of chemical, mechanical, and biological gas treatment and separation processes. The biomethane was then injected into the grid and transmitted to California to be sold and used as transportation fuel under California's Low Carbon Fuel Standard (LCFS) program.

Drinking Water Well No. 2 Rehabilitation & New Water Treatment Plant, Village of Fox Lake, Fox Lake, IL
Senior Project Engineer responsible for leading the design and layout of a new MGD drinking water treatment facility to the Pollution Control Board (PCB), Environmental Protection Agency (EPA), and American Water Works Association (AWWA) standards. Completed the chemical treatment selection, hydraulic and chemical dosing calculations, and specification of all process, mechanical, and piping equipment.

Drinking Water Well No. 7 Radium Removal Improvements, City of Sycamore, Sycamore, IL
Senior Project Engineer responsible for leading the design and layout of a new 2.3 MGD drinking water treatment facility to Pollution Control Board (PCB), Environmental Protection Agency (EPA), and American Water Works Association (AWWA) standards. Completed the chemical treatment selection, hydraulic and chemical dosing calculations, and specification of all process, mechanical, and piping equipment.

Water Treatment Plants No. 1 & No. 2 Aerator Replacement, Village of Algonquin, Algonquin, IL
Senior Project Engineer responsible for the replacement of five aerators and one odor control system across two facilities. Performed field testing for raw water quality and aerator stack emissions to determine performance requirements for the new equipment. Prepared three

alternative layouts and cost estimates for the client to evaluate multiple options to increase aeration capacity and redundancy of the systems. Sized and specified replacement aerators and odor control systems.

Wastewater Treatment Plant Improvements, Gloucester County Utilities Authority, Gloucester County, NJ
Senior Project Engineer responsible for the commissioning of two municipal mesophilic anaerobic digesters. Wrote process control narratives, startup and purging procedures, operations, and maintenance (O&M), and training manuals. Trained plant operators on the operation and optimization of digester feeding, heating, mixing, and chemical dosing.

Oneida County Water Pollution Control Plant, Oneida County, Utica, NY
Senior Project Engineer responsible for the commissioning of two municipal mesophilic anaerobic digesters used to convert wastewater into renewable biogas for combined heat and power. Wrote process control narratives, startup and purging procedures, O&M, and training manuals. Trained plant operators on the operation and optimization of digester feeding, heating, mixing, and chemical dosing.

Sand Island Wastewater Treatment Plant Anaerobic Digester, Synagro Technologies, Honolulu, HI
Senior Project Engineer responsible for assisting in the commissioning of a new mesophilic anaerobic digester used to convert wastewater into renewable biogas for combined heat and power and pelletizing of digested solids into biosolids pellets for fertilizer. Wrote startup and commissioning procedures, O&M, and training manuals. Trained plant operators on the operation and optimization of digester feeding, heating, mixing, and chemical dosing.

Collinsville Water Treatment Plant, City of Collinsville, Collinsville, IL
Senior Project Engineer responsible for the pre-commissioning inspection and commissioning support for one hydraulic head tank, two ClariCone solids contact water clarifiers, one Helicarb carbon dioxide recarbonation tank, and four dual-media gravity flow sand filters. He provided engineering services, which included PFD/P&ID development, hydraulic calculations, sizing, piping, pumps, and other ancillary equipment.

Taylorville Water Treatment Plant, City of Taylorville, Taylorville, IL
Senior Project Engineer responsible for pre-commissioning inspection and commissioning support for two hydraulic head tanks, two ClariCone solids contact water clarifiers, and one Helicarb carbon dioxide re-carbonation Tank. Engineering services including PFD/P&ID development, hydraulic calculations, sizing, piping, pumps, and other ancillary equipment.

MARK SIEGEL, RA, LEED AP | Architect

Education
University of Illinois – Chicago – Bachelor of Architecture

Registrations
Registered Architect: IL, IN, WI, UT
National Council of Architectural Registration Boards
Registered Energy Professional
LEED Accredited Professional

As a Project Architect, Mr. Siegel leads the preparation of project drawings, sketches, studies, and construction documents while managing the project budget and schedule for the department. Other responsibilities include checking project deliverables, verifying field conditions and constructability of designs, and interpreting engineering drawings and specifications in the field. He develops project scopes, manhour estimates, and schedules while interfacing with internal and external stakeholders to ensure project goals are accomplished. All tasks and responsibilities are performed with an emphasis on safe design and execution.

Representative Experience

Project Architect, Various Companies, Various Locations

Architectural support for:

- Exxon Mobil Operator Shelters
- Amway Concept Plans
- DSM Infrastructure Repairs
- HA International Plan & Elevation Studies
- We Energies VAPP
- Pyrolyx New Fire Wall (Indianapolis)
- Pyrolyx New Equipment Structure Addition (Terra Haute)
- Stepan New Equipment Structure Addition

Code Review Experience, Various Companies, Various Locations

Performed building code, fire code, and related NFPA guideline reviews for a variety of projects for various companies, including:

- Apiscent Labs
- Ferro Pfanstiehl
- AbbVie
- NB Coatings
- Alacami Laboratory
- Corn Products
- Medline
- Eastman Saflex
- We Energies

Office/Lab Feasibility Study – Clorox Company, Willowbrook, IL

As part of its long-term strategic planning process, the Glad Wrap Division of the Clorox Company needed to assess the feasibility of a research and development laboratory at its Willowbrook facility. The functions to be incorporated into the proposed facility included laboratories, offices, warehousing for raw and finished goods, and a pilot plant. The scope of work included a study of the feasibility of a new laboratory that was initially programmed to be between 50,000 and 100,000 square feet with a projected cost of $5M - $10M.

New Medical Instrument Manufacturing Facility, Stryker Instruments, Arroyo, Puerto Rico
In-house Project Manager responsible for the coordination of civil, structural, mechanical, fire protection, and electrical discipline engineers with an outside architectural office for a new 200,000 sq. ft. facility for the manufacturing of medical instruments.

Injectables Production Facility, IOLab, San German, Puerto Rico
Project Architect responsible for a 10,000 sq. ft. renovation for injectable production, including class 100 fill rooms and a vault for Schedule II narcotics.

Medical Instrument Manufacturing Facility, Medtronics, Inc., Villalba, Puerto Rico
Project Manager/Architect responsible for multiple projects, including the gut, reconstruction, and addition of a 60,000 sq. ft. medical instruments office and production facility. The existing structure was required to be brought into compliance with the current building code.

Equipment Installation, ABB, Auburn Hills, MI
Project Manager responsible for site surveys and A/E reports for installing a robotic containerization system at postal facilities across the nation to confirm access to the site, spatial requirements, and structural capacity before installation.

ADA Surveys, Beckman Instruments, Fullerton/Brea, CA
Responsible for field surveys and reports to determine compliance with ADA guidelines for two Beckman campuses with a total of 14 single- and two-story buildings, totaling 1M sq. ft.

Medical Device Assembly Facility Renovation, Metrix Company, Santo Domingo, Dominican Republic
Project Manager/Architect responsible for a 5,000 sq. ft. renovation of a medical device assembly facility.

Warehouse/Distribution Facility Renovation, W.S. Grainger, Catano, Puerto Rico
Project Manager/Architect responsible for the 25,000 sq. ft. renovation of a warehouse and distribution facility for display, sales, and warehousing.

New Office/Distribution Center, Precision Twist Drill, Crystal Lake, IL
Project Architect responsible for a new 56,000 sq. ft. office and distribution center.

New Office/Manufacturing/Warehouse Facility, Warwick Furnace Company, Wheeling, IL
Project Architect responsible for a new 35,000 sq. ft. office, manufacturing, and warehouse facility.

ADA Assessments, McGaw of Puerto Rico, Sabana Grande, Puerto Rico
Responsible for field surveys and reports to determine compliance with ADA guidelines for a 12.88-acre site.

SCOTT M. GREGORY, PLS | Lead Survey & Scanning

Education
Purdue University Calumet, B.S., Construction Management and Engineering Technology

Registrations
Professional Land Surveyor: IL, IN
FAA Part 107 UAS Pilot

Mr. Gregory has over 20 years of land surveying and construction management experience in various industries. Scott has led many aspects of project work, including project planning/research, scheduling, field data collection, cost controls, quality control, budget analysis, and invoicing. He takes pride in completing projects on time and within budget while maintaining high-quality deliverables. Scott also keeps himself up to date on new technology and methods to stay ahead in terms of overall quality and productivity in the industry. In addition to working in the consulting sector, Scott has also been teaching land surveying courses at the collegiate level for the last 10+ years. He is an active member of state and national Professional Surveying societies and keeps active in his community as an appointed city board member and volunteering efforts.

Representative Experience

Surveying & Laser Scanning, AbbVie, Lake Bluff, IL
To properly design a building expansion, a topographic survey was completed. Additionally, a private utility locator was subcontracted to ensure the accuracy of buried utility line locations. Since structural and architectural services were also applied, a detailed 3D scan of the building interior and rooftop was completed. Ultimately, the topographic survey and 3D scan data were all tied to the same coordinate system and elevations to provide all necessary existing conditions.

Surveying & Laser Scanning, Stepan, Millsdale, IL
During an outage, the entire Phthalic Anhydride (PA) Unit of the Millsdale Plant was 3D scanned. This effort had to be coordinated with the client due to ongoing construction activity. Approximately 400 scans were completed to capture the entire area. Valdes staff recorded survey control throughout the scan area and positioned the data relative to all other Valdes scans since the plant does not utilize a common coordinate and elevation network. This positioning was documented with reference points provided to the client for future use.

Topographic Survey, Zenith Energy, Joliet, IL
For future planning, a topographic survey was completed for approximately four miles of pipeline corridor. This effort included detailed project research at the Will County, IL Recorder's Office, Illinois 811 (Julie) locate requests, and boundary line research and verification. Using Illinois East State Plane Coordinates, online resources such as LiDAR data and aerial imagery were used to complete the project.

UAS Silo Inspection, LyondellBasell, Morris, IL
Existing silos at the plant were starting to deteriorate and create safety concerns with falling concrete and exposed reinforcement rebar. Due to safety concerns and the length of time to complete, a UAS (drone) inspection was completed for all visible portions of the silos. Videos and images were recorded during flights for 11 silos in a half-day effort on-site. Once downloaded, structural engineers reviewed the footage, identified issues, and made recommendations.

Topographic & Utility Survey, Abbott, Lake Bluff, IL
Master planning of utilities throughout the facility required detailed topographic surveys. In addition to contours and existing improvements, a high importance was put on buried utilities. With the help of a private utility locator, buried utility lines were marked in the field, and positions were recorded with survey data. 3D scans inside valve pits and buildings assisted with the positioning of utility lines and depths.

Surveying & Laser Scanning, PVinsight, Coconino County, AZ
Future design of renewable energy sources required pole/wire crossings under an existing 500kV transmission corridor. Due to safety and liability concerns, the utility owner would not allow UAS (drone) flights along the corridor. Therefore, a combination of 3D scanning and conventional survey methods was utilized to record the existing conditions. 3D scanning completed at tower locations and sag points allowed 3D modeling of overhead wires. Survey control throughout the 3.5-mile project limits allowed all scan data to be relatively positioned for a combined deliverable including contour lines, transmission lines/towers, roadways, buried gas lines, poles/wires, and survey control.

Pacman Phase 4 Construction Layout, Cargill Incorporated, Hammond, IN
Valdes' survey staff assistance was needed to establish control and layout proposed foundations for a third-party engineering design. Engineering plans lacked the positional data needed to easily lay out the foundations. To establish the correct positioning, an analysis of 3D scans/models was compared to as-built field data recorded by Valdes. Once this information was analyzed, markings at the site and reference benchmarks were used by contractors to accurately lay out and erect the foundations.

Turnaround Construction Layout Support, CITGO, Lemont, IL
Before a planned turnaround (TAR) at the refinery, Valdes' survey staff had completed a 3D scan of the work area to provide the data needed for a detailed analysis of the equipment to be replaced. Once the unit was shut down, a return visit was made to record specific data points and locations once the equipment was in its "cold" position. With this information in hand, delta values between hot and cold positions were utilized by engineers and contractors at the site. Also, Valdes's staff was able to visit the site frequently during the TAR to provide markings and reference benchmarks for construction so new equipment could be erected as accurately as prior positions.

UAS Building Inspections, Illinois State University, Normal, IL
A structural inspection of three 10-story dormitory buildings on campus was completed to verify the integrity of stone slabs and identify possible leaking points near windows. An unmanned aircraft system (UAS) was utilized to record numerous high-resolution videos. All footage was captured within four hours and was organized by building name, face (direction), and vertical pass. This approach allowed for an efficient project schedule and a safe method without putting workers at heights.

Wastewater Treatment Plant (WWTP) Expansion Survey, LyondellBasell, Morris, IL
A large tank addition to an existing WWTP area required detailed 3D scanning combined with ground topography. Both sets of survey data were completed and positioned on the local plant coordinate system for the detailed design of the tank and components, in addition to civil/drainage design for the site and surrounding area.

DANIEL JAY, PE, CFM, CPESC | Lead Civil Engineer

Education
University of Illinois – Chicago, B.S., Civil Engineering
Morton College, A.S. Degree Engineering; A.A.S. Degree in Engineering Technology

Registrations
Professional Engineer: IL
Certified Floodplain Manager
Certified Professional in Erosion and Sediment Control

Mr. Jay is a Principal Civil Engineer with over 35 years of experience in civil and environmental engineering. He specializes in project management, stormwater and floodplain management, site development, and municipal infrastructure design. Daniel has led multidisciplinary teams on complex projects involving transportation, utilities, parks, and public facilities throughout Illinois. He is an Illinois licensed Professional Engineer and holds certifications as a Certified Floodplain Manager and a Certified Professional in Erosion and Sediment Control.

Representative Experience

Blacksmith Lift-Station Rehabilitation, City of Wheaton, Wheaton, IL
Project Civil Engineer responsible for the design and engineering necessary to develop construction and bidding documents necessary to rehabilitate the aging lift station facility located in a residential neighborhood. The design included a new lift station, wet well, interim manhole needed for routing, controls, and electrical services. The design allowed all new components to be in place before any demolition, so that temporary pumping was limited to only the time it takes to make final connections between the old and new systems.

Albright Lift-Station Rehabilitation, City of Wheaton, Wheaton, IL
Project Civil Engineer responsible for the design and engineering necessary to develop construction and bidding documents necessary to rehabilitate the aging lift station facility located in a residential neighborhood. The design included a new lift station, wet well, controls, and electrical services. The design allowed for all new components to be in place before any demolition, so that temporary pumping was limited to only the time it takes to make final connections between the old and new systems, thereby reducing the disruption to the residential neighbors.

Sewer Replacement Projects, Chicago Department of Water Management, Chicago, IL
Project Civil Engineer for the site civil services to develop construction documents to replace old and faulty sanitary lines and, in some cases, new lines to improve serviceability and capacity, in six locations within the city. The projects were coordinated with both the water and transportation departments to allow each entity to execute its planned infrastructure improvements in parallel. The project included a topographical survey, engineered design, maintenance of traffic plans, quantity take-off, and the necessary documents so the Department could permit and leave each project.

P2 Well Area Drainage, LyondellBasell, Morris, IL
Project Civil Engineer responsible for the site civil services necessary to design grading, a new storm sewer, and drainage for the area associated with the Well Water Upgrade project (raw and potable water to the plant). The design included a sewer routed around and through a network of existing infrastructure and sized to accept excess flow from the sand filters used on new well heads, in addition to draining nuisance standing on and around the project site. The design documents also included permitting and maintenance provisions for removing the filtered sand.

IDOT Maintenance Yard Redevelopment, Illinois Capital Development Board, Woodstock, IL
Civil Project Engineer responsible for site civil design needed to incorporate a new maintenance building while working around an existing storage building and salt shed. The work included a topographic survey, pavement design, utility design, including services, a new storm sewer system, grading, and drainage. An extensive vehicle tracking analysis was performed, given the tight space and sloping conditions of the site.

AP39 Steam & Condensate Replacement, Abbott, Abbott Park, IL
Project Civil Engineer responsible for the site civil services necessary in the replacement of 550 linear feet of existing steam and condensate lines. Two alternatives were offered as the client chose not to replace in-kind but to reroute and eliminate much of the roadway disturbance and other utility conflicts. Design documents include plans for temporary rerouting, plan and profile sheets, erosion and sediment considerations, and restoration plans for both landscaping and pavement crossings.

AP16 Loading Dock, AbbVie, Abbott Park, IL
Project Civil Engineer responsible for the site development design for a new loading/maintenance dock area attached to the existing building AP16. The documents prepared include an existing conditions and removal plan, geometrics and utility plan, grading and restoration/erosion control plan, and a details/specifications sheet.

University of Illinois Power Plant Lift Station, University of Illinois, Champaign, IL
Project Civil Engineer responsible for the design documents needed to disconnect the internal storm sewer system from the adjacent municipal storm sewer and reroute the same to the internal processing system. The downstream storm structure was replaced with a sump basin and a pump sized to reroute all captured runoff into the adjacent process sewer. An emergency overflow was also designed.

Manhattan Fire Station Addition, Manhattan Fire District, Manhattan, IL
Project Civil Engineer responsible for the site civil services necessary to reconfigure the site around the new northerly addition. The design included a new parking lot and walkway configuration, including ADA handicap considerations, a landscaped entryway, utility services, and overall stormwater management. The deliverables included site design and contract documents to bid and execute the construction of the improvements.

Fire Station Addition, Village of Homer Glen, Homer Glen, IL
Project Civil Engineer responsible for the site work design associated with additions to both the building and the parking facilities. The project /design included parking geometrics, utility alignment, site grading, drainage considerations, including detention storage, erosion, and sediment control, and the municipal permit process.

KEITH MUELLER, PH.D, PE, SE | Lead Structural Engineer

Education
University of Illinois at Champaign-Urbana, Ph.D. Civil Engineering/Structures; M.S., Civil Engineering/ Structures; B.S., General Engineering

Registrations
Professional Engineer: AL, AZ, IL, KS, MO, NE, NC, OH, SC, TX, WI
Structural Engineer: IL

Dr. Mueller has directed a large range of projects in all materials from proposal through occupancy for commercial, retail, telecommunications, education, institutional, governmental, nuclear, heavy industrial, and transportation clients. His responsibilities have included recruiting, hiring, evaluating, and mentoring top-level structural engineers and supervising dozens of projects simultaneously. He also has many years of experience interpreting steel codes and standards for AISC, as well as designing buildings in high seismic areas, designing seismic bracing for non-structural components, and designing for blast loads.

Representative Experience

Troy Grove Plant Repowering, Nicor, Troy Grove, IL
Expansion of a new continuous-duty natural gas generator building housing four combustion turbine generators in an N+1 configuration to provide reliable onsite power in the absence of a utility interconnection, including new electrical, controls, and building systems.

Concord Combustion Turbine Inspections/Repairs, We Energies, Watertown, WI
Support for the Gas Turbine "C" Inspections of four 100-MW Alstom GT-11NM units at the We Energies Concord Generating Station, which involved coordinating long-duration outages, inspections, repairs, and closeout activities.

Wastewater Treatment Plant, Stepan, Millsdale, IL
Design of numerous concrete pads for new equipment, design of new steel-framed pipe supports and associated foundations, and design of retaining walls.

Fort Calhoun Station, Omaha Public Power District, Blair, NE
Civil/Structural Engineer-of-Record on numerous civil/structural projects, including:

- New security building for Independent Spent Fuel Storage Installation (ISFSI). Steel-framed building designed with blast considerations and foundation design for ISFSI casks.
- Tornado missile protection barrier design based on Regulatory Guide 1.76 missile criteria. 20+ barriers designed for numerous safety-related components of the plant, including emergency diesel generators and related components, and the raw water system and related components. $2M+ A/E fee for engineering services on the fast-tracked project.
- Evaluation of 60 structural reinforced concrete and steel members in the Auxiliary Building as part of the plant's efforts to verify operability.
- Qualification of 30 pipe supports for new emergency & faulted pipe analysis loads.

West Marinette Turbine Guard Design, Wisconsin Public Service, West Marinette, WI
Valdes performed a feasibility study of several barrier options that would offer adequate protection to plant personnel and infrastructure from runaway rotor/rotor failure events from any one of the plant's combustion turbines. Concrete ballistic walls, steel plating, and Kevlar blanketing were considered as possible options for shielding/barrier protection.

Underground Tunnel Examinations, We Energies (WEC District Energy), Milwaukee, WI
Structural engineer of record responsible for the repair and examination of underground steam tunnels for WEC District Energy following a flooding event in the underground steam tunnel system in downtown Milwaukee. The repairs included repairing tunnel breaches and damage to the concrete structural walls. Additionally, Keith performed a structural examination of about 6,000 ft of underground tunnel to identify tunnel damage and potential sources of water infiltration. Examined about 350 linear feet of underground brick tunnel separate from those affected by the flooding event.

Storage Tank Foundation Installation, We Energies, Milwaukee, WI
Engineer of Record for the design of a new foundation to support a 625,000-gallon above-ground storage tank. Unique soil characteristics at the site required extensive evaluation of possible foundation types to be used for the design. Alternate foundation types considered were the use of reinforced concrete mat on steel pipe piles versus reinforced concrete ring wall foundation supported by structural fill as potential options for the foundation system for the new tank.

Campus Boiler Replacement & Upgrades, Northern Illinois University, DeKalb, IL
Structural Engineer of Record for a project that involved the design of a significant addition to an existing plant, as well as numerous foundations for large pieces of mechanical equipment. The new structure consists of a pre-fabricated steel structure and concrete spread/strip foundations. This design-build project, completed in Revit3D, required extensive coordination with existing site utilities and underground structures.

Fire Station, BP, Whiting, IN
Structural Engineer for a new steel-framed fire station and dormitory with blast loading challenges.

New Fire Station, Confidential Client, IL
Structural Engineer for a new steel-framed fire station and dormitory with blast loading challenges.

Vehicle Maintenance Facility, City of Chicago, Chicago, IL
Structural Engineer on the design team for an interesting mixed steel/concrete single-story facility featuring 34 maintenance bays with a pit and crane bays.

MARIANO MARINKOVIC, PE, P.Eng. | Lead Electrical Engineer

Education
Lakehead University, B.S., Electrical Engineering
Lambton College – Diploma, Electronics Engineering Technology

Registrations
Professional Engineer: IL
P.Eng. – Province of Ontario
Functional Safety Expert
Lean Six Sigma Black Belt

Mr. Marinkovic has over 25 years of experience in the field of engineering. His involvement includes supervising, staffing, planning, coordinating, and supporting departments and engineering on major, comprehensive projects. Undertakings include but are not limited to bid evaluations, control and safety system analysis and design, engineering analysis and design, equipment design and specifications, feasibility studies, HAZOP analysis/reviews, project engineering, proposals and estimates, scope development and definition, specification and procedure writing, start-up, and commissioning.

Representative Experience

Generator Project, Nicor Gas, Troy Grove, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for a generator project. Performed a study to evaluate options to replace power generation at the gas storage facility and won the detailed engineering bid to install standalone Microturbines to power the entire facility. Led the EI&C detailed engineering design effort to install a power generator building, microturbines, and isolation transformers.

Gas Turbine Compressor Project, Nicor Gas, Troy Grove, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for a Gas Turbine Compressor project. Prepared instrument and electrical construction packages for installing a gas turbine compressor system (compressor seals, fuel, air inlet, lube oil, controls, and electrical systems). Developed specifications for an E-House, MCC, and VFDs, and integrated vendor equipment into the construction packages.

Vacuum Neutralizer Project, Stepan, Millsdale, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for a Vacuum Neutralizer project. The Vacuum Neutralizer process installed 46 pieces of process equipment, 160 instruments, and 18-480V loads within a new six-level building with a footprint of less than 40'x25'. 3D modeling, leadership, and coordination (i.e., interdisciplinary, client, and vendor) were crucial to project execution. Prepared building power, instrument, grounding, lighting, and lightning protection plans for the six-level building. Specified all the instrumentation, Medium Voltage (MV) outdoor breakers, transformers, Motor Control Centers (MCCs), and Variable Frequency Drives (VFDs) and integrated these into design drawings. Prepared all drawings and the construction package for the project.

Reliability Improvements for Plant Controls Network, Stepan, Millsdale, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for a Reliability Improvements for Plant Controls Network project. Designed a new plant-wide redundant fiber optic process control network with over 11.9 miles of fiber, 25 network cabinets, 10 UPS systems, and a new main server room. The fiber was installed throughout the plant in underground duct banks, above-ground conduits, utility poles, and cable trays.

Capital Project Strategies & Plans, NOVA Chemicals, Moore Polyethylene Plant, Sarnia, ON
Plant Electrical Engineer responsible for developing capital project strategies and plans for electrical and automation infrastructure improvements. Prepared and reviewed technical proposals and studies and performed detailed design. Responsibilities included defining scope, budget, and schedules; identifying knowledge and personnel gaps and devising plans to close them; developing bid quality design, commissioning packages, and leading commissioning teams in the field during startups; ensuring corporate policy, regulatory compliance, and workflow process adherence and improved upon existing and created new value-adding processes; and developing corporate engineering standards and promoting infrastructure needs across four NOVA plants.

Plant Expansion Project, NOVA Chemicals, Moore Polyethylene Plant, Sarnia, ON
Lead Project Engineer responsible for coordinating the electrical, instrumentation, and controls engineering disciplines during a three-year, $115M plant expansion project. Through proactive steering efforts, the project finished on budget. Other responsibilities included developing site guidelines for safety instrumented systems to ensure all designs are optimally implemented and managed; and successfully securing guideline buy-in and captured improvements from operations, reliability, management, and two other plants within NOVA. Over 70 safety instrumented functions at the Moore plant were successfully implemented across six different projects using these guidelines.

345KV Fencing, Security & Lighting, ComEd, East Frankfort & Northbrook, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for the East Frankfort and Northbrook 345KV Fencing, Security and Lighting project. Developed construction packages for substation security lighting, cameras, motion detectors, card access readers, and motorized gates.

Line 5 JSW Mixer Replacement, LyondellBasell, Morris, IL
EI&C Lead responsible for technical work and staff oversight for detailed engineering for the Line 5 JSW Mixer Replacement project. Performed FEL studies (power and control system tie-ins and modifications, equipment siting, area classification, cable routing, and major equipment specifications) and developed all FEL estimate inputs. Prepared specifications for two E-Houses, MV and LV transformers, switchgear, VFDs, and MCCs. Reviewed vendor inputs (mixer/extruder, packaged skids, instrumentation, control cabinets, vessel, material transfer systems, and 3D models) for detailed design integration. Successfully led an EI&C team to produce construction packages (over 1000 drawings) covering all typical EI&C deliverables.

South Aggregate Landfill Area (SALF) Leachate & Contact Water Redirect, Duke Energy, Owensville, IN
EI&C Lead responsible for technical work and staff oversight for detailed engineering for the SALF Leachate and Contact Water Redirect project. This project installed a leachate pond, control cabinets, pumping facilities, and storage tanks routing SALF Leachate and contact water underground to a Flue Gas Desulfurization system. Prepared instrument and electrical equipment specifications and developed construction packages.

SRINI SAHUKARI | Controls Engineer

Education
Sri Krishnadevaraya University – B.Tech., Electrical & Electronics

Registrations
Professional Engineer: IL

Mr. Sahukari is an Engineering Professional leader with 23 years of global experience in Process Industries, Engineering Design Services, and Energy sectors. He has the proven ability to deliver complex project outcomes through technical expertise and tactical leadership of cross-functional teams. As Engineering Department Manager, responsible for department functionality, performance, and staff development while maintaining the highest standards of safe design and execution. Srini develops and maintains technical/administrative processes, performs Principal Engineer duties, and drives continuous improvement initiatives across the organization.

Representative Experience

Renewable Fuels Debottlenecking, Marathon Petroleum Company, Beatrice, NE
Supported the coordination of various disciplines to implement and upgrade equipment within the existing electrical infrastructure. Equipment includes a chiller, hoist, pumps, heat trace, and motors.

BFW Turbine Replacement, BP, Whiting, IN
Supported the EI&C engineering efforts in the replacement of two 1500 HP API 611 turbine drivers for boiler feedwater pumps. Incorporated lessons learned from the first turbine replacement by implementing an externally circulated lube oil skid rather than a ring oiler for the second turbine for improved control and reliability. Improved equipment monitoring and troubleshooting capabilities and system safety by installing several new instruments, including redundant turbine speed instruments with two out of three overspeed trips. Implemented administrative controls to eliminate the turbine discharge relief valve from the design. Developed P&IDs, line list, specialty items list, and Process Design Basis in support of design.

West Heating Plant Renovation, Northern Illinois University, DeKalb, IL
Supported the electrical design of a new administration office for the West Heating Plant at Northern Illinois University. The renovation included the addition of two new boilers and capacity for a third boiler in the future. The boilers are sized to provide heat to all buildings on the campus's heat system. The design included administrative offices, reception areas, restrooms, storage facilities, a new outdoor generator, an outdoor transformer, an indoor switchboard room, boilers, and modifications to the existing boiler plant system. Complete lighting, lighting control, grounding, receptacle, HVAC power, mechanical power, lightning protection, instrumentation, and telecommunication design were provided.

Reliability Improvements for Plant Controls IT Network, Stepan, Millsdale, IL
Supported planning and engineering a sitewide fiber upgrade for Process Control Network within the existing infrastructure. Equipment includes fiber switch enclosures, fiber switches, UPS systems, electrical panels, and MCCs.

Tabler Station Design & Start-Up, Procter & Gamble, Martinsburg, WV
Supported the design and start-up of Plant Utilities and facilities consisting of Sub Stations, Power Distribution Panels (PDPs), Motor Control Centers (MCCs), Transformers (XFMRs), HVAC Systems

(RTU & HV Units), Emergency Systems, EMS Systems, Fire Alarms, Heat Tracing, Lighting, and Lightning. Earthing Calculations as per IEEE 80, Lighting Calculations by using DIALUX Software for normal & emergency lighting systems. Performed studies for Hazardous area classification, Grounding, and Lightning protection systems, HVAC & Remote Terminal Unit (RTU) control systems, energy metering, and protective relaying. Lead Facilities Start-up Support Engineer in a new Manufacturing facility. Design temporary construction facilities as required.

BAMA Power System & Substation Design, Procter & Gamble, St. Louis, MO
Design Manager and Subject Matter Expert (SME) responsible for design, including power system protection & Relay coordination, replacing the plants. Overall Electrical 34.5 KV Ameren Yard & Unit substations, including Power feed to associated LV loads. Single Line Diagrams, Schematics, Wiring Diagrams of the PDP & MCC Panels, MCC Panel Layout preparation through AB Software MCC CENTRE ONE. Electrical Specifications, Selection & Sizing of Transformers, Breakers & Fuses, Switchgear Components for 13.8KV, 4.16KV, 2.4KV, 575V, 480V per NEC, NEMA, NFPA, JIC & DIN Standards. Performed electrical calculations & equipment sizing for LV & MV electrical equipment.

Kansas City Soap Plant Power Studies, Procter & Gamble, Kansas City, KS
Design Manager and SME responsible for the completion of Power Studies & SCCR Calculations using SKM PTW Software. Performing Load Flow Study, Short Circuit study, fault current and coordination, Voltage drops, Motor start, protective relaying, Power Study, Arc Flash & PPE labeling per NEC/CSA Standards, & Industrial Panel SCCR labeling per UL508A using SKM PTW (Power Tools for Windows) & ETAP software per IEEE 1584. Analyzed radial and looped configurations as well as the extensive use of DAPPER and CAPTOR programs. Proficient in ETAP/SKM studies (Load Flow, Short Circuit Analysis, Harmonic Analysis, Arc Flash, Motor Starting, and Relay Coordination).

Site Master Plan Study, Procter & Gamble, Belleville, ON, Canada
Design Manager and SME responsible for the completion of a Site Master Plan study, obsolete study & Disaster Recovery Plan. Performed Load Flow Study, Short Circuit study, fault current and coordination, Voltage drops, Motor start, protective relaying, Power Study, Arc Flash & PPE labeling per NEC/CSA Standards & Industrial Panel SCCR labeling per UL508A using SKM PTW (Power Tools for Windows) & ETAP software per IEEE 1584. Analyses included both radial and looped configurations as well as the extensive use of DAPPER and CAPTOR programs. Proficient in ETAP/SKM studies (Load Flow, Short Circuit Analysis, Harmonic Analysis, Arc Flash, Motor Starting, and Relay Coordination).

Process Water System & Converting Section Project, Procter & Gamble, Kansas City, KS
Design Manager and SME responsible for the engineering and commissioning of the water supply process and distribution system. Worked on pressure, temperature, level, all types of flow measurement devices/transmitters, (orifice plate, ultrasonic, mag meters, Coriolis meters, guided wave, etc.), weight, position, vision/vibration transducers/vibration monitoring systems, gas analyzers, etc. (Rosemount, Emerson, Yokogawa, E-H, Honeywell), control valves, on/off block valves, PSV valves, electric and pneumatic valve actuators, positioners, regulators, valve automation, including related sizing and flow calculations.

BEN COCKRILL, PE | Lead Mechanical Engineer

Education
University of Chicago, MBA
University of Tennessee, B.S., Mechanical Engineering

Registrations
Professional Engineer: IL, IN, LA, WI

Mr. Cockrill is a seasoned professional with experience managing complex project scopes and delivering safe, high-quality designs across industrial, energy, manufacturing, and R&D facilities. He oversees department execution, budgets, schedules, and technical quality while mentoring staff and ensuring constructability in the field. With a strong background in mechanical systems, ranging from HVAC and utilities to fixed and rotating equipment, process systems, and material handling, he has successfully directed engineering and project management efforts for numerous large-scale capital projects.

Representative Experience

Reverse Osmosis (RO) Water System, We Energies Valley Power Plant, Milwaukee, WI
Project Engineer and Lead Mechanical Engineer for preliminary and detailed engineering of a new 600 GPM Reverse Osmosis (RO) water system. Responsible for RO System functional specification, RO Room ventilation, piping scope and sizing, and multi-discipline coordination.

Troy Grove Plant Repowering, Nicor, Troy Grove, IL
Expansion of a new continuous-duty natural gas generator building housing four combustion turbine generators in an N+1 configuration to provide reliable onsite power in the absence of a utility interconnection, including new electrical, controls, and building systems.

Concord Combustion Turbine Inspections/Repairs, We Energies, Watertown, WI
Support for the Gas Turbine “C” Inspections of four 100-MW Alstom GT-11NM units at the We Energies Concord Generating Station, which involved coordinating long-duration outages, inspections, repairs, and closeout activities.

New Boiler System, Metra Office Building, Chicago, IL
Project Manager for new five steam boilers including mechanical supply air, feedwater, chemical treatment, and condensate system at the Metra Office Building.

New Production Lines, Sherwin-Williams, Grove City, OH & Arlington, TX
Lead Mechanical Engineer for Detail Engineering of two new powder coat paint lines. Scope includes line layout, material handling equipment specification, compressed air and chiller water piping, HVAC, dust, and fire protection.

Wet Gas Compressor Modernization, BP, Whiting, IN
Project Manager for the appraisal stage and consultant for the select stage of a large capital project to upgrade wet gas compression at a cat-cracking unit.

Fixed Equipment Subject Matter Expert, Stepan, Millsdale, IL
Fixed Equipment Subject Matter Expert (SME) team member for capital projects at the plant. Worked on over thirty projects for fixed equipment (tanks, vessels, and heat exchangers) and rotating equipment (fans, pumps, compressors, and chillers). Also, provide selected services such as equipment specifications and maintenance procedure reviews.

Air Compressor System Upgrade, We Energies Valley Power Plant, Milwaukee, WI
Project Engineer and Lead Mechanical Engineer for the design of a plant air compressor system that included extensive demolition of over 50 years of obsolete equipment and system piping, design of a new compressor system, and installation of a plant system consisting of existing and new equipment. All work was done while the power plant remained in operation.

Sterilizer Facility, Sterigenics, Salt Lake City, UT
Lead Mechanical Engineer for Detail Engineering of a new sterilizer facility. Responsible for design basis development and detailed design of Heating Ventilation, Air Conditioning (HVAC), and plumbing. Design considerations included HVAC capture and destruction of ethylene oxide.

Test & Pilot Production Facility, AbbVie, North Chicago, IL
Lead Mechanical Engineer for preliminary and detailed engineering for the demolition of an existing R&D laboratory and installation of a new test and pilot production facility. The project included structural, architectural, electrical, instrumentation, plumbing, piping, and HVAC modifications.

F-201 Vessel Replacement, BP, Whiting, IN
Project Manager and Lead Mechanical Engineer for a retrofit vessel replacement which includes vessel design and installation engineering.

FCC Secondary Cyclone Replacement, BP, Whiting, IN
Lead Mechanical Engineer for a replacement of secondary cyclone replacement on a catalytic cracker unit. Work included detailed engineering and procurement support for the secondary cyclones and associated equipment.

Pusher Slab Reheat Furnace, Consolidated Aluminum Corporation, Jackson, TN
Project Engineer for a complete emergency rebuild of pusher slab reheat furnaces, including structural repairs, new insulation, rebuild of all recirculation fans, new gas piping and controls, new water piping, and complete wiring. Develop lubrication P.M. plans for the entire plant and prepare mechanical and electrical P.M. plans for moving equipment, furnaces, mills, and a paint line.

PAUL BERLIN, JR., PE | Compressor Subject Matter Expert

Education
Northern Illinois University, B.S., Mechanical Engineering

Registrations
Professional Engineer: IL

Mr. Berlin develops and maintains technical and administrative processes, tools, and guidelines for the department and directs the activities of the staff in the planning, scheduling, design, and execution of projects. Other responsibilities include performing as a Principal Engineer, checking department deliverables, and identifying and developing continuous improvement initiatives within the department. All tasks and responsibilities are performed with an emphasis on safe design and execution.

Representative Experience

Combustion Turbine Fuel Oil Offloading Pump Skids, We Energies, Union Grove & Watertown, WI

Mechanical Engineering Lead responsible for the detailed design of equipment procurement and installation documents to install Fuel Oil offloading pump skids and associated infrastructure at multiple We Energies sites. Deliverables included pump skid system specifications, vendor document reviews, demolition, tie-point drawings, pump skid locations plans, and piping plans.

Troy Grove Plant Repowering, Nicor, Troy Grove, IL

Expansion of a new continuous-duty natural gas generator building housing four combustion turbine generators in an N+1 configuration to provide reliable onsite power in the absence of a utility interconnection, including new electrical, controls, and building systems.

Plant Expansion Project, Aux Sable Liquid Products, Channahon, IL

Mechanical Engineering Lead for multiple FELs and TIC estimates over multiple project concept iterations. All projects included different gas processing capacity expansion concepts for varying feed gas compositions, including new unit trains and debottlenecking of various plant units, including plant inlet, DeC1, DeC2, DeC3, Gas Treating, and liquified gas storage. Types of equipment and systems include large centrifugal process gas compressors, air compressors and dryers, pressure vessels, fractionation towers, extraction towers, shell and tube heat exchangers, air-cooled heat exchangers, storage tanks, thermal oxidizers, flares, pumps of various types and sizes, firewater systems, and facility HVAC systems. In addition to specifying and obtaining pricing for new equipment, the team was responsible for reviewing the performance capacities of existing equipment and systems and making recommendations for re-rates and modifications to meet the demands of newly expanded plant capacities.

Amine Gas Treating Unit Project, Aux Sable Liquid Products, Channahon, IL

Mechanical Engineering Lead providing the Owner's Engineer services, reviewing the detailed design of a modularized and shop-fabricated Amine Gas Treating Unit by an EPC firm. This effort included the organization, planning, and leadership of a team of engineering subject matter experts.

- Responsible for an update of all relevant client equipment and piping specifications before EPC project award.

- Responsible for review of EPC submitted equipment specifications, bid technical reviews and tabulations, and vendor document reviews. An expert team reviewed all aspects of equipment design, fabrication, and testing in a multi-disciplinary, multi-company integrated engineering team to meet project requirements, client standards, and client preferences.
- Types of equipment and systems include large reciprocating and centrifugal process gas compressors, pressure vessels, shell and tube heat exchangers, air-cooled heat exchangers, storage tanks, water treatment skids, and pumps of various types and sizes.

Reverse Osmosis System, We Energies, Milwaukee, WI
Mechanical Engineer/Department Manager working with the Project Principal Engineer in the development of the detailed design for the replacement of existing rental RO systems with We Energies-owned and operated systems. The scope of work also included a detailed design of balance of plant (BOP) changes necessary for integration. The project scope included P&IDs, hydraulic calculations, line lists, installation scope of work documents, sizing of new supporting systems equipment (pumps, heaters), new equipment selection and procurement assistance, and storage tank modifications engineering and design.

VAPP West Wastewater Tank Replacement PAR Development, We Energies, Milwaukee, WI
Mechanical Engineer/Department Manager working with the Project Principal Engineer in the development of studies, project defining documents, sizing calculations, P&IDs, conceptual layouts, bid specifications, and several TIC estimate options for the addition of additional wastewater storage capacity. Project scope included a new AWWA storage tank, repair of an existing storage tank, and associated changes to piping, valves, and supports.

LNG Export Terminal, Venture Global LNG, Calcasieu Pass, LA
Mechanical Engineering Lead who organized and led an engineering team that performed FEL gap closure engineering and supported an EPC lump sum cost estimate. Types of equipment and systems included process compressors (gas gate, Boil Off Gas/End Flash Gas), process and utility system pumps, pressure vessels, wastewater treatment systems, wastewater pumps, gas pre-treatment modules, cryogenic ship loading pumps, ship loading arms, fired heaters, flares and vents stacks, MEP for various operations buildings, firewater systems design, and firewater equipment.

JOSE (TONY) RODRIGUEZ | Piping Subject Matter Expert

Education
College of DuPage, A.D. Mechanical Engineering

As a Piping Subject Matter Expert, Mr. Rodriguez has extensive refining, petrochemical, and chemical experience in piping design detail, checking, cost estimating, and field assignments. Tony mentors Piping Engineers and Designers, and serves as Piping Lead on multiple large projects. Other responsibilities include performing as a Principal Engineer, checking department deliverables, and identifying and developing continuous improvement initiatives within the department.

Representative Experience

Various Refinery Projects, ExxonMobil, Joliet, IL

Principal Lead Designer responsible for checking field surveys, supervising other designers, drafters, and checkers, and coordinating with Civil/Structural, Mechanical, Process, Electrical, Instrumentation, and Piping departments to ensure quality, productivity, and project schedules. Responsible for preparing 3D models utilizing PASCE 3D, piping design, and details utilizing MicroStation, BitWyse Pipe 2D, and active ISO's CADD systems. Served as Piping/Mechanical field assistant for contractors during major turnarounds. Responsibilities included review of construction bid packages from the client, review and approval of extra work orders from contractors, and assisting ExxonMobil coordinators in coordinating work between contractors to ensure quality, productivity, and project schedule. Projects included:

- Atomac Project (PASCE 3D)/FCC
- Propane/Propylene Sales Facilities (PASCE 3D)
- Crude Unit Pre-Heat Train Modifications
- FCC Catalyst Additive Bins
- Vacuum Over flash to Asphalt Storage
- Phase II Crude Unit Debottlenecking
- Coker Unit Wedge Plug/Steam System Upgrade
- Crude Unit Advance Control
- Mobil Oil RFG 200
- Side Draw
- High-pressure Boiler Feed Water (HPBFW) Turbine Rerate and Exhaust Relocation

Various Projects, LyondellBasell, Morris, IL

Principal Lead Designer responsible for checking field surveys, supervising other designers, drafters, and checkers, and coordinating with Civil/Structural, Mechanical Process, Electrical, Instrumentation, and Piping departments to ensure quality, productivity, and project schedules. Other responsibilities included preparing 3D models utilizing CADWorx and piping design. Projects included:

- Wastewater Treatment Plant Off-Spec Tank Replacement
- RV Mitigation Batch 5
- Wastewater Treatment Plant Sulfuric Tank Replacement
- P2/P3 Well Water Upgrades

Various Projects, Koch Refining Company, Various Locations
Supervised piping designers, drafters, and checkers to ensure quality, productivity, and project schedule on the following projects:

- Coker Units 15, 21, and 23 Computer Control
- Compressor 37C-4C
- Penex Unit Off-Sites (New Isomerization Facility)
- No. 1 and 2 Coker Unit Revamp
- No. 3 Sour Water Stripper Area
- Unit 38 Off-Sites (New Hydrotreater Facility)
- Unit 38 Amine Contactor & Flash Drum, Packinox Exchanger
- Wastewater Treatment Facility
- Vacuum Off-Gas Facilities
- Refinery Expansion Projects

Various Refinery Projects, BP Products North America, Inc., Whiting, IN
Principal Lead Designer responsible for the coordination of work allocation between the office and on-site personnel; review of man-hour estimates, and piping packages to ensure quality, productivity, and project schedule. Responsible for piping design, checking shop spools using PDS, field walk-downs, locating tie-ins, and acting as the field assistant for the contractor. Spent two years working on-site as part of the Turnaround Engineering Group (TEG), writing and checking job notes for the 2008/2009 turnarounds.

- Naphtha System Optimization (NSO) C-250 Side Draw to Diluent
- Naphtha System Optimization (NSO) Feed Bottoms
- #3 Ultraformer Decommissioning and C2 Splitter Projects
- Glycol Dehydration Unit (GDU)
- Boiler Feed Water (BFW) Main and AUX1 Replacement
- 4 Ultra Former Relief Valve (UF RV)

Troy Grove Plant Repowering, Nicor, Troy Grove, IL
Expansion of a new continuous-duty natural gas generator building housing four combustion turbine generators in an N+1 configuration to provide reliable onsite power in the absence of a utility interconnection, including new electrical, controls, and building systems.

NICOR GAS TROY GROVE PLANT REPOWERING

The Nicor gas storage facility located in Troy Grove, IL was expanded to include a new continuous-duty natural gas generator building. The generator system was located inside a new building, designed by Valdes Architecture & Engineering (Valdes). This generator system was designed to provide electrical power to the Troy Grove Nicor Gas Storage facility.

Troy Grove has no utility interconnection and receives power solely through onsite generation. This project replaces the existing reciprocating generators with four combustion turbine generators to have an N+1 configuration. The project was designed and installed to minimize switchover time and allowed for demolition of the old generators.

The building design included a new switchboard with kirk-key interlocks, ventilation and associated controls, fire detection, gas detection, lighting, receptacles, and a large access garage-door. The loads to size the generator were determined from existing peak demand data, which made the generator sizing as accurate as possible.

The generator building was connected to the existing facility's main electrical room with overhead cable tray systems supported on structure designed by Valdes. The overhead cable tray system included separate power and controls cable trays for the complete generator power and DCS connections.

Valdes also provided construction drawings and construction administration services.

Client Name
Nicor Gas

Project Location
Troy Grove, IL

Services Provided
- Project Management
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Instrumentation Engineering
- Piping/Layout Design

Client Reference
Stephen Castilow
Project Manager
NPL Construction Co.
169 North 36th Street
Mendota, IL 62226
815-206-9927
scastilow@gonpl.com





CONCORD COMBUSTION TURBINE INSPECTIONS/REPAIRS

The We Energies Concord Generating Station (CCGS) has four Alstom (division of GE) GT-11NM fuel gas and liquid fuel turbines, designated as Units 1 through 4. Each unit is nominally rated at 100 MW with the total plant output rated at 400 MW. All units were due for Gas Turbine "C" Inspections based on Equivalent Operating Hours. Valdes Architecture & Engineering (Valdes) was retained to provide project management support for the "C" Inspections.

Valdes coordinated lessons learned from prior inspections, developed integrated schedules with GE, and aligned planning across We Energies' stakeholder groups. Careful coordination was required as each Long Outage consisted of 260 days given the time needed to remove, repair, and install component parts.

During the fall outage work, Valdes supported the successful disassembly and inspection of units to identify repairs and emerging work, with most repair activities completed despite delays due to parts availability. Other work, including Rotor Life Management and installation of new combustor inner casings, was completed during the fall at the recommendation of We Energies to reduce the scope of spring overhaul activities.

Units 3 and 4 were successfully reassembled and winterized in November 2022, and fall work, including component repairs and demobilization, was completed by December 2022. Valdes also supported closeout and future-outage planning.

Valdes' efforts ensured that project execution remained well-coordinated, documented, and aligned with We Energies' expectations, contributing to a safe and efficient completion of the "C" Inspection program.

Client Name
We Energies

Project Location
Watertown, WI

Services Provided
- Project Management
- Construction Oversight
- Civil Engineering
- Structural Engineering
- Architecture
- Mechanical Engineering

Client Contact
Max Calle
Engineering Manager
We Energies
N 8914 County Road E
Watertown, WI 53094
414-571-3221
max.calle@we-energies.com





JONES ISLAND COMBUSTION TURBINE GENERATOR REPOWERING

The Milwaukee Metropolitan Sewerage District (District) relies on on-site power generation at the Jones Island Water Reclamation Facility (JIWRF) to meet most of its energy needs. JIWRF currently operates two turbine systems: a legacy GE turbine fueled by natural gas and a newer Solar turbine system capable of operating on natural gas, landfill gas, or a blend of both. To support its long-term energy and sustainability goals, the District completed a 2024 Energy Plan that recommends installing two additional Mercury 50 Solar turbines and decommissioning the existing GE unit. The plant also relies on Landfill Gas in addition to Natural Gas. This project will investigate the use of additional Landfill Gas from a future source or the potential to utilize Digester Gas produced on-site.

The District identified the need to update the recommendations of the 2024 Energy Plan and develop a turbine generator system improvement plan that identifies necessary improvements through the year 2050.

The Valdes Architecture & Engineering (Valdes) team was selected to perform preliminary engineering services to support this effort and advance the recommendations of the District's prior energy planning. Valdes is leading a comprehensive evaluation of the existing turbine systems and supporting infrastructure, working closely with the District and our partners to understand operational constraints, maintenance challenges, and future performance needs.

Our team will develop a report that provides an updated recommendation regarding the strategy to incorporate two Solar Mercury 50 combustion turbine generators. It will also address the decommissioning of the remaining GE combustion turbine, and identify operational, infrastructure, and auxiliary system considerations needed to support future improvements. It will also provide high-level insights into costs, schedules, energy performance, emissions considerations, and regulatory impacts, giving the District a practical planning tool to guide informed decision-making and future implementation.

Client Name
Milwaukee Metropolitan Sewerage District

Project Location
Milwaukee, WI

Services Provided
- Project Management
- Structural Engineering
- Mechanical/Piping
- Electrical Controls
- Turbine Subject Matter Expert

Client Contact
Nathan Churchill
Procurement Specialist
Milwaukee Metropolitan Sewerage District
700 East Jones Street
Milwaukee, WI 53207
414-482-2151
nchurchill@mmsd.com





05 Owner's Resource Requirements

VALDES
ARCHITECTURE & ENGINEERING

OWNER'S RESOURCE REQUIREMENTS

Valdes Architecture & Engineering (Valdes) assumes that the Village of Winnetka (Village) will make available personnel from the Water and Electric Department for execution of this project. This includes the Village Engineer, Operations staff, Maintenance staff, and the Water and Electric Department Director.

These staff members will be required to effectively understand the goals of the project, understand how the plant currently operates, understand any future changes to the operation of the plant, understand current maintenance practices at the plant, and understand any future changes to maintenance practices. This staff should be available for the project kick-off meeting and task kick-off meetings. Periodic review meetings will be scheduled and should include this staff to review project progress and provide feedback to the design process. Project design submittals should also be routed to this staff for review and comment to the design process.

Valdes also assumes that periodic progress updates will be made to the Village Board. Valdes assumes that the Village Engineer and the Water and Electric Department Director will be made available to prepare for any presentations required at Village Board meetings. Meetings with the Illinois EPA (IEPA) are also expected throughout the duration of this project. Valdes also assumes that the Village Engineer and the Water and Electric Department Director will be made available for any preparation meetings and the meetings themselves with the IEPA including and State/ Federally required public comment meetings or responses.

During the bidding process for equipment and construction, Valdes assumes the Village of Winnetka's procurement and legal resources will be made available to review and provide comments to bidding packages. The Village will be responsible for any commercial and legal input into bidding packages with Valdes only providing technical requirements. Valdes will not host or lead any bidding events and will only support Village staff throughout the bidding process.

Lastly, Valdes assumes the Village of Winnetka will assume primary responsibility for managing the selected equipment suppliers and construction contractor for this project. Valdes will provide a support role providing technical reviews, technical guidance, and certain verification efforts. The Village is expected to provide resources to manage day-to-day construction activities and support any equipment expediting or factory/manufacturing verifications. Valdes also assumes the Village of Winnetka will be responsible for any operator training, maintenance training, updates to plant documentation, management of spare parts, warranty claims, long term service agreements, and Village related close-out activities for this project without Valdes support.

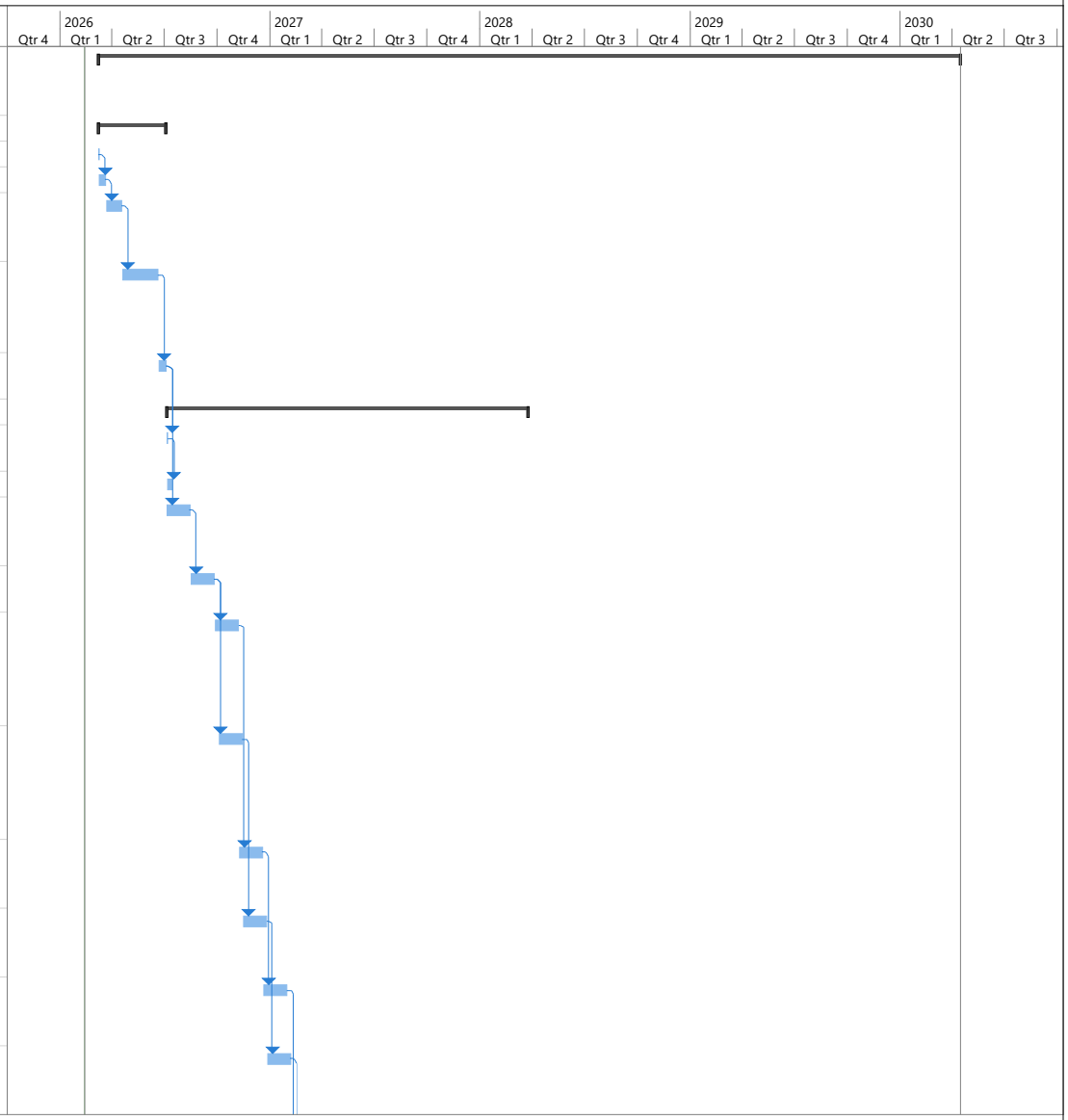
06 Project Schedule

VALDES
ARCHITECTURE & ENGINEERING

VALDES ARCHITECTURE & ENGINEERING

Village of Winnetka - Power Generation Engineering & Design

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		**Village of Winnetka - Power Generation Engineering & Design**	**1071 days**	**Mon 3/9/26**	**Mon 4/15/30**	
2		**Task 1**	**85 days**	**Mon 3/9/26**	**Fri 7/3/26**	
3		Kick-Off Meeting	1 day	Mon 3/9/26	Mon 3/9/26	
4		Document Search	9 days	Tue 3/10/26	Fri 3/20/26	3
5		Field Verification of Documentations	20 days	Mon 3/23/26	Fri 4/17/26	4
6		Review Project Documentation and Develop Design Basis	45 days	Mon 4/20/26	Fri 6/19/26	5
7		Issue Design Basis Document	10 days	Mon 6/22/26	Fri 7/3/26	6
8		**Task 2**	**450 days**	**Mon 7/6/26**	**Fri 3/24/28**	
9		Permit Kickoff Meeting	1 day	Mon 7/6/26	Mon 7/6/26	7
10		Site Survey	5 days	Tue 7/7/26	Mon 7/13/26	9
11		Identify Air Emmissions Points	30 days	Mon 7/6/26	Fri 8/14/26	7
12		Quantify Emmissions Rates	30 days	Mon 8/17/26	Fri 9/25/26	11
13		Regulatory Review, Emissions, Evaluation and Permit, Plant	30 days	Mon 9/28/26	Fri 11/6/26	12
14		Regulatory Review, Emissions, Evaluation and Permit, Yard	30 days	Mon 10/5/26	Fri 11/13/26	12FS+5 days
15		Draft Permit Application for Plant	30 days	Mon 11/9/26	Fri 12/18/26	13
16		Draft Permit Application for Yard	30 days	Mon 11/16/26	Fri 12/25/26	14
17		Finalize and Submit Permit Application, Plant	30 days	Mon 12/21/26	Fri 1/29/27	15
18		Finalize and Submit Permit Application, Yard	30 days	Mon 12/28/26	Fri 2/5/27	16

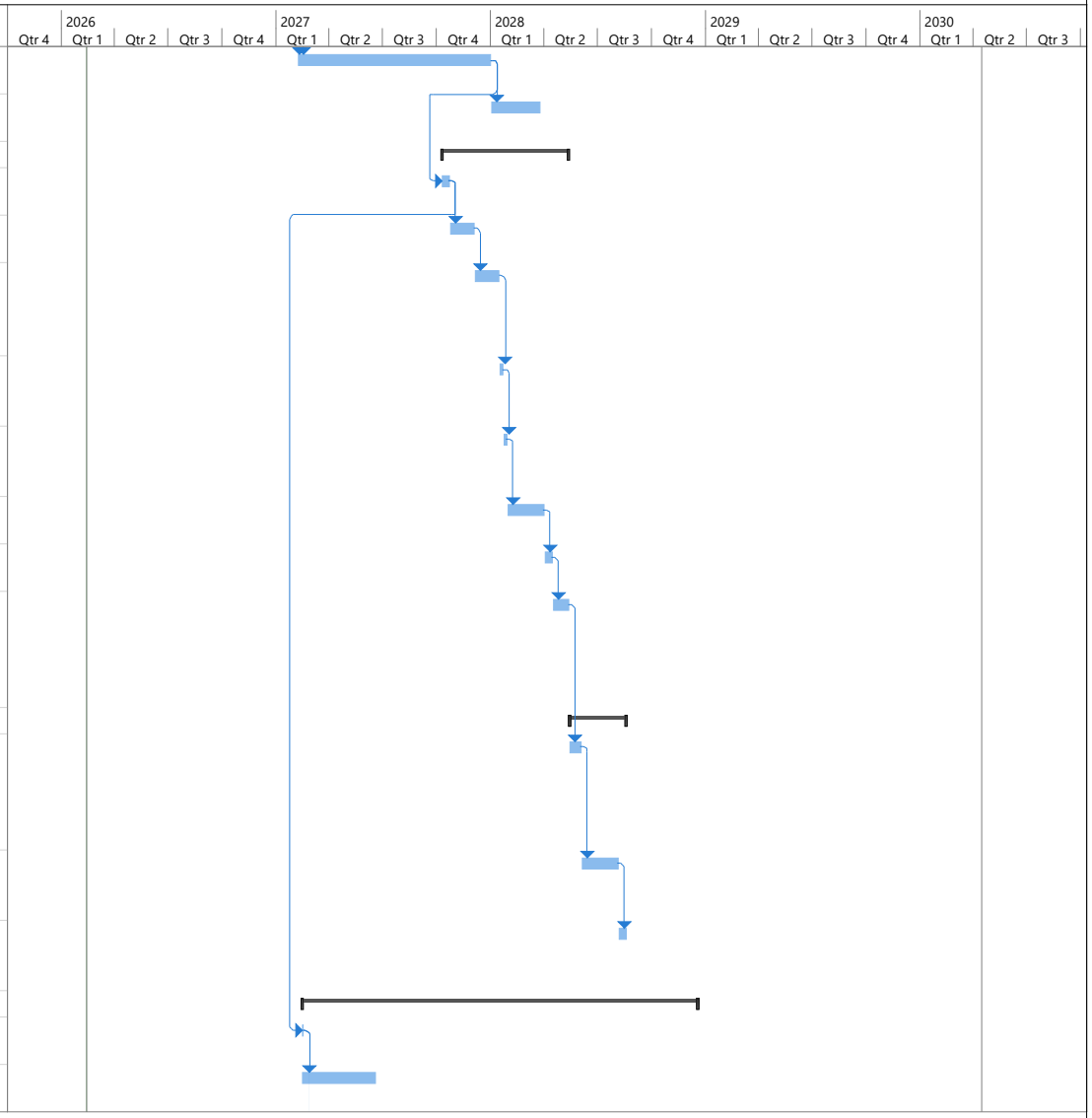


Page 1

VALDES
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VALDES ARCHITECTURE & ENGINEERING — Village of Winnetka - Power Generation Engineering & Design

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
19		IEPA Review & Approval	235 days	Mon 2/8/27	Fri 12/31/27	17,18
20		Post IEPA Permit Support	60 days	Mon 1/3/28	Fri 3/24/28	19
21		**Task 3**	**155 days**	**Mon 10/11/2**	**Fri 5/12/28**	
22		Develop Major Equipment List	10 days	Mon 10/11/27	Fri 10/22/27	19FS-60 days
23		Identify Long Lead Equipment Items	30 days	Mon 10/25/27	Fri 12/3/27	22
24		Develop Preliminary Long Lead Equipment Specifications	30 days	Mon 12/6/27	Fri 1/14/28	23
25		Review Long Lead Equipment Specifications	5 days	Mon 1/17/28	Fri 1/21/28	24
26		Finalize Long Lead Equipment Specifications	5 days	Mon 1/24/28	Fri 1/28/28	25
27		Support Bidding Process	45 days	Mon 1/31/28	Fri 3/31/28	26
28		Review Long Lead Bids	10 days	Mon 4/3/28	Fri 4/14/28	27
29		Issue Recommendations and Support Equipment Awards	20 days	Mon 4/17/28	Fri 5/12/28	28
30		**Task 4**	**70 days**	**Mon 5/15/28**	**Fri 8/18/28**	
31		Project Kickoff Meeting With Long Lead Equipment Suppliers	15 days	Mon 5/15/28	Fri 6/2/28	29
32		Equipment Supplier Design Process	45 days	Mon 6/5/28	Fri 8/4/28	31
33		Review and Approve Equipment Design	10 days	Mon 8/7/28	Fri 8/18/28	32
34		**Task 5**	**481 days**	**Mon 2/15/27**	**Mon 12/18/28**	
35		Engineering Design Kick-Off	1 day	Mon 2/15/27	Mon 2/15/27	22FS-180 days
36		Civil Design Support	90 days	Mon 2/15/27	Fri 6/18/27	35FS-1 day

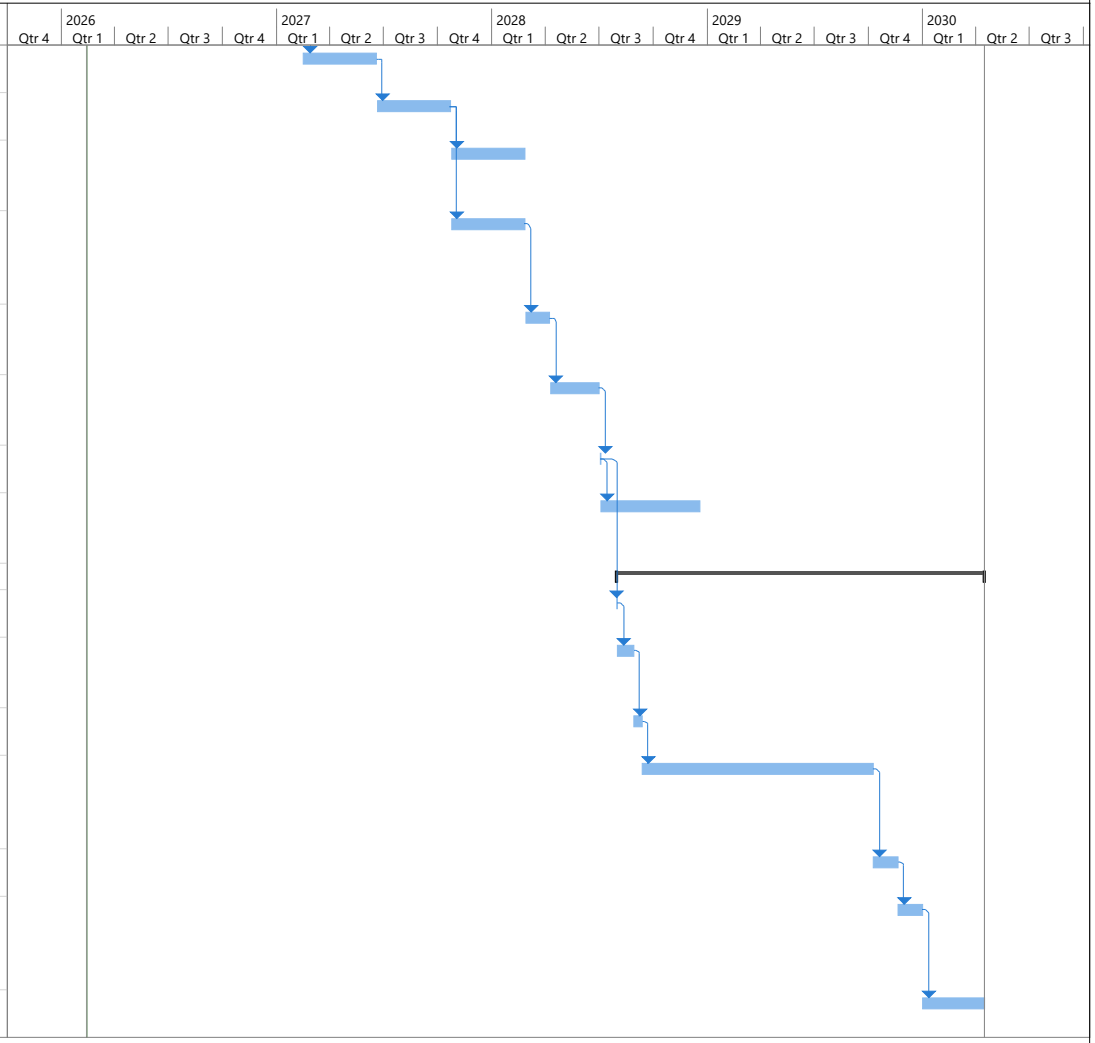


Page 2

VALDES ARCHITECTURE & ENGINEERING

VALDES ARCHITECTURE & ENGINEERING — Village of Winnetka - Power Generation Engineering & Design

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
37		Structural Steel / Building Design	90 days	Mon 2/15/27	Fri 6/18/27	35FS-1 day
38		Foundation Design & Layout	90 days	Mon 6/21/27	Fri 10/22/27	37
39		Mechanical Equipment Design & Layout	90 days	Mon 10/25/27	Fri 2/25/28	38
40		Electrical / Controls Equipment Design & Layout	90 days	Mon 10/25/27	Fri 2/25/28	38
41		Develop Construction Bid Specification	30 days	Mon 2/28/28	Fri 4/7/28	40
42		Support Construction Bidding Process	60 days	Mon 4/10/28	Fri 6/30/28	41
43		Award Construction Bid	1 day	Mon 7/3/28	Mon 7/3/28	42
44		Finalize Engineering Documentation	120 days	Tue 7/4/28	Mon 12/18/28	43
45		**Task 6**	**446 days**	**Mon 7/31/28**	**Mon 4/15/30**	
46		Construction Project Kickoff	1 day	Mon 7/31/28	Mon 7/31/28	43FS+19 days
47		Finalize Construction Schedule / Details	20 days	Tue 8/1/28	Mon 8/28/28	46
48		Mobilize Construction	10 days	Tue 8/29/28	Mon 9/11/28	47
49		Support Construction - Weekly / Monthly Visits, RFIS	280 days	Tue 9/12/28	Mon 10/8/29	48
50		Prepare for Commissioning	30 days	Tue 10/9/29	Mon 11/19/29	49
51		Start-Up / Commissioning Activities / Testing	30 days	Tue 11/20/29	Mon 12/31/29	50
52		Project Closeout & Punchlist Items	75 days	Tue 1/1/30	Mon 4/15/30	51



Page 3

VALDES ARCHITECTURE & ENGINEERING

07 Other Relevant Information

COST PROPOSAL

Valdes Architecture & Engineering (Valdes) proposes the following cost breakdown for the Winnetka Power Generation Design, Permitting and Engineering Services project.

Task	Cost
Task 1	$136,300
Task 2	$218,200
Task 3	$216,800
Task 4	$65,700
Task 5	$1,305,000
Task 6	$372,100
Total	**$2,314,100**

AGREEMENT/INSURANCE

Valdes Architecture & Engineering (Valdes) acknowledges that we will be expected to maintain the insurance requirements, as shown in the “Insurance Requirements” Section of this document, during the life of the agreement.

Upon review of the Professional Services Agreement, our firm has proposed revisions as noted in the pages following our Business Enterprise Program Certification.

Illinois Commission on Equity and Inclusion
Nina Harris, Chairperson
Alexandria Wilson, Acting Executive Director
115 South LaSalle Street, Suite 4N, Chicago, IL 60603

01/13/2026
Valdes Engineering Company
100 West 22nd Street, Suite 185
Lombard, Illinois, 60148

Re: Business Enterprise Program Certification

Dear Robert C. Valdes,

Congratulations! After reviewing your information, we are pleased to inform you that your firm has been granted certification under the Business Enterprise Program for minorities, women, and persons with disabilities (BEP). The Commission on Equity and Inclusion (CEI) was created to maximize supplier diversity, equity, and inclusion by ensuring access to contracting opportunities. CEI develops procedures and initiatives that make procurement processes inclusive, fair, and equitable while providing support, education, and mentorship.

Certification Type: Minority Business Enterprise
Certification Date: 01/13/2026
Certification Expiration Date: 01/13/2033
Certification Renewal Date: 01/13/2027

CEI will email you 90 days before your certification anniversary date to remind you to complete your annual No Change Affidavit (NCA) to maintain continued certification. You are responsible for ensuring that the contact email address in the system is accurate and up to date and that the email account is checked regularly so you do not miss any important notifications.

Certified firms are encouraged to notify CEI's BEP certification unit within two weeks if any of the following changes occur:

- Ownership changes.
- Changes in control.
- Changes in the host agency s certification status.

Please review the following list carefully to ensure all relevant NIGP codes are included. Your firm's name will only appear in CEI's certified vendor directory as a BEP-certified vendor in the specialty area(s) of:

906 - 10 - Buildings, Architectural Design Services, 906 - 30 - Fire Protection, Architectural Services, 906 -

44 - Heating; Ventilating; Air Conditioning, Architectural Services, 918 - 89 - Real Estate and Land Consulting, Including Land Survey Consulting and Land Developers, 925 - 07 - Air Conditioning ,Heating and Ventilating Engineering, 925 - 15 - Chemical Processing and Storage Engineering, 925 - 17 - Civil Engineering, 925 - 31 - Electrical Engineering, Including Cogeneration Design Services, 925 - 39 - Fire Protection Engineering, 925 - 42 - Foundation Engineering, 925 - 67 - Mechanical Engineering, 925 - 74 - Petroleum and Fuel Storage and Distribution Engineering, 925 - 78 - Power Generation, Transmission, Distribution Engineering, 925 - 86 - Surveyor Services, Land, 925 - 88 - Structural Engineering, 925 - 95 - Utilities, Gas, Steam, Electric Engineering

Four Chief Procurement Officers (CPOs) exercise the State of Illinois procurement authority. Each CPO has a separate bulletin that publishes the State s solicitations and bidding opportunities for each portfolio. CEI strongly recommends that all State-certified vendors register with each procurement bulletin to ensure notification of all relevant prime and subcontractor bidding opportunities.

CPO Procurement Websites

The Chief Procurement Officer of General Services (CPO-GS) oversees the purchases of goods and services for roughly 65 State agencies, boards, and commissions. Learn more about CPO-GS at https://cpo-general.illinois.gov/.

The Chief Procurement Officer of Higher Education (CPO-HE) oversees purchasing by State universities. Learn more about CPO-HE at https://cpo-highered.illinois.gov/

The Chief Procurement Officer of the Capital Development Board (CPO-CDB) oversees vertical construction and construction-related services purchases. Learn more about CPO-CDB at https://cpo-cdb.illinois.gov/.

The Chief Procurement Officer of the Illinois Department of Transportation (CPO-IDOT) oversees horizontal construction and construction-related services purchases. Learn more about CPO-IDOT at https://cpo-dot.illinois.gov/.

CEI welcomes your participation in BEP and wishes you continued success. If you have any questions or comments, please email CEI.BEP.Certification@Illinois.gov or call (312) 814-4190.

Sincerely,



Carlos Gutierrez
Certification Manager

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: 225 Sheridan Road – Special Use and Certificate of Appropriateness at Centennial Beach – Council Direction

PRESENTER: Scott Mangum

AGENDA DATE: May 19, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
INTRODUCTION
On May 19, 2026, the Village Council is scheduled to consider the Plan Commission ("PC"), Zoning Board of Appeals' ("ZBA"), and Design Review Board's ("DRB") recommendations regarding an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of a Special Use Permit and a Certificate of Appropriateness.

PROPOSED PLANS
The Applicant is proposing installation of fencing on the beach to provide an enclosure to allow off-leash dogs on the beach. The Applicant has presented two different plans during the review process: the original plan ("Original Plan") that the Applicant presented to the Plan Commission on January 28, 2026 and the new plan ("New Plan") that the Applicant presented to the ZBA on March 9, 2026. Both plans were presented to and considered by the DRB on April 16, 2026. The PC was not presented the New plan for review, and similarly the ZBA was not presented the Original Plan for review.

Original Plan (presented to the Plan Commission and DRB). The Original Plan consists of two rows of galvanized steel chain-link fencing, measuring 4 feet in height, set back 20 feet from both the north and south boundaries of Centennial Beach. The proposed fencing would be located at the base of the existing sea wall and extend perpendicularly eastward across the beach into the lake.

Both the north and south fence would have access gates to allow the public to traverse the beach. The Applicant indicates that they are planning for the access gates to remain unlocked, with the current key fob controlled access gate to remain at the top of bluff.

North Fence. The north fence would extend a total of 91 feet from the existing sea wall at the base of the bluff east towards the water. Approximately 40 feet of the fence would extend from the ordinary high watermark (OHWM) (581.5) into the lake. There would be a double access gate 10 feet in width to allow unleashing and leashing of dogs. The depth of the leashing and unleashing area would be 6 feet.

South Fence. The south fence would extend approximately 78 feet from the existing sea wall east towards the water. Approximately 36 feet of the fence would extend from the OHWM into the lake. Similar to the north access, the depth of the leashing and unleashing area would be 6 feet.

In response to staff review comments, including the Village's coastal engineering consultant, the lakeward sections of fencing (east four or five sections) would be removable, so that these sections can be removed during late fall and winter and reinstalled in the spring.

As proposed in the Original Plan, to walk along the beach from the north end to the south end of the Subject Property, or vice versa, a member of the public would need to use the proposed access gates and walk through the dog beach. As noted earlier, both rows of fencing would be offset from the north and south property lines by 20 feet, allowing for a pathway to access the stairs that go over the 205 Sheridan Road stone groin.

New Plan (presented to the ZBA and DRB). On February 5, the Winnetka Park District Board authorized a new plan, which was subsequently submitted to the Village for review. In the New Plan, the existing gate at the top of the bluff would remain but access would be controlled with a programed timed locking system that would operate from 6:00am to 10:00pm, this allows for public access to the beach. While entry into the fenced off-leash dog beach area would be restricted with the key fob system currently in place at the top of the bluff. There would be a double-entry gate system to allow for unleashing and leashing of dogs. There would also be a 10-foot-wide maintenance access gate that would remain locked and used by Park District staff. The Fire Department has requested access to the maintenance gate for emergency responses, and the Applicant has agreed to coordinate with the Fire Department to provide access.

The proposed fencing would be attached to the existing steel groins and enclose approximately 265 feet of the beach frontage for dogs to be off-leash. This represents a reduction of approximately 50% from the Original Plan presented to the PC in terms of the linear frontage of the dog beach area. Another major difference in the New Plan is the addition of a west fence that would be located 12 feet east (lakeward) of the existing sea wall to allow the public to traverse the beach without entering the off-leash dog area. This fence would be 4 feet in height above grade (sand level) and be black chain-link, rather than the galvanized chain-link proposed in the Original Plan.

Use of Remaining Beach Area. The remaining portion of the beach consists of approximately 260 feet of lake frontage and would be used as a passive beach without swimming. The Applicant indicates that staffing for the passive beach would generally be late May through early September and that access to the beach would require a beach pass. The beach will remain accessible from 6:00am until 10:00pm outside the typical beach season, but it will not be staffed.

North Fence. The north portion of the fence would be 46'-6" feet in length with approximately 20 feet of the fence extending from the OHWM lakeward. The 4-foot-wide access gate would be located where the west and north fence meet. Patrons would enter through this gate into an unleashing and leashing area measuring 10 feet by 10 feet. The extent to which the proposed fence would extend beyond the OHWM is reduced by approximately 20 feet in the New Plan.

South Fence. The south fence would be 49'-3" in length and also extend approximately 20 feet from the OHWM towards the lake. There would not be an access gate in this portion of the fencing. At the west end, the fence would be set back 5 feet from the south property line. Due to the angle of the existing steel groin, upon which the proposed fencing would be installed, in relation to the south property line, the distance between the proposed fence and the south property line would narrow from 5 feet at the west end until it meets the south property line and ends. Given the proximity of the proposed fence to the south property line, it is important to note the distance between the property line and the stairs that go over the 205 Sheridan Road stone groin is approximately 10 feet and at this location the fence would be north of the property line by at least 1'-11".

Similar to the Original Plan, the two lakeward sections of fencing (the east 20 feet) would be modular, so that these sections could be removed during late fall and winter and reinstalled in the spring.

Fence and wall height within required setbacks. With the adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the lake as well as the front yard setback along the lake. The front lot line is now the OHWM and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the OHWM, whichever results in the line farthest from the OHWM.

The Zoning Ordinance allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. While the proposed fence is located within the required front yard, at a height of 4 feet, it complies with the maximum permitted height. Therefore, the proposed fence complies with the zoning regulations.

ADVISORY BOARD/COMMISSION REVIEW

Plan Commission. On January 28, 2026, the PC considered the Applicant's Original Plan and the only Plan the Applicant presented to the PC for approval of a special use permit to allow installation of fencing on the existing beach. After a presentation by staff and a presentation by the Applicant, the PC heard from 16 members of the public. 15 of the speakers spoke in opposition to the proposed plan. The PC then discussed the request. By a vote of 7-0, the PC directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the PC's discussion of the Original Plan for consideration at the next Plan Commission meeting on February 25, 2026.

On February 25, 2026, by a vote of 6-0, the PC approved the written findings and recommendation to deny the Special Use Permit. The approved findings and recommendation of the PC and the meeting minutes of both the January 28 and February 25 PC meetings are provided in **Attachment 1**.

Zoning Board of Appeals. On February 9, 2026, the ZBA commenced a public hearing on the Applicant's special use. However, since the Winnetka Park District Board authorized a new plan at its February 5 special meeting and the new plan had not been submitted to the Village for review in advance of the February 9 ZBA meeting, by a vote of 7-0, the ZBA voted to continue the item to the March 9 ZBA meeting. At the March 9 meeting, after hearing from staff and the Applicant, the ZBA heard from 15 members of the public. Approximately 14 members of the public expressed significant concerns about safety, public access, parking, private property encroachments, and beach obstructions. By a vote of 7-0, the ZBA directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the ZBA's discussion of the New Plan for consideration at the next ZBA meeting on March 16.

On March 16, 2026, by a vote of 6-0, the ZBA approved the written findings and recommendation to deny the Special Use Permit. **Attachment 2** contains the March 16 staff report, the approved findings and recommendation of the ZBA, and minutes of the three ZBA meetings at which this item was considered.

Design Review Board. Consideration of the Certificate of Appropriateness for proposed fencing at Centennial Beach was originally scheduled for the March 26, 2026, DRB meeting; however, the Applicant requested the item be continued to the April 16, 2026, DRB meeting. The DRB granted the Applicant's request and continued the item to the April 16 DRB meeting. After hearing from staff and the applicant, the DRB heard from 11 members of the public who all expressed concerns about design and safety. The DRB then discussed the request. Members of the DRB expressed concern with the quality of the proposed material of the fence in both options presented by the Applicant, which consisted of the original plan presented to the PC with galvanized chain link fencing as well as the new plan that was presented to the ZBA with black vinyl-coated chain link fencing. Ultimately, by a vote of 6-0, the DRB directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the DRB's discussion for consideration at the next DRB meeting.

On May 7, by a vote of 4-0, the DRB approved the written findings and recommendation to deny the Certificate of Appropriateness. **Attachment 3** contains the May 7 staff report, the approved findings and recommendation, and the meeting minutes of both the April 16 and May 7 DRB meetings.

Details regarding both plans presented by the Applicant are provided in the April 16 DRB memo, which is included in **Attachment 3**. Additional public correspondence received since posting of the May DRB agenda packet is included in **Attachment 4.**

Based on the recommendations of denial from all three advisory bodies, this item is presented for Council direction.

RECOMMENDATION:

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

ATTACHMENTS:

1. Attachment 1: PC Findings & Recommendation - Case No. 25-28-SU Centennial Beach Fence, 1/28/26, & 2/25/26, PC Meeting Minutes
2. Attachment 2: 3/16/26, ZBA Staff Report, ZBA Findings & Recommendation - Case No. 25-28-SU Centennial Beach Fence, 2/9/26, 3/9/26, 3/16/26 Minutes
3. Attachment 3: 5/7/26, DRB Meeting Staff Report, DRB Findings & Recommendation - Case No. 25-28-SU Centennial Beach Fence, 4/16/26 & 5/7/26 DRB Minutes
4. Attachment 4: Public Correspondence Received Since Posting of 5/7/26, DRB Agenda Packet

FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA PLAN COMMISSION
CASE NO. 25-28-SU
SPECIAL USE

APPLICATION BACKGROUND

1. The Winnetka Park District (***"Applicant"***) is the owner of property commonly known as Centennial Beach, located at 225 Sheridan Road (***"Subject Property"***).

2. The Applicant filed an initial application on October 21, 2025 (***"Application"***), seeking approval of a special use permit (***"Special Use"***) to install two chain link fences (***"Proposed Fencing"***) to provide an enclosed area on the Subject Property for an off-leash dog beach.

3. The Subject Property is located in the Village's R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (***"Zoning Ordinance"***).

4. The Subject Property consists of approximately 5.3 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.

5. Pursuant to the Zoning Ordinance, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

REQUESTED SPECIAL USE

The Applicant requests a Special Use for the construction and use of the Proposed Fencing. The Zoning Ordinance generally allows park and recreational uses in any zoning district within the Village but only by special use permit. Therefore, any new park and recreational facilities or major changes proposed to existing park and recreational facilities, such as the Proposed Fencing, requires approval of a special use.

PUBLIC HEARING

1. A public hearing was properly noticed in the *Winnetka Talk* on January 8, 2026, mail notice was sent to property owners within 250 feet of the Subject Property, and a sign was posted on the Subject Property indicating the time and date of the public hearing.

2. The Winnetka Plan Commission held the public hearing on January 28, 2026.

3. During the public hearing, the Applicant presented testimony and exhibits for the

Application. The Applicant and its team discussed the proposed architectural design and materials and operational features of the Proposed Fencing for the off-leash dog beach. The Applicant testified that in its opinion, the project maintains public access, improves safety and maintains shoreline connectivity.

4. Some members of the public and the Plan Commission raised concerns about, among other things, the possible hazards that are created by the Proposed Fencing, the need for the Proposed Fencing, the size of the Proposed Fencing, the location of the Proposed Fencing, as well as the size of the proposed off-leash dog beach and the impact of the Proposed Fencing on neighboring public property.

5. Members of the Plan Commission further expressed concerns regarding the safety of the Proposed Fencing for both individuals and dogs, and the size of the Proposed Fencing. They also questioned the location of the Proposed Fencing, as the design plans would have the Proposed Fencing along the full depth of the beach and thus require members of the public to enter the off-leash dog beach in order to fully traverse the beach from north to south or south to north, which would block access to the beach and create significant safety issues.

6. Additionally, members of the Plan Commission noted that the Proposed Fencing for the off-leash dog beach was piecemeal because the Application was only for a small portion of the Village's beachfront and that approving the Proposed Fencing for the off-leash dog beach without an application for the full lakefront project as a whole was not reasonable. Further, members explained that based on the Applicant's presentation, they did not believe the Proposed Fencing was necessary or used the least intrusive means to accomplish the Applicant's plans.

FINDINGS REGARDING STANDARDS FOR SPECIAL USE

Section 17.56.010 of the Zoning Ordinance provides certain 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 special use is a type of property use permitted within a zoning district so long as the use meets certain criteria or conditions. The purpose of special uses is to provide for those uses that are either necessary or generally appropriate for a community but that may require special regulation because of unique or unusual impacts associated with them. Pursuant to Section 17.56.120, a special use permit will not be granted unless it satisfies, in the Village Council's legislative discretion, the following six standards:

1. That the establishment, maintenance and operation of the special use will not be

detrimental to or endanger the public health, safety, comfort, morals or general welfare;

2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;*

3. *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;*

4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;*

5. *That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and*

6. *That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.*

The Plan Commission finds that, notwithstanding the Applicant's representations, regarding compliance with the standards for special uses under the Zoning Ordinance, that the Proposed Fencing does not satisfy the required standards under Section 17.56.120 of the Zoning Ordinance.

RECOMMENDATION

The Plan Commission recommends to the President and Trustees denial of the Special Use as requested in the Application for the Proposed Fencing.

This report is adopted by a 6 to 0 vote of the Plan Commission, this 25th day of February, 2026.

AYES: Case, Danley, Enck, Poor, Subawalla, Van Vlack
NAYS: None
ABSENT: Alt, Blum

Respectfully Submitted,

PLAN COMMISSION
OF THE VILLAGE OF WINNETKA

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
JANUARY 28, 2026

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

***

New Applications:

a. **Case No. 25-28-SU: 225 Sheridan Road - Centennial Beach: An application seeking approval of a Special Use Permit to allow installation of fencing on the existing beach. The Village Council has final jurisdiction on this request.**

Peter Friedman outlined the public hearing requirements and procedures to be followed in connection with the Centennial Beach agenda item.

Ms. Klaassen summarized the Park District's proposal to install two chain link fences to provide an enclosed area for off leashed dogs for review by the Commission with the applicant seeking a recommendation of approval for a special use permit. She identified the Commission's role in the review and summarized the administrative and public review processes and referred to a table for the Commission's review. Ms. Klaassen noted the proposed fences' appearance is not within the Commission's purview and would be reviewed by the Design Review Board ("DRB").

Ms. Klaassen stated since the property is located on Lake Michigan, it would be subject to lakefront construction and steep slope regulations and noted the proposed fencing is not located within the steep slope zone. She then summarized the lakefront construction regulations and the review and permit approval procedures as well as the public trust doctrine. Ms. Klaassen then identified the property's location and zoning classification which is located in the lakefront preservation overlay district. She stated public parks and recreational facilities are allowed as a special use in the R-2 district and summarized the appropriate Comprehensive Plan and land use designations.

Ms. Klaassen referred to beach images in an illustration and identified the existing improvements with the

applicant to provide additional detail relating to the proposed two rows of chain link fencing which she described in detail to the Commission as well as the existing dog beach use and its access. She also summarized the Zoning Ordinance amendment relating to the refinement of the front lot line along the lake. Ms. Klaassen noted that at 4 feet in height the proposed fences comply with the maximum permitted height of 6.5 feet. She then informed the Commission the ZBA is scheduled to consider the special use permit at its February 9, 2026, meeting and the DRB is scheduled to consider a Certificate of Appropriateness for the design of the proposed fencing on February 19, 2026, with the Village Council having final jurisdiction.

Ms. Klaassen stated the Commission is to consider the six special use standards included on page 19 of the agenda packet and following the applicant's presentation, public comment and Commission discussion, the Commission may decide to: (i) act on the application with a recommendation, (ii) direct Village staff and the Village Attorney to prepare a draft recommendation with or without conditions and written findings and determinations for consideration at a subsequent meeting, (iii) direct the applicant or Village staff to provide new or additional information in connection with the application or (iv) take such other action as may be permitted by law. She then asked if there were any questions.

Chairperson Danley also asked if there were any questions. Ms. Van Vlack asked if dogs have ever been allowed off leash on the property before there was a fence. Ms. Klaassen responded there has not been a special use permit approved for that and there are leash laws. She then stated she could not answer as to whether Cook County considered it a dog park or a dog friendly area. Mr. Blum referred to recreation as a permitted use and asked if the request had to be approved or meet those qualifications. Ms. Klaassen confirmed the request for the proposed improvements had to meet the six special use standards. No additional questions were raised at this time.

Chairperson Danley swore in those speaking to this matter. Hal Francke of Meltzer Purtill and Stelle introduced himself as the Park District's attorney and provided an overview of their presentation to the Commission. He noted they attempted to address in their presentation the public comment already received with the expectation of more public comment to be made. Mr. Francke then described the dog beach as a community amenity and that the request would allow the Park District to continue to operate the dog beach in accordance with law and the legal regulations as well as allow users of the dog beach in compliance with the law. He stated the proposed fencing would further public safety and maintain shoreline access and connectivity along the lakefront and would not require any zoning variation requests.

Mr. Francke then provided an overview of the Winnetka leash law as well as a detailed summary of the Cook County regulations. He also referred to Illinois state law and language in the Illinois Animal Control Act. Mr. Francke stated Costa Kutulas, Director of Parks and Maintenance for the Park District, would now provide the Commission with a history of the Centennial dog beach.

Costa Kutulas stated he would provide a history of the dog beach which was established in 1995. He noted the Park District installed temporary chain link fencing from 2009-2015 similar in design to the proposal which did not require permits. Mr. Kutulas stated the Winnetka Master Plan for the lakefront was then undertaken from 2014-2016 with the decision to remove the deteriorating fence. He outlined the creation of the dog beach committee to review other beach locations to relocate the Centennial dog beach and its findings. Mr. Kutulas stated in 2023, their staff was directed by the Executive Director to install the temporary fencing which was pulled due to improper permitting. He noted the Park District board adopted the ordinance requiring leashes at the beach. Submittals to the IDNR and the Army Corp of Engineers ("ACOE") for the permit request were made in April 2025. Mr. Kutulas stated following the fence and

debris cleanup, he referred to approvals received from the IDNR and other agencies for their permit process with the ACOE and Cook County approvals to follow shortly.

Mr. Kutulas then described the project overview which included delineation between a temporary Centennial dog beach versus Centennial dog beach fencing. He also described the proposed fencing in detail which would have a 4 foot height and extend approximately 15 feet into the lake. Mr. Kutulas then referred to illustrations of the prior fencing from 2010 as well as illustrations of the proposed fencing which he described in detail. Mr. Kutulas then outlined the existing parking conditions with no change in use being proposed and described the dog season timeline and timeline of average use. He also described neighboring dog beaches and their uses in detail. He then summarized the project's regulatory review process as well as their responses to the first round of review comments. Mr. Kutulas stated Mr. Francke would now address the public trust doctrine and additional finer project points.

Mr. Francke stated in response to the public concerns raised, he referred to the public trust doctrine summary and provided additional information in that regard. He noted it stated that the state cannot sell submerged land to a private party, but it can permit its improvement with structures such as wharfs, docks and piers that improve the use of the lake for public purposes without impairment of the public's interests. He stated based on its provisions, the IDNR issued the permit previously referenced and reviewed the Park District's application and concluded that allowing the proposed fencing would not obstruct or interfere with navigation, is an acceptable encroachment per the Park District code, it would not impair the rights, interests or uses of the public and is not likely to cause bank or shoreline instability or other littoral properties. Mr. Francke further described additional provisions from the doctrine and summarized in detail the applicant's response that the special use standards have been satisfied. He asked for the Commission to recommend approval of the fencing and for the entire application to be concluded quickly so that the fencing can be installed. Mr. Francke then asked if there were any questions.

Chairperson Danley asked the Commission Members if they had any questions. Ms. Van Vlack asked if there is any record of unintended interactions between dogs and humans in the event additional security measures are needed. Mr. Francke responded there have been no concerns at the Park District level although there may have been testimony in the public comments received. Ms. Van Vlack asked what the depth of the water is where the 15 feet of fence is in the water. Mr. Kutulas stated there have been no documented records of interactions with dogs or citations although there were concerns which led to the fence being installed in 2009 at Elder Lane Park, which has been closed for the last five years. He added the water depth at the end of the 15 feet would range from 1 to 1.5 feet.

Ms. Van Vlack noted dog park regulations require four enclosed walls and water is not a barrier. She stated to call the area a dog park would not then be accurate in terms of Cook County regulations. Mr. Francke stated the word "enclosed" is used in the Cook County regulations but is not defined and the question related to the lake being considered as part of the enclosure. He then identified several similar examples of other dog beaches having the fourth side barrier being the lake. Ms. Van Vlack questioned whether it would need to be redefined as a dog friendly park. Mr. Francke stated the term "dog friendly park" is not clearly defined and having the fence extend across the length of the shoreline to serve as the fourth barrier is not desirable. Ms. Van Vlack stated they have to determine which rules need to be defined and applied.

Trustee Orsic referred to the 2010 photo and fence and asked if the new fence would be in the same exact location. Mr. Kutulas explained that the fence in the photo is approximately 20-30 feet south of the proposed fence location. He noted to enlarge it and keep it more close to what it is or what it was originally to go further to the north. Mr. Kutulas stated by design that it is very similar. He noted it would

be smaller than the previous dog park by approximately 40 feet.

Mr. Blum asked if the proposal is for a dog park or for a dog friendly area. Mr. Francke explained the differences in the language between the Cook County ordinance for a dog park and the Village ordinance which did not distinguish between the two terms of off leash dogs or a dog friendly area. He confirmed the Park District wanted to be in compliance with the law. Mr. Blum then referred to the second and fifth standards and whether the lake is considered as a second property. Mr. Francke responded the application of special uses standards for adjoining properties are those that are used, occupied and enjoyed by neighbors. He confirmed there is fencing in the Lake Bluff example which is not a chain link fence with the remaining examples to have at least one chain link portion. Mr. Kutulas explained how the dog beach operated seasonally. He also summarized in detail the survey response for the dog beach location.

Ms. Case asked if other municipalities have gates in terms of traversing the beach. Mr. Kutulas referred to Lake Bluff and identified a gate on the southbound side and described security procedures in other locations. Mr. Bradley asked when the Cook County regulation was passed. Mr. Kutulas responded the Park District was made aware in 2021 or 2022 that they were out of compliance with the county. Mr. Bradley asked why the Park District put their ordinance into effect to disregard it, and for over 30 years there has been negligence by multiple entities in terms of being aware of Cook County regulations that required dog beaches to operate. Mr. Kutulas explained how they sought to become compliant in 2009 when the fence was put in place to have a north safety boundary and to ensure they are following the proper permitting and procedures. Mr. Francke added the dog beach had already been operating after the ordinance went into effect in 2010 and could be perceived as being grandfathered in. Mr. Bradley asked why two gates are needed. Mr. Kutulas explained the reasoning for the off-leashing and on-leashing area in a secured area. He also explained the rationale for the distance of the 15 feet of fencing into the water and the rationale for having 240 linear feet of shoreline as opposed to the 170 feet decided on the Park District Master Plan. He then explained how the request complied with the first two standards although residents are required to pass through two gates to gain access to the beach through the dog beach with compliance including the installation of signage. He referred to the number of obstructions which prevent people from walking along the shoreline. Mr. Francke also stated the Commission has the ability to recommend conditions relating to this concern.

Mr. Poor referred to other chain link fences at other dog beaches and to a letter submitted which stated that none of them protrude 15 feet into the water. Mr. Francke confirmed they all have fencing at some level and the Gillson Beach photo was taken at a time of year when the fence was not in the water. No additional questions were raised at this time.

Chairperson Danley asked for public comment and for the comments to focus on issues which have not been raised. She then swore in those speaking to this matter.

John Root referred to Section 6.8.20 of the Village ordinance prohibiting dogs from running at large. He stated an exception to the ordinance would be approved to have this fence and referred to a photo of Gillson Beach which showed a fence at the water line. Mr. Root also referred to photos of other beaches where the fences do not extend into the lake.

Joanna Karatzas from Winnetka described the plans for the off leash dog beach as vague and misleading and she read her statement into the record. She asked for the special use permit to be denied.

Laurie Peterson read Mary Garrison's letter into the record who asked for the special use permit request to be denied.

Mark Hecht from Winnetka described the proposed plan as an ill-conceived use of Village and Park District property with there being better ways to handle the issue. He suggested entirely prohibiting dogs from all lakefront property during regular swimming hours and allow everyone to freely use the entire lakefront. Mr. Hecht also suggested the use of stone jetties with the suggestion that these alternatives be used for a couple of years to determine if they are effective.

Jude Overly, a 33 year Fuller Lane resident, stated she has never seen any aggressive behaviors over her years of using the beach and there is no need to have a fence to protect dogs and residents. She described incidents of dogs having issues with fences. Ms. Overly referred to one particular non-Winnetka resident who hoped for the fence and asked for the application to be denied and for the dog beach to be left open for all residents and their dogs.

Susie Schreiber, past Park District commissioner and a past member of this Commission, read a statement into the record which referred to the numerous amount of accidents and deaths in Illinois beach state parks and along the shorelines as well as the lack of Illinois shoreline safety regulations. She concluded by asking for the terminology of shoals not to be used in reference to Centennial beach.

Irene Smith, a 40 year Winnetka resident, referred the Commission to a photo of Centennial Beach and described the Park District's convoluted proposal to have a fence in the lake. She stated creating a cage for the limited number of Winnetka pass holders did not make sense. Ms. Smith stated the waters are navigable and did not contain shoals and asked for the special use permit be denied.

Angie Dahl, a 40 year Winnetka resident, stated she has served as a Park District President and on several Village advisory boards. She described the unsafe and impassable condition of the beach which has occurred over the years. Ms. Dahl stated when the public went to the IDNR to ask for clarification with regard to several lakefront matters, the response was that the Village could have denied all of the approvals since the Village has final jurisdiction over the lakefront. She then referred to the amount of complaints with regard to the proposal and asked the Commission to deny the request.

Alexandra Nichols, 900 Mt. Pleasant, stated there are serious safety concerns with fences at the dog beach and there has been a violation of the doctrine of public use. She then read her statement into the record and asked for the special use permit be denied.

Peggy Martay, a 50 year Winnetka resident, read her statement into the record and asked for the special use permit to be denied.

Steve Juliusson, a 20 year Winnetka resident, read his statement into the record and asked for the special use permit to be denied.

Susan Curry, 375 Hawthorn, stated the dog beach and park are important to the community and the described discussions relating to moving some of those facilities to other parts of the area as off. She described the dog beach as a family beach and stated they can all come together find a way for everyone to enjoy the beach. Ms. Curry also stated she had not heard of any issues regarding safety or security with there being diversity across the waterfront and concluded nothing needed to be changed.

Katie Stevens referred to the restrictive covenant signed between Orchard 2020 and the Park District which did not include a fence permit at that time and would freeze Centennial Beach's use for 50 years. She stated the fencing may become permanent and may end up on private land with a land swap. Ms. Stevens also referred to access limitations with fencing becoming a nuisance and referred to specific code requirements.

David Stevens, Winnetka resident, referred to the referenced water depth which would be well over 3 feet and would present a restriction in terms of those who want to use the beach.

Ted Wynnychenko asked for the special use permit to not be approved and referred to the half-truths being presented at this meeting. He also referred to fences and restrictions at other beaches, the lack of shoals, etc. Mr. Wynnychenko questioned the Park District's right to put a fence across the high water mark area and referred to the binding exchange agreement in place with regard to the overlay district requirements which would result in private land ownership.

Melissa Meizel, a 30 year Winnetka resident, referred to the 460 linear foot proposal and contemplated use by dog owners which she described as an excessive allocation of resources. She also referred to whether it would be a dog beach, dog park and that "temporary" would result in "until further notice." Ms. Meizel stated there has been no investigation in connection with fences at other beaches other than the one which supported the applicant's position. She concluded they are being treated with ambiguity, obfuscation, distortion, etc. and asked for the special use permit to be denied. No additional comments were made at this time.

Chairperson Danley closed public comment and asked the applicant if they would like to respond at this time.

Mr. Francke clarified the reason as to why Mr. Kutulas explained the term "temporary fencing" in some places and not others. He also stated with regard to the plan being presented in bits and pieces, the Park District is working on plans for Elder and Centennial Beaches following the Commission's consideration of the prior plan in 2025 which is what was intended by the term "temporary." Mr. Francke also referred to the written comment relating to guidelines with regard to temporary approval which the Park District would not be opposed to. He stated with regard to the dog beach size, if these concerns are shared and recognizing the shared beach and making it a condition that the Park District explore alternatives including a design which did not require pass through. Mr. Francke stated there are alternatives to address a number of responses made.

Chairperson Danley called the matter in for discussion and summarized the issue presented to the Commission as to whether the fencing met the standards. Mr. Alt stated he would not be in favor for a number of reasons and referred to the waste of time and money the Park District continued to bring to the Commission and others. He stated while the presentation was strong, he asked the applicant to put together a plan that is safe and would work for the community. Ms. Van Vlack stated the Commission should not decide what the dog beach should be called and although delineation would have been helpful, she identified the tasks the Commission is to consider. She stated based on the presentation, it is not clear that the proposal met that documented necessity and she also had an issue of approving an item categorized as temporary. Ms. Van Vlack concluded she would not vote in favor of the request.

Mr. Enck agreed with the comments made and stated generally, if a fence is needed for use separation but it is only three sided, it did not meet that requirement and no one wants a four sided fence. He stated

extending the fence an arbitrary distance into the lake did not solve the issue. Ms. Case agreed with the comments made and stated standards (a) and (b) have not been met. She stated she is concerned with regard to safety in terms of the fence in the water and having to go through four air locks to get to the beach. Ms. Case stated the Commission is being asked to approve something in a vacuum when they do not know what the rest of the proposal would be. Mr. Blum agreed with the comments made and indicated the ZBA may address the issue of increased parking. He then referred to the restrictive covenant issue and asked that they find a path forward to get the beaches open. Mr. Blum concluded most of the standards have not been met and asked the Village Attorney to draft language which outlined the Commission's opposition.

Mr. Poor stated he came to the similar conclusion as the rest of the Commission Members and described his use of the dog beach. He stated a 15-foot fence in the lake would present security issues for dogs who love the water. Mr. Poor stated the dog beach existed prior to 2010 and worked well. He described the risks and safety issues a 15-foot fence presented and the request did not satisfy the first two standards and he would vote against the request. Mr. Bradley stated there may be a call for everyone to work towards a temporary condition and viable path which would bide some time in connection with the issues between the prior plan and future plans for Centennial and Elder Beaches. He stated a strict standard interpretation of the standards would put a zero sum solution on the table. Mr. Bradley stated the beaches cannot be left alone and littoral drift among other issues needed to be addressed. He concluded by stating a short term solution needed to be reached while a longer term plan can be achieved. The Commission Members agreed a solution is needed.

Trustee Orsic informed the Commission dog beach pass owners came to a Village Council meeting and stated they are not in favor of fences or wedded to this location. She stated while there has not been a fence there for a period of time, she referred to the dangers of having children and dogs play in the water with a submerged fence. Trustee Orsic referred to the wood slat temporary fence at Highland Park and agreed a solution needed to be reached for Elder Beach to be opened. Chairperson Danley agreed with Mr. Bradley's comments and reiterated her statement at the time the entire plan was presented to the Commission is that in making a decision, they all want the beaches to be open. She stated she is concerned with the first two standards and referred to the safety concerns raised with regard to children and dogs. Chairperson Danley stated having a fence in the water would not serve to address the safety concerns. She also referred to the difficulty if they were to impose conditions which would be numerous as well as the interaction between those beach goers and dog owners with a solution being made that took that into account with the posted sign being insufficient. Chairperson Danley concluded she is not in favor of the request.

Mr. Francke asked if the Park District could present a plan that eliminated the fencing in the water and provided for a by-pass for public access around the dog beach at a future Plan Commission meeting. The Commission was not receptive to an amended plan being presented to them after all the public comments related to the submitted plan. Chairperson Danley suggested the applicant can present those options to the ZBA. She then asked for a motion.

Mr. Blum moved to recommend denial of the special use request permit and to direct the Village Attorney and Village staff to prepare written findings and determinations consistent with the Commission's comments and the record from this public hearing for proposed consideration at the Commission's next meeting. Ms. Case seconded the motion. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Alt, Blum, Case, Danley, Enck, Poor, Van Vlack
NAYS: None

NON-VOTING: Bradley, Orsic

***

Respectfully submitted,

Antionette Johnson
Recording Secretary

WINNETKA PLAN COMMISSION MEETING MINUTES EXCERPT
FEBRUARY 25, 2026

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

***

Recommendations:

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

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

AYES: Case, Danley, Enck, Poor, Subawalla, Van Vlack
NAYS: None
NON-VOTING: Bradley, Orsic

***

Respectfully submitted,

Antionette Johnson
Recording Secretary

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: MARCH 12, 2026

SUBJECT: CENTENNIAL BEACH FENCE – 225 SHERIDAN ROAD
SPECIAL USE PERMIT (AMENDED CASE NO. 25-28-SU)

INTRODUCTION

On March 16, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to consider the attached findings and recommendation of the ZBA in response to an amended application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property") and considered by the ZBA on March 9, 2026, (**Attachment A2**). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow installation of fencing on the existing beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District.

As of the date of this memo, staff has received several written comments from the public regarding this request. Written comments that were not included in the March 9 ZBA agenda packet but were distributed to the ZBA in time for that meeting, as well as written comments received since the March 9 meeting are included in **Attachment C2**.

MARCH 9, 2026, ZONING BOARD OF APPEALS MEETING

On March 9, 2026, the ZBA held a continued public hearing on the Applicant's amended zoning relief application for proposed improvements to the existing beach located on the Subject Property. The staff report for the March 9 meeting can be found in **Attachment B2**.

After a presentation by staff and a presentation by the Applicant, the ZBA heard from 15 members of the public. 14 of the speakers spoke in opposition to the proposed plan. The ZBA then discussed the request. Members expressed concerns regarding, among other things, the possible hazards that are created by the proposed fencing, the need for the proposed fencing, the size of the proposed fencing, the location of the proposed fencing, as well as the size of the proposed off-leash dog beach and the impact of the proposed fencing on neighboring public property. Additionally, it was noted that the proposed fencing under the amended application for the off-leash dog beach was piecemeal because the amended application was only for a small portion of the Village's beachfront and that approving the proposed fencing for the off-leash dog beach without an application for the full lakefront project as a whole was not reasonable. Board members also expressed concern that the amended application still creates parking issues, inconsistent

uses at the north and south ends of the same beach with conflicts between dogs and individuals using the property facilities, and trespass issues on the south with the admission by the Applicant that no discussions have been had with the owner of the property to the south regarding this issue.

Ultimately, the ZBA found that the proposed special use does not meet the standards for granting a special use permit and by a vote of 7-0 the ZBA directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the ZBA's discussion for consideration at the next ZBA meeting on March 16, 2026.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

On February 25, 2026, by a vote of 6-0, the Plan Commission approved written findings and its recommendation to deny the Special Use Permit, based on the original plan submitted by the Applicant.

The proposed fence also requires approval of a Certificate of Appropriateness for the design of the proposed fencing. The Design Review Board is scheduled to consider the Certificate of Appropriateness on March 26, 2026.

ZONING BOARD OF APPEALS FINDINGS & RECOMMENDATION

As noted in the March 9 staff report, the ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits. **Attachment A2** contains the findings and recommendation with regard to the Applicant's amended special use permit application that were prepared at the ZBA's direction during the March 9 meeting. At the March 16, 2026, meeting, the ZBA is scheduled to consider the findings and recommendation and take a final vote on the request.

If the ZBA is prepared to make a final decision regarding the Special Use Permit request, a member must make a motion approving the written findings and recommendation to deny the Special Use as requested by the Applicant in its application to allow installation of fencing on the existing beach on the Subject Property.

ATTACHMENTS

~~Attachment A2: Findings and Recommendation of ZBA on Special Use Permit application for Case No. 25- 28-SU Centennial Beach 225 Sheridan Road~~
Attachment B2: March 9, 2026, ZBA Meeting Staff Report
~~Attachment C2: Public Correspondence Received Since Posting of March 9, 2026, ZBA Agenda Packet~~

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: MARCH 4, 2026

SUBJECT: CENTENNIAL BEACH FENCE – 225 SHERIDAN ROAD
SPECIAL USE PERMIT (AMENDED CASE NO. 25-28-SU)

INTRODUCTION

On March 9, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to hold a continued public hearing on an amended application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow installation of fencing on the existing beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District.

A mail notice was sent to property owners within 250 feet of the Subject Property for the commencement of the public hearing on February 9, 2026, in compliance with the Zoning Ordinance. The hearing was also properly noticed in the *Winnetka Talk* on January 22, 2026, and a public notice sign was posted on the Subject Property indicating the time and date of the February 9 ZBA public hearing. As of the date of this memo, staff has received several written comments from the public regarding this application. Written comments that were not included in the February 9 ZBA agenda packet but distributed to the ZBA in time for that meeting, as well as written comments that have been received since the February 9 meeting are included in **Attachment C1**. The public correspondence included in the February 9 agenda packet was divided into two attachments and are available on the Village website:

1. Public Correspondence Previously Included in PC Agenda Packet:
https://winnetkail.portal.civicclerk.com/event/1199/files/attachment/4624
2. Public Correspondence Received Since Posting of January 28, 2026, PC Agenda Packet:
https://winnetkail.portal.civicclerk.com/event/1199/files/attachment/4625

PLAN COMMISSION REVIEW

On January 28, 2026, the Plan Commission ("PC") considered the Applicant's initial request for approval of a special use permit to allow installation of fencing on the existing beach. After a presentation by staff and a presentation by the Applicant, the PC heard from 16 members of the public. 15 of the speakers spoke in opposition to the proposed plan. The PC then discussed the request. Members expressed concerns regarding, among other things, safety of the fencing in the water and people having to walk

through an area designated for dogs to be off-leash in order to traverse the beach. Hence, the Commission found that the proposed use does not meet the standards for granting a special use permit. After all public comment and after hearing the comments of the PC, the Applicant immediately prior to the vote asked if it could present a plan that eliminated the fencing in the water and provided for a by-pass for public access around the dog beach at a future PC meeting. The PC was not receptive to an amended plan being presented to them after all of the public comments related to the submitted plan. Therefore, by a vote of 7-0, the PC directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the PC's discussion for consideration at the next Plan Commission meeting on February 25, 2026.

On February 25, 2026, by a vote of 6-0, the PC approved the written findings and recommendation to deny the Special Use Permit.

FEBRUARY 9, 2026, ZBA MEETING

On February 9, 2026, the ZBA commenced a public hearing on the Applicant's special use permit for proposed fencing on the beach located on the Subject Property. However, since the Winnetka Park District Board authorized an amended plan at its February 5 meeting and the amended plan had not been submitted to the Village for review in advance of the February 9 ZBA meeting, by a vote of 7-0, the ZBA voted to continue the item to the March 9 ZBA meeting. Although the Applicant has amended its plan since the staff report for the February 9 meeting was prepared, it can be found in **Attachment B1** for the ZBA's reference and for details on the original plan that received a negative recommendation from the PC. A copy of the draft February 9 ZBA meeting minutes is included in the March 9 agenda packet for the ZBA's consideration.

The Village Council has final jurisdiction on this application, as the Council has sole authority to grant a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.3 acres (230,911.56 square feet) in size, is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane and contains Centennial Beach and Park (see Figure 1). Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for "Open Space" land uses, which includes public parks & recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land. The Comprehensive Plan also includes the following related goals:

> *Goal 1.7: The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.*
>
> > *Initiative 1.7.1: Study and consider establishing a specific zoning district for open space uses, or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*
>
> *Goal 6.1: The Village will continue to promote and encourage partnerships with other units of government and agencies to conserve, restore, and enhance natural features and ecosystems, to*

ensure accessibility to natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.

Initiative 6.1.1. Continue to collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka. (refer to initiative 8.3.5)

Initiative 6.1.2. Continue to collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs, offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.

Goal 6.4: The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.

Initiative 6.4.4. Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services.

Goal 6.5: The Village will support policies that preserve and protect the unique natural resources of and the recreational opportunities provided by the Lake Michigan shoreline and bluffs.

Initiative 6.5.1. Continue to study and consider establishing development regulations addressing construction of shoreline stabilization projects and specific recreational projects in and adjacent to Lake Michigan and its shoreline that will not cause environmental damage to or interfere with the greater recreational opportunities provided by the Lake and adjacent areas. [Ordinance MC-05-2023 was adopted by the Village Council on March 21, 2023, which created a new chapter of Village Code – Chapter 15.78 Lakefront Construction.]

Initiative 6.5.2. Study and consider establishing development regulations that requires construction on and adjacent to the bluffs along the Lake Michigan shoreline that protects, restores, and manages the stability of the bluffs and natural shoreline and that are contextually sensitive to the natural features of the bluffs. [Ordinance MC-01-2024 was adopted by the Village Council on February 6, 2024, amending the Zoning Ordinance concerning establishing bluff regulations for development in the steep slope area along Lake Michigan.]

The Subject Property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library. In addition, the Zoning Ordinance allows park and recreational uses in any zoning district within the Village by special use permit approval.

The Applicant's current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district. The Applicant recently used the Subject Property as an off-leash dog area as well.



Figure 1 – GIS Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Based upon documents provided by the Applicant, it appears that the Applicant has owned the Subject Property since 1969. There are six (6) previous zoning cases on file for the Subject Property, five of which occurred prior to the Applicant acquiring the Subject Property:

1. In 1923, ZBA Case No. 43 was approved to allow an addition to a nonconforming use for the North Shore Health Resort;
2. In 1945, ZBA Case No. 702 was approved to allow the alteration of a nonconforming use and building for the North Shore Health Resort;
3. In 1949, ZBA Case No. 751 was not approved to allow a building addition to the North Shore Health Resort;
4. In 1951, ZBA Case No. 776 was not approved to allow enclosure of the front entrance of the North Shore Health Resort;
5. In 1964, ZBA Case No. 935 was approved to allow the extension of a nonconforming use (North Shore Health Resort) with the construction of an accessory building; and
6. In December 2024, Case No. 24-08-SU received a recommendation of approval from the ZBA for zoning variations and exceptions from the steep slope regulations, subject to approval by the Village Council of a special use permit, for which the ZBA recommended denial of, to allow improvements to the existing park and beach on the Subject Property. In May 2025, the Plan Commission (PC) recommended denial of the special use permit and steep slope exceptions. The application has been on hold at the Applicant's request, since the PC made its recommendation. The application still requires review by the Design Review Board before being considered by the Village Council. It is the Village's understanding that the Applicant is revising its previous plans and upon a revised submittal it is anticipated that the application will be considered first by the advisory bodies before it is considered by the Village Council.

Figures 3 and 4 on the following page are photos of the Subject Property taken in January. Figures 5 through 8 are photos taken in the summer of 2024.



Figure 3 – Subject Property – Looking North at Centennial Beach (January 2026)



Figure 4 – Subject Property – Looking South at Existing Steel Groin on Centennial Beach & Stone Groin at 205 Sheridan Road Property (January 2026)



Figure 5 – Subject Property – Looking North at Centennial Beach (Summer 2024)



Figure 6 – Subject Property – Looking South at Centennial Beach (Summer 2024)



Figure 7 – Subject Property – Looking North from Centennial Beach (Summer 2024)

LAKEFRONT CONSTRUCTION AND STEEP SLOPE ORDINANCES

Given the Subject Property is located along Lake Michigan it is subject to the lakefront construction ordinance, Chapter 15.78 of the Village Code, and the steep slope regulations, Chapter 17.82 of the Village Code. However, it is important to note that the proposed fence is not located within the steep slope zone; it is located lakeward of the toe of the bluff.

The requirements of both chapters are administratively reviewed and approved by staff (in this case after zoning approval). However, an applicant may appeal the decision of staff regarding the application of the lakefront construction ordinance to the Village Council or may request exceptions from the steep slope requirements.

The **lakefront construction regulations** govern construction along, adjacent to, and within Lake Michigan. A permit pursuant to the lakefront construction ordinance is required for any construction activity within Lake Michigan regulated areas that requires a permit from any of the following governmental agencies ("Permitting Agencies"): the United States Army Corp of Engineers, the Illinois Department of Natural Resources, the Metropolitan Water Reclamation District of Greater Chicago, or the Illinois Environmental Protection Agency (collectively, "Covered Construction"). Typical construction activity relates to beach preservation, which consists of steel or stone groins, revetments/bulkheads/seawalls, or other means of lakefront stabilization and preservation. The Village's formal review and approval of such a permit occurs after the applicable zoning approvals and the regulatory agencies review and approve their respective permits. The Village's review and approval is conducted administratively by the Village Director of Engineering in consultation with the applicant and the Village's coastal engineering consultant. This review is based upon a set of criteria identified in the regulations.



Figure 8 - Existing Sea Wall on Subject Property (Summer 2024)

The technical review and approval of proposed plans set forth in the lakefront construction regulations and the steep slope regulations occurs during the building permit process, which occurs after the zoning entitlement process (e.g. special use, variations, etc.). That said, during Village staff's review of a zoning entitlement application, Village staff and consultants will conduct a preliminary review of the project for code requirements to determine if the development should be able to, in general terms, comply with administrative code requirements. Detailed construction plans are not required at this time, but the applicant is required to provide sufficient information so staff can determine whether the proposed site layout can be achieved and still comply with other Village regulations as noted above. If after the Village Council approves a special use permit and during the building permit process an applicant changes the design of the project to such an extent that it would be considered a major change, the applicant would be required to go through the full special use permit process again before staff issues a building permit.

Regarding the Centennial Beach zoning relief application, the Applicant has submitted plans for the proposed fence that have been reviewed by the Village Director of Engineering and Village's coastal engineer. The Engineering Department has provided comments to the Applicant. The Village Director of Engineering has determined that the responses provided by the Applicant address the review comments. The Applicant is aware that all of the approved permits from the Permitting Agencies will need to be provided, and a special use permit granted before the Engineering Department can issue final approval.

Each advisory board and commission will review the application based upon the applicable standards for that advisory body. Their review is based upon these broad standards and not based upon a review of the *technical* code requirements for such items as the Village's stormwater requirements, building code requirements, lakefront construction approval criteria, or steep slope regulation development standards. Those technical items are reviewed in detail administratively by qualified engineering staff during the building permit process.

PUBLIC TRUST DOCTRINE

Given the proposed improvements are located along the lakefront, it is important to review the nature and extent of the "public trust doctrine". Generally, the "public trust doctrine" is a concept based upon an 1892 United States Supreme Court decision that held that lands under the navigable waters of Lake Michigan are held by the state in trust for the people of the state. This doctrine has since been codified by Illinois statue. Illinois courts have held that the boundary between private land and land owned by the state in public trust is "the line where the water usually [stands] when unaffected by storms or other disturbing causes." This line is variously referred to as the "water's edge," "still water shoreline," "calm waterline," "unaffected waterline," or the "normal waterline." Accordingly, in Illinois the boundary between private land and public land is the point at which the water normally stands (the "Normal Waterline").

A rule of thumb that generally applies in Illinois and other jurisdictions that rely on the Normal Waterline for the public-private property demarcation is that if your feet are wet, you are on public property, and if your feet are dry then you are on private property. Based on these principles, the demarcation line in Illinois between public and private land is the same demarcation line that identifies where land held in trust begins and ends – both lines are the Normal Waterline.

The Illinois Supreme Court has held that the public trust doctrine for Lake Michigan extends "to recreational uses, including bathing, swimming and other shore activities."

The Normal Waterline may change over time as a result of various processes, including accretion, reliction, and erosion. Gradual changes to the Normal Waterline over time resulting in either increases or decreases in the amount of dry land are an "inherent and essential attribute of the original property," and the property line changes with the Normal Waterline. However, if the addition or loss of property is sudden (i.e., caused by a violent storm), then the property line does not change. The test of what change is gradual, as opposed to sudden, is "that though the witnesses may see from time to time that progress has been made, they could not perceive it while the process was going on". Although a riparian owner may protect his property from erosion, he has no right to affect an increase of his own land, the result of which is a corresponding loss of land owned by the state in trust for the public.

Under these principles, the owner of real estate fronting on Lake Michigan generally owns the property to the Normal Waterline, and the land east of the Normal Waterline is owned by the state in trust for the public.

AMENDED PROPOSED PLAN

In response to the comments the Applicant heard at the January 28 PC meeting, it has submitted the amended plan and narrative included in **Attachment A1**. The original plan consisted of two rows of 4-foot high chain-link fencing extending perpendicular from the existing sea wall at the toe of the bluff into the lake, set back 20 feet from both the north and south boundaries of Centennial Beach (Figure 9). This plan required those walking along the beach from the north end to the south end of the Subject Property, or vice versa, to walk through the dog beach. Details regarding the original plan can be found in **Attachment B1**.

The purpose of the fencing is to provide an enclosure to allow dogs off-leash on the beach year-round. The existing beach has been utilized as a dog beach since 1995, according to the Applicant. Currently, patrons are required to have a key fob to access the existing beach from the top of the bluff above and dogs are required to be leashed. In the proposed plan, the existing gate at the top of the bluff would remain but access would be controlled with a programed timed locking system that would operate from

6:00am to 10:00pm, this allows for public access to the beach. While entry into the fenced off-leash dog beach area would be restricted with the key fob system currently in place at the top of the bluff. There would be a double-entry gate system to allow for unleashing and leashing of dogs. There would also be a 10-foot wide maintenance access gate that would remain locked and used by Park District staff. The Fire Department has requested access to the maintenance gate for emergency responses and the Applicant has agreed to coordinate with the Fire Department to provide access.

The proposed fencing would be attached to the existing steel groins and enclose approximately 265 feet of the beach frontage for dogs to be off-leash (Figure 10). This represents a reduction of approximately 50% from the original plan presented to the PC in terms of the linear frontage of the dog beach area. Another major difference in the amended plan is the addition of a west fence that would be located 12 feet east (lakeward) of the existing sea wall to allow the public to traverse the beach without entering the off-leash dog area. This fence would be 4 feet in height above grade (sand level).

Use of Remaining Beach Area. Included in Attachment A1, is a narrative provided by the Applicant explaining the use of the remainder of Centennial Beach given the amended plan now limits the dog beach area to roughly half of Centennial Beach. The remaining portion of the beach consists of approximately 260 feet of lake frontage and would be used as a passive beach without swimming. The Applicant indicates in the attached narrative that staffing for the passive beach would generally be late May through early September and that access to the beach would require a beach pass. The beach will remain accessible from 6:00am until 10:00pm outside the typical beach season, but it will not be staffed.

Parking on site currently consists of 11 parking spaces, one of which is an accessible space. Use of the parking is currently restricted to dog beach pass holders and Winnetka residents. The Applicant intends for this parking policy to remain. However, in the attached narrative the Applicant outlines further restrictions that could be put in place if necessary, which include but are not limited to, instituting a 2-hour time limit and restricting access to dog pass holders only.

North Fence. The north portion of the fence would be 46'-6" feet in length with approximately 20 feet of the fence extending from the ordinary high water mark (OHWM) (581.5) lakeward (Figure 11). The 4-wide access gate would be located where the west and north fence meet. Patrons would enter through this gate into an unleashing and leashing area measuring 10 feet by 10 feet. The extent to which the proposed fence would extend beyond the OHWM is reduced by approximately 20 feet in the amended plan.

South Fence. The south fence would be 49'-3" in length, and also extend approximately 20 feet from the OHWM towards the lake (Figure 12). There would not be an access gate in this portion of the fencing. At the west end, the fence would be set back 5 feet from the south property line. Due to the angle of the existing steel groin, upon which the proposed fencing would be installed, in relation to the south property line, the distance between the proposed fence and the south property line would narrow from 5 feet at the west end until it meets the south property line and ends. Given the proximity of the proposed fence to the south property line, it is important to note the distance between the property line and the stairs that go over the 205 Sheridan Road stone groin is approximately 10 feet and at this location the fence would be north of the property line by at least 1'-11".

In response to staff review comments, including the Village's coastal engineering consultant, the two lakeward sections of fencing (the east 20 feet) would be modular, so that these sections could be removed during late fall and winter and reinstalled in the spring.

The proposed site plan and up-close excerpts of both the north and south fences, as well as elevations of the proposed fencing are provided on the following pages. The complete set of amended plans are

included in **Attachment A1**.

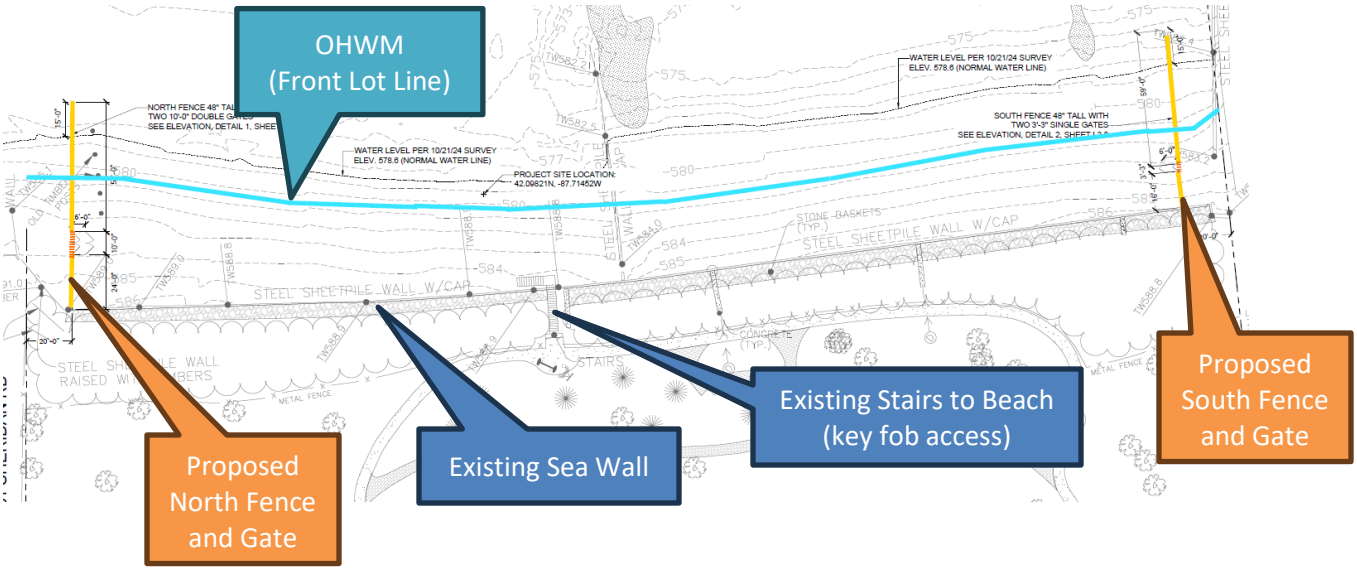


Figure 9 –Original Site Fencing Plan (January Plan Commission Meeting)

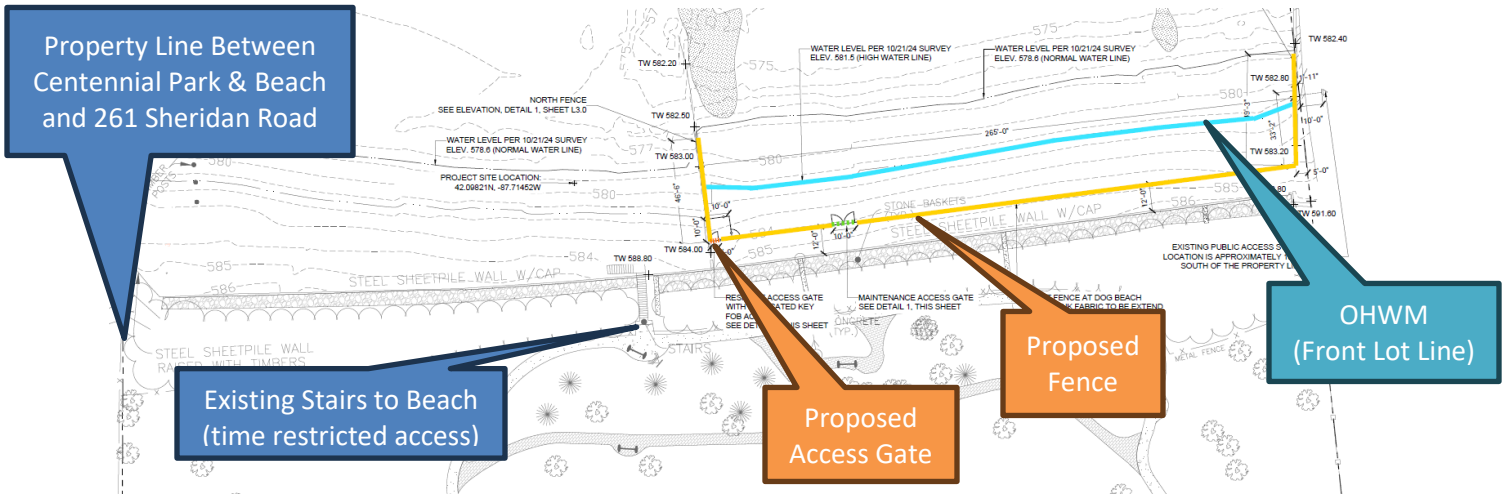


Figure 10 – Amended Site Fencing Plan (Excerpt of Sheet L2.0)

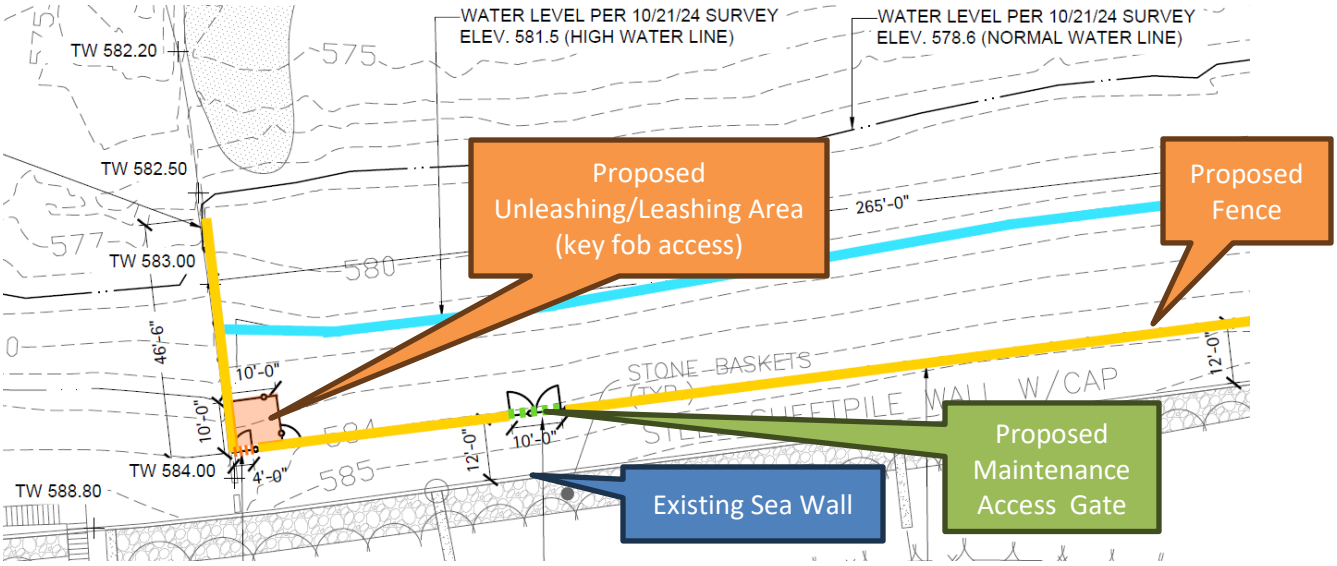


Figure 11 – North and West Portion of Proposed Fencing (Excerpt of Sheet L2.0)

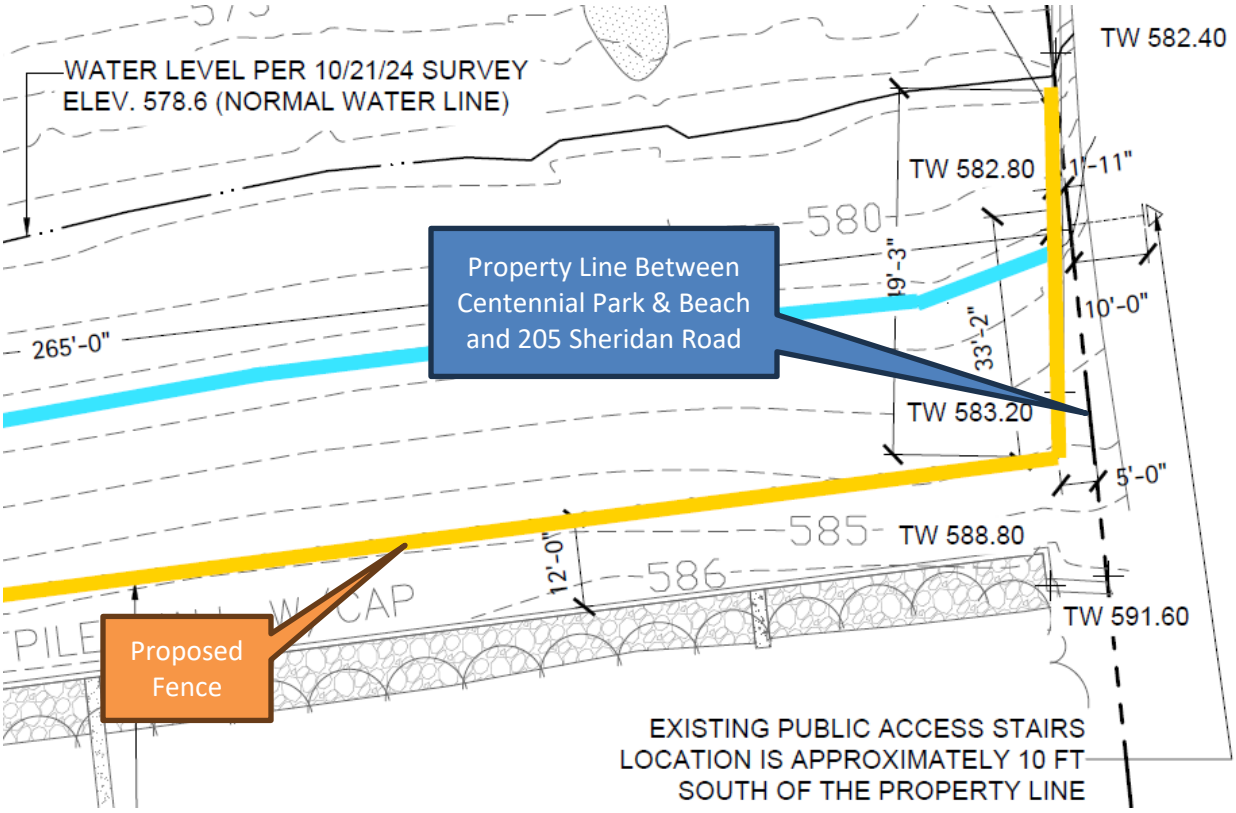


Figure 12 – South and West Portion of Proposed Fencing (Excerpt of Sheet L2.0)

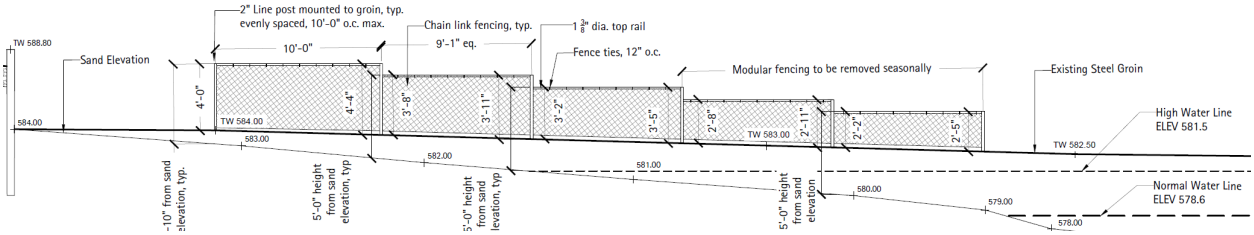


Figure 13 – Elevation of North Fence

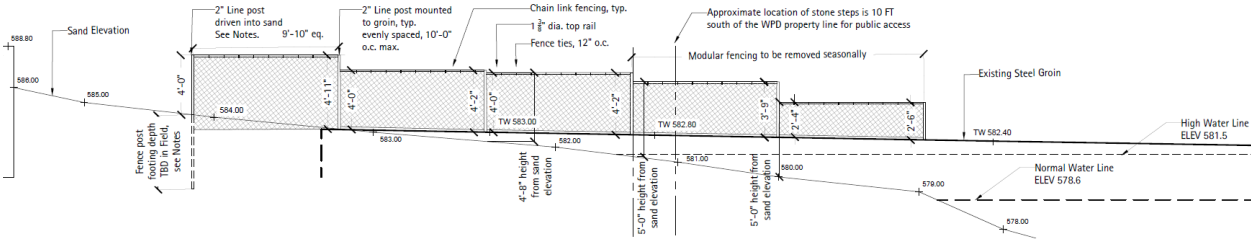


Figure 14 – Elevation of South Fence

Fence and wall height within required setbacks. With the adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the lake as well as the front yard setback along the lake. The front lot line is now the ordinary high water mark (OHWM) and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the OHWM, whichever results in the line farthest from the OHWM.

The Zoning Ordinance allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. While the proposed fence would be located within the required front yard and it would be installed on top of the existing steel groins, at a maximum aggregate height of 5.92 feet at the east end of the proposed fence, it complies with the maximum permitted height. Therefore, the **proposed fence complies with the zoning regulations**.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As explained earlier in this report, the Plan Commission has completed its review of the Applicant's request for approval of a special use permit and made its recommendation to the Village Council.

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed fencing on March 26, 2026.

FINDINGS & RECOMMENDATION

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit meets the standards for granting the requested Special Use Permit.

After hearing from the Applicant and the public, the ZBA will have the following options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the ZBA.

2) Consider a motion recommending approval or denial of the Special Use. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member should make a motion recommending approval or recommending denial based upon the following standards and direct staff and the Village Attorney to prepare written findings and determinations for the ZBA's consideration and final vote at a subsequent meeting:

    1. The proposed improvement **is consistent [is not consistent]** with the Standards for the granting of Special Use Permits, as follows:

        a. That the establishment, maintenance and operation of the special use and associated exceptions will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

        b. That the special use and the associated exceptions 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 and associated exceptions 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;

        d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

        e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

        f. That the special use and associated exceptions in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

As noted above, any motion on a decision by the ZBA should direct the Village Attorney to prepare written findings and determinations for the ZBA to consider and vote on at a subsequent meeting.

ATTACHMENTS

Attachment A1: Applicant's Amended Request and Plans
Attachment B1: February 9, 2026, ZBA Meeting Staff Report
~~Attachment C1: Public Correspondence Received Since Posting of February ZBA Agenda Packet~~

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District
1380 Willow Road
Winnetka Illinois 60093

March 4, 2026

Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
Winnetka Illinois 60093

Re: Park Board Operational Direction – February 26, 2026
Special Use Permit Case No. 25-28-SU
Centennial Beach – Off-Leash Dog Beach (Alternate 1)

Dear Ann,

This letter is intended to formally document the operational direction provided by the Winnetka Park Board at its February 26, 2026 meeting regarding Centennial Beach and the proposed fenced off-leash dog beach (Alternate 1), in connection with Special Use Permit Case No. 25-28-SU.

Following approval of Alternate 1 on February 5, 2026, the Park Board reviewed operational components necessary to refine the Special Use Permit application and to ensure that the proposed use satisfies applicable standards relating to public health, safety, welfare, compatibility, and site management. The actions summarized herein were approved contingent upon issuance of the necessary permits.

With respect to access control and site management, the Board directed staff to maintain the existing access-controlled gate at the top of the bluff and to install a new access-controlled gate at the beach level, as reflected in Alternate 1. This dual-gate configuration provides layered access control and operational flexibility. The upper gate will operate pursuant to Park District Ordinance #504 and standard park hours from 6:00 a.m. to 10:00 p.m. through a programed timed locking system. The lower beach-level gate will operate during the same hours but will require a key fob for entry into the fenced off-leash dog beach area. The key-fob system allows the Park District to regulate access, suspend operations during hazardous lake or weather

conditions, and enforce compliance with dog beach eligibility requirements. We will also maintain the existing exit button which allows beach walkers to leave the site if there is an instance where someone might be exiting the beach outside of permitted hours or closures due to storm events. Collectively, these measures enhance public safety, improve enforceability, and ensure controlled access consistent with Cook County Department of Animal and Rabies Control regulations and Village leash law requirements.

The Board further designated the approximately 260-foot section of Centennial Beach located immediately north of the fenced off-leash dog beach as a staffed passive beach with no swimming permitted. This designation was selected to maintain public shoreline access while avoiding the establishment of an additional programmed swimming beach and limiting the operational intensity of the site. Staffing for the passive beach will align with the typical swimming beach season, generally late May through early September. During that period, staff presence will provide oversight and management only, again no swimming will be permitted at the northern beach area. During this time the northern passive beach area will require a beach pass to utilize the beach area. This is the same review as practiced last Fall at Elder Lane Beach. This will help limit the potential influx of beach users if it was a “free beach” which could cause issues with parking on site and the adjacent streets. Outside of the traditional beach season, the passive beach will remain accessible during standard park hours from 6:00 a.m. to 10:00 p.m. but will not be staffed. This measured approach maintains access to the shoreline, limits potential conflicts between uses, and supports compatibility with adjacent properties and lakefront activities.

The Board confirmed that the fenced off-leash dog beach will operate year-round, consistent with its longstanding historical operation at Centennial Beach. Daily operating hours for both the fenced off-leash dog beach and the northern passive beach were established at 6:00 a.m. to 10:00 p.m. These hours align with standard park hours, provide predictability for neighboring properties, support enforceability through the timed gate system, and limit late-night activity that could affect neighborhood compatibility. The continuation of year-round dog beach operations, combined with defined daily hours and controlled access, reflects a continuation of an existing community amenity under strengthened regulatory and operational controls.

Recognizing that parking and traffic considerations remain part of the Special Use Permit review, the Board established a prioritized parking management framework to guide implementation and allow flexibility for potential conditions of approval. The Board directed that permit-required parking access for dog beach pass holders and Winnetka residents remain

the primary strategy. If necessary, a two-hour parking restriction may be implemented to promote turnover. As a further measure, parking access could be reduced to dog beach pass holders only. The Board also authorized staff to evaluate the feasibility of a shuttle service and to explore potential land-banking opportunities at Centennial Park. This structured hierarchy provides the Village and reviewing bodies with clear operational parameters while preserving the ability to implement additional mitigation measures should they be deemed necessary. Based on prior parking analysis and the shared use of the Elder Lane Park parking lot, the Park District believes that existing capacity is sufficient to accommodate projected demand; however, the District remains willing to evaluate additional measures as part of the review process.

The project remains subject to review and approval by the Illinois Department of Natural Resources, the Illinois Environmental Protection Agency, the U.S. Army Corps of Engineers, the Cook County Department of Animal and Rabies Control, and the Village of Winnetka. Revised plans reflecting the Board's operational direction will be submitted to the appropriate agencies for evaluation. The timing of those reviews will depend upon each agency's independent review process.

The Park Board's February 26, 2026 actions were intended to strengthen access control, clarify operational parameters, maintain shoreline access, limit intensity of use in the northern beach area, provide enforceable daily hours, establish a structured parking management hierarchy, and enhance overall site safety and compatibility. The Park District respectfully submits this operational clarification for inclusion in the Special Use Permit record and consideration by the Zoning Board of Appeals.

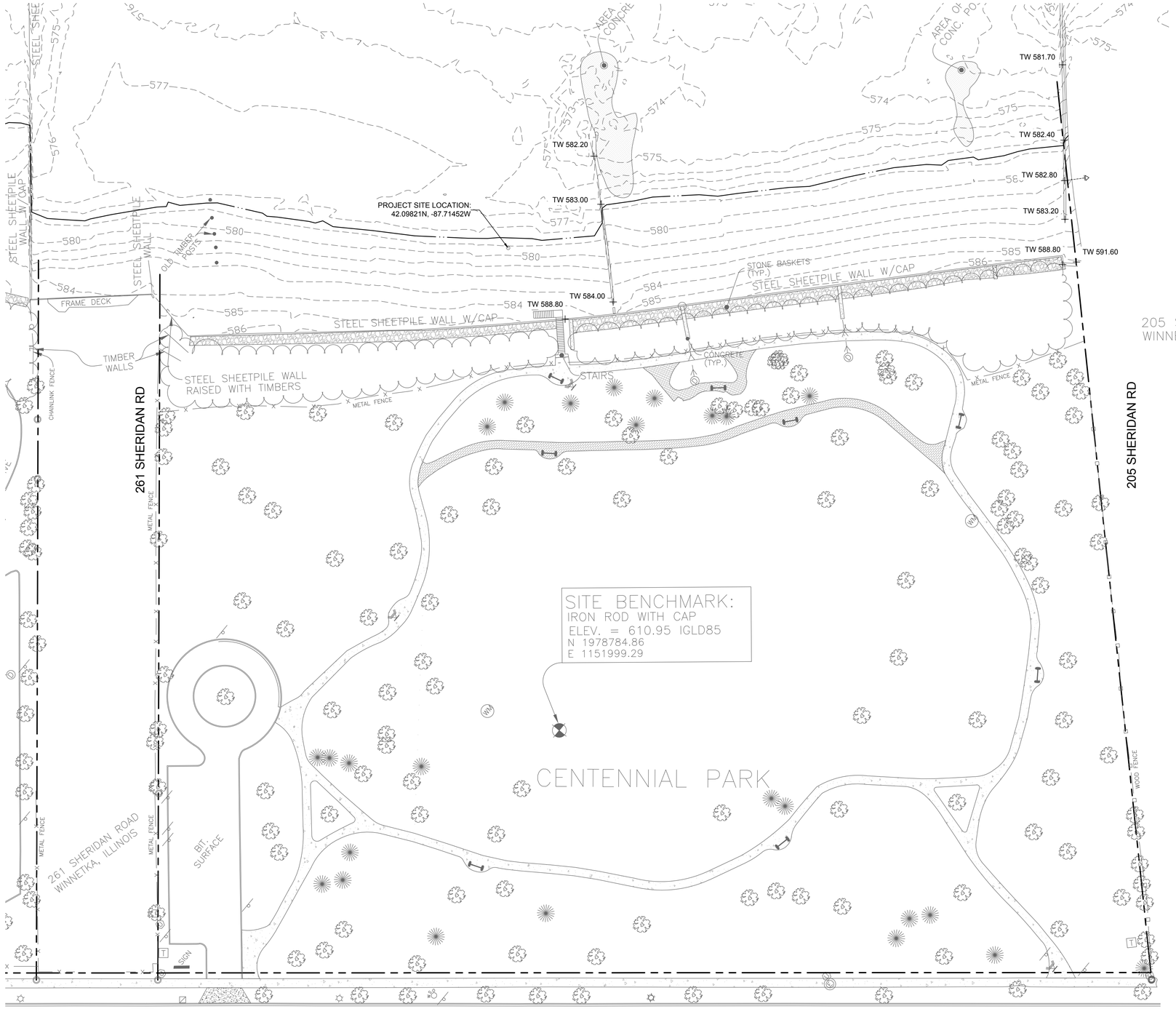
Please advise if additional information would assist the Village in preparation for the March 9, 2026, Zoning Board of Appeals meeting.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director of the Winnetka Park District

Scott Mangum, Director of Community Development Village of Winnetka



THE LAKOTA GROUP.

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540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

VICINITY MAP

SCALE IN FEET
1" = 30'

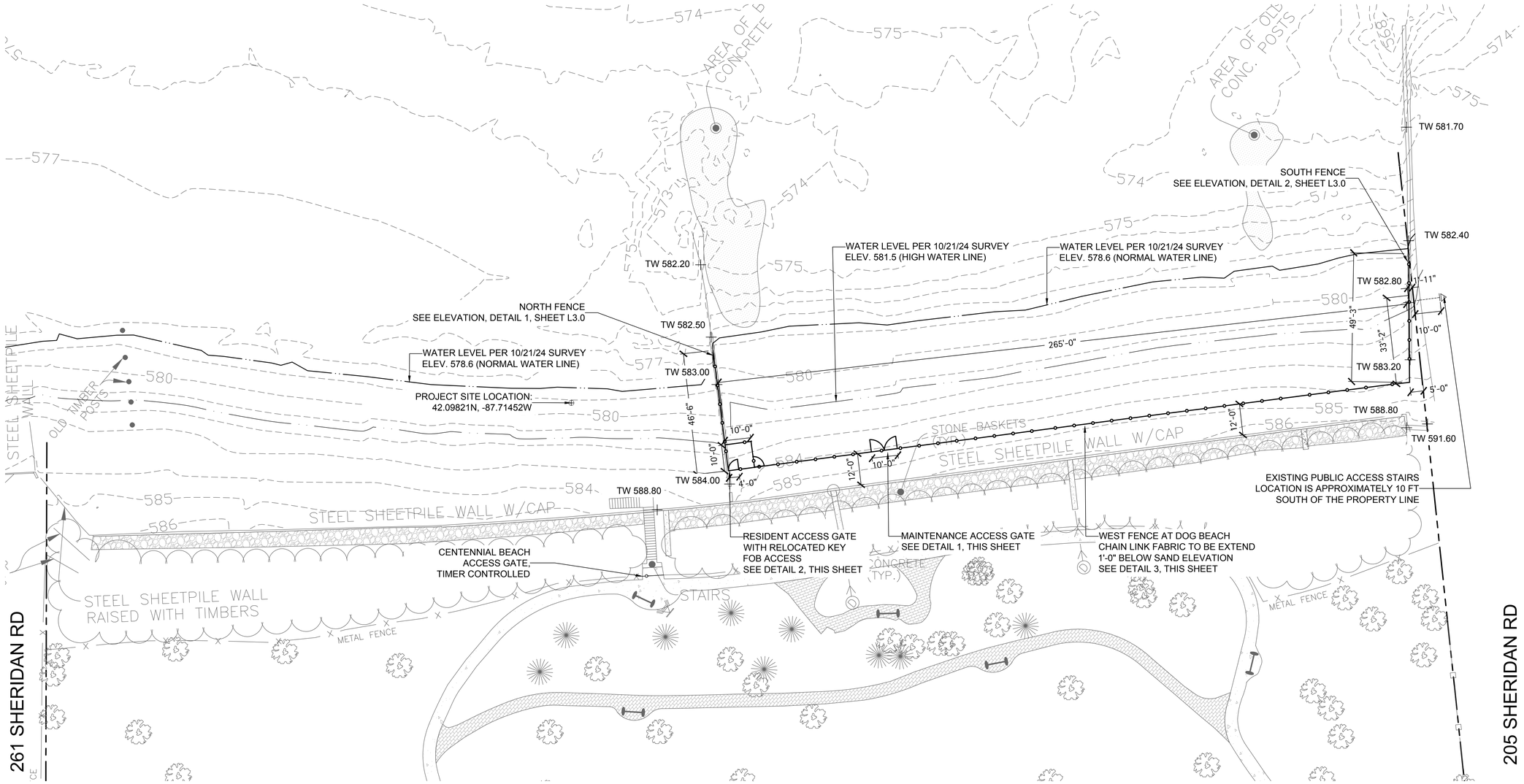
0' 15' 30' 90'

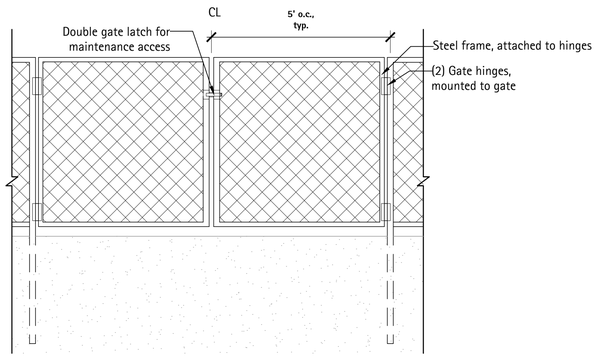
NORTH

SHEET NUMBER
L1.0

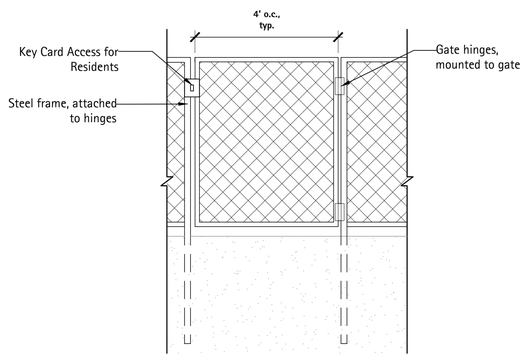
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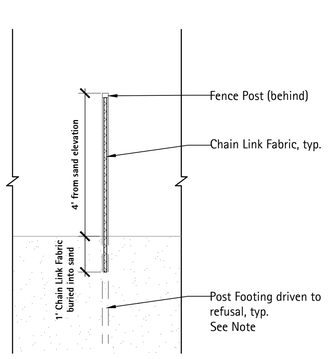




1 Maintenance Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



2 Resident Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



3 West Fence at Dog Beach - Cross Section
Scale: 1/2" = 1'-0"

Notes:

1. Posts to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade for fence panels. Gate panels shall not have buried chain link fabric condition.

THE LAKOTA GROUP.

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Winnetka, IL 60093

CENTENNIAL DOG BEACH
Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

SITE FENCING PLAN

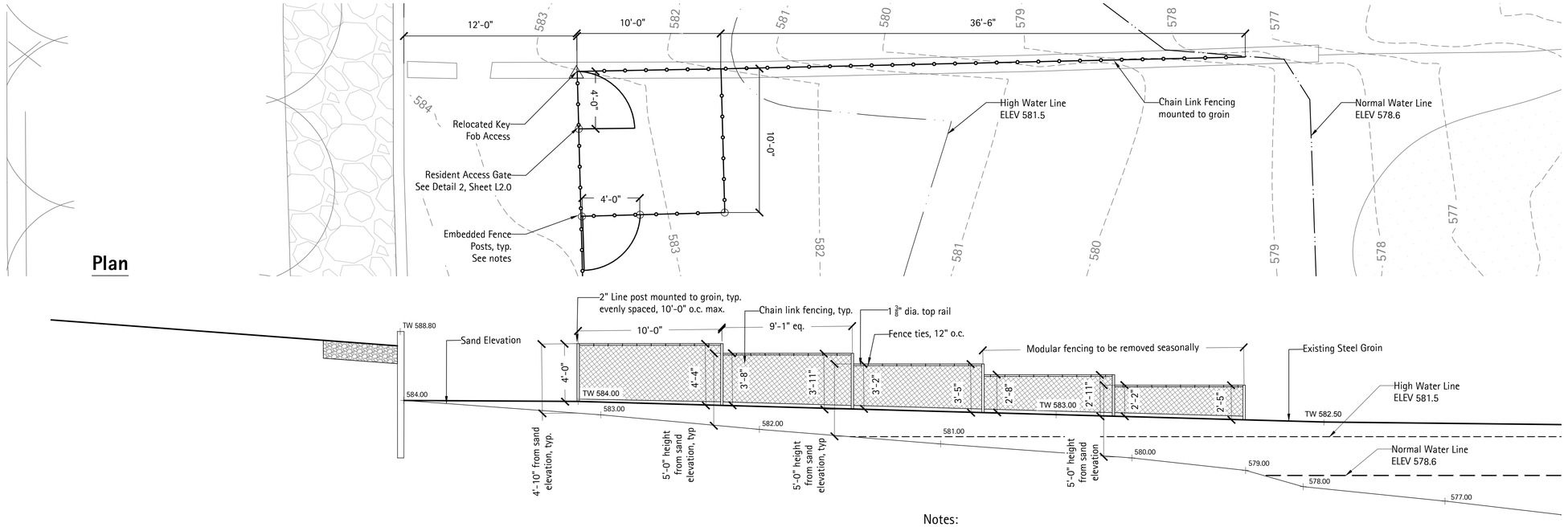
SCALE IN FEET
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0' 10' 20' 60'

NORTH

SHEET NUMBER
L2.0

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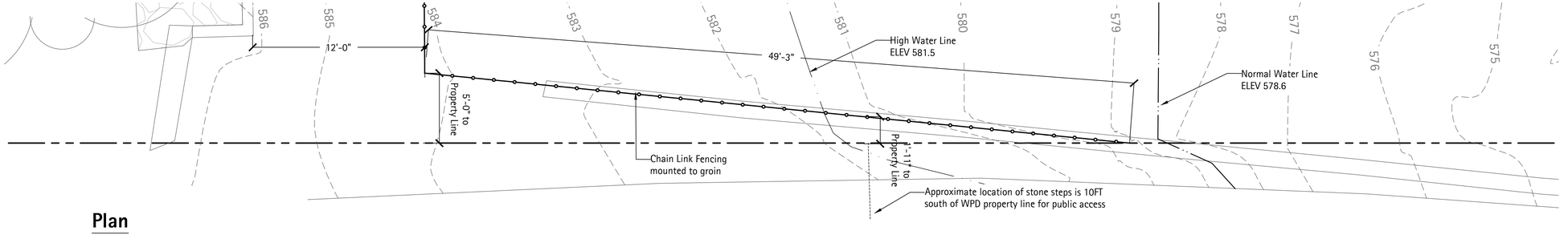
Plan

Notes:

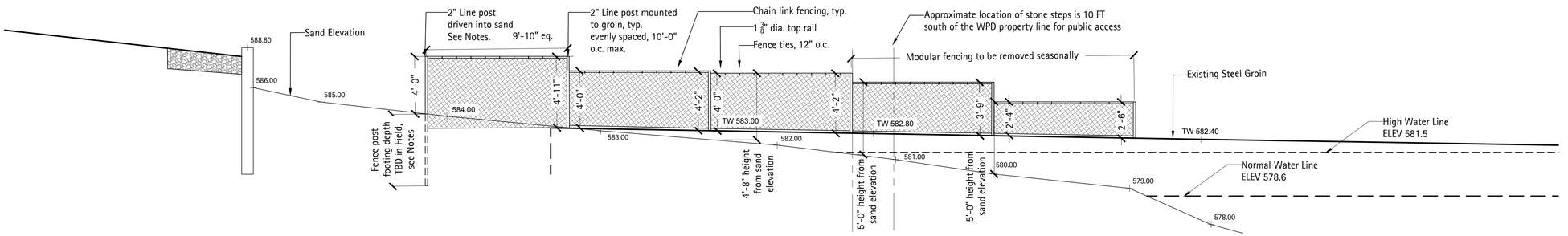
1. Steel top rail to run continuously over multiple posts where shown.
2. The eastern 20'-0" of fencing shall be removable fencing panels for seasonal damage prevention.
3. Posts shown over steel groin to be surface-mounted onto the steel groin.
4. At-grade fence posts to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade.

1 Elevation - North Dog Beach Fence

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



Plan



Notes:

1. Steel top rail to run continuously over multiple posts where shown.
2. The eastern 20'-0" of fencing shall be removable fencing panels for seasonal damage prevention.
3. Westernmost post identified in elevation to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade.

2 Elevation - South Dog Beach Fence

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

THE LAKOTA GROUP.

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CENTENNIAL DOG BEACH

Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

FENCE ELEVATIONS

SCALE IN FEET
1/4" = 1'-0"

0' 2' 4' 12'

NORTH

SHEET NUMBER

L3.0

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Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

February 13, 2026

Scott Mangum
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Centennial Beach Dog Fencing – Alternate Plan 1 Revision Narrative
Special Use Permit Case No. 25-28-SU – 225 Sheridan Road

Dear Scott,

On February 6, 2026, the Winnetka Park District Board of Commissioners reviewed the dog fencing proposal for Centennial Beach in consideration of the January 28, 2026 Plan Commission comments, public input, and Village staff review comments from the initial Special Use Permit review. Following that discussion, the Board directed staff to proceed with Alternate Plan 1 (attached), which represents a material redesign in response to that feedback.

The original submittal proposed a contained enclosure defined by perpendicular fencing extending toward Lake Michigan at both the north and south ends of the beach. During the review process, concerns were raised regarding public safety, shoreline access, visual impact, and the interaction between fencing and lake conditions. The revised plan shifts the project away from installing new fencing across the beach to create an enclosed dog park. Instead, it uses the existing shoreline infrastructure and beach geometry to define the dog beach limits while maintaining continuous public access along the lakefront with a 12’ bypass to the west of the dog beach area.

Most notably, the revised design eliminates the previously proposed four-foot chain-link fence runs at the north and south ends of the beach, thereby minimizing fencing located within active wave zones. Rather than projecting fencing across the beach and into the lake to form an enclosed area, Alternate Plan 1 attaches boundary fencing to the existing steel groins and relocates the controlled entry point directly to beach level. This change significantly reduces the perceived enclosure of the beach and removes physical barriers previously identified as potential safety concerns. The relocated fencing runs will be modular, allowing seasonal removal of the easternmost sections in areas subject to ice damming and winter lake conditions.

A dedicated pedestrian bypass corridor has also been incorporated into the revised design. This feature allows residents and visitors to walk the shoreline without entering the dog beach area and directly addresses concerns that general beach users would otherwise be required to pass through an active off-leash area. By separating circulation paths, the revised layout improves user clarity and reduces potential interaction conflicts between dog owners and non-dog users.

The bypass itself is shown on the attached Alternate Plan 1. It is created by installing a fence line approximately twelve feet lakeward of the steel seawall at the toe of the bluff and extending between the existing southern steel jetties. This run is approximately 265 feet in length and reduces the overall dog beach frontage by approximately fifty percent. Integrated into this fence line is the electronic key-fob entry gate, along with a secondary ten-foot maintenance access gate that will remain locked and secured for staff use. The fence is proposed at an overall height of five feet, with four feet exposed above grade and one foot buried below grade to accommodate fluctuating sand levels and reduce the possibility of dogs digging beneath the fencing.

Operational control is further improved through relocation of the key-fob entry to beach level and the use of a defined double-gate leash-up area. This eliminates the need for interior fencing corridors while maintaining controlled access for permitted users. The double-entry gate system is also a requirement of the Cook County Department of Animal and Rabies Control. In addition, the revised plan substantially reduces the amount of fencing interacting with lake forces by utilizing existing structural elements and shortening fence exposure in areas subject to wave and ice movement. The existing steel shoreline structures are designed to withstand year-round lake conditions, allowing the Park District to reduce the overall length of installed fencing.

For ease of review, the primary differences between the previously submitted plan and Alternate Plan 1 are summarized below.

Plan Comparison Summary

Design Element	Previous Temporary Fencing Plan	Alternate Plan 1 (Approved 2-6-26)	Resulting Impact
Overall Layout	Enclosed containment area formed by perpendicular fencing	Shoreline-defined boundary using existing groins	Reduces enclosed park appearance
Fencing Into Lake	Approximately 15 ft lakeward fence runs at both ends	Fencing attached to existing structures with reduced lake exposure	Minimizes wave/ice interaction risk
Public Shoreline Access	Users pass through an active off-leash dog area	12-ft pedestrian bypass outside dog beach	Maintains continuous public access
Access Control	Inland gated corridor	Beach-level controlled entry vestibule	Clearer entry and safer circulation while improving access for non-dog users
Interior Fencing	Double corridor containment system	Eliminated	Removes internal obstacles
Safety Considerations	Potential cross-traffic conflicts	Separated circulation paths	Improves user safety
Visual Impact	Visible enclosure across beach	Reduced fencing footprint at north and south boundaries	Less intrusive shoreline presence

In summary, Alternate Plan 1 reduces the installation of new freestanding fence infrastructure at the north and south boundaries by utilizing existing steel groins, improves shoreline access through the addition of a defined pedestrian bypass, separates user groups to enhance safety, and minimizes fencing interaction within active lake areas while still providing a controlled off-leash area consistent with regulatory requirements. These revisions were intentionally developed in direct response to Plan Commission discussion, public input, and Village staff feedback, and intends to fully satisfy the applicable Special Use Permit standards. The design preserves the open character of Centennial Beach while incorporating operational controls necessary to manage off-leash use in a safe and regulated manner.

Staff is also planning to discuss additional items with the Park Board at the February 26, 2026 meeting to obtain direction regarding the north beach area of Centennial Beach and how to proceed. Staff will follow up after that meeting to inform the Village of any items related to SUP Case No. 25-28-SU.

We appreciate the continued coordination with Village staff and look forward to the next steps in the review process. Please let me know if any additional clarification would be helpful.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director
Ann Klaassen, Assistant Director of Community Development

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: ZONING BOARD OF APPEALS

FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: FEBRUARY 5, 2026

SUBJECT: CENTENNIAL BEACH FENCE – 225 SHERIDAN ROAD
SPECIAL USE PERMIT (CASE NO. 25-28-SU)

INTRODUCTION

On February 9, 2026, the Zoning Board of Appeals ("ZBA") is scheduled to commence a public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow installation of fencing on the existing beach on the Subject Property, which is located in the R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District.

The Plan Commission ("PC") considered the special use permit at its January 28, 2026, meeting. By a vote of 7-0, the PC asked the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the PC's discussion for consideration at the February 25, 2026, PC meeting. Details regarding the PC's consideration are provided later in this report.

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 ZBA. The hearing was also properly noticed in the *Winnetka Talk* on January 22, 2026. Additionally, a public notice sign was posted on the Subject Property informing the public of the ZBA meeting. As of the date of this memo, staff has received several written comments from the public regarding this application. **Most of these comments were received by the Village for consideration by the PC. Others have been received since the Commission's consideration of the Applicant's request.** Comments previously included in the PC agenda packet are provided in **Attachment B**. Comments received since the posting of the January 28, 2026, PC agenda packet are provided in **Attachment C**.

The Village Council has final jurisdiction on this application, as the Council has sole authority to grant a Special Use Permit.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.3 acres (230,911.56 square feet) in size, is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane and contains Centennial Beach

and Park (see Figure 1). Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for "Open Space" land uses, which includes public parks & recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land. The Comprehensive Plan also includes the following related goals:

> *Goal 1.7: The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.*
>
> > *Initiative 1.7.1: Study and consider establishing a specific zoning district for open space uses, or specific zoning standards for such uses within existing residential districts. This would allow more appropriate zoning standards for these uses.*
>
> *Goal 6.1: The Village will continue to promote and encourage partnerships with other units of government and agencies to conserve, restore, and enhance natural features and ecosystems, to ensure accessibility to natural areas, parks, and other open or public spaces, and to support recreational facilities and programs that support the health of residents of all ages and abilities.*
>
> > *Initiative 6.1.1. Continue to collaborate with the Park District, local school districts, Forest Preserves of Cook County, and others to create opportunities that enhance accessibility to the open spaces of Winnetka. (refer to initiative 8.3.5)*
> >
> > *Initiative 6.1.2. Continue to collaborate with the Park District, School District, Library District, Community House of Winnetka, and other community institutions to offer programs that maintain active and thriving Village recreation programs, offering a variety of sports, exercise, arts and crafts, cultural, life skills, educational, social, and leisure programs for residents of all ages and abilities.*
>
> *Goal 6.4: The Village will support health and wellness through innovative and diversified recreational, learning, and cultural opportunities in its public parks, plazas, trails, and open spaces.*
>
> > *Initiative 6.4.4. Support the efforts of the Park District and other community organizations to expand and/or modify Winnetka's recreational programming to fill gaps in services.*
>
> *Goal 6.5: The Village will support policies that preserve and protect the unique natural resources of and the recreational opportunities provided by the Lake Michigan shoreline and bluffs.*
>
> > *Initiative 6.5.1. Continue to study and consider establishing development regulations addressing construction of shoreline stabilization projects and specific recreational projects in and adjacent to Lake Michigan and its shoreline that will not cause environmental damage to or interfere with the greater recreational opportunities provided by the Lake and adjacent areas.* [Ordinance MC-05-2023 was adopted by the Village Council on March 21, 2023, which created a new chapter of Village Code – Chapter 15.78 Lakefront Construction.]

<u>Initiative 6.5.2.</u> Study and consider establishing development regulations that requires construction on and adjacent to the bluffs along the Lake Michigan shoreline that protects, restores, and manages the stability of the bluffs and natural shoreline and that are contextually sensitive to the natural features of the bluffs. [Ordinance MC-01-2024 was adopted by the Village Council on February 6, 2024, amending the Zoning Ordinance concerning establishing bluff regulations for development in the steep slope area along Lake Michigan.]

The Subject Property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 2).

In addition to single-family residential uses, the R-2 District allows a limited range of additional uses by Special Use Permit. Allowed Special Uses in the R-2 District include (a) church or temple; (b) public school, elementary and high, or private school having a curriculum equivalent to a public elementary school, public high school or public institution of higher learning; and (c) library. In addition, the Zoning Ordinance allows park and recreational uses in any zoning district within the Village by special use permit approval.

The Applicant's current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district. The Applicant recently used the Subject Property as an off-leash dog area as well.



Figure 1 – GIS Aerial Map



Figure 2 – Zoning Map

PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS

Based upon documents provided by the Applicant, it appears that the Applicant has owned the Subject Property since 1969. There are six (6) previous zoning cases on file for the Subject Property, five of which occurred prior to the Applicant acquiring the Subject Property:

1. In 1923, ZBA Case No. 43 was approved to allow an addition to a nonconforming use for the North Shore Health Resort;
2. In 1945, ZBA Case No. 702 was approved to allow the alteration of a nonconforming use and building for the North Shore Health Resort;
3. In 1949, ZBA Case No. 751 was not approved to allow a building addition to the North Shore Health Resort;
4. In 1951, ZBA Case No. 776 was not approved to allow enclosure of the front entrance of the North Shore Health Resort;
5. In 1964, ZBA Case No. 935 was approved to allow the extension of a nonconforming use (North Shore Health Resort) with the construction of an accessory building; and
6. In December 2024, Case No. 24-08-SU received a recommendation of approval from the Zoning Board of Appeals for zoning variations and exceptions from the steep slope regulations, subject to approval by the Village Council of a special use permit, for which the ZBA recommended denial of, to allow improvements to the existing park and beach on the Subject Property. In May 2025, the Plan Commission (PC) recommended denial of the special use permit and steep slope exceptions. The application has been on hold at the Applicant's request, since the PC made its recommendation. The application still requires review by the Design Review Board before being considered by the Village Council. It is the Village's understanding that the Applicant is revising its previous plans and upon a revised submittal it is anticipated that the application will be considered first by the advisory bodies before it is considered by the Village Council.

Figures 3 and 4 on the following page are current photos of the Subject Property. Figures 5 through 8 were taken in the summer of 2024.



Figure 3 – Subject Property – Looking North at Centennial Beach (January 2026)



Figure 4 – Subject Property – Looking South at Existing Steel Groin on Centennial Beach & Stone Groin at 205 Sheridan Road Property (January 2026)



Figure 5 – Subject Property – Looking North at Centennial Beach (Summer 2024)



Figure 6 – Subject Property – Looking South at Centennial Beach (Summer 2024)



Figure 7 – Subject Property – Looking North from Centennial Beach (Summer 2024)

LAKEFRONT CONSTRUCTION AND STEEP SLOPE ORDINANCES

Given the Subject Property is located along Lake Michigan it is subject to the lakefront construction ordinance, Chapter 15.78 of the Village Code, and the steep slope regulations, Chapter 17.82 of the Village Code. However, it is important to note that the proposed fence is not located within the steep slope zone; it is located lakeward of the toe of the bluff.

The requirements of both chapters are administratively reviewed and approved by staff (in this case after zoning approval). However, an applicant may appeal the decision of staff regarding the application of the lakefront construction ordinance to the Village Council or may request exceptions from the steep slope requirements.

The **lakefront construction regulations** govern construction along, adjacent to, and within Lake Michigan. A permit pursuant to the lakefront construction ordinance is required for any construction activity within Lake Michigan regulated areas that requires a permit from any of the following governmental agencies ("Permitting Agencies"): the United States Army Corp of Engineers, the Illinois Department of Natural Resources, the Metropolitan Water Reclamation District of Greater Chicago, or the Illinois Environmental Protection Agency (collectively, "Covered Construction"). Typical construction activity relates to beach preservation, which consists of steel or stone groins, revetments/bulkheads/seawalls, or other means of lakefront stabilization and preservation. The Village's formal review and approval of such a permit occurs after the applicable zoning approvals and the regulatory agencies review and approve their respective permits. The Village's review and approval is conducted administratively by the Village Director of Engineering in consultation with the applicant and the Village's coastal engineering consultant. This review is based upon a set of criteria identified in the regulations.



Figure 8 - Existing Sea Wall on Subject Property (Summer 2024)

The technical review and approval of proposed plans set forth in the lakefront construction regulations and the steep slope regulations occurs during the building permit process, which occurs after the zoning entitlement process (e.g. special use, variations, etc.). That said, during Village staff's review of a zoning entitlement application, Village staff and consultants will conduct a preliminary review of the project for code requirements to determine if the development should be able to, in general terms, comply with administrative code requirements. Detailed construction plans are not required at this time, but the applicant is required to provide sufficient information so staff can determine whether the proposed site layout can be achieved and still comply with other Village regulations as noted above. If after the Village Council approves a special use permit and during the building permit process an applicant changes the design of the project to such an extent that it would be considered a major change, the applicant would be required to go through the full special use permit process again before staff issues a building permit. Regarding the Centennial Beach zoning relief application, the Applicant has submitted plans for the proposed fence that have been reviewed by the Village Director of Engineering and Village's coastal engineer. The Engineering Department has provided comments to the Applicant. The Village Director of Engineering has determined that the responses provided by the Applicant address the review comments. The Applicant is aware that all of the approved permits from the Permitting Agencies will need to be provided, and a special use permit granted before the Engineering Department can issue final approval.

Each advisory board and commission will review the application based upon the applicable standards for that advisory body. Their review is based upon these broad standards and not based upon a review of the *technical* code requirements for such items as the Village's stormwater requirements, building code requirements, lakefront construction approval criteria, or steep slope regulation development standards. Those technical items are reviewed in detail administratively by qualified engineering staff during the building permit process.

PUBLIC TRUST DOCTRINE

Given the proposed improvements are located along the lakefront, it is important to review the nature and extent of the "public trust doctrine". Generally, the "public trust doctrine" is a concept based upon an 1892 United States Supreme Court decision that held that lands under the navigable waters of Lake Michigan are held by the state in trust for the people of the state. This doctrine has since been codified by Illinois statue. Illinois courts have held that the boundary between private land and land owned by the state in public trust is "the line where the water usually [stands] when unaffected by storms or other disturbing causes." This line is variously referred to as the "water's edge," "still water shoreline," "calm waterline," "unaffected waterline," or the "normal waterline." Accordingly, in Illinois the boundary between private land and public land is the point at which the water normally stands (the "Normal Waterline").

A rule of thumb that generally applies in Illinois and other jurisdictions that rely on the Normal Waterline for the public-private property demarcation is that if your feet are wet, you are on public property, and if your feet are dry then you are on private property. Based on these principles, the demarcation line in Illinois between public and private land is the same demarcation line that identifies where land held in trust begins and ends – both lines are the Normal Waterline.

The Illinois Supreme Court has held that the public trust doctrine for Lake Michigan extends "to recreational uses, including bathing, swimming and other shore activities."

The Normal Waterline may change over time as a result of various processes, including accretion, reliction, and erosion. Gradual changes to the Normal Waterline over time resulting in either increases or decreases in the amount of dry land are an "inherent and essential attribute of the original property," and the property line changes with the Normal Waterline. However, if the addition or loss of property is sudden (i.e., caused by a violent storm), then the property line does not change The test of what change is gradual, as opposed to sudden, is "that though the witnesses may see from time to time that progress has been made, they could not perceive it while the process was going on". Although a riparian owner may protect his property from erosion, he has no right to affect an increase of his own land, the result of which is a corresponding loss of land owned by the state in trust for the public.

Under these principles, the owner of real estate fronting on Lake Michigan generally owns the property to the Normal Waterline, and the land east of the Normal Waterline is owned by the state in trust for the public.

PROPOSED PLAN

The Applicant is proposing installation of two rows of chain-link fencing, measuring 4 feet in height, set back 20 feet from both the north and south boundaries of Centennial Beach. The proposed fencing would be located at the base of the existing steel sheet pile wall and extend perpendicularly eastward across the beach into the lake. As described by the Applicant in the attached project narrative included in **Attachment A**, the purpose of the fencing is to provide an enclosure to allow off-leash dogs on the beach.

The existing beach has been utilized as a dog beach since 1995, according to the Applicant. Patrons are required to have a key fob to access the existing beach from the top of the bluff above. The proposed fencing would enclose the beach area for dogs to be off-leash. Both the north and south fence would have access gates to allow the public to traverse the beach. The Applicant indicates in its narrative that they are planning for the access gates to remain unlocked, with the current key fob controlled access gate to remain at the top of bluff.

North Fence. The north fence would extend a total of 91 feet from the existing steel sheet pile wall at the base of the bluff east towards the water (Figure 10). Approximately 40 feet of the fence would extend from the ordinary high water mark (OHWM) (581.5) into the lake. There would be a double access gate 10 feet in width to allow unleashing and leashing of dogs. The depth of the leashing and unleashing area would be 6 feet. The proposed access gate would be 24 feet east of the existing steel sheet pile wall, and approximately 17 feet west of the OHWM.

South Fence. The south fence would extend approximately 78 feet from the existing steel sheet pile wall east towards the water (Figure 11). Approximately 36 feet of the fence would extend from the OHWM into the lake. The double access gate would be located 16 feet east of the steel sheet pile and be 3'-3" in width. Similar to the north access, the depth of the leashing and unleashing area would be 6 feet.

In response to staff review comments, including the Village's coastal engineering consultant, the lakeward sections of fencing (east four or five sections) would be removable, so that these sections can be removed during late fall and winter and reinstalled in the spring.

The proposed site plan and up-close excerpts of both the north and south fences, as well as elevations of the proposed fencing and gates are provided below and on the following pages. The complete set of plans is provided in the application materials, which are included in **Attachment A**.

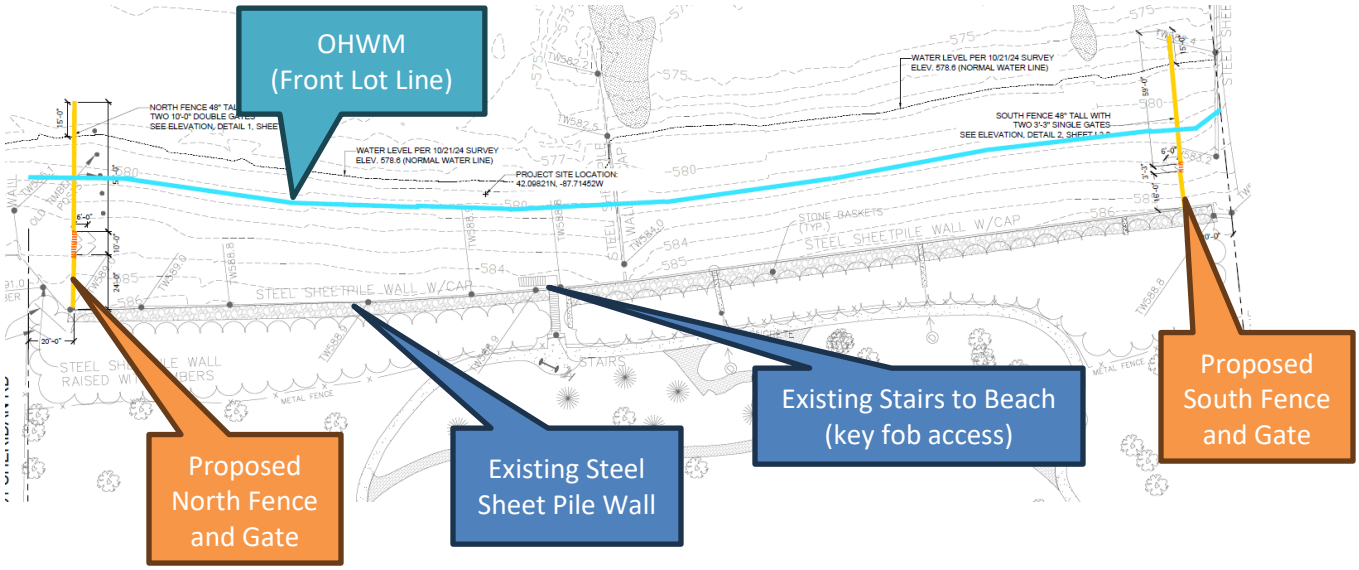


Figure 9 –Site Fencing Plan (Sheet L2.0)

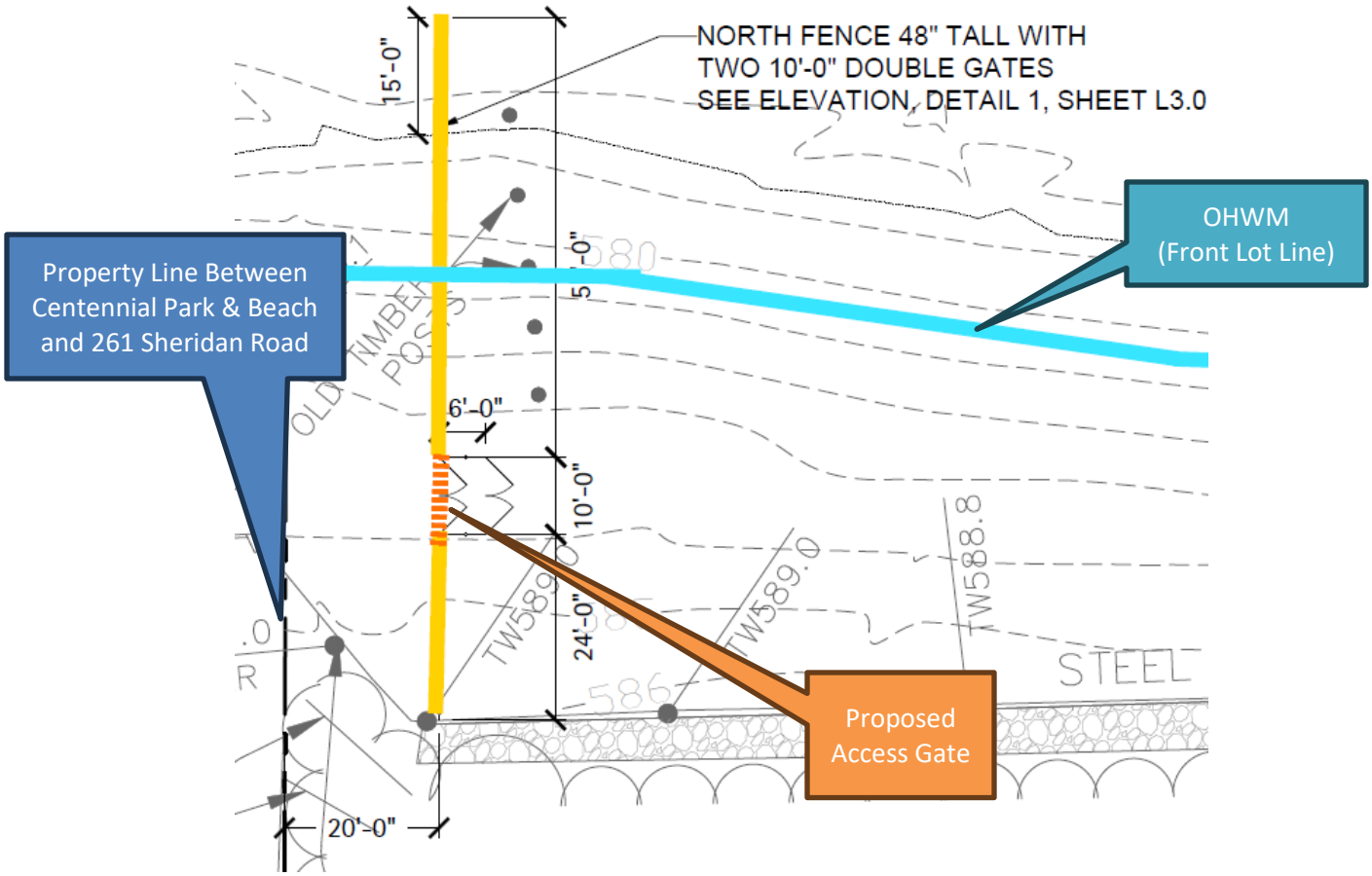


Figure 10 – Proposed North Fence (Excerpt of Sheet L2.0)

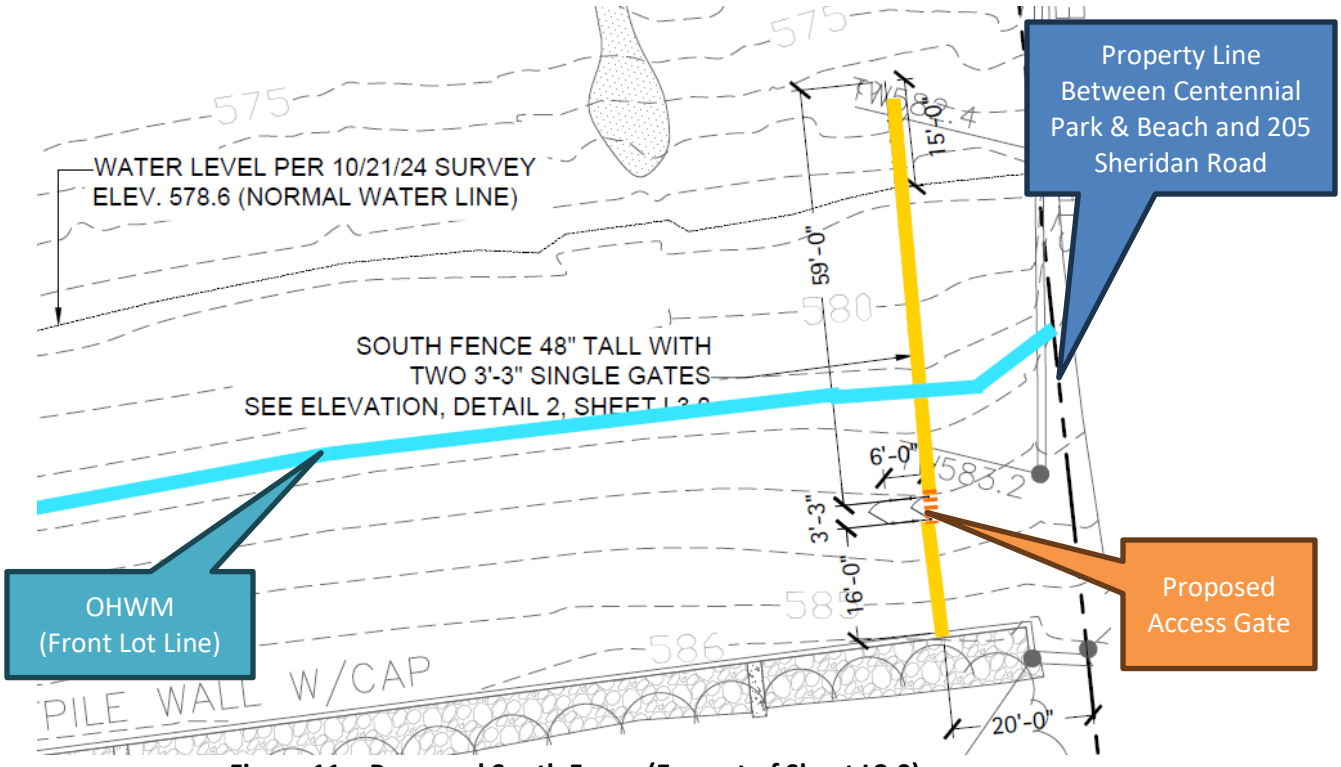


Figure 11 – Proposed South Fence (Excerpt of Sheet L2.0)

As proposed, to walk along the beach from the north end to the south end of the Subject Property, or vice versa, a member of the public would need to use the proposed access gates and walk through the dog beach. As noted earlier, both rows of fencing would be off-set from the north and south property lines by 20 feet, allowing for a pathway to access the stairs that go over the 205 Sheridan Road stone groin.

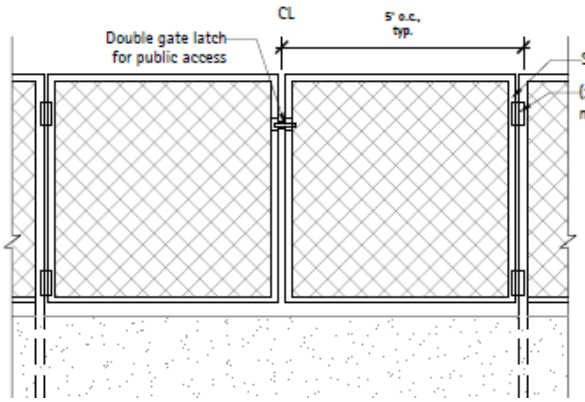


Figure 12 – Proposed North Access Gate

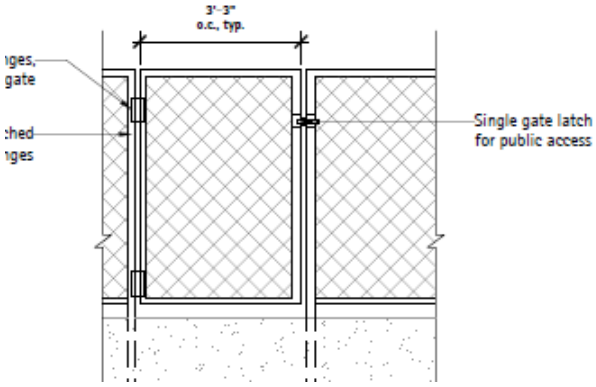


Figure 13 – Proposed South Access Gate

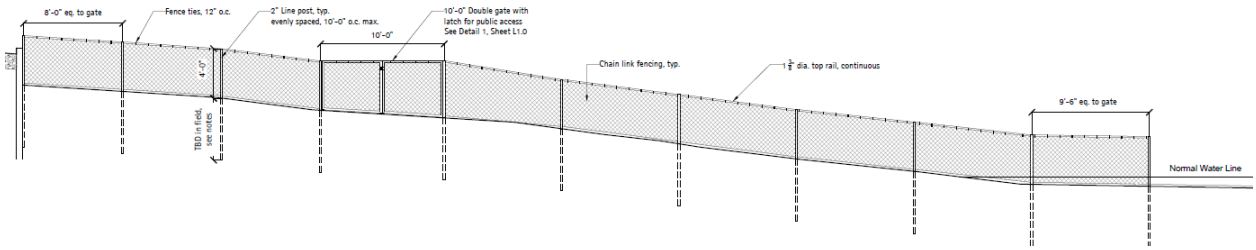


Figure 14 – Elevation of North Fence

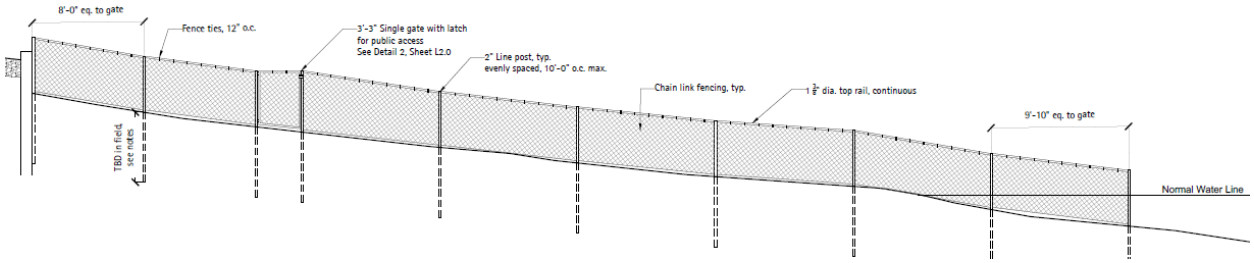


Figure 15 – Elevation of South Fence

Fence and wall height within required setbacks. With the adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the lake as well as the front yard setback along the lake. The front lot line is now the ordinary high water mark (OHWM) and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the OHWM, whichever results in the line farthest from the OHWM.

The Zoning Ordinance allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. While the proposed fence is located within the required front yard, at a height of 4 feet, it complies with the maximum permitted height. Therefore, the **proposed fence complies with the zoning regulations**.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

The Plan Commission ("PC") considered the special use permit on January 28, 2026. After hearing presentations by Village staff and by the Applicant, the PC heard from 16 members of the public. At least 15 of the speakers spoke in opposition to the proposed plan. The PC then discussed the request. Members expressed concerns regarding safety of the fencing in the water and people having to walk through an area designated for dogs to be off-leash in order to traverse the beach. Hence, the Commission found that the proposed use does not meet the standards for granting a special use permit. After hearing the comments of the PC, the Applicant asked if a plan was submitted that eliminated the fencing in the water and provided for a by-pass for public access around the dog beach would the PC reconsider its position. The PC was not receptive to an amended plan being presented to them at a future meeting. Therefore, by a vote of 7-0, the PC asked the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the Commission's discussion for consideration at the next PC meeting on February 25, 2026. Draft minutes of the January PC meeting are included as **Attachment D**.

The Design Review Board is scheduled to consider a Certificate of Appropriateness for the proposed fencing on February 19, 2026.

FINDINGS & RECOMMENDATION

The ZBA is charged with evaluating Special Uses for consistency with the six standards for granting specials use permits. In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit meets the standards for granting the requested Special Use Permit.

After hearing from the Applicant and the public, the ZBA will have the following options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the ZBA.

2) Consider a motion recommending approval or denial of the Special Use. If the ZBA is prepared to make a recommendation to the Village Council regarding the requested relief, a ZBA member should make a motion recommending approval or recommending denial based upon the following standards and direct staff and the Village Attorney to prepare written findings and determinations for the ZBA's consideration and final vote at a subsequent meeting:

    1. The proposed improvement **is consistent [is not consistent]** with the Standards for the granting of Special Use Permits, as follows:

        a. That the establishment, maintenance and operation of the special use and associated exceptions will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

        b. That the special use and the associated exceptions 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 and associated exceptions 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;

d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;

e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and

f. That the special use and associated exceptions in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

As noted above, any motion on a decision by the ZBA should direct the Village Attorney to prepare written findings and determinations for the ZBA to consider and vote on at a subsequent meeting.

ATTACHMENTS

Attachment A: Application Materials
~~Attachment B: Public Correspondence Previously Included in PC Agenda Packet~~
~~Attachment C: Public Correspondence Received Since Posting of January 28, 2026, PC Agenda Packet~~
~~Attachment D: January 28, 2026, PC Meeting Draft Minutes Excerpt~~

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District
1380 Willow Road
Winnetka Illinois 60093

October 21, 2025

Scott Mangum
Director of Community Development
Village of Winnetka
501 Green Bay Road
Winnetka Illinois 60093

Dear Scott,

I am submitting this letter in support of our application for a Special Use Permit to install temporary fencing at Centennial Beach, which is located at 225 Sheridan Road.

As previously discussed, and as noted in our fencing permit application submitted in May, the Winnetka Park District seeks to install temporary fencing to allow for the continued use of the Centennial Off-Leash Dog Beach, which has been in operation since 1995. The proposed temporary fencing consists of two rows of chain-link fencing along the northern and southern boundaries of the dog beach.

As you are aware, the Park District has submitted a formal Special Use Permit application (Case No. 24-08-50: 225 Sheridan Road – Centennial Park and Beach), which includes plans for a future permanent design. While planning for that long-term solution continues, we are requesting a separate Special Use Permit for the temporary fencing to allow the off-leash dog beach to reopen to the community.

The Park District has submitted plans to the Illinois Department of Natural Resources (IDNR), the U.S. Army Corps of Engineers (USACE), the Illinois Environmental Protection Agency (IEPA), and the Cook County Department of Animal and Rabies Control (CCDARC). We are currently awaiting responses from three of these four agencies. Enclosed is the IEPA's letter confirming that our proposed plan will have no adverse impact on the site. The public comment periods for the IDNR and USACE permits have concluded, and we are awaiting their final determinations. Discussions with CCDARC are ongoing, and we anticipate confirmation of their review soon.

The proposed enclosed area will provide a safer, more controlled off-leash environment for dog owners while ensuring continued shoreline access for non-dog beach users, as required by state and federal agencies.

Enclosed with this letter are the following materials:

- Completed Special Use Permit Application – Centennial Park and Beach, 225 Sheridan Road
- Project narrative, including evidence that the proposed temporary fencing conforms to the six special use standards
- Copy of the deed showing ownership/Photos of the Property Site
- Current plat of survey
- Proposed temporary fencing/site plan
- Certificate of Appropriateness application
- Copy of the Response Letter from the IEPA

Both Shannon Nazzal and I are available to meet or answer any questions you or your staff may have. If a site visit would be helpful, please let us know, and we will be happy to arrange it.

We appreciate your time and consideration of this request and look forward to your review.

Sincerely,

[redacted]

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director of the Winnetka Park District

540 Hibbard Road, Winnetka, IL 60093
www.winpark.org

(847) 501-2040
Fax: (847) 501-5779

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 225 Sheridan Road, Winnetka Illinois 60093

Applicant Information

Name: Winnetka Park District
Primary Contact: Costa Kutulas
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2052
Email: ckutulas@winpark.org

Owner Information

Name: Winnetka Park District
Primary Contact: Shannon Nazzal
Address: 540 Hibbard Road
City, State, ZIP: Winnetka, IL 60093
Phone No. 847-501-2074
Email: snazzal@winpark.org

Architect Information

Name: The Lakota Group
Primary Contact: Scott Freres
Address: 1. E. Wacker Dr. Suite 2700
City, State, ZIP: Chicago, IL 60601
Phone No. 312-467-5445
Email: sfreres@thelakotagroup.com

Attorney Information

Name: Meltzer, Purtill & Stelle LLC
Primary Contact: Harold W. Francke
Address: 1450 American Lane, 19th Floor
City, State, Zip: Schaumburg, IL 60173
Phone No. 847-330-6068
Email: hfrancke@mpslaw.com

Applicant Signature: [redacted] Date: 10/21/2025

Property Owner Signature: [redacted] Date: 10/21/2025

Printed Name of Owner: Shannon Nazzal

Application for Special Use Permit – Installation of Temporary Fencing at Centennial Beach

Project Narrative

The Winnetka Park District is requesting a Special Use Permit to install two rows of temporary fencing with access gates at Centennial Beach, which is located at 225 Sheridan Road. The proposed fencing will enhance the safety, compliance, and long-term sustainability of this popular recreational amenity, which has served Village residents and their pets for three decades.

The Centennial Dog Beach has operated since 1995 as an off-leash dog beach along the Lake Michigan shoreline. Due to Cook County Animal and Rabies Control requirements and feedback from the community, the Park District now seeks to formally enclose the dog area with durable, visually unobtrusive fencing that encourages dogs remain safely within the permitted zone while maintaining access for users and preserving the natural character of the lakefront. The proposed fencing will include double entry gates on both the north side and south side fence runs which are set 20' within the Park District's property lines. This design will allow continuous access for beach goers to traverse the beach with minimal impact to the beach user. The only impact would be the need for the beach user to walk through an access gate which is planned to remain unlocked for the duration of the year. As this is a public beach the beach goers have that ability to walk anywhere along Centennial Beach. The existing fencing at the top of the bluff is to remain with the current key fob controlled access gate.

The proposed new enclosed space will provide a safer, controlled dog beach area to allow for Centennial Beach users to enjoy the property with their four legged friends without needing a leash. As outlined in the drawings, our plan includes the installation of 48" high chain-link fencing running perpendicular to the shoreline. Double-entry gates are incorporated into both the north and south fence lines to satisfy leashing and unleashing requirements. This design also ensures shoreline access for non-dog beach users, as required by state and federal agencies.

The project includes:

- Installation of approximately 4-foot-high, chain-link fencing, set in from the Park District's property boundaries by 20' at both the north and south ends of the designated dog beach area;
- Gated access points that will make it possible for beach goers to walk the shoreline unimpeded;
- Double-gate systems at the beach level to prevent pets from escaping;

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- Signage and rule boards consistent with the Park District's dog-use policies, and Cook County Department of Animal & Rabies Control regulations; and
- Minor site work to install fence posts without altering existing drainage, topography, or lakefront views (note: posts are anticipated to be installed into the clay without the need for concrete footings)

The fence is designed to comply with the requirements of all regulatory agencies and will not encroach upon private property, utilities, or environmentally sensitive areas. The Park District has submitted permit applications to the Illinois Department of Natural Resources (IDNR), United States Army Corps of Engineers (USACE),Illinois Environmental Protection Agency (IEPA), and Village of Winnetka, and it has requested a review of the proposed design by the Cook County Department of Animal & Rabies Control (CCDARC), to ensure the design meets the requirements of all regulatory agencies.

To date, we have heard back from the IEPA and they have submitted a response that the proposed project will not have an adverse effect on water quality. We are currently awaiting determinations from both the IDNR and USACE, who have completed their public comment phase of the application. The Park District has also had many conversations with the CCDARC regarding its review of our plan. We are still awaiting formal responses from all four agencies.

This project represents a low-impact safety enhancement to an established community facility, maintaining the cherished dog beach experience while meeting current public safety and regulatory standards.

Purpose and Intent

The purpose of the proposed fencing is to:

- Comply with Cook County Department of Animal & Rabies Control requirements for enclosed off-leash dog areas;
- Protect public safety by preventing dogs from leaving the designated area;
- Enhance user comfort and enjoyment by defining clear boundaries for off-leash recreation;
- Preserve Winnetka's lakefront resources through responsible management of park use; and
- Support the Park District's mission to provide safe and high-quality recreational opportunities for all residents.

The project aligns with the Village of Winnetka's Comprehensive Plan goals of maintaining and enhancing public open space, promoting environmental stewardship, and encouraging improvements that strengthen community amenities while protecting neighborhood character.

Special Use Permit Standards

In accordance with Section 17.56.010 of the Village of Winnetka Zoning Ordinance, the following responses confirm that the proposed special use meets each of the required standards for approval:

1. *"That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;"*

The installation of fencing around the Centennial Dog Beach will enhance public safety and welfare by preventing dogs from straying outside the designated off-leash area. This measure supports compliance with Cook County animal control ordinances, reduces the potential for conflicts among park users, and improves supervision of dogs in a controlled, defined environment.

The fencing will be designed and maintained to ensure safety for all users. Signage will clearly communicate dog beach rules, hours, and requirements. These measures will promote responsible use of the dog beach and enhance the comfort and welfare of all visitors.

2. "That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;"

The proposed fencing will not be detrimental to adjacent properties or diminish property values. The improvement is modest in scale and limited to Park District land already dedicated to recreational use.

The open chain-link fence design minimizes visual impact, maintaining transparency and preserving lake views. The fencing will not generate noise, traffic, or visual clutter. By addressing prior concerns about dogs exiting the beach or entering non-dog areas, the project is expected to improve neighborhood satisfaction and the enjoyment of nearby public and private properties.

3. "That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;"

The fencing will not impede normal or orderly development of surrounding properties. The project is an enhancement to an existing, long-standing community amenity and does not alter land use patterns or development potential in the area.

All work will occur within the established beach and park footprint. The fence design will respect existing utilities, shoreline stabilization efforts, and access routes, ensuring that future improvements or maintenance activities along the lakefront can continue unimpeded.

4. *"That adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;"*

Adequate ingress and egress already exist to serve Centennial Beach and the dog beach area. The proposed fencing will utilize existing pedestrian paths and beach access points, with no changes to vehicular circulation or parking.

Entry gates will be strategically located to provide safe, efficient user movement and will include double-gate systems where appropriate to prevent dogs from escaping. The proposed improvements will not cause pedestrian or vehicular congestion in public ways.

5. *"That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided;"*

The site already includes adequate parking, utilities, access roads, and drainage to support its operation. The fencing installation requires no new utilities or structural facilities.

The permeable design will not alter natural drainage or stormwater flow, and no impervious surfaces will be added. All work will comply with applicable stormwater and bluff stability standards. Coordination with the Illinois Department of Natural Resources, Illinois Environmental Protection Agency and U.S. Army Corps of Engineers will ensure that shoreline and environmental considerations are fully addressed.

6. *"That the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes."*

The proposed fencing will conform in all respects to all applicable Village of Winnetka ordinances, codes, and regulations regarding fence height, installation material, and setback requirements.

All required building and zoning permits will be obtained prior to installation (building permit for this work was already submitted to the Village earlier this year).

The Park District has coordinated with Village staff and outside regulatory agencies to ensure compliance with the Village's Lakefront and Bluff Ordinance, and to minimize environmental or visual impacts. The project will be executed in accordance with all construction, safety, and accessibility standards.

Conclusion

The Centennial Beach Dog Beach Fencing Project meets all six standards for Special Use approval under the Village of Winnetka Zoning Ordinance. It represents a thoughtful, low-impact improvement that will enhance public safety, maintain the integrity of the lakefront, and support the continued enjoyment of one of Winnetka's most beloved recreational amenities.

By granting the requested special use permit, with such conditions as the Village may deem necessary, the Village will be making it possible for the Park District to operate the dog beach and allow park users to use the dog beach without being deemed to be in violation of Section 6.08.020 of the Village Code, which requires dog owners to keep their dogs under control at all times by means of a leash, cord, chain or like device and prevent their dogs from running at large on property they don't own, including public property.

540 Hibbard Road, Winnetka, IL 60093
www.winpark.org

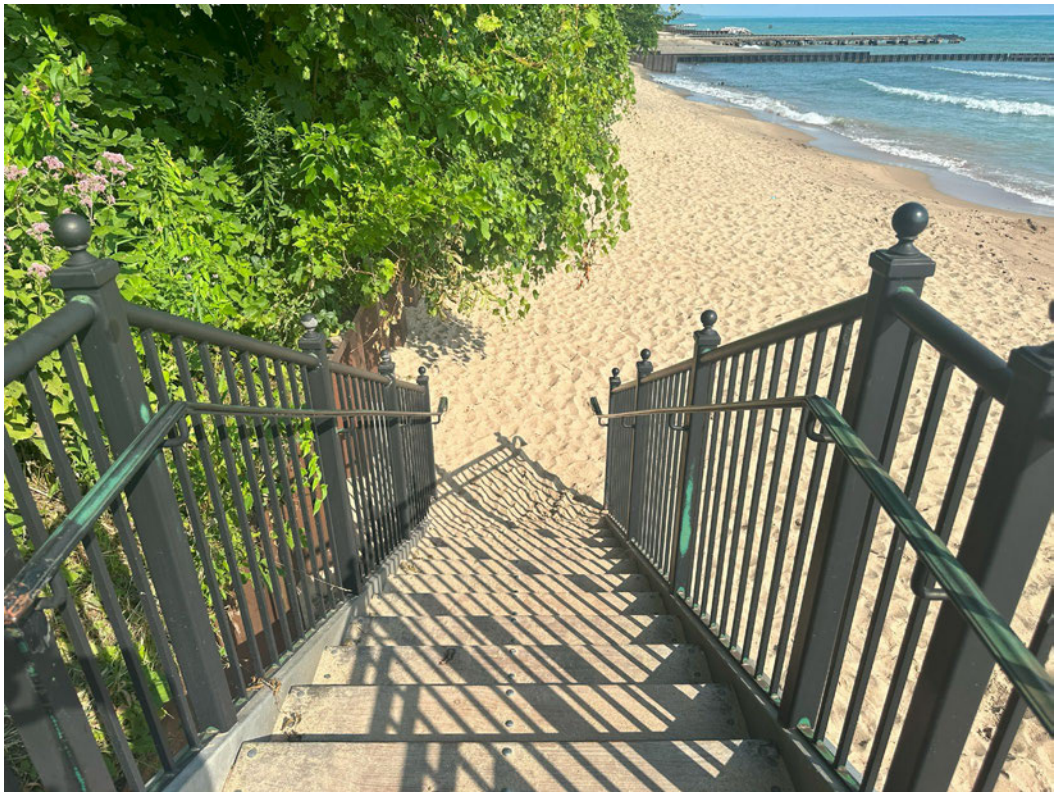
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Fax: (847) 501-5779



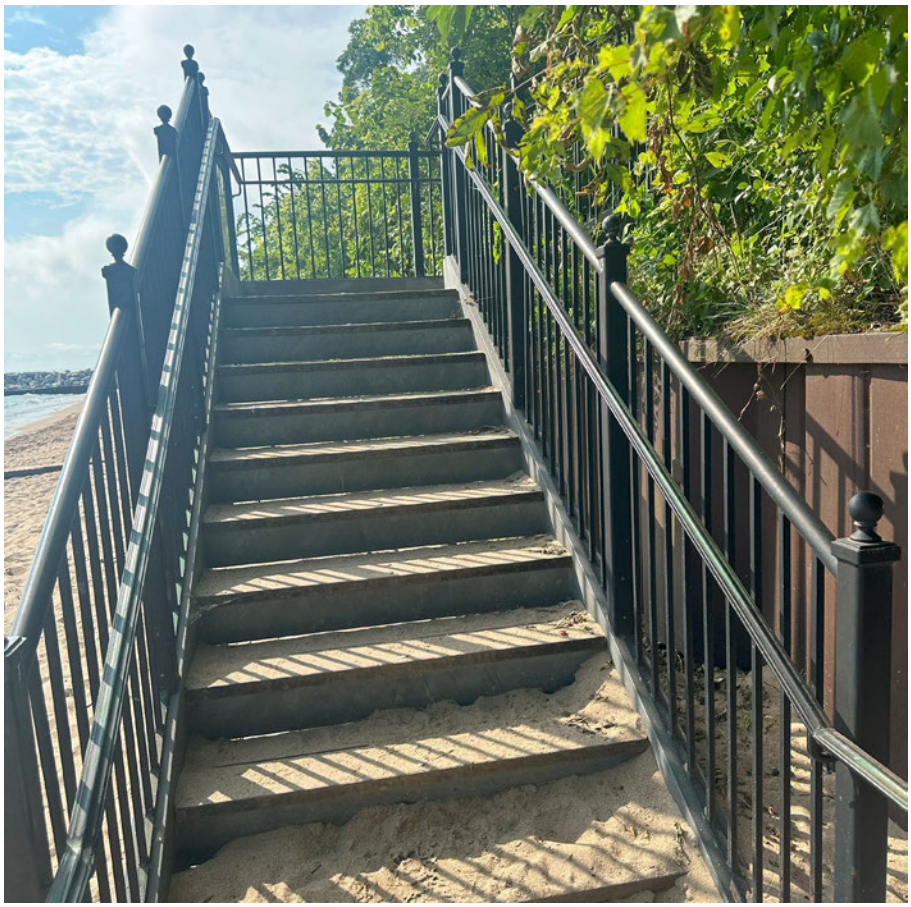
Dog Shower Amenities (Looking Northwest)



Dog Beach Access Gate (Looking East)



Dog Beach Access Stairs (Looking East)



Dog Beach Access Stairs Beach Level (Looking South)



Dog Beach Stairs Beach View (Looking West)



Dog Beach (Looking North)



North Seawall (Looking West)



North Seawall (Looking Northwest)



Dog Beach (Looking South)



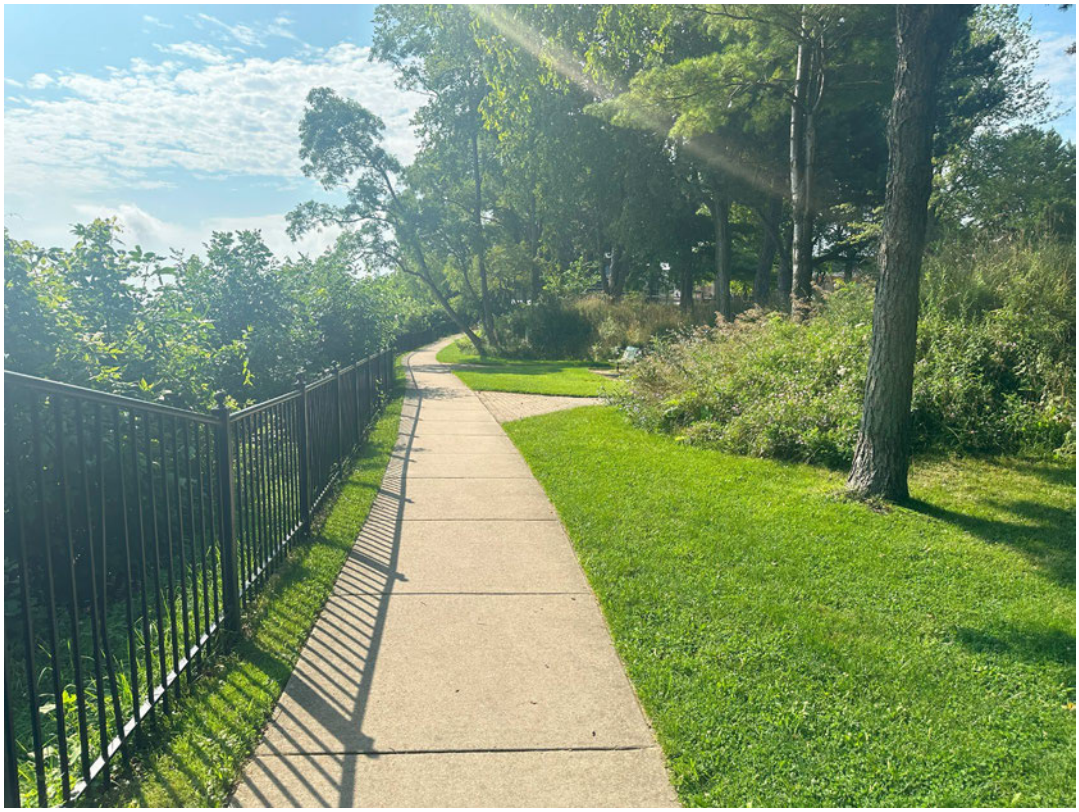
Bog Beach (Looking South)



Dog Beach South Property Line (Looking West)



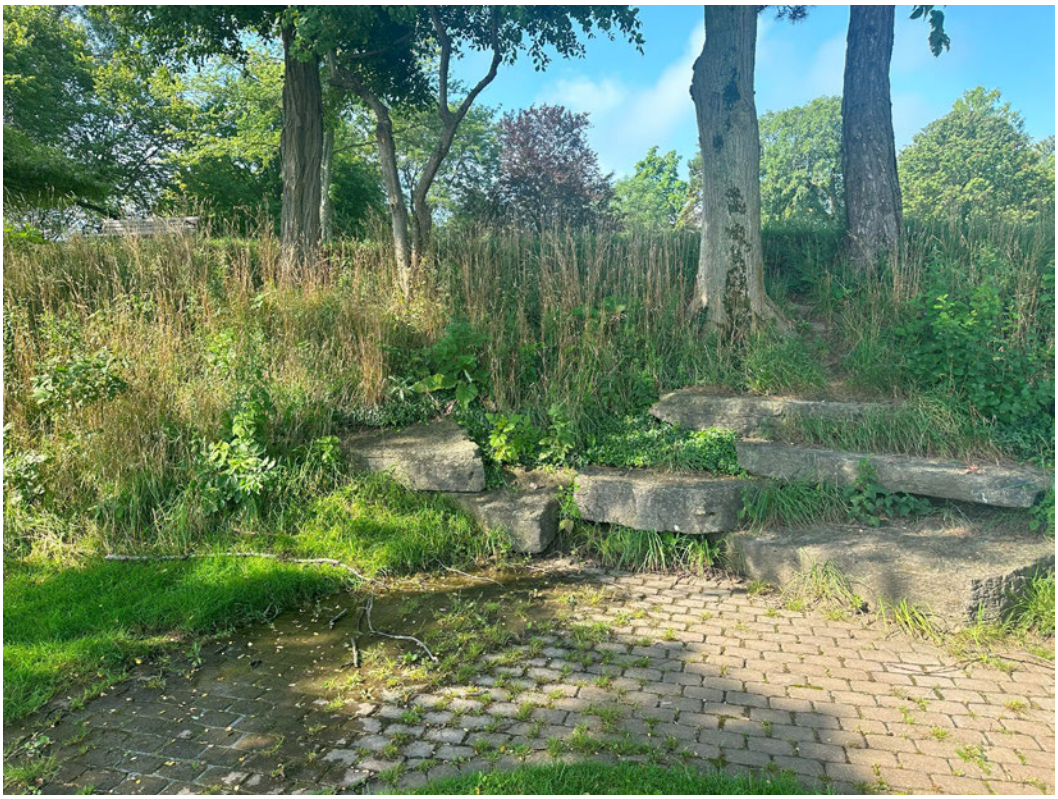
Dog Beach Seawall (Looking West)



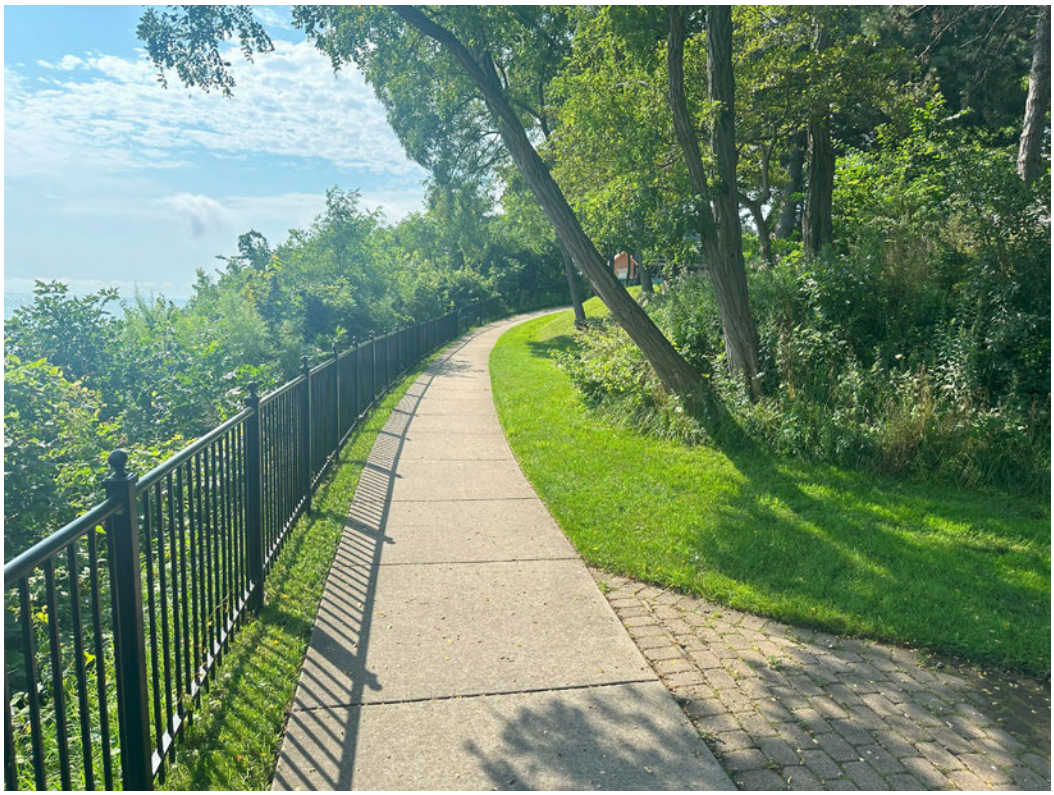
Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Paver and Bench Area (Looking Southwest)



Mid-level Bluff Paver and Bench Area (Looking West)



Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Sidewalk to Park Area (Looking West)



Upper Bench Southeast Section of Upper Parkland



Upper Park Sidewalk Southwest Corner of the Park (Looking East)



Upper Park Sidewalk South End (Looking East)



Upper Park (Looking South)



Upper Park (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Center East Side (Looking East)



Upper Park Center Overlooking Dog Entry Gate (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Area (Looking Southwest)



Upper Park Area (Looking Northeast)



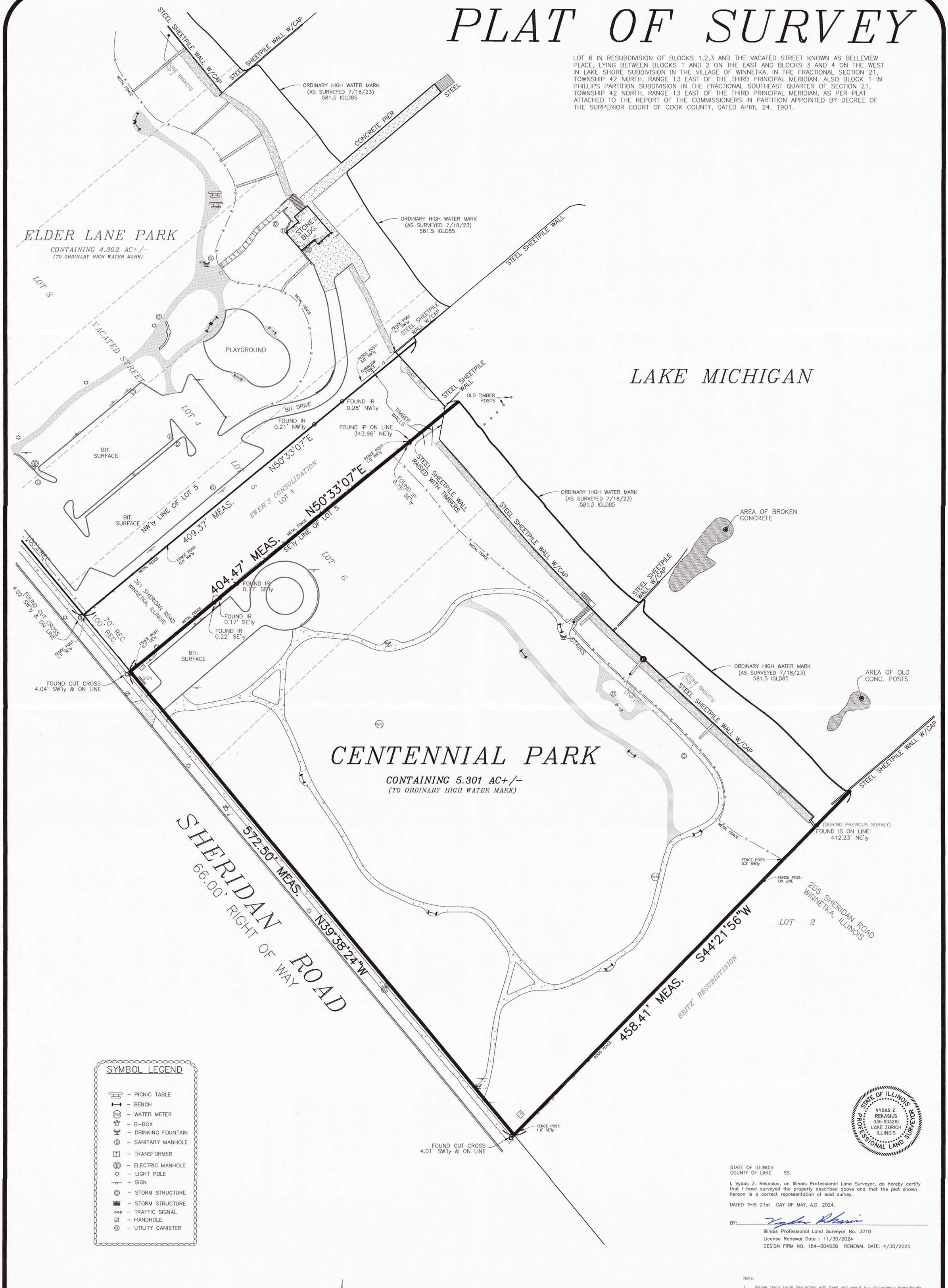
Upper Park Sidewalk (Looking Southwest)



Sheridan Road Sidewalk South side of Park (Looking North)

PLAT OF SURVEY

LOT 6 IN RESUBDIVISION OF BLOCKS 1,2,3 AND THE VACATED STREET KNOWN AS BELLEVIEW PLACE, LYING BETWEEN BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, IN THE FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO BLOCK 1 IN PHILLIPS PARTITION SUBDIVISION IN THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT ATTACHED TO THE REPORT OF THE COMMISSIONERS IN PARTITION APPOINTED BY DECREE OF THE SURPERIOR COURT OF COOK COUNTY, DATED APRIL 24, 1901.



SYMBOL LEGEND

- PICNIC TABLE
- BENCH
- WM – WATER METER
- B–BOX
- DRINKING FOUNTAIN
- S – SANITARY MANHOLE
- T – TRANSFORMER
- E – ELECTRIC MANHOLE
- LIGHT POLE
- SIGN
- D – STORM STRUCTURE
- STORM STRUCTURE
- TRAFFIC SIGNAL
- HANDHOLE
- U – UTILITY CANISTER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCALE: 1" = 40'

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 21st DAY OF MAY, A.D. 2024.

BY: _____

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2024
DESIGN FIRM NO. 184–004538 RENEWAL DATE: 4/30/2025

STATE OF ILLINOIS
VYDAS Z. REKASIUS
035-003210
LAKE ZURICH
ILLINOIS
PROFESSIONAL LAND SURVEYOR

NOTE:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540–8606 E–MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 20–0078 SURVEY DATE : 7/18/2023
DWG FILE: JUNE2023/BOUNDARY2024/BOUNDARY–CENT.DWG



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THE LAKOTA GROUP.

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Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Winnetka Park District
540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH
Temporary Dog Beach Fencing

225 Sheridan Rd
Winnteka, IL 60093

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JULIE ILLINOIS ONE-CALL SYSTEM

ISSUED FOR PERMIT
April 25, 2025

REVISIONS

No	Date	Issue

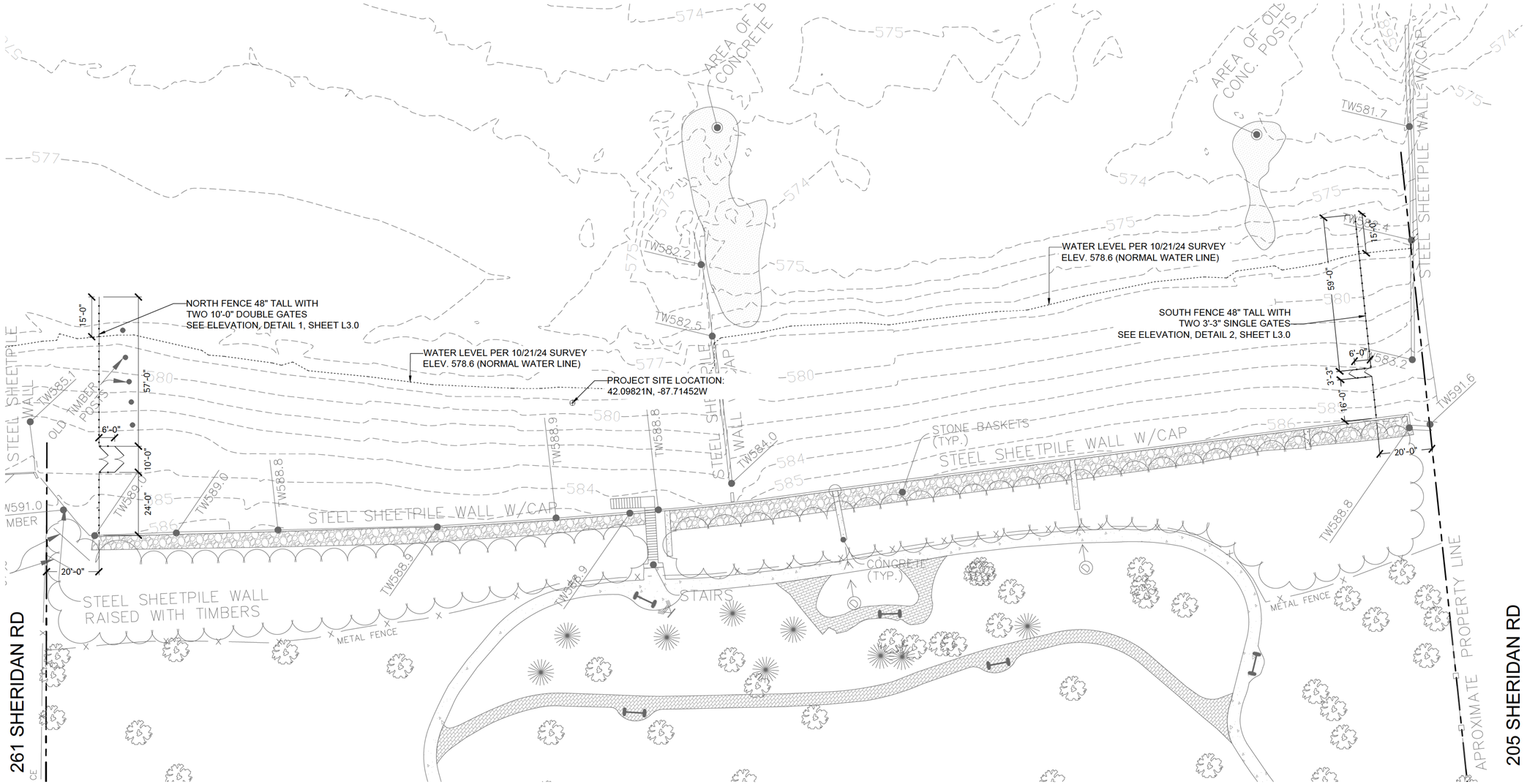
VICINITY MAP

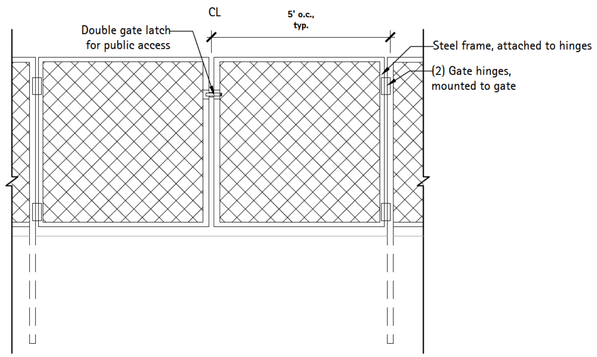
SCALE IN FEET
1" = 30'
0' 15' 30' 90'

NORTH

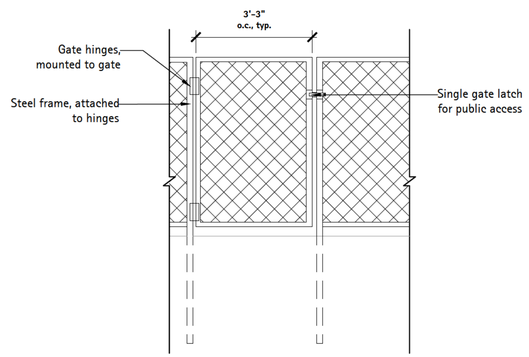
SHEET NUMBER
L1.0

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1 Double Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



2 Single Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"

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No	Date	Issue

SITE FENCING PLAN

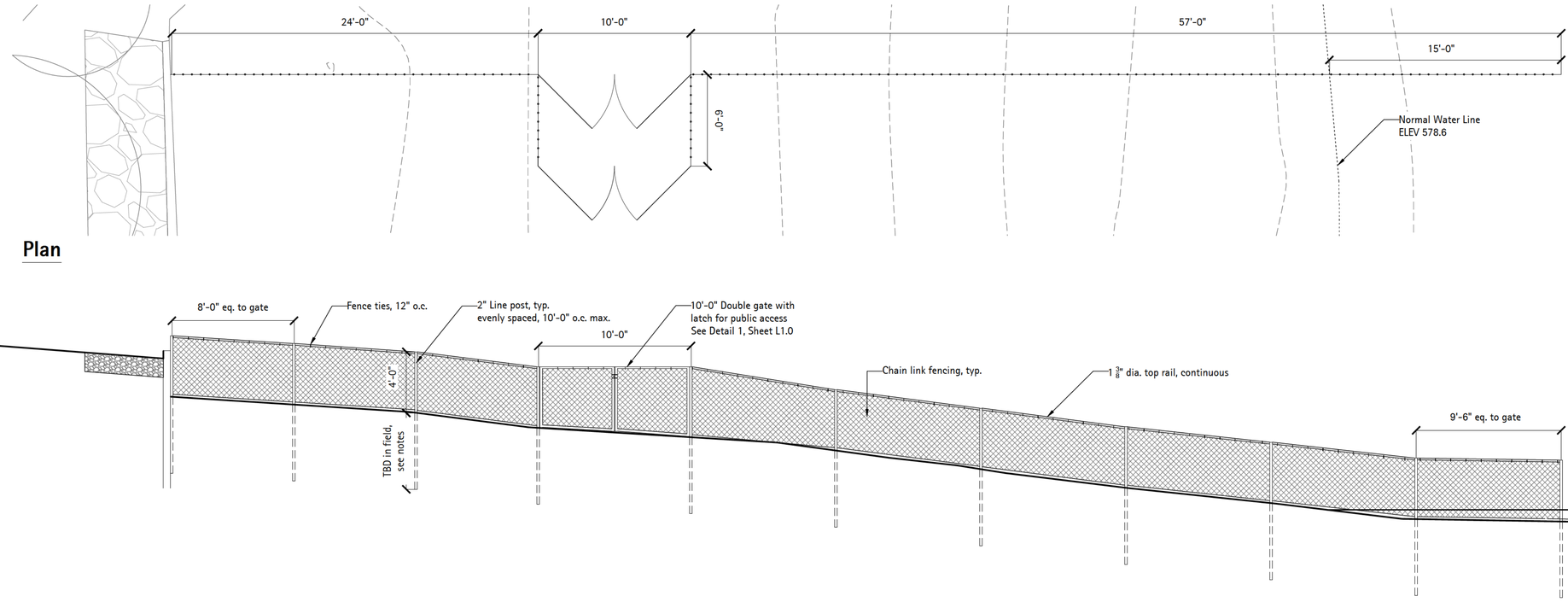
SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L2.0

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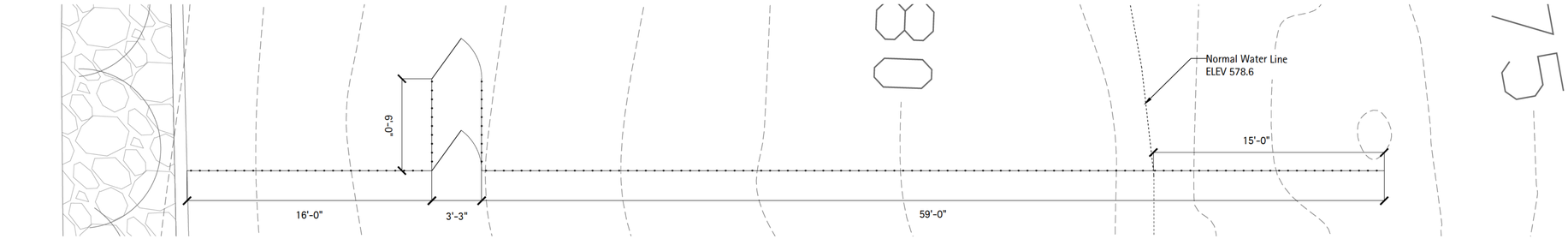
Plan

1 Elevation - North Dog Beach Fence

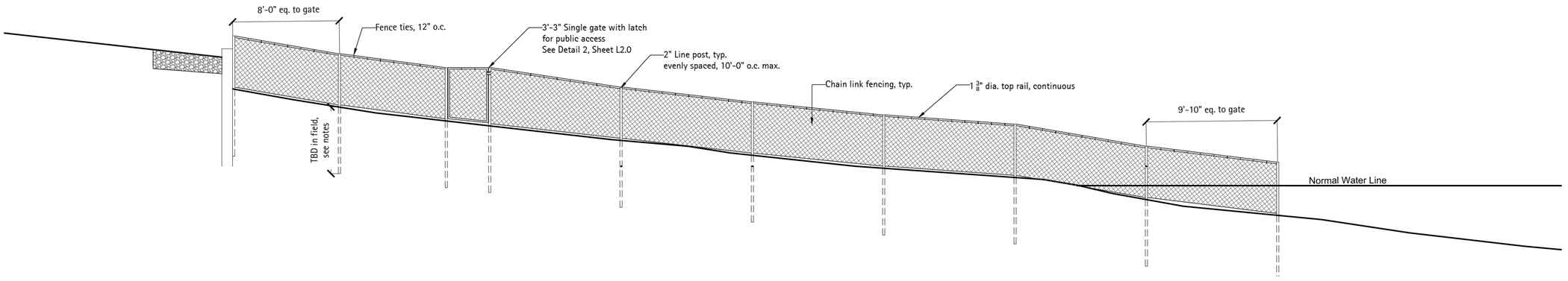
Scale: 1/4" = 1'-0"

Notes:

1. Steel top rail to run continuously over multiple posts.
2. Posts to be driven into the sand and underlying clay until refusal. Posts will then be cut 48" above the sand line



Plan



2 Elevation - South Dog Beach Fence

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

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ISSUED FOR PERMIT
April 25, 2025

REVISIONS

No	Date	Issue

FENCE ELEVATIONS

SCALE IN FEET
1/4" = 1'-0"
0' 2' 4' 12'

NORTH

SHEET NUMBER
L3.0

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FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA ZONING BOARD OF APPEALS
CASE NO. 25-28-SU
SPECIAL USE

APPLICATION BACKGROUND

1. The Winnetka Park District (***"Applicant"***) is the owner of property commonly known as Centennial Beach, located at 225 Sheridan Road (***"Subject Property"***).

2. The Applicant filed an initial application on October 21, 2025 (***"Application"***), seeking approval of a special use permit (***"Special Use"***) to install two chain link fences (***"Proposed Fencing"***) to provide an enclosed area on the Subject Property for an off-leash dog beach.

3. The Subject Property is located in the Village's R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (***"Zoning Ordinance"***).

4. The Subject Property consists of approximately 5.3 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.

5. Pursuant to the Zoning Ordinance, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

6. The Plan Commission held a public hearing on the Application and on February 25, 2026, voted unanimously to approve written findings and its recommendation that the Village Council deny the requested special use.

7. Subsequently, the Applicant submitted a revised application ("***Amended Application***") for consideration by the Zoning Board of Appeals. Key elements of the revised plan are that (i) the proposed fencing would be attached to the existing steel groins and enclose approximately 265 feet of the beach front for dogs to be off-leash, (ii) a new fence would be included and located 12 feet east (lakeward) of the existing sea wall to allow the public to traverse the beach without entering the off-leash dog area (this fence would be four feet in height above grade); (iii) the remaining portion of Centennial Beach consisting of approximately 260 feet of lake frontage would be used as a passive beach without swimming; (iv) the extent to which the proposed north fence extends beyond the ordinary high water mark is reduced by approximately 20 feet; (v) with respect to the south fence, the distance between the property line and the stairs that go over the 205 Sheridan stone groin would be approximately 10 feet and at this location the fence would be north of the property line by approximately 1' x 11''; and (vi) the two lakeward sections of fencing (the east 20 feet) would be modular so that these

sections could be removed during late fall and winter and reinstalled in the spring.

REQUESTED SPECIAL USE

The Applicant requests a Special Use for the construction and use of the Proposed Fencing under the Amended Application. The Zoning Ordinance generally allows park and recreational uses in any zoning district within the Village but only by special use permit. Therefore, any new park and recreational facilities or major changes proposed to existing park and recreational facilities, such as the Proposed Fencing under the Amended Application, requires approval of a special use.

PUBLIC HEARING

1. A public hearing was properly noticed in the *Winnetka Talk* on January 22, 2026, mail notice was sent to property owners within 250 feet of the Subject Property, and a sign was posted on the Subject Property indicating the time and date of the public hearing.

2. The Winnetka Zoning Board of Appeals commenced the public hearing on February 9, 2026, and continued and concluded the public hearing on March 9, 2026.

3. During the public hearing, the Applicant presented testimony and exhibits for the Amended Application. The Applicant and its team discussed the proposed architectural design and materials and operational features of the Proposed Fencing for the off-leash dog beach and the location of the various elements of the fencing and the interplay with public access to and from north and south of the Property under the Amended Application. The Applicant testified that in its opinion, the project maintains public access, improves safety and maintains shoreline connectivity.

4. Approximately 14 members of the public expressed significant concerns about safety, public access, parking, private property encroachments, and beach obstructions.

5. Members of the Zoning Board of Appeals further expressed concerns regarding, among other things, the possible hazards that are created by the Proposed Fencing, the need for the Proposed Fencing, the size of the Proposed Fencing, the location of the Proposed Fencing, as well as the size of the proposed off-leash dog beach and the impact of the Proposed Fencing on neighboring public property.

6. Additionally, it was noted that the Proposed Fencing under the Amended Application for the off-leash dog beach was piecemeal because the Amended Application was only for a small portion of the Village's beachfront and that approving the Proposed Fencing for the off-leash dog beach without an application for the full lakefront project as a whole was not reasonable. Board members also expressed concern that the Amended

Application still creates parking issues, inconsistent uses at the north and south ends of the same beach with conflicts between dogs and individuals using the property facilities, and trespass issues on the south with the admission by the Park District that no discussions have been had with the owner of the property to the south regarding this issue.

FINDINGS REGARDING STANDARDS FOR SPECIAL USE

Section 17.56.010 of the Zoning Ordinance provides certain 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 special use is a type of property use permitted within a zoning district so long as the use meets certain criteria or conditions. The purpose of special uses is to provide for those uses that are either necessary or generally appropriate for a community but that may require special regulation because of unique or unusual impacts associated with them. Pursuant to Section 17.56.120, a special use permit will not be granted unless it satisfies, in the Village Council's legislative discretion, the following six standards:

1. *That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;*

2. *That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;*

3. *That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;*

4. *That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;*

5. *That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and*

6. *That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.*

The Zoning Board of Appeals finds that, notwithstanding the Applicant's representations, regarding compliance with the standards for special uses under the Zoning Ordinance, that the Proposed Fencing under the Amended Application does not satisfy the required standards under Section 17.56.120 of the Zoning Ordinance.

RECOMMENDATION

The Zoning Board of Appeals recommends to the President and Trustees denial of the Special Use as requested in the Amended Application for the Proposed Fencing.

This report is adopted by a 5 to 0 vote of the Zoning Board of Appeals, this 16th day of March, 2026.

AYES: Bradley, Haller, Leister, Nielsen, Ritter
NAYS: None
ABSENT: Hanley, Vender

Respectfully Submitted,

ZONING BOARD OF APPEALS
OF THE VILLAGE OF WINNETKA

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
FEBRUARY 9, 2026

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter Todd Vender
Zoning Board Members Absent:	None
Village Staff:	Ann Klaassen, Assistant Director of Community Development Christopher Marx, Associate Planner
Village Attorney:	Peter Friedman

***

New Cases:

a. Case No. 25-28-SU: 225 Sheridan Road - Centennial Beach: An application seeking approval of a Special Use Permit to allow installation of fencing on the existing beach. The Village Council has final jurisdiction on this request.

Chairman Bradley opened the public hearing for this matter and noted the Park Board held a special meeting on February 5, 2026, and the Park District authorized a revised proposed plan which has not yet been submitted to the Village or the Village staff. He suggested continuing the matter to the March 9, 2026, meeting to allow the applicant to make a substantive presentation on the revised plan and provide the Board and Village staff time to review those materials.

Chairman Bradley asked for a motion to continue the matter to the March 9, 2026, meeting. A motion as stated by Chairman Bradley was made by Ms. Hanley.

Hal Francke of Meltzer, Purtill & Stelle stated the Park District supported continuing the matter to March 9, 2026. He described the matter as unusual and stated the request is being presented due to the opening of Elder Beach and to secure the dog beach and for it to be in compliance with various ordinances and Cook County regulations. Mr. Francke stated the matter has to be presented to all three bodies and has to be approved by various municipalities and government organizations. He referred to the number of concerns the Plan Commission raised and the suggestion for the applicant to come back with a revised plan with a special meeting held by the Park District Board and alternative plans devised. Mr. Francke stated they would still like to proceed before the Board this evening on the plan, which was considered by the Plan Commission, to go over the fundamental issues related to the fencing and introduce them to the alternate plan to obtain the Board's input to take back to the next Park Board meeting on February 26, 2026.

Chairman Bradley stated while he appreciated the expediency, he referred the amount of material to be reviewed and the applicant would have the opportunity at the March meeting to present the alternative

plan. He stated the Board has never reviewed materials that had not yet been presented to or viewed by the Village staff or the public. Chairman Bradley then stated special meetings can be held to move the matter forward if necessary.

Chairman Bradley asked the Board Members if they would like to continue the matter or allow the applicant to present the revised plan. All of the ZBA Members agreed with the suggestion to continue the matter to allow more time to review the actual plan to the March 9, 2026, meeting. Mr. Haller then seconded the motion. The Board Members then discussed their availability for the March 9, 2026, meeting. A vote was taken and the motion unanimously passed, 7 to 0:
AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter, Vender
NAYS: None

Peter Friedman informed the public that since the matter was continued, they are not allowed to take testimony or public comment since it would not be part of the public hearing record.

***

Respectfully submitted,

Antionette Johnson
Recording Secretary

WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES EXCERPT
MARCH 9, 2026

Zoning Board Members Present:	Matt Bradley, Chairman Mark Haller Lynn Hanley Kathryn Leister Mike Nielsen Michael Ritter Todd Vender
Zoning Board Members Absent:	None
Village Staff:	Scott Mangum, Director of Community Development Ann Klaassen, Assistant Director of Community Development
Village Attorney:	Peter Friedman

***

Continued Cases:

a. **Case No. 25-28-SU: 225 Sheridan Road - Centennial Beach: An application seeking approval of a Special Use Permit to allow installation of fencing on the existing beach. The Village Council has final jurisdiction on this request.** ***This item was continued from the February 9, 2026, Zoning Board of Appeals meeting.***

Ms. Klaassen provided a summary of the prior presentation of the matter as well as a detailed summary of the Village approval process. She stated due to the fact that the property is located along Lake Michigan, it is subject to the lakefront construction ordinance and the steep slope regulations. Ms. Klaassen noted the proposed fencing is not located within the steep slope zone; it is located east of the toe of the bluff with the lakefront construction regulations giving the Village the authority to review and approve improvements along, adjacent to and within the lake that require permits from the U.S. ACOE, IDNR, MWRD and the Illinois EPA. She then summarized the Public Trust Doctrine.

Ms. Klaassen then identified the property's location, zoning classification and explained that public parks and recreation facilities are allowed as a special use in the R-2 district. She also noted that given the property remained under public ownership, the Lakefront Preservation Overlay District regulations currently do not apply but would apply should the ownership of any part of the public park and beach become privately owned. Ms. Klaassen referred to images of the beach in illustrations taken during various times of the year.

Ms. Klaassen stated in response to comments made at the January 28, 2026, Plan Commission meeting, the applicant submitted an amended plan and summarized its comparison to the prior plan with the purpose of the fencing to provide an enclosure to allow dogs to be off leash year round. She described the revised fencing plan and its access to the beach. Ms. Klaassen also summarized the linear footage of the proposed dog beach and the remaining portion of the beach being used as a passive beach, as well as the intended staffing of the passive beach. She then summarized the parking on site and the policies currently in place regarding parking and the possible restrictions the Park District has suggested. Ms. Klaassen summarized the amended plan which included the addition of a west fence 4 feet in height and

a gate system located 12 feet from the existing sea wall to allow the public to traverse the beach without entering the dog area. She also summarized the south fence's length and location in detail. Ms. Klaassen referred to a detailed illustration of the north fence and the ordinary high water mark and the definition of the front yard setback and the requirements in that regard. She also referred to an illustration of the south fence.

Ms. Klaassen summarized the January 28, 2026, Plan Commission's consideration of the special use permit and its recommendation of denial. She stated the DRB is tentatively scheduled to consider a Certificate of Appropriateness at its March 26, 2026, meeting and once all three advisory bodies have completed their reviews, the Village Council would then consider the request. Ms. Klaassen summarized the Board's role in reviewing the application with the standards included on page 22 of the agenda packet. She noted the additional public correspondence that was received was distributed by email this afternoon and hard copies are provided on the dais. Ms. Klaassen stated following the applicant's presentation, public comment and Board discussion, the Board may decide to act on a recommendation to direct the Village staff and Village Attorney to prepare a draft recommendation with or without conditions and written findings and determinations for consideration at a subsequent meeting or direct the applicant or Village staff to provide additional information. She then asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Hanley asked since the applicant provided the amended application, would they have to go back before the Plan Commission. Ms. Klaassen responded the Plan Commission made a recommendation of denial on the original application and were not interested in seeing an amended plan. She stated the amended plan would be presented to the DRB unless there are further changes as a result of the Board's meeting. No additional questions were raised at this time.

Chairman Bradley asked for the applicant's presentation and swore in those speaking to this matter. Hal Francke of Meltzer Purtill & Stelle began by summarizing the conversation with regard to the amended plan and the suggestion to the Plan Commission to allow the presentation of a revised plan. He referred to the PowerPoint presentation and identified their presentation outline which included a background review of the project, applicable laws and regulations, the history of the Centennial Dog Beach, the purpose of the current project and fencing, the state of additional permits for which they have applied, address the issues that arose as a result of the Public Trust Doctrine and why the special use standards have been satisfied by the current application.

Mr. Francke summarized the request to install fencing to create an off leash dog beach area with the goal to allow everyone to allow their dogs to run recreationally off leash and which did not involve the need for any zoning variations. He stated they are attempting to be in conformance with the Winnetka leash law with violators being subject to fines. Mr. Francke also stated Cook County regulations require dog parks to be fully enclosed as well as for the dog beach to have a security element.

Costa Kutulas, Winnetka Park District Director of Parks and Maintenance, began by summarizing the project plan purpose and conformance with the regulations. Mr. Francke mentioned the various Village and governing body standards. He summarized the dog beach's history, leash law adoption and the fence installation which was done six years ago. Mr. Kutulas summarized the Master Plan adoption and the creation of the Dog Beach Advisory Committee and the steps taken with regard to the dog beach location and reopening of Centennial Beach. He summarized the prior plan's consideration and the amended plan which addressed the various concerns raised.

Mr. Kutulas referred to an illustration which outlined the number of dog beach users over various periods of time, the number of passes sold and hours of operation. He then provided information with regard to the new fence addition which would allow beach users to access the beach without traversing through the dog beach. Mr. Kutulas stated there would be a stand-alone fence system which would utilize the existing infrastructure for the proposed fences and provide for its removal during the offseason in winter months. He then described how the electronic key fob system would function and their plans to update signage.

Mr. Kutulas described how the site on the north portion was reduced in half with the beach set to be a passive human beach without swimming as it has operated in the past. He stated they still planned to maintain parking as previously proposed and noted the subject was brought up with their Park Board. Mr. Kutulas then referred to the suggestions of special conditions being imposed in terms of parking limitations if it is determined necessary after the proposed operation had begun. He referred to illustrations of the existing dog beach, the area to be fenced off, the northern passive beach and the 12-foot bypass as well as drone images.

Mr. Kutulas then identified the Alternate Plan 1 approved by their Park Board and included in the packet. He confirmed that in the amended plan with regard to the north fence line, they attempted to maximize the views as much as possible by following the beach contour along with the fencing and referred to several illustrations which outlined the proposal in detail. Mr. Kutulas noted the survey would be updated in the near future. He then explained several illustrations of the improvements in significant detail. Mr. Kutulas also explained how the safety concerns were addressed, which allowed them to maintain all of the required standards.

Mr. Francke stated with regard to the Public Trust Doctrine and permit conditions issued to the owner of 205 Sheridan Road and the IDNR and Village permits for the 205 Sheridan Road improvements; he referred to the reference to allowing continual public access to the shoreline. He explained how the proposed route of access made the most sense in terms of public safety. Mr. Francke then summarized the manner in which the amended plan satisfactorily responded to the special use standards and asked for the Board to recommend approval of the plan.

Chairman Bradley asked if there were any questions for the applicant. Ms. Hanley questioned peak season usage. Mr. Kutulas provided information with regard to entry/exit for pass usage. He stated currently, on leash is required and there is signage which is not currently enforced with them exploring enforcement options. Ms. Hanley asked if most Winnetka parks are considered on leash dog parks. Mr. Kutulas responded any park site with a playground did not permit dogs on leash and provided additional information with regard to on leash and off leash dog parks. He also provided information with regard to three beach sites which were considered for dog beach parks and explained the location and its evolvement in terms of their Master Plan.

Mr. Haller asked if any statistics were maintained with regard to how long a person occupied the beach. Mr. Kutulas stated the average length of user time was not specifically obtained and estimated the usage to be 1-1.5 hrs. Mr. Haller asked once the fence is installed, would it be an exclusive area for pass owners. Mr. Kutulas confirmed that is correct and provided the percentages for resident and non-resident users. He explained how the gate at the top of the bluff would be electronically controlled and would not be staffed. Mr. Kutulas further explained how the controlled access gates would operate and how authorized fob owners would access the beach. Mr. Haller asked when the steel groin at the south end was created. Mr. Kutulas estimated it may have been installed in the 1950's. He also explained how access to the stairs

needed to be permitted. Mr. Kutulas added all signage would be addressed and they would work with the Village in that regard.

Mr. Ritter asked if a fob is needed to exit. Mr. Kutulas confirmed a fob is not needed for exit. Ms. Leister referred to the modular chain link fencing and if it would extend to the high water mark. Mr. Kutulas confirmed its location. Ms. Leister asked if they considered moving the fence portion to the high water mark as it changes to preserve the view. Mr. Kutulas responded their consideration was driven by Cook County regulations for fencing and that views were part of the consideration.

Chairman Bradley asked when was the last time a formal survey was done by the Park District in terms of feedback. Mr. Kutulas explained how their Master Plan was recently completed which included surveys. Chairman Bradley asked if they had Village feedback that an off leash dog beach is a top priority for the Park District. Mr. Kutulas explained in detail how the feedback was obtained in terms of how the dog beach evolved with it being a consistent theme as a preference from the community to identify the best location for it. He also explained how beaches are categorized and considered as passive beaches. Chairman Bradley asked if the plan is considered to be temporary in connection with the Elder Beach development. Mr. Kutulas stated they received direction from their Park Board and are still working through that concept. Chairman Bradley referred to the stairway access point which he described as a choke point. Mr. Kutulas informed the Board they planned to have attendants to mitigate any concerns with the beach being accessed by a sole staircase. Chairman Bradley stated this situation of people and dogs using the same access point would create a public safety concern issue. Mr. Francke stated in response of the 2% of people who would want the dog park, he explained the amount of caucus participants and referred to the number of people who live in the Village. He also referred to the court case which stated park districts are subject to local zoning regulations and summarized their interpretation.

Chairman Bradley referred to an illustration of the revised proposed fence placement. Mr. Kutulas explained the reasoning for the fence placement which related to safety, requirements and maintenance. Chairman Bradley stated a special use can't be approved that requires trespass. Mr. Francke stated with regard to any concerns relating to trespassing, the Board could require it be addressed with a condition that an easement be granted. He added the access issue had already been addressed by the Village and the IDNR.

Chairman Bradley then referred to parking and questioned how the proposal would drive the increased amount of users. Mr. Kutulas responded they previously provided data submitted by Kimley Horn and described how people would walk, bike, etc. to the site. He stated it may only be a big draw initially and they would monitor it moving forward with the imposition of a condition if the Board felt it necessary. Mr. Francke and Mr. Kutulas stated the implication of conditions could be imposed after the use has been operational. Chairman Bradley questioned the timeline for the dog beach operation. Mr. Kutulas responded enforcement would be discussed with the Park Board with the intent to allow it to operate as it currently did.

Mr. Haller asked the applicant if they considered challenges in reopening other locations for a possible dog park and beach. Mr. Kutulas responded they were given direction by their Park Board in 2022 to proceed with the plan with no instruction to consider other beach or park locations. He also referred to existing beach impediments which function similarly to fences. Mr. Francke identified neighboring communities with dog beaches with fences and noted the original plan was not withdrawn and addressed the prior concerns relating to intermingling between beach goers and dogs.

Chairman Bradley then asked for public comment and swore in those speaking to this matter.

Kimberly Marsh, Forest Street, stated she is a daily dog beach user and referred to the fob in compliance with regulations. She then raised concerns with having her dog on a leash going down the stairs with others and also that she is against a fence on the beach. Ms. Marsh then stated the claim that Cook County Animal Control required a fence on the beach is not a truthful statement.

John Root, a Winnetka resident, stated for the stairs going down to the beach, you cannot step off of them since they would have railings on both sides. He stated with regard to the trespass issue; he questioned how the plan can be approved which required trespass. Mr. Root also stated the easement was previously addressed with no action taken to obtain an easement at that time.

Angie Dahl, a 40 year Winnetka resident, identified her previous roles in Village government and summarized the application the Board is being asked to consider which is a revised application to allow fencing at Centennial Beach. She stated the reason behind the continued application for the special use permit is because of a proposed donation agreement and restrictive covenant between a private property owner and the Park District. Ms. Dahl identified the issues created by the fence installation and read the remainder of her statement into the record. She concluded by asking for the application to be denied.

Mary Garrison, a 40 year Winnetka resident, identified her previous roles in Village government and asked for her letter in opposition to the proposal be included in the record. She stated her three main points include: (i) no fence should be installed on the beach, (ii) fence installation in the water created safety risks and (iii) and that precedent mattered. Ms. Garrison asked for the application to be denied.

Linda Welch, a 40 year Winnetka resident, stated she is a year round user of all of the beaches and commented the fence is unwanted by the Winnetka community which she described as unsightly. She also stated it would be extremely unsafe for the reasons stated and they are unsure as to whether it would be permanent.

Allen Welch, Willow Road, stated he is an avid beach user and previous member of the Dog Park Selection Committee. He clarified the position that they chose Tower Beach over the proposed location which would not be good for people or dogs.

Susie Schreiber, a 40 plus year Village resident, identified her previous positions in Village government and her concerns with regard to water levels and sand accumulation. She stated there would be safety issues with regard to the fence and water conditions. Ms. Schreiber referred to the underwater fence piles which should have been removed and suggested there be an alternative solution to share with a neighboring community. She also referred to the signage wording limitations.

Susan Curry, 375 Hawthorn, stated she is an active dog beach user, which she described as a happy place with not a lot of accidents. She referred to documentation which showed that parks, water and sand are the best places for dogs and humans. Ms. Curry also referred to the number of people who have used the amenity over the past 30 years effectively, which has not been a concern other than the issue in connection with one property line. She stated if suggestions can be made to make it better, those options should be explored to allow people to continue to enjoy the beach.

Dave Robertson stated he grew up in the area and having seen the proposal, he asked the Board to deny the application to create the dog park which would only benefit the adjacent neighbor.

Peggy Martay, a 50 year Winnetka resident, stated her concerns related to safety and water levels. She also referred to the amount of time and money spent on unacceptable plans and asked for the request to be denied.

Steve Juliesson, a 20 year Hubbard Woods resident, referred to the five years the Park District has worked with one neighbor on a plan to keep people away from his beach and the numerous people, agencies and amount of money spent on the project. He offered t-shirts to the Board which depict the Park District's efforts.

David Stevens, a 37 year resident, stated he appreciated the Park District's attempts to address the concerns raised. He referred to the reduction in the dog beach area and little gain to the use of the other beach. Mr. Stevens then stated a comprehensive plan needed to be done which is all inclusive and which did not only relate to one portion with a full plan needed in order to move forward with the project.

Ted Wynnychenko commented the Park District presentation included lies and half-truths and is the same presentation which was denied last year which he summarized for the Board. He stated the property owner's allowance of an easement to allow access to the beach is unlikely. Mr. Wynnychenko also referred to the dog beach's prior removal and plans to move it to Tower Beach, which he described as a better location. He concluded by questioning the Park District's true agenda.

Katie Stevens stated that she lives on the lake and this plan is worse than the previous plan. She said the cage would be underwater and dangerous. Ms. Stevens stated no fence should be in the lake and that this would be a private fence.

Melissa Meizel stated the proposed plan did not achieve the goal of making dogs and their owners happy and the fundamental design principles for such a facility have been embraced which she outlined for the Board. She also referred to the riparian rights language on signage. Ms. Meizel urged the Board to discourage this manner of proceeding and to deny the request. No additional public comment was made at this time.

Chairman Bradley offered the applicant the opportunity to respond. Mr. Francke stated he understood the number of concerns raised and the process they are undertaking worked which he described to the Board. He then referred to the concern related to the dog leash law change. Mr. Francke also responded to the comment relating to the dog beach needing to be totally enclosed and referred to the regulation which required a dog beach to be completely enclosed. He stated they are attempting to accommodate everyone's concerns and asked the Board to find their response reasonable.

Chairman Bradley closed public comment, called the matter in for discussion and referred to the standards on page 22. Mr. Ritter stated with regard to all of the concerns raised by various people regarding public safety and health, that standard has not been met. He also stated he is concerned with regard to potential danger in connection with the fencing particularly when the water rose. Mr. Ritter also described the fence as unsightly and would get worse as the fence deteriorated. He added he is in favor of having a dog beach and referred to the inordinate amount of time and money spent in an attempt to get the fence built when there would only be a limited amount of users. Mr. Ritter concluded for those reasons, he would recommend denial.

Mr. Vender stated he would be curious to hear the reactions in that the alternative plans addressed the concerns previously discussed before and how the concerns were addressed with regard to the

neighboring owner. He stated there would be a logical delineation in terms of the path and although the plan design is not within the Board's purview, the proposed plan appeared incomplete in that some of the proposed structures described as temporary plans appeared disjointed. Mr. Vender stated he would first like to hear the remaining Board Members' comments.

Ms. Leister stated she appreciated the comments made and the presentation which she described as very helpful. She stated she would lean against recommending special use permit approval and agreed with the comments in connection with standard (a) which included concerns with dogs and people using the same set of stairs, fencing in the water during high water levels, and the tight area between the rock wall and the fence during high water periods. Ms. Leister stated with regard to standard (b), the fence would have a negative visual impact for beach users although the revised plan attempted to address that concern. She stated with regard to standard (f), the trespassing issue caused by not having an easement in place should have been addressed since the issue was raised at previous meetings. Ms. Leister stated she is also concerned relative to the number of dog park users compared to the number of Village residents.

Ms. Hanley agreed with the comments made with regard to safety issues and described the request as the tail wagging the dog with an attempt to get the dog park done on a temporary basis. She questioned the priority of the dog beach and the attempt to shoehorn it on the beach which would create safety issues. Ms. Hanley described the plan as not well thought out as part of a larger effort to increase beach access as a community. She also stated it would not benefit the general welfare of the entire community in this location and the plan as presented did not meet the first standard.

Mr. Nielsen stated the initial plan presented by the Park District contained great items and the revised plan removed everything except for the dog beach. He stated the request felt short of all of the standards except for standard (d). Mr. Nielsen stated he would not recommend approval.

Mr. Haller agreed with the comments made and stated the request failed many of the standards the Board is tasked to evaluate and questioned by the continued efforts to make modifications necessary to stick with this exact plan as opposed to rethinking all of the other options to satisfy dog owners in a safe manner with no obstructions on the beach or in the water. He questioned the thought process between balancing the needs of rights and enjoyment of dog owners versus the remaining 98% of Village residents. He stated the request failed straightforwardly against the standards and he would not recommend approval of the request. Mr. Haller also added he did not like the precedent the request would set.

Chairman Bradley stated he agreed with the comments made and referred to the first standard and stated while the fence would create safety in terms of the lack of safety without it, the regression to a mixed use of Centennial Beach having a north and south beach with testimony made in that the stairway would cause additional concern which would cause issues for those using the stairs. He commented he was disappointed at the revised plan since it incorporated many of the concerns previously raised by the initial plan. Chairman Bradley also stated there would be parking issues although he appreciated the Park District testimony with regard to adjustments made to the fence siting. He also stated it is currently difficult to walk the shoreline with the fence installation serving to increase safety with regard to the cliff area which he described as a thoughtful adjustment.

Chairman Bradley stated the Board is only to review plan merits and although other locations were considered, that would not be the basis that the standards are not met and specifically referred to standard nos. 1, 2 and 5. He referred to the parking issues in connection with beach users and dog park

users. Chairman Bradley stated his biggest concern related to safety and the applicant would continue to operate an off leash dog beach together with opening Elder Beach. He commented he hoped the applicant would be able to come up with a compromise by the time the request is presented to the Village Council. Chairman Bradley also referred to the previous alternative discussed to provide access at differentiated times to the beach for dog owners.

Chairman Bradley stated it appeared there were enough votes to vote against an approval recommendation and asked the applicant if they would like to continue the matter to a future meeting to make alterations or proceed to a final vote which would include the Village Attorney preparing Findings of Fact for vote at the next Board meeting or at a special meeting. Mr. Francke responded they would prefer the Board proceed to vote.

Chairman Bradley first asked for a quorum check for the March 16, 2026, special meeting. The Board Members discussed their availability and it was confirmed there would be a quorum. Chairman Bradley then asked for a motion to direct the Village Attorney to prepare Findings of Fact and a recommendation against approval for consideration at the March 16, 2026, special meeting. A motion as stated by Chairman Bradley was made by Ms. Hanley and seconded by Mr. Haller. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Haller, Hanley, Leister, Nielsen, Ritter, Vender
NAYS: None

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Respectfully submitted,

Antionette Johnson
Recording Secretary

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

***

Recommendations and Determinations:

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

Chairman Bradley confirmed there would be no staff presentation and asked for clarification that the Board Members reviewed the Findings and Recommendations included in the agenda packet and asked if there were any questions. No questions were raised at this time. He then asked for a motion to approve.

A motion to approve the Findings of Fact was made by Mr. Nielsen and seconded by Mr. Ritter. A vote was taken and the motion unanimously passed, 5 to 0:
AYES: Bradley, Haller, Leister, Nielsen, Ritter
NAYS: None

***

Respectfully submitted,
Antionette Johnson
Recording Secretary

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: MAY 1, 2026

SUBJECT: CENTENNIAL BEACH FENCE – 225 SHERIDAN ROAD
CERTIFICATE OF APPROPRIATENESS (CASE NO. 25-28-SU)

INTRODUCTION

On May 7, 2026, the Design Review Board ("DRB") is scheduled to consider the attached findings and recommendation of the DRB in response to an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property") and considered by the DRB on April 16, 2026, (**Attachment A2**). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of a Certificate of Appropriateness.

As of the date of this memo, staff has received several written comments from the public regarding this request. Written comments that were not included in the April 16 DRB agenda packet but were distributed to the DRB in time for that meeting, as well as written comments received since the April 16 meeting, are included in **Attachment C2**. The public correspondence included in the April 16 agenda packet was divided into two attachments and are available on the Village website:

1. Public Correspondence Previously Included in the ZBA and PC Agenda Packets: https://winnetkail.portal.civicclerk.com/event/1212/files/attachment/5814
2. Public Correspondence Received Since Posting of March 16, 2026, ZBA Agenda Packet: https://winnetkail.portal.civicclerk.com/event/1212/files/attachment/5815

APRIL 16, 2026, DESIGN REVIEW BOARD MEETING

On April 16, 2026, the DRB held a public hearing on the Applicant's certificate of appropriateness application for proposed improvements to the existing beach located on the Subject Property. The staff memo and application materials for the April 16 meeting can be found in **Attachment B2**.

After a presentation by staff and a presentation by the Applicant, the DRB heard from 11 members of the public who all expressed concerns about design and safety. The DRB then discussed the request. Members expressed significant concern about the quality and appropriateness of the proposed fencing material in both plans presented by the Applicant, which consisted of the original plan presented to the Plan Commission with galvanized chain link fencing as well as the new plan that was presented to the ZBA with black vinyl-coated chain link fencing. Members also expressed concern about potential safety issues with regard to the materials and location of the proposed fencing

Ultimately, the DRB found that the proposed fencing does not satisfy the required standards for a certificate of appropriateness and by a vote of 6-0 the DRB directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the DRB's discussion for consideration at a future DRB meeting. A copy of the draft April 16 meeting minutes is included in the May 7 agenda packet for the DRB's consideration.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

On February 25, 2026, by a vote of 6-0, the Plan Commission approved written findings and its recommendation to deny the Special Use Permit, based on the original plan submitted by the Applicant.

On March 16, 2026, by a vote of 6-0, the Zoning Board of Appeals approved written findings and its recommendation to deny the Special Use Permit, based on the new plan submitted by the Applicant.

DESIGN REVIEW BOARD FINDINGS & RECOMMENDATION

As noted in the April 16 staff report, the DRB is charged with evaluating a certificate of appropriateness for consistency with the four standards used for evaluating a certificate of appropriateness. **Attachment A2** contains the findings and recommendation with regard to the Applicant's original plan and new plan that were prepared at the DRB's direction during the April 16 meeting. At the May 7, 2026, meeting, the DRB is scheduled to consider the findings and recommendation and take a final vote on the request.

If the DRB is prepared to make a final decision regarding the Certificate of Appropriateness request, a member must make a motion approving the written findings and recommendation to deny the Certificate of Appropriateness as requested by the Applicant in its application to allow installation of fencing on the existing beach on the Subject Property.

ATTACHMENTS

~~Attachment A2: Findings and Recommendation of DRB on Certificate of Appropriateness application for Case No. 25-28-SU Centennial Beach 225 Sheridan Road~~
Attachment B2: April 16, 2026, DRB Meeting Staff Report
Attachment C2: Public Correspondence Received Since Posting of April 16, 2026, DRB Agenda Packet

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: SCOTT MANGUM, DIRECTOR
ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: APRIL 10, 2026

SUBJECT: CENTENNIAL BEACH FENCE – 225 SHERIDAN ROAD
CERTIFICATE OF APPROPRIATENESS (CASE NO. 25-28-SU)

INTRODUCTION

On April 16, 2026, the Design Review Board ("DRB") is scheduled to hold a public hearing on an application submitted by the Winnetka Park District (the "Applicant"), as the owner of the property located at 225 Sheridan Road (the "Subject Property"). The Applicant is proposing installation of fencing on the existing beach located on the Subject Property and requests approval of a Certificate of Appropriateness.

This item was originally scheduled for the March 26, 2026, DRB meeting; however, the Applicant requested the item be continued to the April 16, 2026, DRB meeting. The DRB granted the Applicant's request and continued the item to the April 16 DRB meeting. A mail notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Village Code, informing them of the original public hearing on March 26.

The Applicant has also submitted a **Special Use Permit** application to allow the proposed fencing. Information about the special use permit review is provided to the DRB for reference only. The DRB's purview is limited to consideration of the Certificate of Appropriateness.

The Plan Commission ("PC") considered the Park District's original plan for the special use permit (the only plan that the Park District presented to the PC) at its January 28, 2026, meeting, at which it directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations for consideration at the February 25, 2026, PC meeting. On February 25, by a vote of 6-0, the PC approved the written findings and recommendation to deny the Special Use Permit. The Zoning Board of Appeals ("ZBA") commenced a public hearing on the Applicant's special use permit on February 9. However, the item was continued without presentation to the March 9, 2026, ZBA meeting because the Winnetka Park District Board had authorized a new plan at its February 5 special meeting and it had not been submitted to the Village for review before the February 9 ZBA meeting. On March 9, the ZBA considered the Applicant's new plan (the only plan that the Park District presented to the ZBA) and by a vote of 7-0 the ZBA directed the Village Attorney to prepare a draft recommendation of denial with written findings and determination for consideration at the March 16 special ZBA meeting. On March 16, by a vote of 6-0, the ZBA approved the written findings and recommendation to deny the Special Use Permit. Details regarding the PC's and ZBA's considerations are provided later in this report.

As of the date of this memo, staff has received several written comments from the public regarding this application. **Most of these comments were received by the Village for consideration by the PC and ZBA. Additional comments have also been received since the ZBA's consideration of the Applicant's request.** Comments previously included in the PC and ZBA packets are provided in **Attachment B**. Comments received since the posting of the March 16, 2026, ZBA agenda packet are provided in **Attachment C**.

The Village Council has final jurisdiction on this request.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 5.3 acres (230,911.56 square feet) in size, is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane and contains Centennial Beach and Park (see Figure 1). Under the Village Zoning Ordinance, the Subject Property has two front yards: (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

The Comprehensive Plan designates the Subject Property as appropriate for "Open Space" land uses, which includes public parks & recreation facilities, pocket parks/plazas, and Cook County Forest Preserve Land (see Figure 2). The property is zoned R-2 Single Family Residential and is in the Lakefront Preservation Overlay District, and it is bordered by R-2 Single Family Residential to the north and south, and R-4 Single Family Residential to the west (see Figure 3).

In addition, the Zoning Ordinance allows park and recreational uses in any zoning district within the Village by special use permit approval.

The Applicant's current use of the Subject Property as a park and recreational facility is generally consistent with the Comprehensive Plan land use designation and the R-2 zoning district. The Applicant recently used the Subject Property as an off-leash dog area as well.



Figure 1 – GIS Aerial Map



Figure 2 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan



Figure 3 – Zoning Map

Figures 4 and 5 below are photos of the Subject Property taken in January. Figures 6 through 9 on the following pages were taken in the summer of 2024.



Figure 4 – Subject Property – Looking North at Centennial Beach (January 2026)



Figure 5 – Subject Property – Looking South at Existing Steel Groin on Centennial Beach & Stone Groin at 205 Sheridan Road Property (January 2026)



Figure 6 – Subject Property – Looking North at Centennial Beach (Summer 2024)



Figure 7 – Subject Property – Looking South at Centennial Beach (Summer 2024)



Figure 8 – Subject Property – Looking North from Centennial Beach (Summer 2024)



Figure 9 - Existing Sea Wall on Subject Property (Summer 2024)

PROPOSED PLAN

The Applicant is proposing installation of fencing on the beach to provide an enclosure to allow off-leash dogs on the beach. The existing beach has been utilized as a dog beach since 1995, according to the Applicant. Currently, patrons are required to have a key fob to access the existing beach from the top of the bluff above and dogs are required to be leashed. As explained by the Applicant in the attached letter dated April 3, 2026, included in **Attachment A**, the Applicant is proceeding in an unusual way. The

Applicant is asking the DRB to consider two options; the original plan ("Original Plan") that the Applicant presented to the Plan Commission and the new plan ("New Plan") that the Applicant presented to the ZBA.

Original Plan (presented to the Plan Commission). The Original Plan consists of two rows of galvanized steel chain-link fencing, measuring 4 feet in height, set back 20 feet from both the north and south boundaries of Centennial Beach. The proposed fencing would be located at the base of the existing steel sheet pile wall and extend perpendicularly eastward across the beach into the lake.

Both the north and south fence would have access gates to allow the public to traverse the beach. The Applicant indicates that they are planning for the access gates to remain unlocked, with the current key fob controlled access gate to remain at the top of bluff.

North Fence. The north fence would extend a total of 91 feet from the existing steel sheet pile wall at the base of the bluff east towards the water (Figure 11). Approximately 40 feet of the fence would extend from the ordinary high water mark (OHWM) (581.5) into the lake. There would be a double access gate 10 feet in width to allow unleashing and leashing of dogs. The depth of the leashing and unleashing area would be 6 feet. The proposed access gate would be 24 feet east of the existing steel sheet pile wall, and approximately 17 feet west of the OHWM.

South Fence. The south fence would extend approximately 78 feet from the existing steel sheet pile wall east towards the water (Figure 12). Approximately 36 feet of the fence would extend from the OHWM into the lake. The double access gate would be located 16 feet east of the steel sheet pile and be 3'-3" in width. Similar to the north access, the depth of the leashing and unleashing area would be 6 feet.

In response to staff review comments, including the Village's coastal engineering consultant, the lakeward sections of fencing (east four or five sections) would be removable, so that these sections can be removed during late fall and winter and reinstalled in the spring.

The proposed site plan and up-close excerpts of both the north and south fences, as well as elevations of the proposed fencing and gates for the Original Plan are provided below and on the following pages (Figures 10-16). The complete set of plans is provided in the application materials, which are included in **Attachment A**.

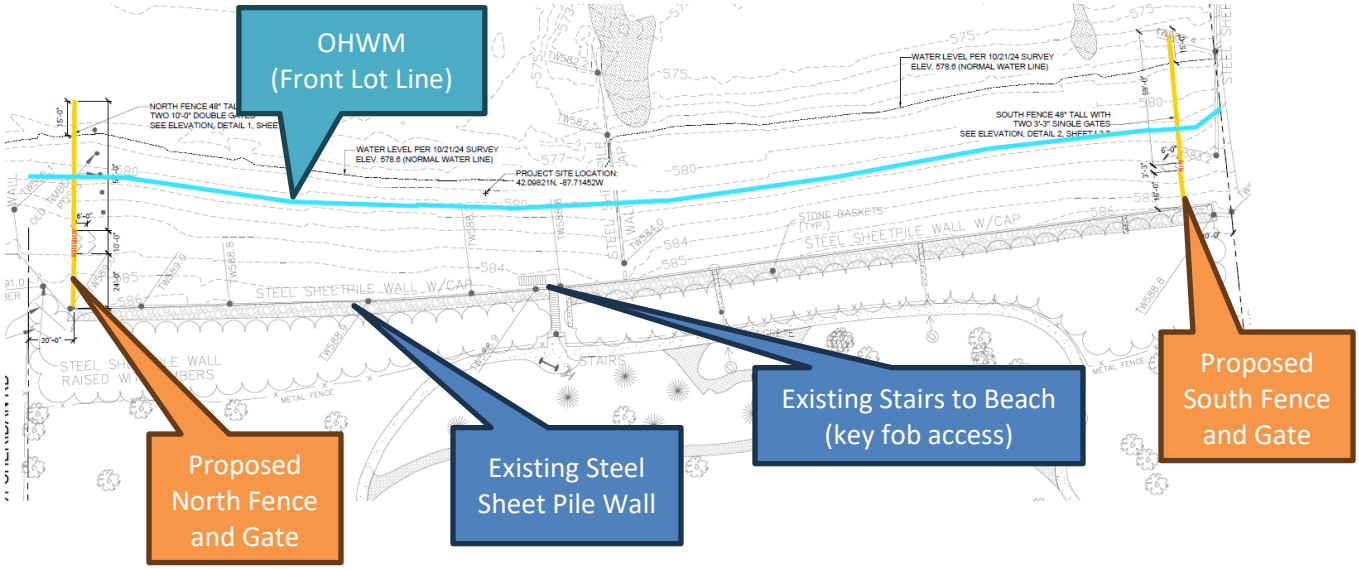


Figure 10 –Original Plan - Site Fencing Plan (Sheet L2.0)

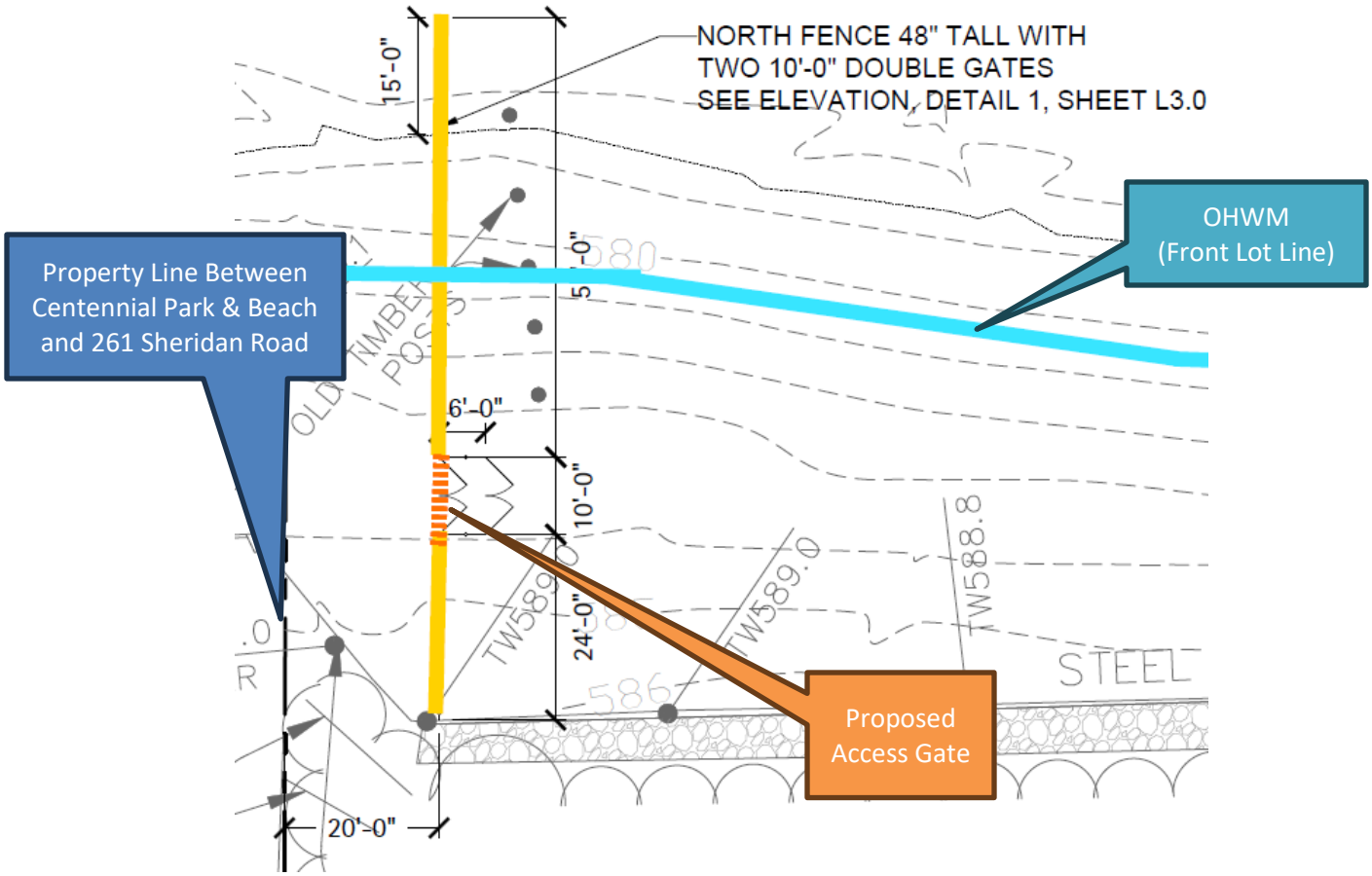


Figure 11 – Original Plan - Proposed North Fence (Excerpt of Sheet L2.0)

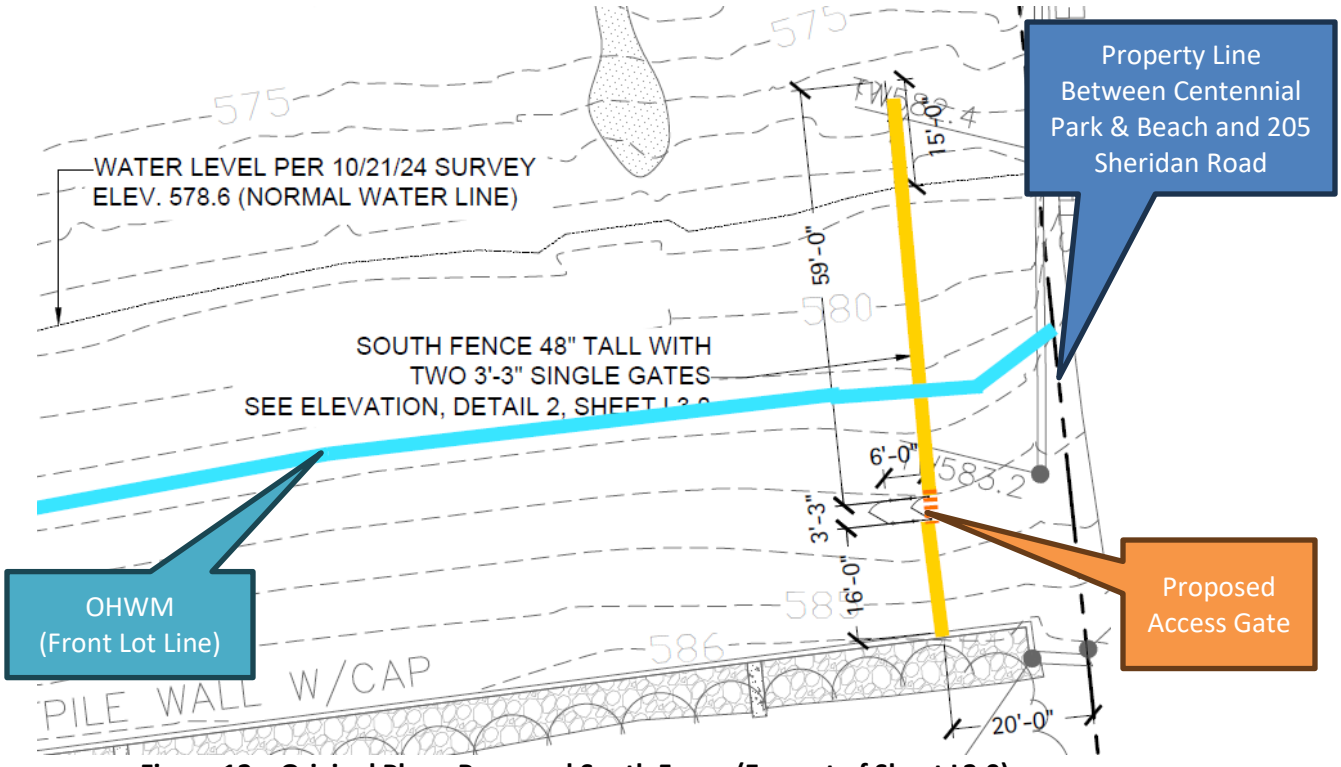


Figure 12 – Original Plan - Proposed South Fence (Excerpt of Sheet L2.0)

As proposed in the Original Plan, to walk along the beach from the north end to the south end of the Subject Property, or vice versa, a member of the public would need to use the proposed access gates and walk through the dog beach. As noted earlier, both rows of fencing would be off-set from the north and south property lines by 20 feet, allowing for a pathway to access the stairs that go over the 205 Sheridan Road stone groin.

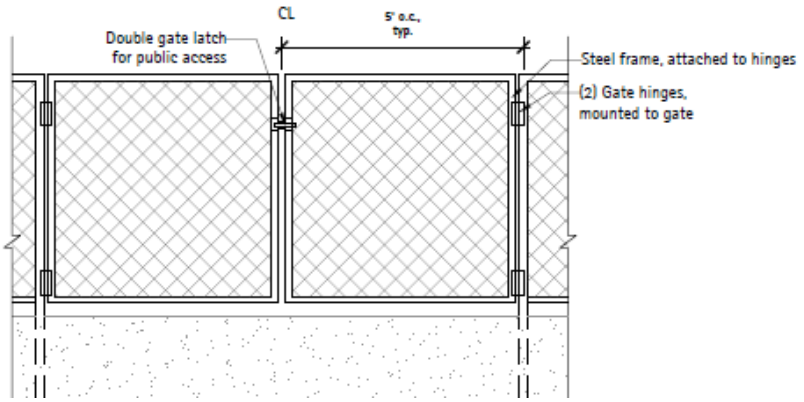


Figure 13 – Original Plan - North Access Gate

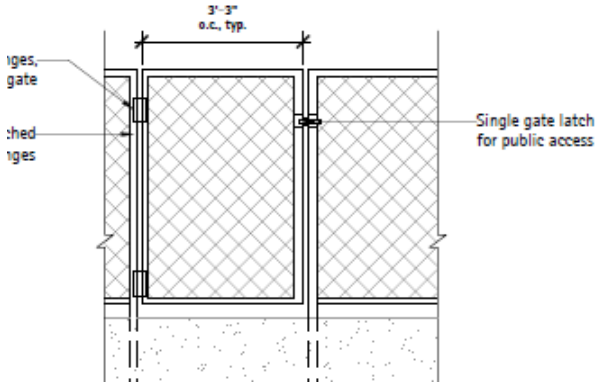


Figure 14 – Original Plan - South Access Gate

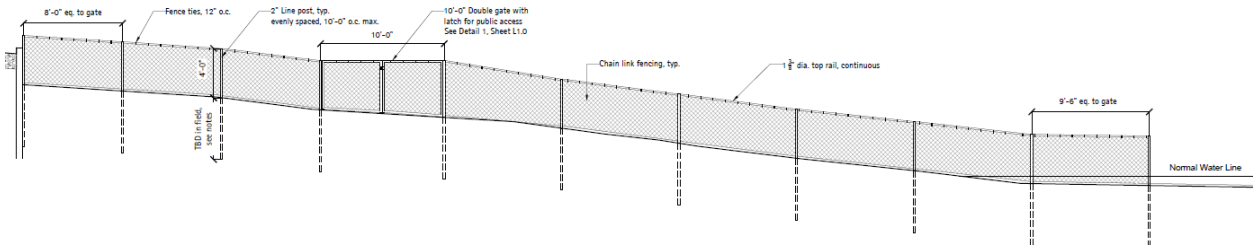


Figure 15 – Original Plan - Elevation of North Fence

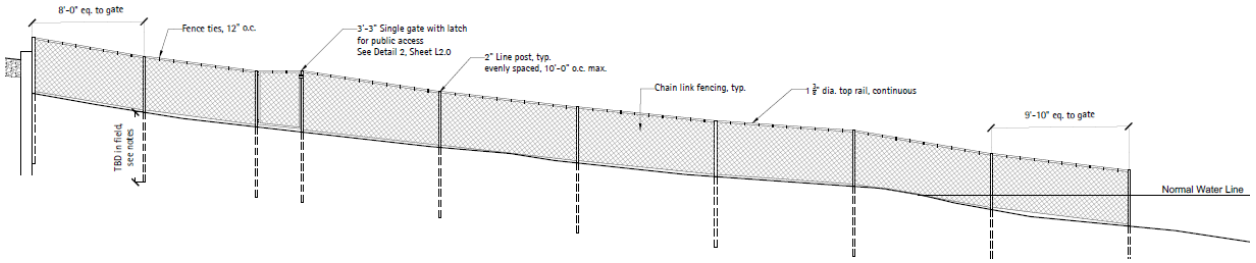


Figure 16 – Original Plan - Elevation of South Fence

New Plan (presented to the ZBA). Following the Applicant's special meeting on February 5, the Applicant submitted a New Plan, which is also included in **Attachment A**. In the New Plan, the existing gate at the top of the bluff would remain but access would be controlled with a programed timed locking system that would operate from 6:00am to 10:00pm, this allows for public access to the beach. While entry into the fenced off-leash dog beach area would be restricted with the key fob system currently in place at the top of the bluff. There would be a double-entry gate system to allow for unleashing and leashing of dogs. There would also be a 10-foot wide maintenance access gate that would remain locked and used by Park District staff. The Fire Department has requested access to the maintenance gate for emergency responses and the Applicant has agreed to coordinate with the Fire Department to provide access.

The proposed fencing would be attached to the existing steel groins and enclose approximately 265 feet

of the beach frontage for dogs to be off-leash (Figure 17). This represents a reduction of approximately 50% from the Original Plan presented to the PC in terms of the linear frontage of the dog beach area. Another major difference in the New Plan is the addition of a west fence that would be located 12 feet east (lakeward) of the existing sea wall to allow the public to traverse the beach without entering the off-leash dog area. This fence would be 4 feet in height above grade (sand level) and be black chain-link, rather than the galvanized chain-link proposed in the Original Plan.

Use of Remaining Beach Area. Included in Attachment A, is a narrative dated March 4, 2026, provided by the Applicant explaining the use of the remainder of Centennial Beach given the New Plan limits the dog beach area to roughly half of Centennial Beach. The remaining portion of the beach consists of approximately 260 feet of lake frontage and would be used as a passive beach without swimming. The Applicant indicates that staffing for the passive beach would generally be late May through early September and that access to the beach would require a beach pass. The beach will remain accessible from 6:00am until 10:00pm outside the typical beach season, but it will not be staffed.

North Fence. The north portion of the fence would be 46'-6" feet in length with approximately 20 feet of the fence extending from the ordinary high water mark (OHWM) (581.5) lakeward (Figure 18). The 4-wide access gate would be located where the west and north fence meet. Patrons would enter through this gate into an unleashing and leashing area measuring 10 feet by 10 feet. The extent to which the proposed fence would extend beyond the OHWM is reduced by approximately 20 feet in the New Plan.

South Fence. The south fence would be 49'-3" in length, and also extend approximately 20 feet from the OHWM towards the lake (Figure 19). There would not be an access gate in this portion of the fencing. At the west end, the fence would be set back 5 feet from the south property line. Due to the angle of the existing steel groin, upon which the proposed fencing would be installed, in relation to the south property line, the distance between the proposed fence and the south property line would narrow from 5 feet at the west end until it meets the south property line and ends. Given the proximity of the proposed fence to the south property line, it is important to note the distance between the property line and the stairs that go over the 205 Sheridan Road stone groin is approximately 10 feet and at this location the fence would be north of the property line by at least 1'-11".

In response to staff review comments, including the Village's coastal engineering consultant, the two lakeward sections of fencing (the east 20 feet) would be modular, so that these sections could be removed during late fall and winter and reinstalled in the spring.

The proposed site plan and up-close excerpts of both the north and south fences, as well as elevations of the proposed fencing in the New Plan are provided on the following pages (Figures 17 through 21). The complete set of the New Plan is included in **Attachment A**.

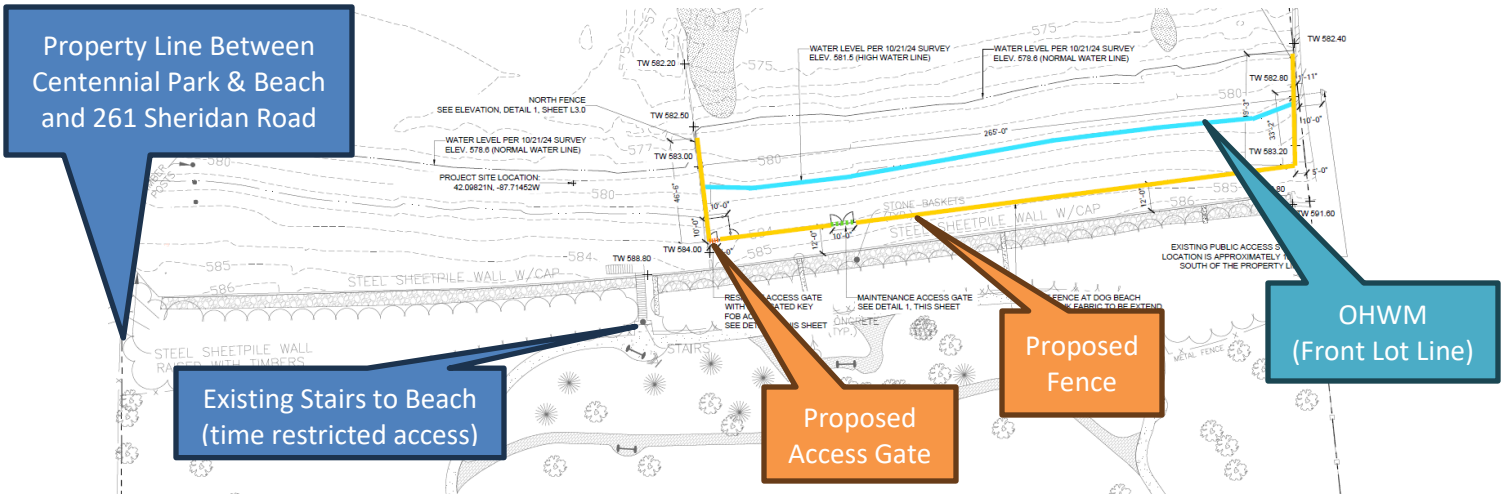


Figure 17 – New Plan - Site Fencing Plan (Excerpt of Sheet L2.0)

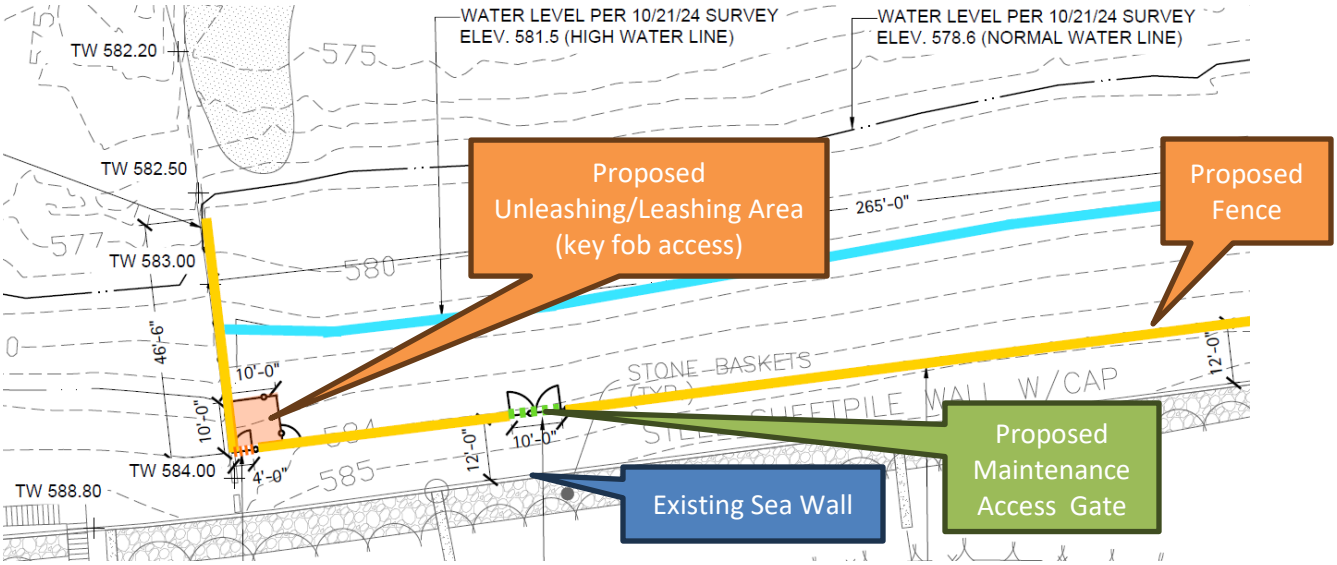


Figure 18 – New Plan - North and West Portion of Proposed Fencing (Excerpt of Sheet L2.0)

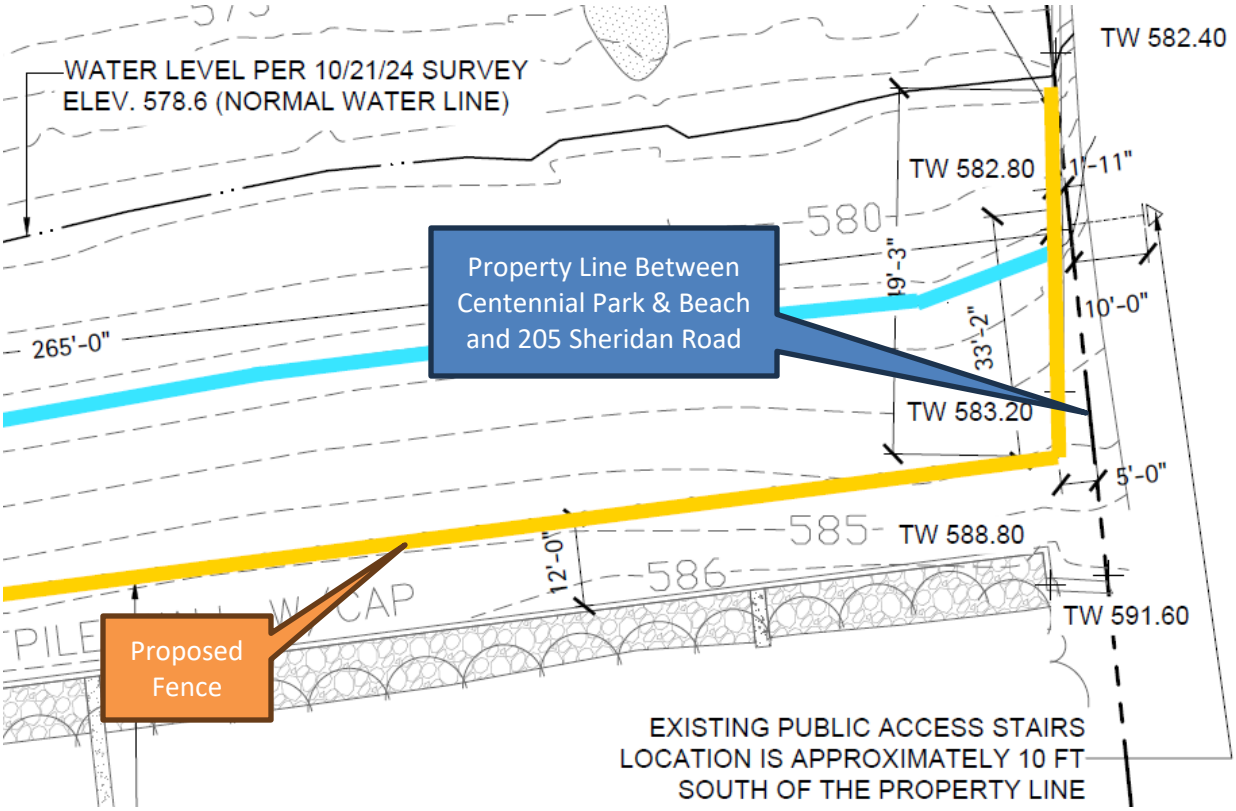


Figure 19 – New Plan - South and West Portion of Proposed Fencing (Excerpt of Sheet L2.0)

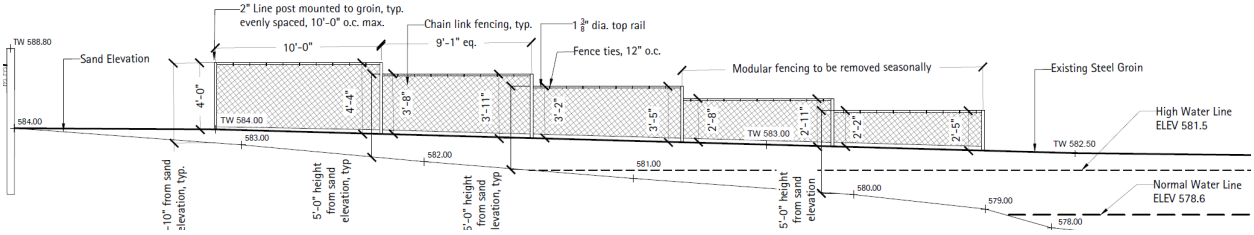


Figure 20 – New Plan - Elevation of North Fence

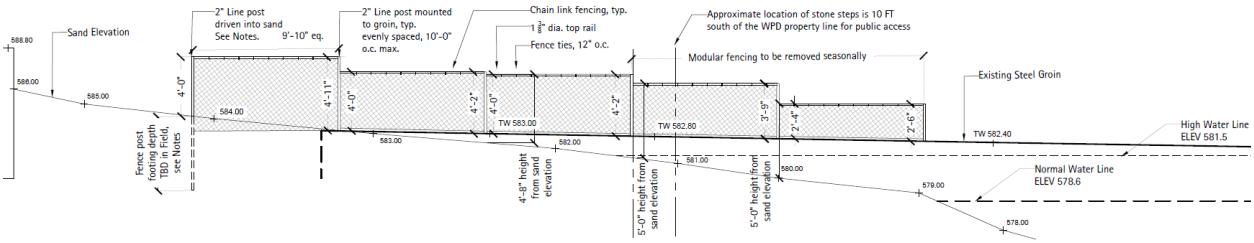


Figure 21 – New Plan - Elevation of South Fence

<u>Fence and wall height within required setbacks.</u> With the adoption of the steep slope regulations, the Village also amended the Zoning Ordinance to redefine the front line along the lake as well as the front yard setback along the lake. The front lot line is now the ordinary high water mark (OHWM) and is defined as the line on the shore of Lake Michigan consistent with the U.S. Army Corps of Engineers' administrative benchmark, which is currently set at 581.5'. The front yard setback along the lake is now defined as the toe of the bluff or 50 feet from the OHWM, whichever results in the line farthest from the OHWM.

The Zoning Ordinance allows fences, walls, or a combination of a fence and wall within a required yard that is no taller than 6.5 feet from natural grade. While the proposed fence is located within the required front yard, at a height of 4 feet, it complies with the maximum permitted height. Therefore, the proposed fence complies with the zoning regulations.

CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

Plan Commission. On January 28, 2026, the PC considered the Applicant's Original Plan and the only Plan the Applicant presented to the PC for approval of a special use permit to allow installation of fencing on the existing beach. After a presentation by staff and a presentation by the Applicant, the PC heard from 16 members of the public. 15 of the speakers spoke in opposition to the proposed plan. The PC then discussed the request. By a vote of 7-0, the PC directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the PC's discussion of the Original Plan for consideration at the next Plan Commission meeting on February 25, 2026.

On February 25, 2026, by a vote of 6-0, the PC approved the written findings and recommendation to deny the Special Use Permit.

Zoning Board of Appeals. As noted at the beginning of this report, on February 9, 2026, the ZBA commenced a public hearing on the Applicant's special use. However, since the Winnetka Park District Board authorized a new plan at its February 5 special meeting and the new plan had not been submitted to the Village for review in advance of the February 9 ZBA meeting, by a vote of 7-0, the ZBA voted to continue the item to the March 9 ZBA meeting. At the March 9 meeting, after hearing from staff and the Applicant, the ZBA heard from 15 members of the public. Approximately 14 members of the public expressed significant concerns about safety, public access, parking, private property encroachments, and beach obstructions. By a vote of 7-0, the ZBA directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations based on the ZBA's discussion of the New Plan for consideration at the next ZBA meeting on March 16.

On March 16, 2026, by a vote of 6-0, the ZBA approved the written findings and recommendation to deny the Special Use Permit.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the DRB is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

> *"(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;"*
>
> *"(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;"*
>
> *"(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and"*
>
> *"(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity."*

The DRB will need to determine if the proposed fencing on the existing beach located at Centennial Beach

complies with the above standards.

DESIGN GUIDELINES ANALYSIS

The Village's Design Guidelines provide recommendations and standards on the appearance of site and building design for commercial and institutional uses. The Design Guidelines were predominantly developed for use within the three business districts and nearby multi-family residential and institutional structures. Therefore, it is challenging to use the Design Guidelines for areas outside of the three business districts. With respect to fencing, the Design Guidelines focus on fencing for screening of mechanical equipment and streetscape elements, including obscuring the view of parking lots, in the business districts, multifamily residential, and institutional areas, which are not applicable to this request.

FINDINGS & RECOMMENDATION

At the April 16 DRB meeting, the DRB is scheduled to consider the design of the Applicant's proposed fencing on Centennial Beach. After hearing from the Applicant and the public, the DRB will have the following options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the DRB; or

2) Consider a motion recommending approval or denial of the Certificate of Appropriateness. If the DRB is prepared to make a recommendation to the Village Council regarding the request, a DRB member should make a motion recommending approval or recommending denial based upon the following findings of fact and direct staff and the Village Attorney to prepare written findings and determinations for the DRB's consideration and final vote at a subsequent meeting:

    a. The proposed fencing **is consistent [is not consistent]** with the following standards used for evaluating a certificate of appropriateness:

        (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

        (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;

        (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

        (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

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

As noted above, any motion on a decision by the Design Review Board should direct the Village Attorney to prepare written findings and determinations for the Design Review Board to consider and vote on at a subsequent meeting.

ATTACHMENTS

Attachment A: Application Materials
~~Attachment B: Public Correspondence Previously Included in ZBA and PC Agenda Packets~~
~~Attachment C: Public Correspondence Received Since Posting of March 16, 2026, ZBA Agenda Packet~~

ATTACHMENT A

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District
1380 Willow Road
Winnetka Illinois 60093

April 3, 2026

Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
Winnetka Illinois 60093

Re: Special Use Permit Case No. 25-28-SU
Centennial Beach – Off-Leash Dog Beach
Design Review Board Meeting

Ann,

Per our recent conversation, I wanted to follow up with additional clarification regarding the design elements associated with the Centennial Dog Beach fencing project currently under review as part of Special Use Permit Case No. 25-28-SU. This letter and exhibits are intended to supplement the materials previously submitted to the Village of Winnetka in advance of the Design Review Board meeting scheduled for April 16, 2026. I have also included an updated Certificate of Appropriateness Application, which has been revised to clearly reflect the optionality of the two proposed plan configurations.

As you are aware, the Park District initially submitted its Special Use Permit application on October 21, 2025. Since that time, the Park District has continued to refine the plans in response to staff review, Plan Commission feedback, and Park Board direction. The most recent plan set was submitted on February 13, 2026, with a corrected plan illustration transmitted on February 17, 2026. Additional materials outlining operational considerations and providing further design detail were submitted on March 4, 2026, to support the ongoing review process for Centennial Beach.

Based on the materials provided to date, it is our understanding that the primary design elements relevant to the Design Review Board's review have been incorporated within the submitted plan sets. However, I would like to clearly communicate that the Park District is formally requesting

Design Review Board consideration of both the original fencing plan (submitted October 21, 2025) and the revised Alternate 1 plan (submitted February 17, 2026).

Given the progression of this application through the Plan Commission and Zoning Board of Appeals, where only a single plan configuration (though differing between boards) was presented at each stage, the Park District believes it is important to provide the Design Review Board, and ultimately the Village Council, with the opportunity to evaluate both design approaches concurrently. This approach is intended to provide greater flexibility and transparency in the review process, while ensuring that all viable design options remain under consideration as part of the final decision-making process.

For reference, the Park District has received permits from IDNR, IEPA, and USACE for the original plan design.

As discussed, additional clarification regarding fencing materials and color palette will assist the Design Review Board in completing its review.

The original plan (Exhibit A), submitted October 21, 2025, illustrates two galvanized fencing runs inset approximately 20 feet from both the north and south park property lines. These fence lines extend approximately 15 feet into the lake from the existing western seawall and incorporate double-entry gate systems to facilitate safe leashing and unleashing of dogs while minimizing the potential for unintended egress, consistent with Cook County Department of Animal and Rabies Control (CCDARC) requirements. Fence posts are designed to be driven into the sand to refusal and cut to a height of approximately 4 feet above grade. The northern fence segment is approximately 76 feet in length, and the southern segment approximately 63 feet, with the easternmost 15 feet of each segment designed for seasonal removal to accommodate winter lake conditions. The fencing is intended to follow the existing beach profile and be maintained accordingly. Both options maintain the gate at the top of the bluff allowing access to Centennial Beach accordingly.

Alternate 1 (Exhibit B), submitted February 17, 2026, represents a revised approach that reduces the overall length of the off-leash dog beach area by approximately half and responds directly to concerns raised during Plan Commission review. Under this alternative, the existing gate at the top of the bluff will remain, maintaining access from the upland area and allow for closure of the site during off hours. This gate is metal and finished in black, consistent with its existing condition.

At the beach level, the proposed fencing includes both post-driven sections for the western fence run (approximately 265 linear feet, offset 12 feet from the existing seawall) as well as panels affixed to the existing steel groins, which will serve as the structural support for the east-west fence runs. All fencing materials will consist of black vinyl-coated chain link with black metal components. The imagery included in Exhibit B provides representative examples of the proposed material and appearance. This fencing type is consistent with installations throughout the Park District system and community, including the Skokie Playfield campus (COA approved) and Duke Child Fields and was selected for its durability and adaptability within the dynamic shoreline environment of Lake Michigan. Like the original plan, the easternmost 20 feet of fencing will be seasonally removed to prevent damage from winter storm events.

All proposed beach-level gates will be constructed of matching materials and finished in black to maintain a cohesive and consistent visual appearance. The use of black fencing in lakefront settings is a widely accepted design approach, as it minimizes visual prominence, preserves sightlines toward Lake Michigan, and blends more effectively with the surrounding landscape. Similar applications can be observed at both Elder Lane and the Centennial Park bluffs, where black fencing is used to reduce visual impact and integrate with natural surroundings. The outer beach-level gate will operate with a key fob-controlled locking system to ensure compliance with CCDARC access control requirements for off-leash dog areas.

Regardless of the option ultimately selected, signage will be installed in accordance with the Park District's standard signage branding program to ensure consistency across facilities while providing clear operational and wayfinding information for users. Representative examples are included in Exhibit B.

If the Design Review Board or Village staff require any additional information in advance of the April 16, 2026 meeting, please do not hesitate to reach out. The Park District appreciates the continued coordination with Village staff as the review process moves forward.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director of the Winnetka Park District

Harold W. Francke, Legal Counsel, Winnetka Park District Centennial Beach Project

Exhibit A
Winnetka Park District – Special Use Permit Case No 25-28-SU
225 Sheridan Road – Centennial Beach
Original Plan and additional images of the proposed project materials for the fencing.

Image from January 2023 showing the approximate location size and scale of the northern fence (no fabric was installed in the photo)



Image from January 2023 showing the proposed fencing materials (galvanized chain-link)

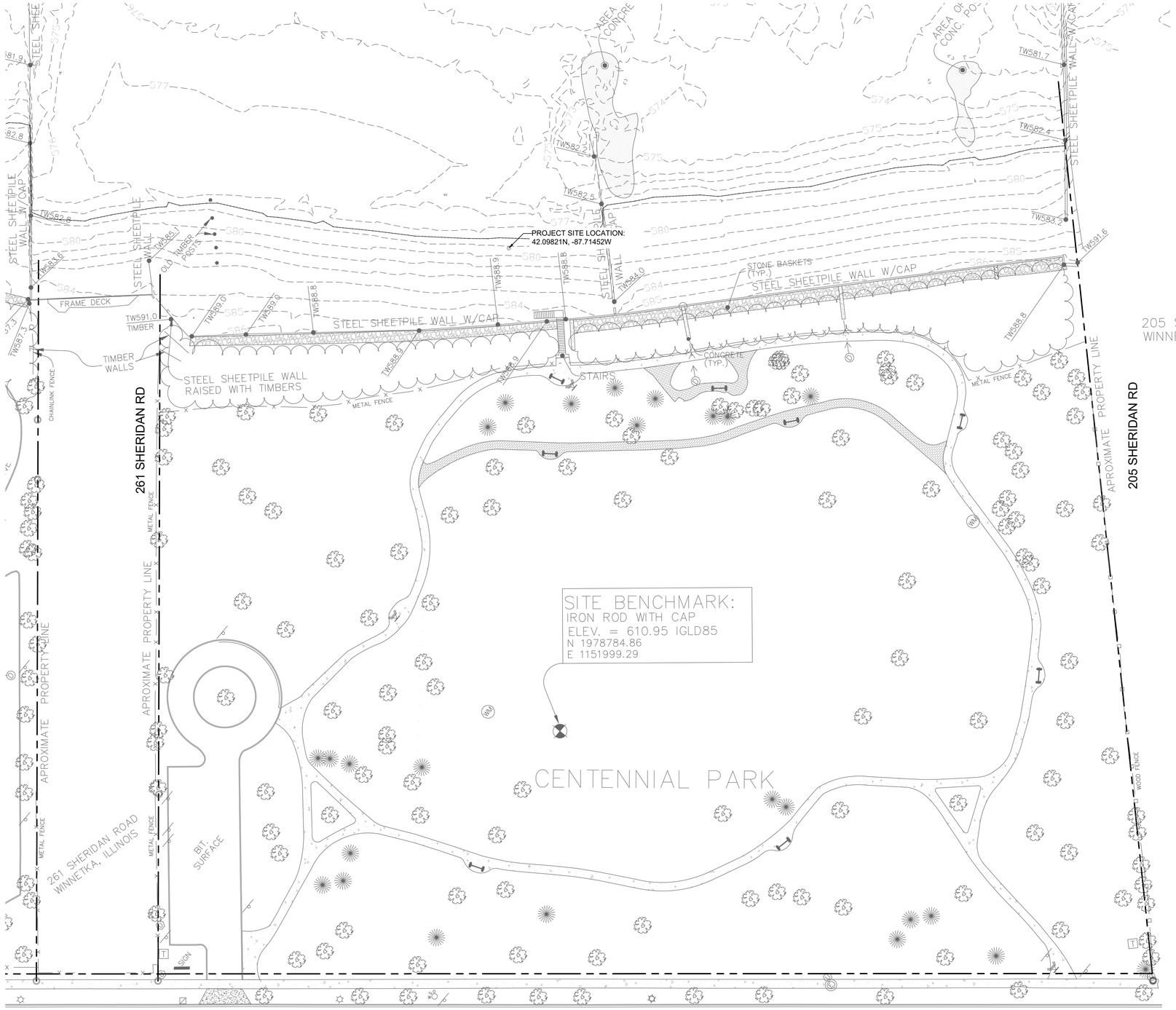


Image from 2010 of the previous fencing that was installed at Centennial Beach near the north property line. (Galvanized posts and fabric).



Images of 4’ Galvanized Chain-Link Fencing (similar in design to what proposed for original design Design)





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PREPARED FOR
Winnetka Park District
540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

Temporary Dog Beach Fencing

225 Sheridan Rd
Winnteka, IL 60093

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ILLINOIS ONE-CALL SYSTEM

ISSUED FOR PERMIT
April 25, 2025

REVISIONS

No	Date	Issue

VICINITY MAP

SCALE IN FEET
1" = 30'

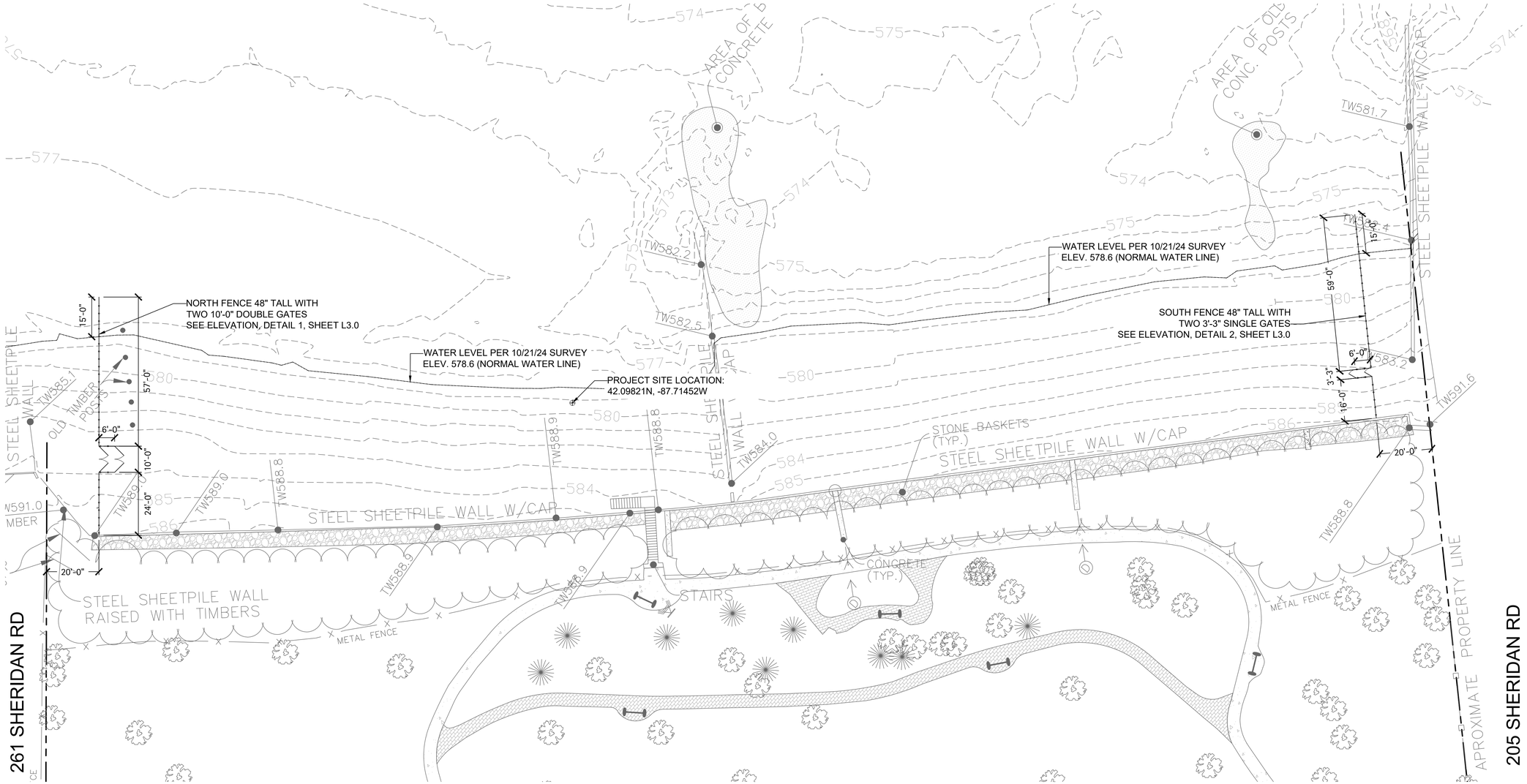
0' 15' 30' 90'

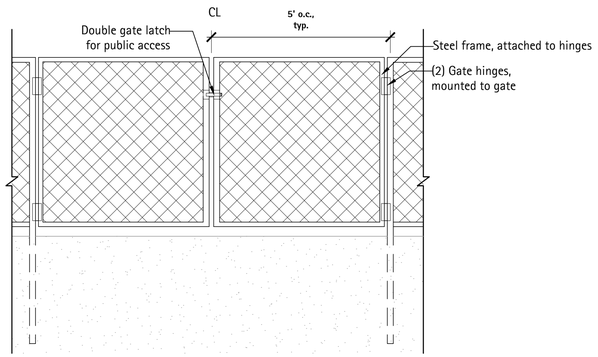
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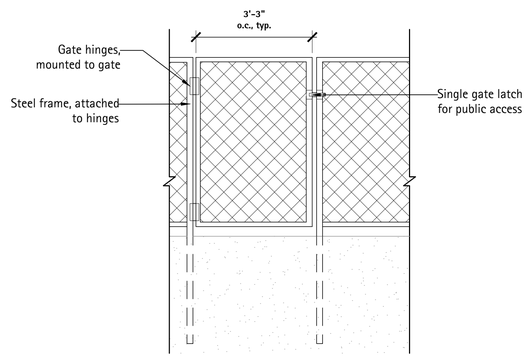
©2025 The Lakota Group

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1 Double Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



2 Single Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"

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Winnetka, IL 60093

CENTENNIAL DOG BEACH
Temporary Dog Beach Fencing

225 Sheridan Rd
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ISSUED FOR PERMIT
April 25, 2025

REVISIONS

No	Date	Issue

SITE FENCING PLAN

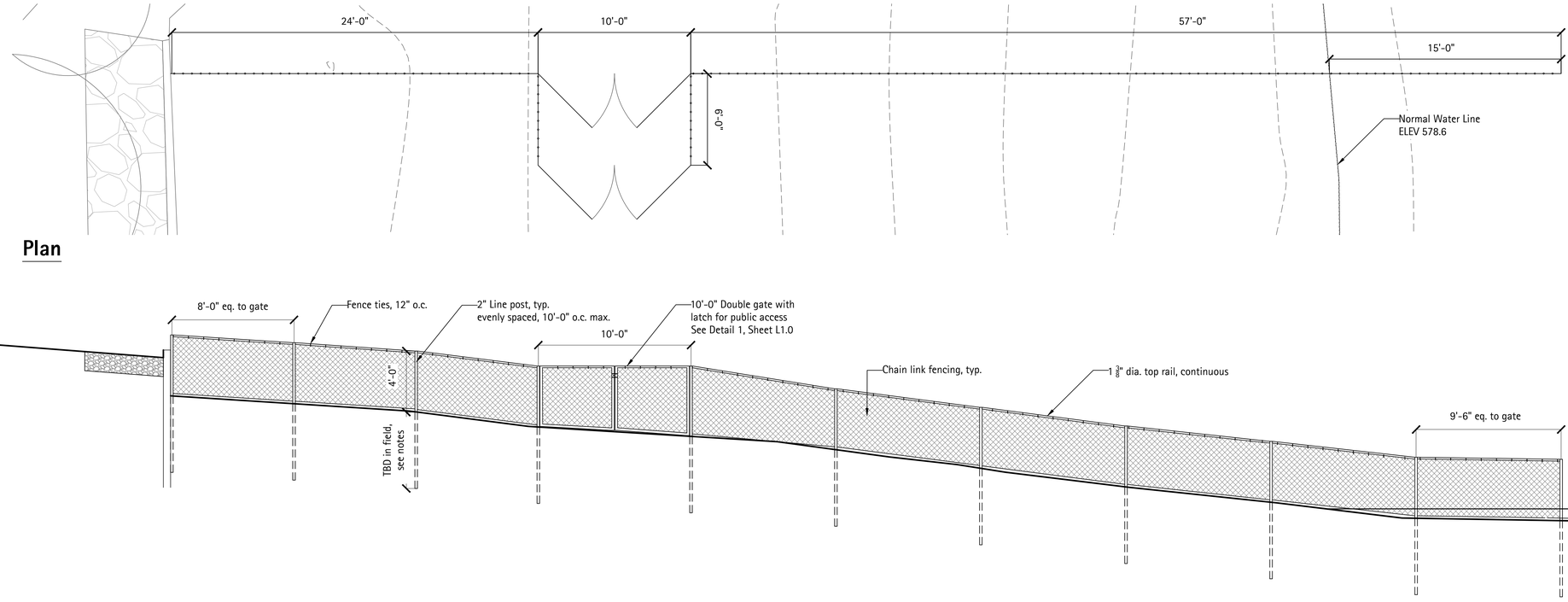
SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L2.0

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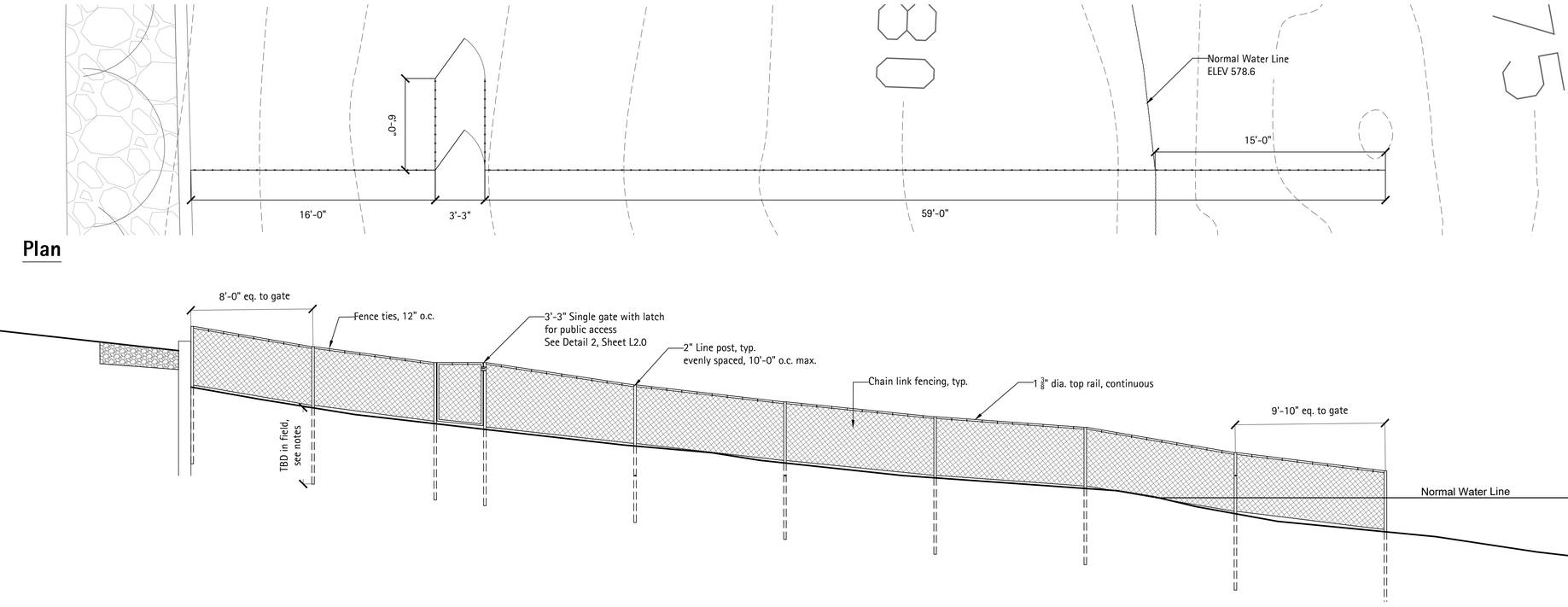
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Plan

1 Elevation - North Dog Beach Fence

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



Plan

2 Elevation - South Dog Beach Fence

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

Notes:

1. Steel top rail to run continuously over multiple posts.
2. Posts to be driven into the sand and underlying clay until refusal. Posts will then be cut 48" above the sand line

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CENTENNIAL DOG BEACH
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Call before you dig. 811

ISSUED FOR PERMIT
April 25, 2025

REVISIONS

No	Date	Issue

FENCE ELEVATIONS

SCALE IN FEET
1/4" = 1'-0"
0' 2' 4' 12'

NORTH

SHEET NUMBER
L3.0

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H:\Lakota_files\Projects\2023\23008 - Elder Lane-Centennial Park\07 Graphics\03 DD CD\01 CAD\20250422 Centennial Dog Beach Fencing Application.dwg

Exhibit B
Winnetka Park District – Special Use Permit Case No 25-28-SU
225 Sheridan Road – Centennial Beach
Alternate 1 Plans and additional images of the proposed project materials for the fencing.

Images of 4’ Black Chain-Link Fencing (similar in design to what proposed for Alternate 1 Design)

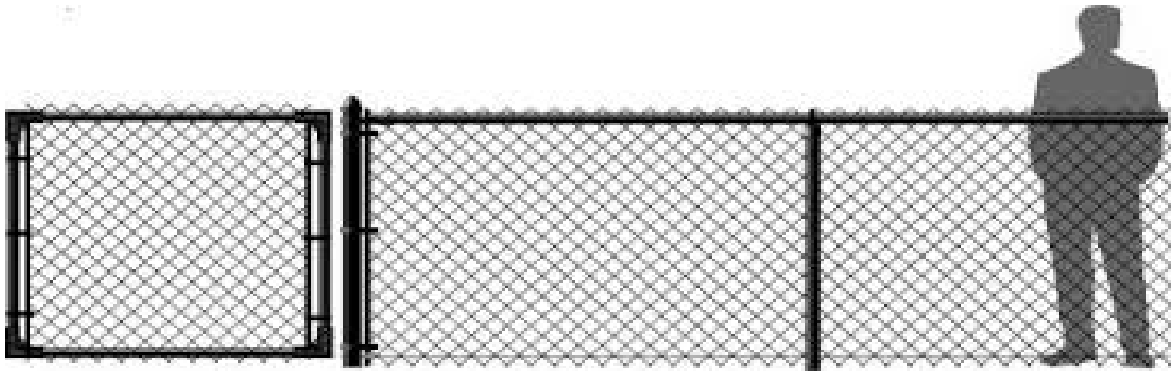


Image of black chain-link fencing similar in design to the proposed Alternate 1 dog fence double access gate area.



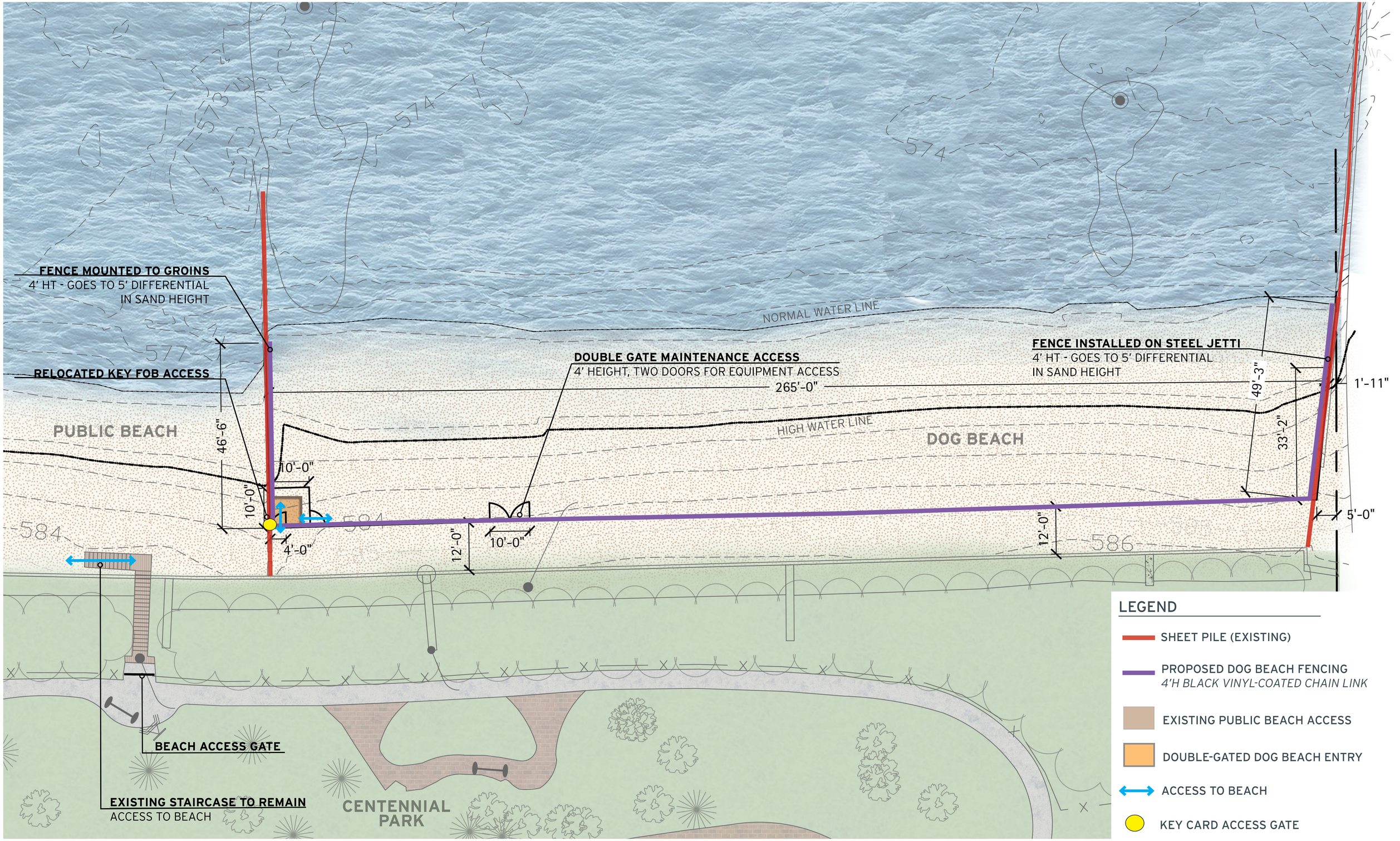
Image of the existing Centennial Beach Kep Fob Gate with signage (top of bluff)



Image of the existing Centennial Beach black fencing (top of bluff)



Site images of the project location were already included in the original Certificate of Appropriateness (Dated 10-21-2025) Additional images will be provided to the Design Review Board the evening of the meeting (April 16, 2026).



CENTENNIAL BEACH & BLUFF IMPROVEMENTS

CENTENNIAL DOG FENCE PLAN: ALTERNATE 1

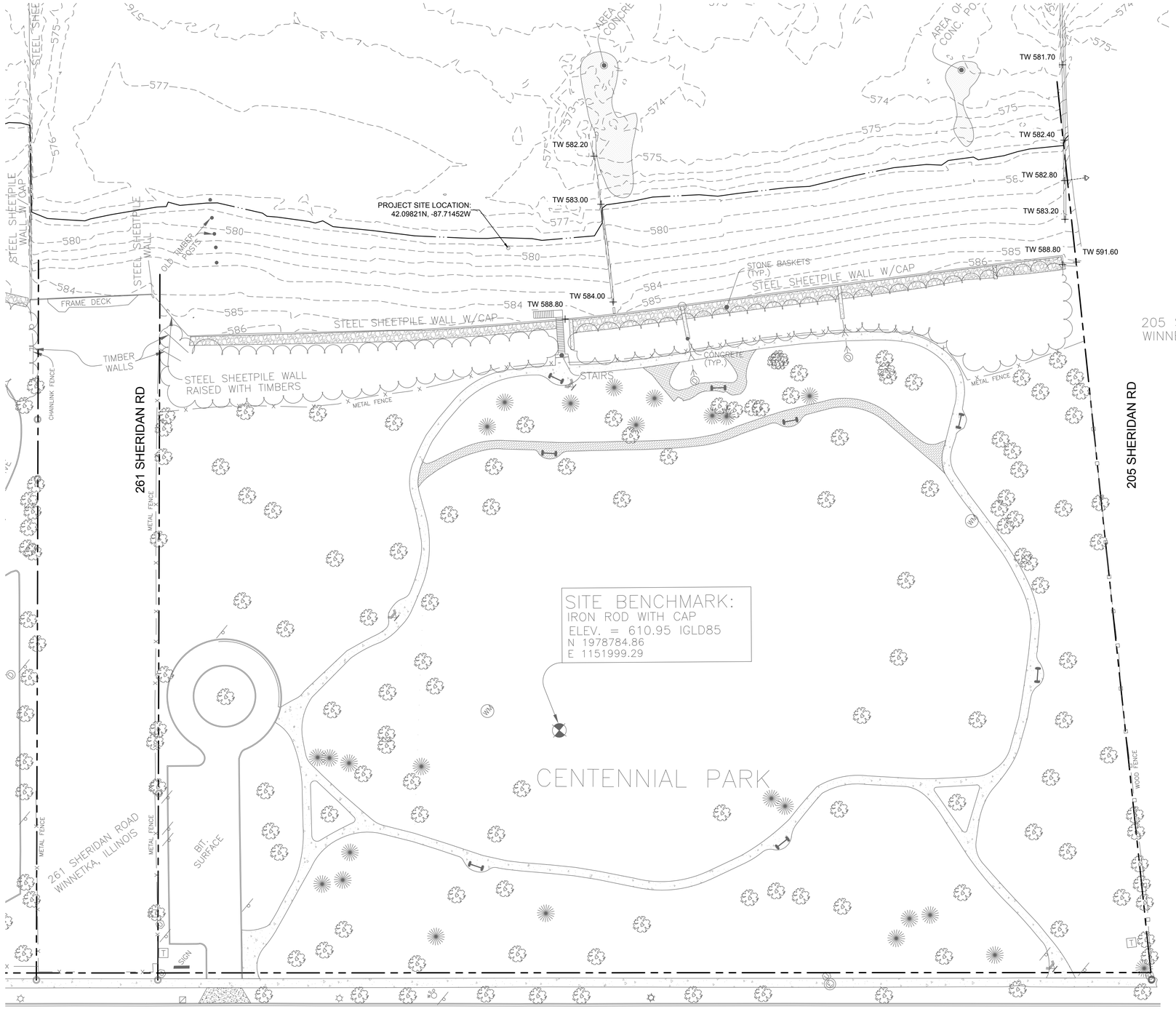
WINNETKA, ILLINOIS

SCALE: 1"=10'
0 5' 10' 20'
NORTH

MARCH 5, 2026

THE LAKOTA GROUP.

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THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Winnetka Park District
540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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JULIE ILLINOIS ONE-CALL SYSTEM
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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

VICINITY MAP

SCALE IN FEET
1" = 30'

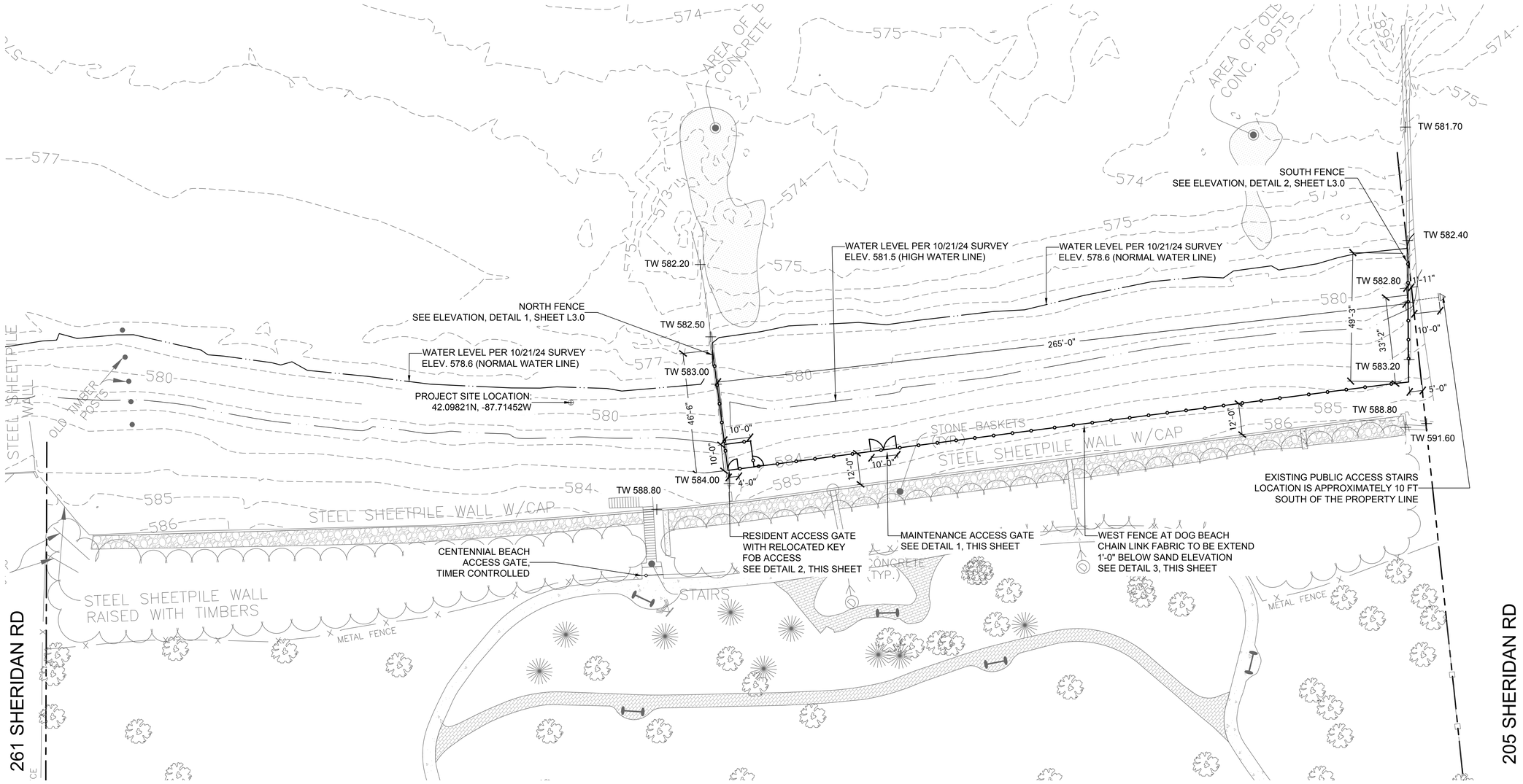
0' 15' 30' 90'

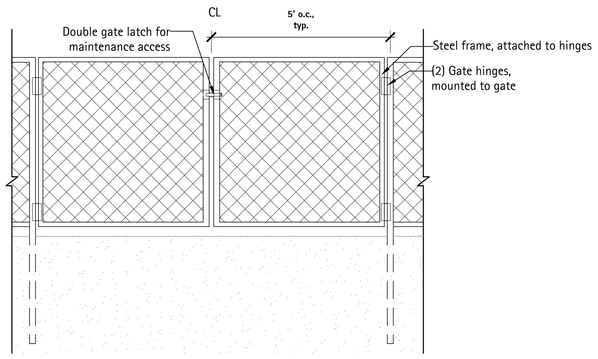
NORTH

SHEET NUMBER
L1.0

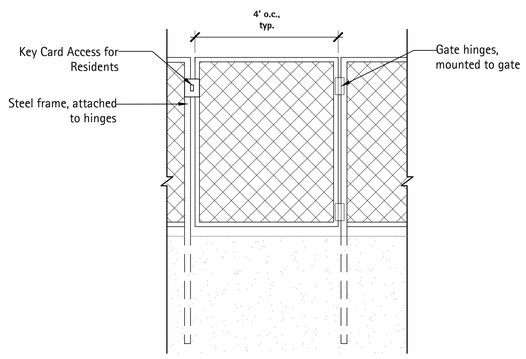
©2026 The Lakota Group

H:\Lakota_files\Projects\2025\25030 - Elder Lane-Centennial Park Revised\07 Graphics\01 SD\02 CAD\20260303 Centennial Dog Beach Fencing Application.dwg

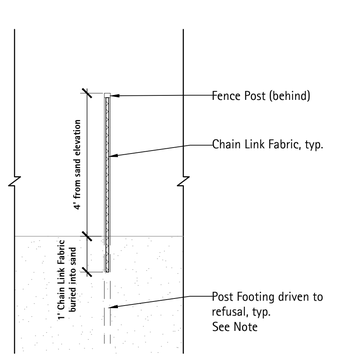




1 Maintenance Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



2 Resident Access Gate at Dog Beach - Elevation
Scale: 1/2" = 1'-0"



3 West Fence at Dog Beach - Cross Section
Scale: 1/2" = 1'-0"

Notes:

1. Posts to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade for fence panels. Gate panels shall not have buried chain link fabric condition.

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
Chicago, Illinois 60601
p 312.467.5445
f 312.467.5484
thelakotagroup.com

PREPARED FOR
Winnetka Park District
540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH
Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

SITE FENCING PLAN

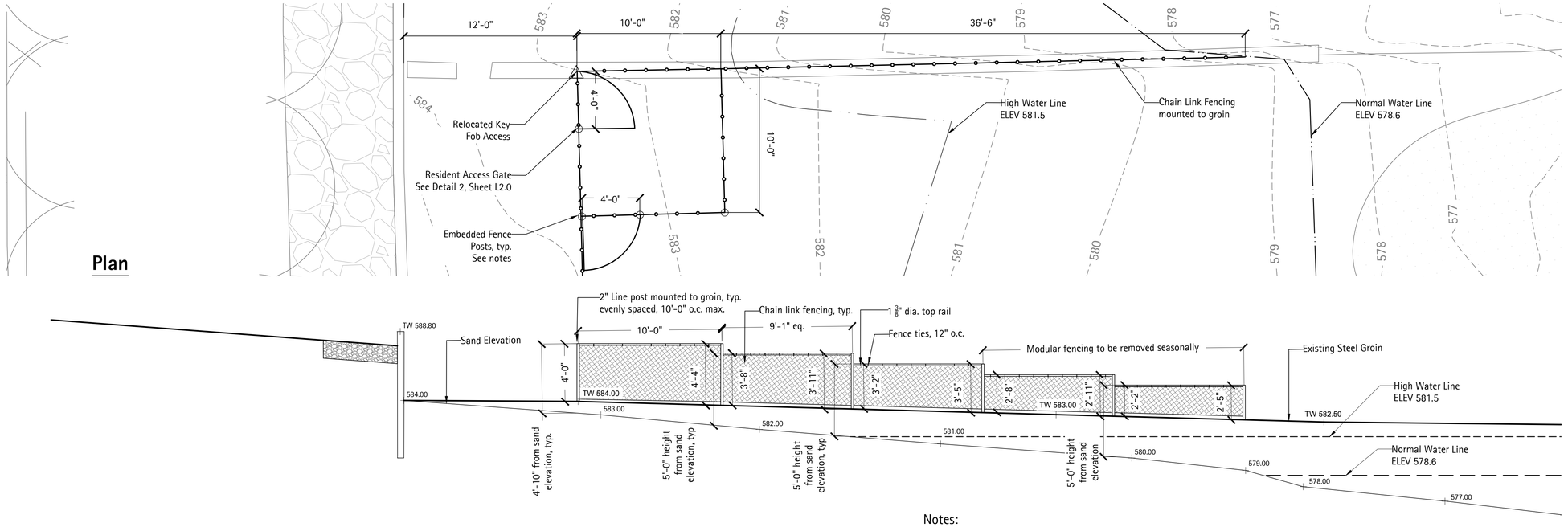
SCALE IN FEET
1" = 20'
0' 10' 20' 60'

NORTH

SHEET NUMBER
L2.0

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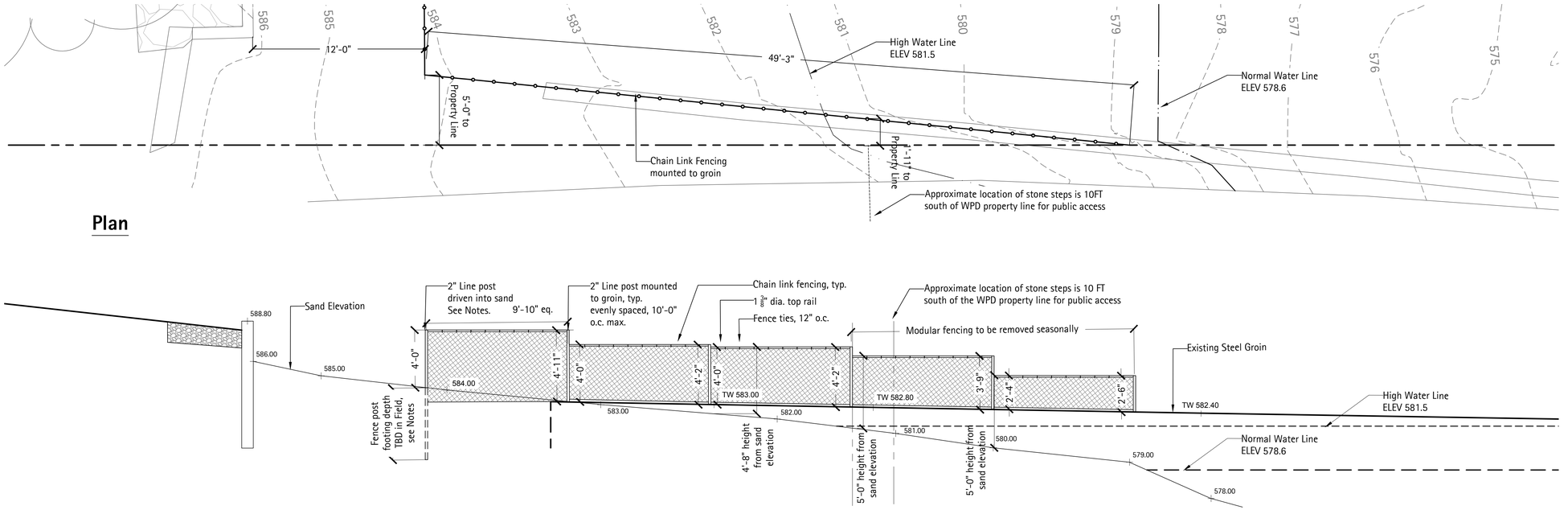


Notes:

1. Steel top rail to run continuously over multiple posts where shown.
2. The eastern 20'-0" of fencing shall be removable fencing panels for seasonal damage prevention.
3. Posts shown over steel groin to be surface-mounted onto the steel groin.
4. At-grade fence posts to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade.

1 Elevation - North Dog Beach Fence

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



Notes:

1. Steel top rail to run continuously over multiple posts where shown.
2. The eastern 20'-0" of fencing shall be removable fencing panels for seasonal damage prevention.
3. Westernmost post identified in elevation to be driven into the sand and underlying clay until refusal. Post will then be cut 48" above the sand line with 1'-0" of chain link fabric to be buried below grade.

2 Elevation - South Dog Beach Fence

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

THE LAKOTA GROUP.

1 East Wacker Drive
Suite 2700
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p 312.467.5445
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thelakotagroup.com

PREPARED FOR

Winnetka Park District

540 Hibbard Rd
Winnetka, IL 60093

CENTENNIAL DOG BEACH

Dog Beach Fencing Alternate Plan 1

225 Sheridan Rd
Winnteka, IL 60093

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ISSUED FOR PERMIT
March 3, 2026

REVISIONS

No	Date	Issue

FENCE ELEVATIONS

SCALE IN FEET
1/4" = 1'-0"
0' 2' 4' 12'

NORTH

SHEET NUMBER
L3.0

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H:\Lakota_files\Projects\2025\25030 - Elder Lane-Centennial Park Revised\07 Graphics\01 SD\02 CAD\20260303 Centennial Dog Beach Fencing Application.dwg

V I L L A G E O F W I N N E T K A, I L L I N O I S
DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: 225 Sheridan Road

Name of Business(es): Winnetka Park District

Application is hereby made for the following work (please check all that apply):

- ☐ Sign — Sign Permit Application attached? ☐
- ☐ Awning — Awning Permit Application attached? ☐
- ■ Other (general description) Installation of Dog Beach Fencing

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): Looking to install dog beach fencing at Centennial Park. There are two different options submitted, Park District is formally requesting Design Review Board consideration of both the original fencing plan (submitted 10/21/2025) and the revised Alternate 1 Plan (submitted 2/17/2026). 4/3/2026 Letter to Village CD describes both plans.

I/We hereby certify that as Owner (Lessee/Owner) of the property located at 225 Sheridan Road (address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules and regulations of the Village of Winnetka.

SIGNED	Costa Kutulas
PRINTED NAME(S)	Costa Kutulas
ADDRESS	540 Hibbard Road
PHONE NO.	847-501-2052
EMAIL	ckutulas@winpark.org

FOR OFFICE USE ONLY

COA applied for (date): _____

COA Case Number: _____

COA Issued (date): _____

PRIMARY DESIGN FIRM	The Lakota Group
CONTACT NAME	Costa Kutulas
ADDRESS	540 Hibbard Road Winnetka IL 60093
PHONE NO.	847-501-2052
EMAIL	ckutulas@winpark.org

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District
1380 Willow Road
Winnetka Illinois 60093

March 4, 2026

Ann Klaassen
Assistant Director of Community Development
Village of Winnetka
Winnetka Illinois 60093

Re: Park Board Operational Direction – February 26, 2026
Special Use Permit Case No. 25-28-SU
Centennial Beach – Off-Leash Dog Beach (Alternate 1)

Dear Ann,

This letter is intended to formally document the operational direction provided by the Winnetka Park Board at its February 26, 2026 meeting regarding Centennial Beach and the proposed fenced off-leash dog beach (Alternate 1), in connection with Special Use Permit Case No. 25-28-SU.

Following approval of Alternate 1 on February 5, 2026, the Park Board reviewed operational components necessary to refine the Special Use Permit application and to ensure that the proposed use satisfies applicable standards relating to public health, safety, welfare, compatibility, and site management. The actions summarized herein were approved contingent upon issuance of the necessary permits.

With respect to access control and site management, the Board directed staff to maintain the existing access-controlled gate at the top of the bluff and to install a new access-controlled gate at the beach level, as reflected in Alternate 1. This dual-gate configuration provides layered access control and operational flexibility. The upper gate will operate pursuant to Park District Ordinance #504 and standard park hours from 6:00 a.m. to 10:00 p.m. through a programed timed locking system. The lower beach-level gate will operate during the same hours but will require a key fob for entry into the fenced off-leash dog beach area. The key-fob system allows the Park District to regulate access, suspend operations during hazardous lake or weather

conditions, and enforce compliance with dog beach eligibility requirements. We will also maintain the existing exit button which allows beach walkers to leave the site if there is an instance where someone might be exiting the beach outside of permitted hours or closures due to storm events. Collectively, these measures enhance public safety, improve enforceability, and ensure controlled access consistent with Cook County Department of Animal and Rabies Control regulations and Village leash law requirements.

The Board further designated the approximately 260-foot section of Centennial Beach located immediately north of the fenced off-leash dog beach as a staffed passive beach with no swimming permitted. This designation was selected to maintain public shoreline access while avoiding the establishment of an additional programmed swimming beach and limiting the operational intensity of the site. Staffing for the passive beach will align with the typical swimming beach season, generally late May through early September. During that period, staff presence will provide oversight and management only, again no swimming will be permitted at the northern beach area. During this time the northern passive beach area will require a beach pass to utilize the beach area. This is the same review as practiced last Fall at Elder Lane Beach. This will help limit the potential influx of beach users if it was a “free beach” which could cause issues with parking on site and the adjacent streets. Outside of the traditional beach season, the passive beach will remain accessible during standard park hours from 6:00 a.m. to 10:00 p.m. but will not be staffed. This measured approach maintains access to the shoreline, limits potential conflicts between uses, and supports compatibility with adjacent properties and lakefront activities.

The Board confirmed that the fenced off-leash dog beach will operate year-round, consistent with its longstanding historical operation at Centennial Beach. Daily operating hours for both the fenced off-leash dog beach and the northern passive beach were established at 6:00 a.m. to 10:00 p.m. These hours align with standard park hours, provide predictability for neighboring properties, support enforceability through the timed gate system, and limit late-night activity that could affect neighborhood compatibility. The continuation of year-round dog beach operations, combined with defined daily hours and controlled access, reflects a continuation of an existing community amenity under strengthened regulatory and operational controls.

Recognizing that parking and traffic considerations remain part of the Special Use Permit review, the Board established a prioritized parking management framework to guide implementation and allow flexibility for potential conditions of approval. The Board directed that permit-required parking access for dog beach pass holders and Winnetka residents remain

the primary strategy. If necessary, a two-hour parking restriction may be implemented to promote turnover. As a further measure, parking access could be reduced to dog beach pass holders only. The Board also authorized staff to evaluate the feasibility of a shuttle service and to explore potential land-banking opportunities at Centennial Park. This structured hierarchy provides the Village and reviewing bodies with clear operational parameters while preserving the ability to implement additional mitigation measures should they be deemed necessary. Based on prior parking analysis and the shared use of the Elder Lane Park parking lot, the Park District believes that existing capacity is sufficient to accommodate projected demand; however, the District remains willing to evaluate additional measures as part of the review process.

The project remains subject to review and approval by the Illinois Department of Natural Resources, the Illinois Environmental Protection Agency, the U.S. Army Corps of Engineers, the Cook County Department of Animal and Rabies Control, and the Village of Winnetka. Revised plans reflecting the Board's operational direction will be submitted to the appropriate agencies for evaluation. The timing of those reviews will depend upon each agency's independent review process.

The Park Board's February 26, 2026 actions were intended to strengthen access control, clarify operational parameters, maintain shoreline access, limit intensity of use in the northern beach area, provide enforceable daily hours, establish a structured parking management hierarchy, and enhance overall site safety and compatibility. The Park District respectfully submits this operational clarification for inclusion in the Special Use Permit record and consideration by the Zoning Board of Appeals.

Please advise if additional information would assist the Village in preparation for the March 9, 2026, Zoning Board of Appeals meeting.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

CC: Shannon Nazzal, Executive Director of the Winnetka Park District

Scott Mangum, Director of Community Development Village of Winnetka

Winnetka Park District
540 Hibbard Road
Winnetka, Illinois 60093

February 13, 2026

Scott Mangum
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, Illinois 60093

RE: Centennial Beach Dog Fencing – Alternate Plan 1 Revision Narrative
Special Use Permit Case No. 25-28-SU – 225 Sheridan Road

Dear Scott,

On February 6, 2026, the Winnetka Park District Board of Commissioners reviewed the dog fencing proposal for Centennial Beach in consideration of the January 28, 2026 Plan Commission comments, public input, and Village staff review comments from the initial Special Use Permit review. Following that discussion, the Board directed staff to proceed with Alternate Plan 1 (attached), which represents a material redesign in response to that feedback.

The original submittal proposed a contained enclosure defined by perpendicular fencing extending toward Lake Michigan at both the north and south ends of the beach. During the review process, concerns were raised regarding public safety, shoreline access, visual impact, and the interaction between fencing and lake conditions. The revised plan shifts the project away from installing new fencing across the beach to create an enclosed dog park. Instead, it uses the existing shoreline infrastructure and beach geometry to define the dog beach limits while maintaining continuous public access along the lakefront with a 12’ bypass to the west of the dog beach area.

Most notably, the revised design eliminates the previously proposed four-foot chain-link fence runs at the north and south ends of the beach, thereby minimizing fencing located within active wave zones. Rather than projecting fencing across the beach and into the lake to form an enclosed area, Alternate Plan 1 attaches boundary fencing to the existing steel groins and relocates the controlled entry point directly to beach level. This change significantly reduces the perceived enclosure of the beach and removes physical barriers previously identified as potential safety concerns. The relocated fencing runs will be modular, allowing seasonal removal of the easternmost sections in areas subject to ice damming and winter lake conditions.

A dedicated pedestrian bypass corridor has also been incorporated into the revised design. This feature allows residents and visitors to walk the shoreline without entering the dog beach area and directly addresses concerns that general beach users would otherwise be required to pass through an active off-leash area. By separating circulation paths, the revised layout improves user clarity and reduces potential interaction conflicts between dog owners and non-dog users.

The bypass itself is shown on the attached Alternate Plan 1. It is created by installing a fence line approximately twelve feet lakeward of the steel seawall at the toe of the bluff and extending between the existing southern steel jetties. This run is approximately 265 feet in length and reduces the overall dog beach frontage by approximately fifty percent. Integrated into this fence line is the electronic key-fob entry gate, along with a secondary ten-foot maintenance access gate that will remain locked and secured for staff use. The fence is proposed at an overall height of five feet, with four feet exposed above grade and one foot buried below grade to accommodate fluctuating sand levels and reduce the possibility of dogs digging beneath the fencing.

Operational control is further improved through relocation of the key-fob entry to beach level and the use of a defined double-gate leash-up area. This eliminates the need for interior fencing corridors while maintaining controlled access for permitted users. The double-entry gate system is also a requirement of the Cook County Department of Animal and Rabies Control. In addition, the revised plan substantially reduces the amount of fencing interacting with lake forces by utilizing existing structural elements and shortening fence exposure in areas subject to wave and ice movement. The existing steel shoreline structures are designed to withstand year-round lake conditions, allowing the Park District to reduce the overall length of installed fencing.

For ease of review, the primary differences between the previously submitted plan and Alternate Plan 1 are summarized below.

Plan Comparison Summary

Design Element	Previous Temporary Fencing Plan	Alternate Plan 1 (Approved 2-6-26)	Resulting Impact
Overall Layout	Enclosed containment area formed by perpendicular fencing	Shoreline-defined boundary using existing groins	Reduces enclosed park appearance
Fencing Into Lake	Approximately 15 ft lakeward fence runs at both ends	Fencing attached to existing structures with reduced lake exposure	Minimizes wave/ice interaction risk
Public Shoreline Access	Users pass through an active off-leash dog area	12-ft pedestrian bypass outside dog beach	Maintains continuous public access
Access Control	Inland gated corridor	Beach-level controlled entry vestibule	Clearer entry and safer circulation while improving access for non-dog users
Interior Fencing	Double corridor containment system	Eliminated	Removes internal obstacles
Safety Considerations	Potential cross-traffic conflicts	Separated circulation paths	Improves user safety
Visual Impact	Visible enclosure across beach	Reduced fencing footprint at north and south boundaries	Less intrusive shoreline presence

In summary, Alternate Plan 1 reduces the installation of new freestanding fence infrastructure at the north and south boundaries by utilizing existing steel groins, improves shoreline access through the addition of a defined pedestrian bypass, separates user groups to enhance safety, and minimizes fencing interaction within active lake areas while still providing a controlled off-leash area consistent with regulatory requirements. These revisions were intentionally developed in direct response to Plan Commission discussion, public input, and Village staff feedback, and intends to fully satisfy the applicable Special Use Permit standards. The design preserves the open character of Centennial Beach while incorporating operational controls necessary to manage off-leash use in a safe and regulated manner.

Staff is also planning to discuss additional items with the Park Board at the February 26, 2026 meeting to obtain direction regarding the north beach area of Centennial Beach and how to proceed. Staff will follow up after that meeting to inform the Village of any items related to SUP Case No. 25-28-SU.

We appreciate the continued coordination with Village staff and look forward to the next steps in the review process. Please let me know if any additional clarification would be helpful.

Sincerely,

Costa Kutulas
Director of Parks and Maintenance
Winnetka Park District

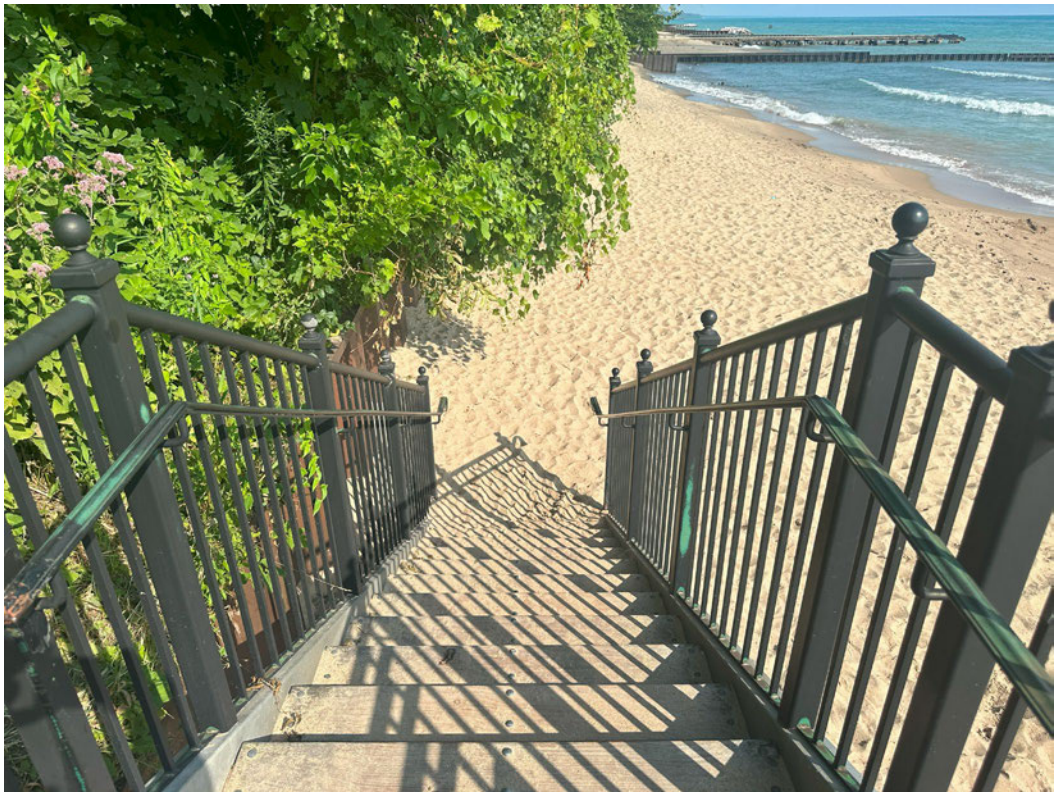
CC: Shannon Nazzal, Executive Director
Ann Klaassen, Assistant Director of Community Development



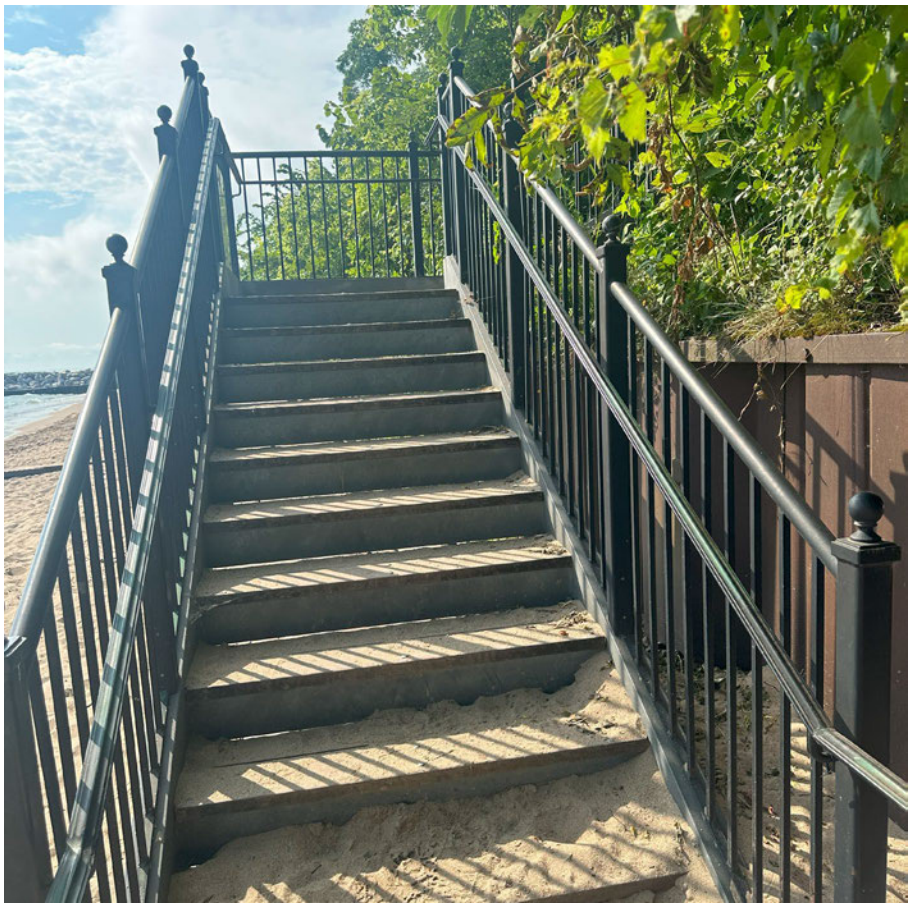
Dog Shower Amenities (Looking Northwest)



Dog Beach Access Gate (Looking East)



Dog Beach Access Stairs (Looking East)



Dog Beach Access Stairs Beach Level (Looking South)



Dog Beach Stairs Beach View (Looking West)



Dog Beach (Looking North)



North Seawall (Looking West)



North Seawall (Looking Northwest)



Dog Beach (Looking South)



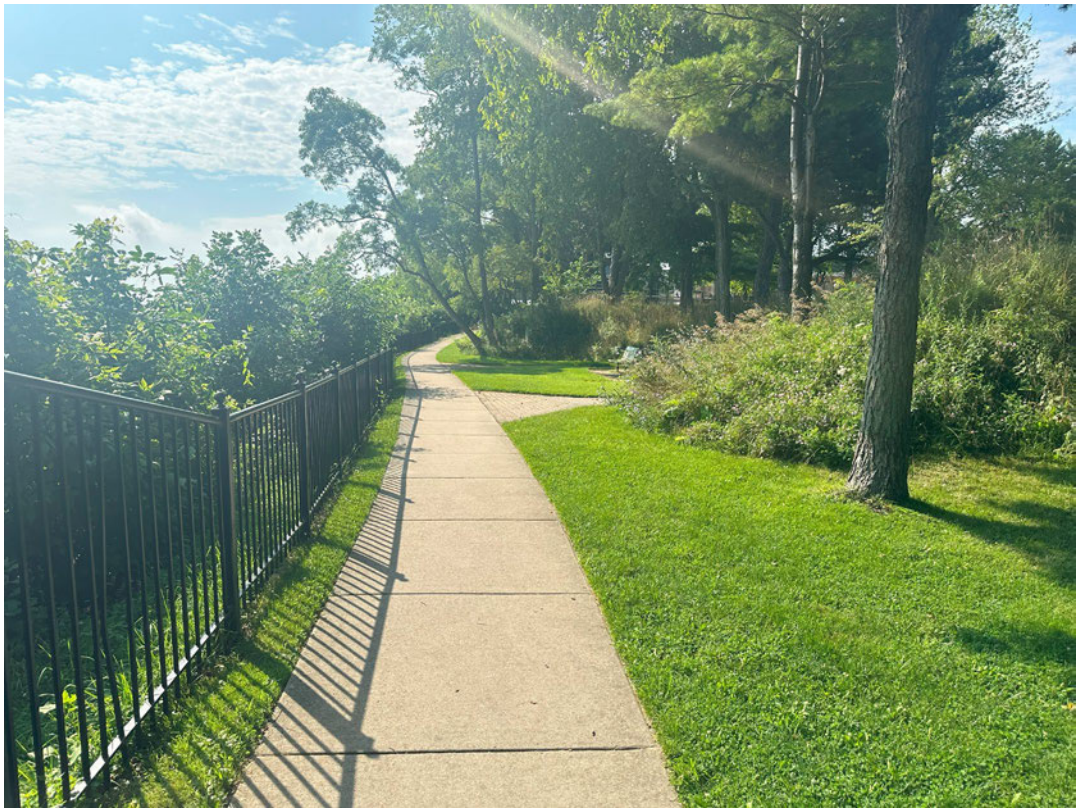
Bog Beach (Looking South)



Dog Beach South Property Line (Looking West)



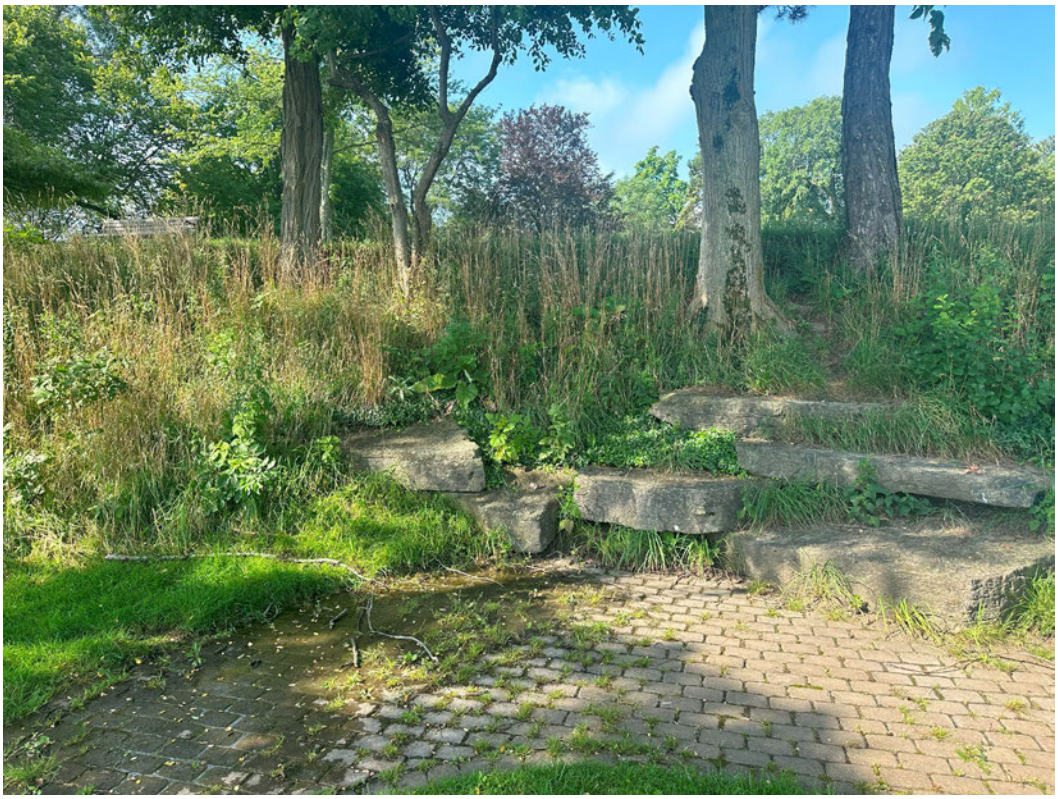
Dog Beach Seawall (Looking West)



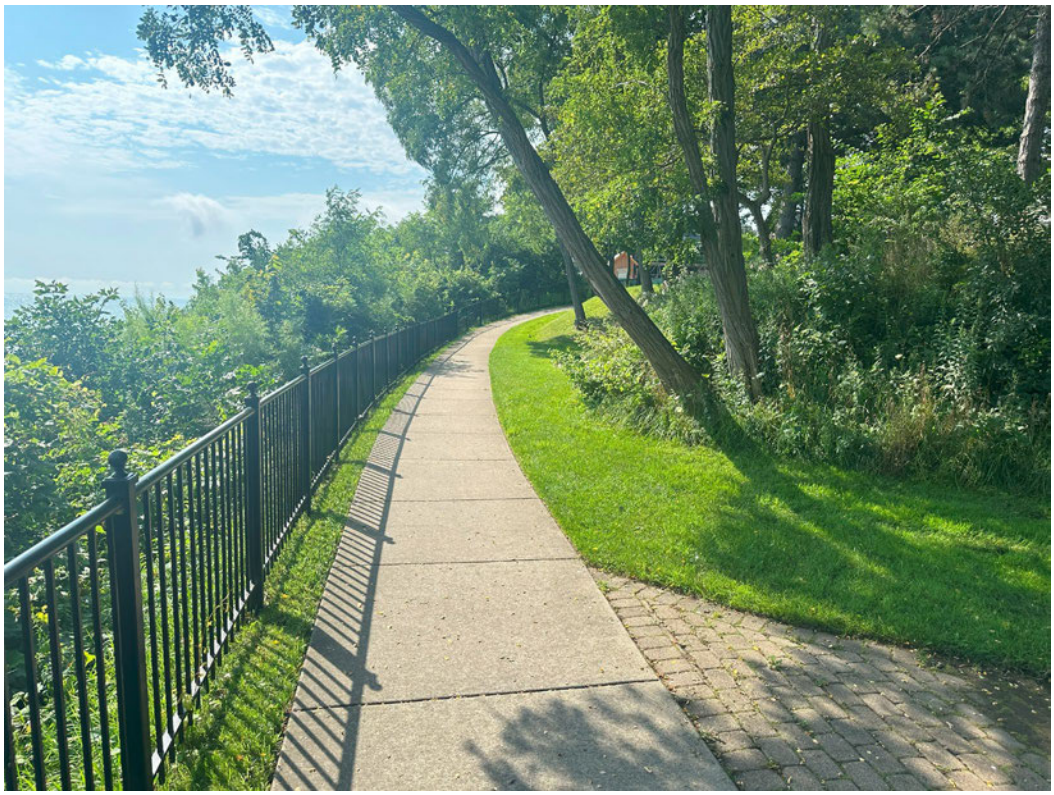
Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Paver and Bench Area (Looking Southwest)



Mid-level Bluff Paver and Bench Area (Looking West)



Mid-level Bluff Sidewalk (Looking South)



Mid-level Bluff Sidewalk to Park Area (Looking West)



Upper Bench Southeast Section of Upper Parkland



Upper Park Sidewalk Southwest Corner of the Park (Looking East)



Upper Park Sidewalk South End (Looking East)



Upper Park (Looking South)



Upper Park (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Center East Side (Looking East)



Upper Park Center Overlooking Dog Entry Gate (Looking East)



Upper Park Sidewalk (Looking North)



Upper Park Area (Looking Southwest)



Upper Park Area (Looking Northeast)



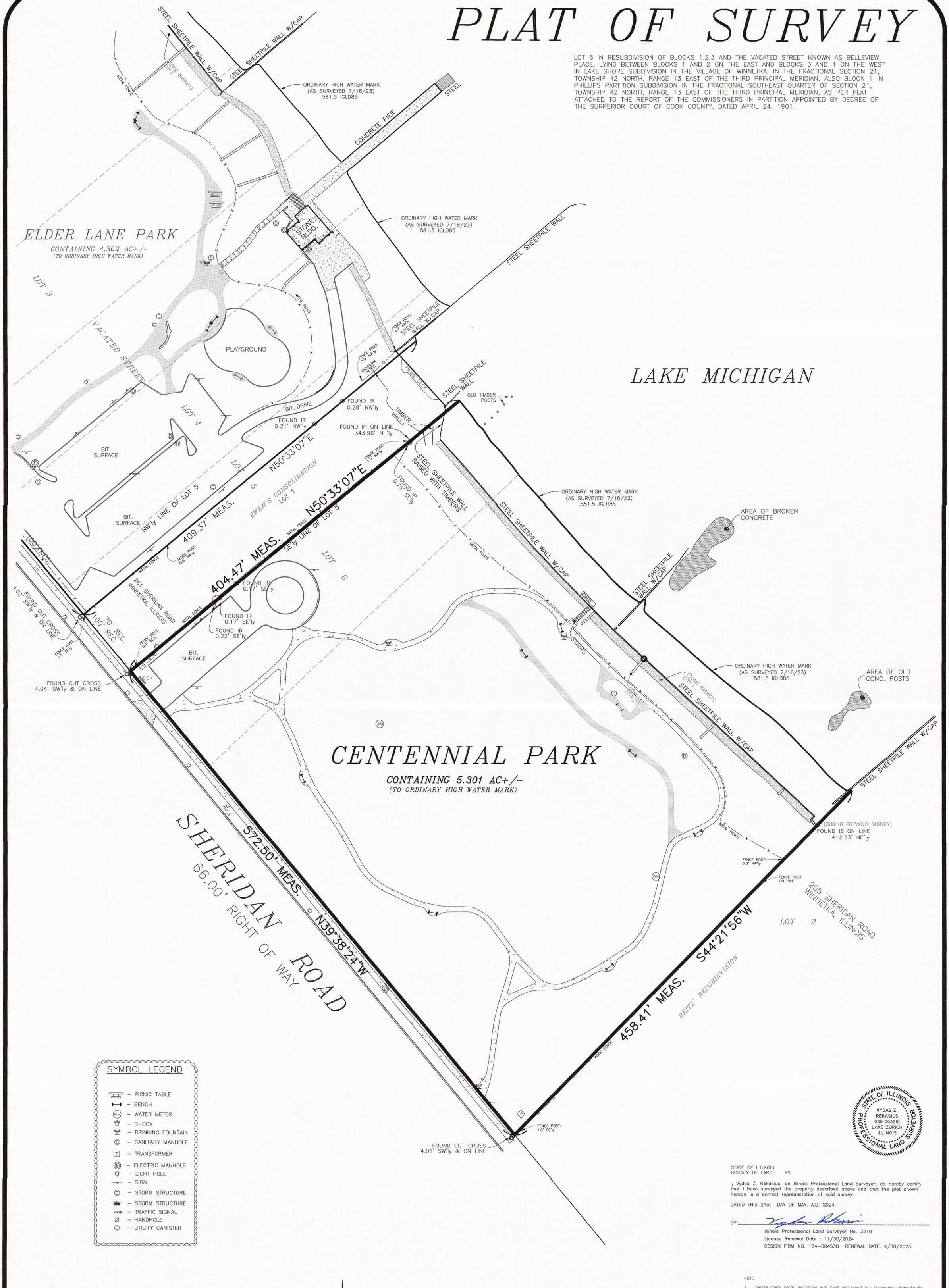
Upper Park Sidewalk (Looking Southwest)



Sheridan Road Sidewalk South side of Park (Looking North)

PLAT OF SURVEY

LOT 6 IN RESUBDIVISION OF BLOCKS 1,2,3 AND THE VACATED STREET KNOWN AS BELLEVIEW PLACE, LYING BETWEEN BLOCKS 1 AND 2 ON THE EAST AND BLOCKS 3 AND 4 ON THE WEST IN LAKE SHORE SUBDIVISION IN THE VILLAGE OF WINNETKA, IN THE FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. ALSO BLOCK 1 IN PHILLIPS PARTITION SUBDIVISION IN THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT ATTACHED TO THE REPORT OF THE COMMISSIONERS IN PARTITION APPOINTED BY DECREE OF THE SURPERIOR COURT OF COOK COUNTY, DATED APRIL 24, 1901.



SYMBOL LEGEND

- PICNIC TABLE
- BENCH
- WM – WATER METER
- B–BOX
- DRINKING FOUNTAIN
- S – SANITARY MANHOLE
- T – TRANSFORMER
- E – ELECTRIC MANHOLE
- LIGHT POLE
- SIGN
- D – STORM STRUCTURE
- STORM STRUCTURE
- TRAFFIC SIGNAL
- HANDHOLE
- U – UTILITY CANISTER

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SCALE: 1" = 40'

STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR
VYDAS Z. REKASIUS
035-003210
LAKE ZURICH
ILLINOIS

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 21st DAY OF MAY, A.D. 2024.

BY: _____

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2024
DESIGN FIRM NO. 184–004538 RENEWAL DATE: 4/30/2025

NOTE:

1. Please check Legal Description with Deed and report any discrepancy immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540–8606 E–MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO. : 20–0078 SURVEY DATE : 7/18/2023
DWG FILE: JUNE2023/BOUNDARY2024/BOUNDARY–CENT.DWG

ATTACHMENT C2

John William Root
326 Woodland Avenue
Winnetk
Telep
Email: [redacted]

Sent by electronic mail

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

April 12, 2026

Re: Case No. 25-28-SU (Revised)
225 Sheridan Road – Centennial Park & Beach
Comments for Village Counsel Review

Dear Members of Village Counsel:

As you may be aware, the Winnetka Park District (Park) presented their revised design on March 9. 2026, to the Zoning Board of Appeals (ZBA) for its Special Use Permit (SUP) for Case No. 25-28-SU Revised (Revised Plan). The Revised Plan can be seen below in Figure 1.

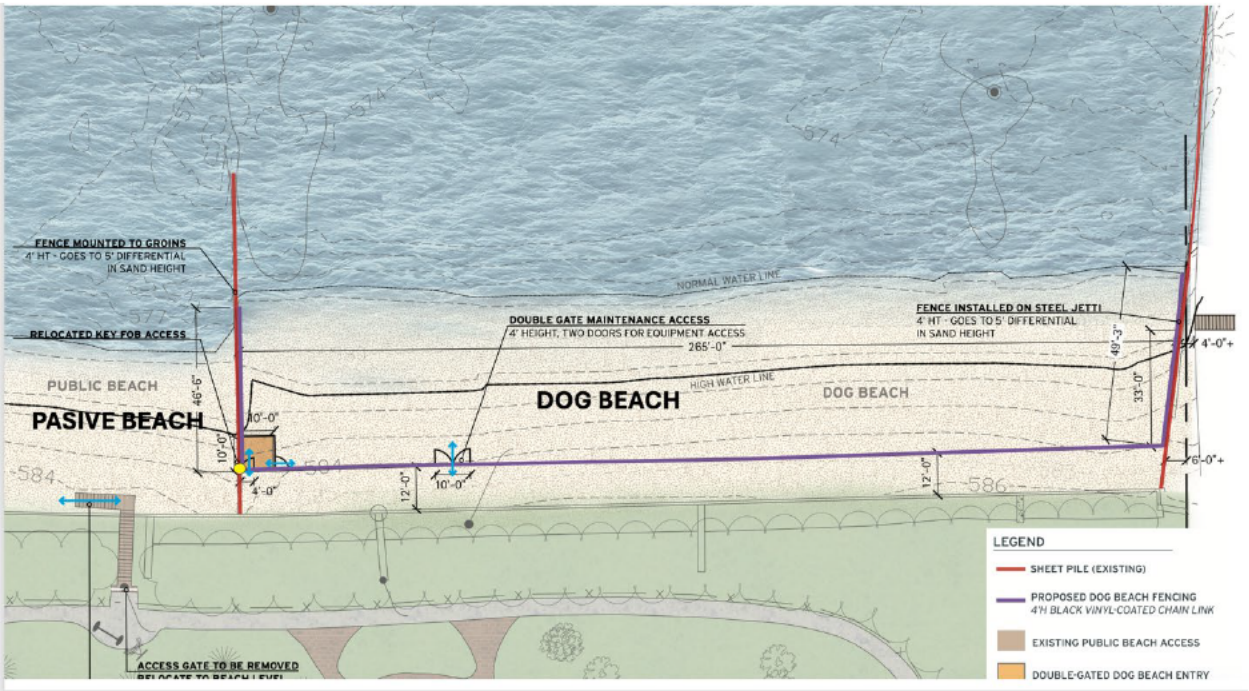


Figure 1. Case No. 25-28-SU Revised Dog Fence Design (Revised Plan)

The ZBA unanimously recommended against the Revised Plan. The Revised Plan is a Major Change from the original design Case No. 25-28-SU Original (Original Plan) presented to the Plan Commission on January 28, 2026, and seen in Figure 2 below.

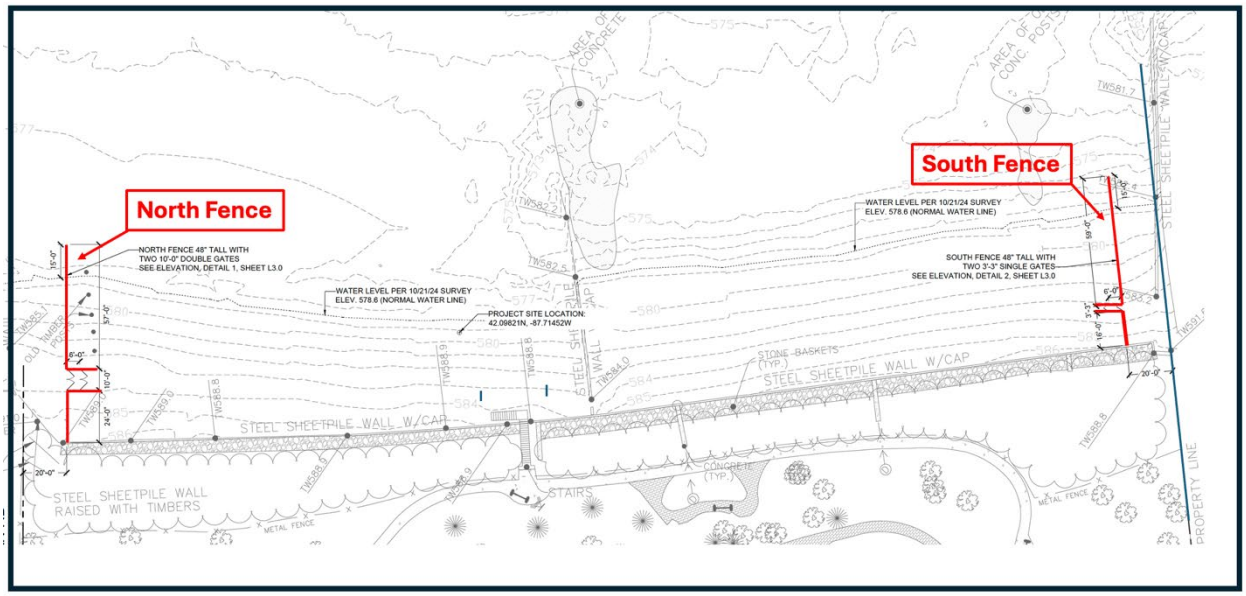


Figure 2. Case No. 25-28-SU Original Dog Fence Design (Original Plan)

Placement of the fences differ substantially between the Original Plan and the Revised Plan. The Revised Plan splits Centennial beach into an off-leash dog beach and a passive beach for people materially changing the Original Plan's use that had the entire beach dedicated to an off-leash dog beach.

While discussing the merits of the Revised Plan before the ZBA, Mr. Hal Franke, attorney for the Park, stated the following:

> Timestamp (1:54:21 - 1:54:52)
> The last thing I would say, just as a point of order and clarification, because this came up at the beginning of our discussion, I would like to just make, again, as I say, a point of order, and I haven't discussed this with anybody at the Village, but the issue came up as to what about the plan (Original Plan) that was considered by the Plan Commission. That was recommended unanimously for denial. That plan (Original Plan) has not been officially withdrawn by the Park District.
>
> Timestamp (1:54:52 - 1:55:11)
> So, in my mind, what would eventually end up at the, will eventually end up at the Village Council is both recommendations and both plans (Original Plan & Revised Plan). I'm only saying that I don't think we've withdrawn the first plan (Original Plan). You can correct me if I'm wrong, Mr. Friedman. (ZBA meeting March 9. 2026)

To which Peter Friedman, Village attorney responds:

> Timestamp: (1:55:11 - 1:55:30)
> Friedman: I don't know if you use the words withdrawn, but you, at the Plan Commission, said you want to provide an alternative plan, and then you submitted, and usually an alternative plan replaces the one that preceded it. (ZBA meeting March 9. 2026)

Table 1 below shows status of review of the two dog fence plans before the various boards of the Village.

Status of Centnial Park Fening Permit as of 3-30-2026				
	Zoning Board of Apeals	Plan Commissioo	Design Review Board	Village Cousel
Original Plan	Not Scheduled	Reviewed 1-28-2026	Not Scheduled	Not Scheduled
Revised Plan	Reviewd 3-9-2026	Not Scheduled	Schedule 4-15-2026	Not Scheduled

Table 1: Status of Dog Fence SUP(s)

Nothing that I have read in the Village ordinances indorses presentation of multiple SUPs simultaneously; such a procedure would increase complexity of the permit process and would be an undue burden on the time commitments of members of Winnetka volunteer boards. Under Section 17.56.030, it is the administrative responsibility of Community Development to schedule the application before ZBA, Plan, and Design Review; therefore, Community Development has the statutory authority to limit one permit at a time per property. I urge Community Development to restrict SUPs to one plan at a time in order to keep the process streamlined. I would also note that the ZBA has not reviewed the Original Plan, so neither ZBA nor Plan committees have reviewed both Original and Revised Plans.

At the ZBA meeting of March 9. 2026 the following exchange occurred between Lynn Hanley and Anne Klassen:

> Timestamp (16:24 - 16:53)
> Lynn Hanley: So, Anne, because they (the Park) amended (their plan) since they were at the Plan Commission, after they're done with us, do they go back to the Plan Commission with their amended plan?
>
> Anne Klassen: No, the plan commission made their recommendation of denial on the original application. And were not interested in seeing an amended plan. This amended plan will be presented to the Design Review Board unless there are further changes as a result of this evening's meeting. (ZBA meeting March 9. 2026)

Ms. Klassen's was referring to the following exchange between members of Plan Commission and Hal Franke on January 28, 2026:

(2:53:55 - 2:54:23)
Hal Franke: Could I respond before you vote? Sure. I hear and appreciate everything that you've said. It seems to me, and I understand, first and foremost, as you just said, Madam Chair, that you're not, and nobody's inclined to make a recommendation of approval subject to conditions based on the concerns that seem to be, have been expressed unanimously.

(2:54:24 - 2:55:07)
So, my question to you is, would it be helpful if two of the primary concerns that were addressed by everybody, which is that there would be a bypass, so that you wouldn't have to go through (the off-leash dog enclosure), and if there was no fencing in the lake, and if you saw an actual plan instead of written conditions, would that be something that would warrant us coming back to you at your next meeting, or a next meeting?

Layla Danley: Members?

Plan Commision Member: I don't particularly think so. I think we have the concept of the plan. I don't think it's gonna add much.

(2:55:11 - 2:55:32)
Hal Franke: I mean, I have to say, I don't understand.

Layla Danley: So, you can, if you choose to, take what has been said by this board, and when you meet with the ZBA, you can certainly present them with something that takes into consideration what has been said this evening. (Plan Commission meeting January 28, 2026)

The Park had made no presentation on what the elements of this Revised Plan would entail before Mr. Franke made the above inquiry of whether the Park should return for another meeting to review a Revised Plan. Mr. Franke in the statement above suggested that a Revised Plan could eliminate fencing in the lake and provide a pedestrian bypass. Mr. Franke failed to mention that this new Revised Plan made a Major Change of the special use in the Original Plan for an off-leash dog beach to a dual use off-leash dog beach and a people passive beach. Lacking the knowledge that the Park was considering a Major Change to the Park's Original Plan; the Plan Commission recommended to Mr. Franke that another meeting would not be useful. However, Plan Commission members did not foreclose the Park from presenting a Revised Plan with a Major Change to the Plan Commission in the future. It is the administrative responsibility of Community Development under Section 17.56.030, to schedule SUP applications before ZBA, Plan, and Design Review Commissions for any application that had received a Major Change to its special use.

Section 17.56.130 Amendments to Special Use Permits requires that a SUP holder to amend the SUP when a "Major Change" occurs in the special use. The Original Plan was for a single use off-leash dog beach whereas the Revised Plan consisted of a dual use off-leash dog beach and passive people beach. The Revised Plan changed programming in a way that altered the

fundamental character of the special use in the Original Plan (17.56.130 A. 3) and added new uses (17.56.130 A. 4). Section 17.56.130 B. 1 requires a holder of a SUP to begin the SUP process from scratch when the SUP holder seeks to make a Major Change in the use. The Park has submitted the Revised Plan to Village Staff which Village Staff reviewed and Staff scheduled a review of the Revised Plan before the ZBA on March 9. 2026. Under Section 17.56.030 it is the administrative responsibility of Community Development to schedule the application before ZBA, Plan Commission, Design Review Commission, and Community Development has failed to schedule the required review of the Revised Plan by the Plan Commission to date. I urge Community Development to schedule this review of the Revised Plan before the Plan Commission before it is taken up by Village Counsel.

As noted above, the ZBA has unanimously recommended against the Park's Revised Plan and the Park has scheduled a review of the Revised Plan before Design Review Commission on April 15, 2026. Once the review before the Design Review Commission is complete Community Development will schedule the Park's application for review before Village Counsel

Village ordinance Section 17.56.070 A. establishes the procedure for review of a SUP:

> A. Village Council Deliberations. Within thirty (30) days after receiving the findings of fact, minutes, and recommendation of the Board of Appeals and the Plan Commission, in accordance with their respective jurisdictions ....

The requisite review of the Plan Commission of the Revised Plan has yet to be made and any evaluation by Village Counsel would be incomplete without such a review. Under Section 17.56.070 B., Village Counsel has discretion to return the Park's SUP for further consideration and findings. I urge Village Counsel to return the Revised Plan to the Plan Commission in order for Plan to make its findings of fact and make its recommendations to Village Counsel. I believe that Village Counsel should follow its own procedure for review for SUPs in order to make a thorough evaluation of the Revised Plan that will enable Village Counsel to make a determination that safeguards the health, safety, and welfare of the community while also permitting the Park to develop Centennial for the benefit of the community.

Sincerely,

/s/

John W. Root
326 Woodland Ave.
Winnetka, IL 60093
[redacted]

From: [redacted]
To: Ann Klaassen; Davorka Kirincic
Subject: Centennial Beach
Date: Monday, April 13, 2026 5:50:04 AM

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

To Whom This May Concern,

I am writing to express my concern about the proposed fencing that is being proposed for Centennial Beach in Winnetka. The fencing would be unattractive, possibly dangerous, and will diminish the beauty of the beach.

Centennial Beach, as is, is a gem and asset to our community.

Therefore, please deny the Winnetka Park Board's request for an enclosed fence/cage.

Thank you for your consideration.
Sincerely,

Deborah Z. Creigh

132 Glenwood Ave, Winnetka, IL 60093

Debbie Creigh

From: [redacted]
To: Ann Klaassen
Subject: Propose Fencing at Centennial
Date: Tuesday, April 14, 2026 5:21:16 PM

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.

14 April 2026

Joanna Karatzas
Winnetka, IL

Design Review Board
Regarding: Fence proposed by the Winnetka Park District on Centennial Beach.

Board Members;

The Winnetka Park District presented plans during the Winnetka Park Board meeting on 26 February 2026 for extensive fencing at Centennial Beach. As I mentioned to the Zoning Board back in March, the plans do not include visuals of adjacency conditions such as the breakwater at the south boundary of Centennial. Furthermore, critical dimensions are missing, minimized, or obscured from the drawings. In other words they are hard to read. What is the width of the passage between the proposed fence and the steps over the breakwater? Where exactly is the property line between Centennial and 205 Sheridan? Before any critical decisions can be made the WPD should bother to provide this board and the public with descriptive drawings showcasing neighboring conditions; accurate dimensions; and a staked survey for review. The introduction of a fence at the south boundary of Centennial is a complicated design problem. The proposed fence, the property line and the breakwater all angle toward each other converging near the steps of the breakwater. Whose property is the public going to be walking on when exercising their Public Trust Doctrine rights? How tight is the space between the steps and the stairs? WPD never seems to get to that level of detail.

Due to agreements with 205 Sheridan, the placement of the fence is slated to last for 50 years. Shouldn't this board see a staked survey and exact dimensions before reviewing the feasibility or necessity of the fence?

Also, I question the necessity of the amount of fencing proposed. While the WPD Board claims Cook County demands it for off-leash dog parks; if anyone cares to go to Montrose and look at the fencing for that dog park, as of last Fall, the fence doesn't go much pass the ordinary water line of the lake. I don't know who is advising the WPD or how they are coming to their conclusions.

Please don't rush into anything and please deny this special use permit.

Joanna Karatzas

Sent from the all new AOL app for iOS

From: [redacted]
To: Ann Klaassen; Davorka Kirincic
Subject: For the Design Review Board
Date: Tuesday, April 14, 2026 8:44:18 PM
Attachments: Chain Link Fencing.pages

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

Hi, Ann. Would you please give this letter and attachments to the DRB members? Thank you very much.

Irene Smith

To the Design Review Board:

I'm sorry I won't be able to attend your meeting on April 16, but I'd like to give you a bit of information.

The attachment below comes from wildlifegardeners.org

I found it very interesting, and the photos tell a story, too.

I've also sent 2 photos of chain link fencing at other places. Not pretty.

I hope you will deny the Winnetka Park District's application for a special use permit.

Thank you very much.

Irene Smith
40-year resident of Winnetka

****

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.

From: [redacted]
To: Ann Klaassen
Subject: Irene Smith"s letter to DRB.
Date: Wednesday, April 15, 2026 5:11:57 PM

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.

Wildlife-friendly Fencing and the Problem With Link Chain Fencing

May 9, 2024 - By tara

In recent years, the conversation around sustainable living and environmental conservation has highlighted the importance of wildlife-friendly fencing. Traditional barriers, particularly chain link fences, often pose significant hazards to local wildlife, obstructing natural movements and causing injuries. This article explores some wildlife-friendly fence options, the challenges of chain links, and inexpensive ways to cover a chain link fence to enhance its safety for wildlife.

What Makes a Fence Wildlife-Friendly?

Visibility

Wildlife-friendly fencing is designed to be highly visible to animals to prevent collisions and entanglement. By using larger, more reflective materials or adding colorful flagging tape to wires, the fence stands out better in natural environments. This visibility helps animals like deer, elk, and even birds recognize the barrier from a distance, allowing them to navigate safely around it. Enhanced visibility is especially crucial in areas where animal movement is high, ensuring that the fence serves as a gentle deterrent rather than a lethal obstacle.

Permeability

The concept of permeability in fencing is crucial for maintaining natural wildlife migration and movement patterns. Wildlife-friendly fences are constructed with gaps or are flexible enough to allow animals to pass through safely when necessary. For instance, drop-down sections or large spaces between the lower wires enable smaller animals to crawl under, while taller species might jump over without harm. This approach helps in preserving the ecological balance and allows animals to continue their natural behaviors such as foraging and migration without severe disruption.

Height and Spacing

Adjusting the height and spacing of the wires in a fence can significantly enhance its wildlife-friendliness. The design considerations include ensuring that fences are not too high that they trap animals or too low that they pose a tripping hazard. Ideally, a fence should be high

enough to deter or contain livestock yet low enough or properly spaced so that wildlife like deer can jump over safely. Moreover, sufficient ground clearance is provided to allow smaller creatures, such as turtles and rodents, to pass underneath, facilitating free movement across their habitat.

Material

The choice of material in wildlife-friendly fencing is vital to minimize potential injuries to wildlife. Using smoother and more flexible materials can reduce the chances of animals getting caught or injured by the fence. Smooth wire is often preferred over barbed wire, as it is less likely to cause harm if an animal attempts to cross through or over the fence. This consideration not only protects wildlife but also maintains the integrity and purpose of the fence over time.

Gate Placement and Design

Integrating strategically placed gates or removable sections in wildlife-friendly fencing can significantly improve accessibility for wildlife. These gates are often designed to accommodate seasonal migration patterns, allowing animals to pass through key areas during specific times of the year. This design strategy helps to ensure that fencing does not permanently fragment habitats or obstruct essential migratory routes, thus supporting biodiversity and ecological connectivity.

Avoiding Barbed Wire

One of the fundamental aspects of wildlife-friendly fencing is the avoidance of barbed wire. Barbed wire can cause severe injuries to wildlife, leading to entanglement and even death. By substituting barbed wire with smoother alternatives, the risk to animals is greatly reduced. This practice is crucial in areas with high wildlife activity, ensuring that the fence fulfills its purpose without becoming a lethal hazard to the local fauna.

The Problem With Link Chain Fencing

Chain link fencing is not typically recommended for wildlife-friendly fencing due to several potential issues it can pose for animals:

Limited Permeability: Chain link fences offer little to no flexibility for animals to pass through or over, effectively creating barriers that can restrict wildlife movement and fragment habitats.

Injury Risks: The mesh design of chain link fences can pose risks for smaller wildlife, which might attempt to pass through the openings and become stuck or injured.

Obstacle to Larger Animals: Larger wildlife, like deer or elk, cannot jump over high chain link fences without risking injury. Likewise, they can’t pass through it, which can disrupt natural migration and foraging paths.

Cheap Ways to Cover a Chain Link Fence

If you already have a chain link fence and want to make it more wildlife-friendly, there are a few modifications you can consider to reduce its impact on local fauna:

There are some affordable ways to cover a chain link fence to create a [wildlife-friendly space in your garden](#).



Tips for Creating a Wildlife-Friendly Space in Your Garden - Wildlife Ga...

tara

By transforming our own spaces, whether a backyard, balcony, or community garden, we can provide crucial refuges...

Adding visual markers such as colorful ribbons or reflective materials increases visibility to animals, helping to prevent collisions.
Implementing affordable covers like finer mesh or burlap can protect smaller creatures from getting trapped while also concealing the industrial look of the fence.
Strategically creating gaps or installing wildlife-friendly gates facilitates natural animal movement.
Planting vegetation, such as climbing vines near the fence, provides a green cover, seamlessly integrating the fence with its natural surroundings.

These cost-effective modifications not only ensure the safety of local wildlife but also improve the overall appearance of the fence.


Miami Beach of Old Lyme


photo credit: WPD

From: [redacted]
To: [redacted]
Subject: Irene Smith's article for DRB
Date: Wednesday, Apr 15, 2026 5:17:54 PM

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****

Though I may not be here with you, I urge you to answer the highest calling of your heart and stand up for what you truly believe. In my life I have done all I can to demonstrate that the way of peace, the way of love and nonviolence is the more excellent way. Now it is your turn to let freedom ring.

When historians pick up their pens to write the story of the 21st century, let them say that it was your generation who laid down the heavy burdens of hate at last and that peace finally triumphed over violence, aggression, and war. So I say to you, walk with the wind, brothers and sisters, and let the spirit of peace and the power of everlasting love be your guide.

John Lewis, from the essay he wrote shortly before his death on July 17, 2020.

From: [redacted]
To: Ann Klaassen; Davorka Kirincic
Cc: [redacted]
Subject: tonight meeting
Date: Thursday, April 16, 2026 1:36:20 PM

You don't often get email from [redacted]. Learn why this is important

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

Good afternoon,

I'm sending this email since I'm out of town and cannot make tonight's meeting. Our home is at 339 Sheridan Road. We have 2 beaches, really only 1 left, for our 6 homes that are in our cul du sac. My husband, David, and I use the lake often especially for open water swims!! We have been doing this for over 30 years. I have a long history of water use. I swam competitively thru college and was a water safety instructor in my early years. I have seen many great uses in and around the water. I have also seen more than my share of unfortunate events in and around the water too.
The single word I have said at so many meetings pertaining to this project is
SAFETY SAFETY SAFETY SAFETY

I'll go back to swimming from our beach, heading ***south*** *having a fence that goes into the water is a hazard!*
It is a hazard on so many levels swimmers, dogs, watercraft (paddle board / kayak)…

It has been shameful that a swimming beach 200 yards north of this project has been closed for years with little attention to opening vs spending so much time, no real new/updated plans shown from any of the earlier meetings.

again safety puts these plans at risk

Thank you for your time

Wendy Dury
I am in agreement with the email that John Root sent!!!

From: [redacted]
To: Ann Klaassen; Robert Dearborn
Subject: Re: 2026-04-21-01-SCHRIESHEIM
Date: Wednesday, April 29, 2026 1:02:31 PM
Attachments: image001.png

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.

I corrected the Trib article's date, thanks for providing this version to DRB. Thank you for your patience.

On Wed, Apr 29, 2026 at 10:45 AM Kris Schriesheim <[redacted]> wrote:

> Hello Ann:
> Would you please provide this to DRB members ahead of their next meeting? Thank you.
>
> To: Design Review Board, Village Council President Dearborn
> From: Kristine Schriesheim
> Re: WPD Dog Beach Fencing COA Application
> Date; April 29, 2026
>
> I am forwarding a Freedom of Information Act Request ("FOIA") email chain because of WPD's representations on the independence of its fencing designs, and how its effort to delay providing access to public documents is implicated in that.
>
> On April 21, 2026 I requested WPD records on 205 Sheridan's attorney's, Mr. David Williams', concern about WPD's 2026 Dog Beach Pass Application. WPD's executive director referenced this concern in her April 9, 2026 Weekly Report (relevant page attached). I also requested WPD's records dated 3/1/26-4/21/26 on Cook County's review of WPD's dog beach fencing project, which Mr. Kutulas referenced in his April 17, 2026 memorandum to WPD's executive director (relevant page attached). Mr. Kutulas stated that Cook County had two additional questions about it. Despite asking for what I presume are limited documents--based on WPD's claims to have designed the dog beach project independently and in order to meet the Cook County Code's legal requirements--WPD now asserts that responding to my FOIA request is unduly burdensome. Like WPD's fencing project itself, WPD's effort to delay its FOIA officer's production of a limited number of specifically identified, responsive documents reflects how disconnected it is from the public.
>
> The Chicago Tribune's April 24, 2026 article on DRB's April 16, 2026 meeting, quotes WPD's executive director as saying "This is a Winnetka Park District application and has nothing to do with the owner of 205 Sheridan." My question is, if that is correct why is 205 Sheridan's attorney expressing "concern" about the minutia of WPD's dog beach pass application? For your information, WPD's 2026 dog beach pass application contains a startling ban on children ten years old and younger from using the dog beach, even with adult supervision. Families with children would be unable to use the beach, presumably even to cross it. The dog beach pass application also features its incorporation of WPD"s "Conduct Ordinance 504," threatening "eviction" not only from the dog beach for violating its conditions, but by extension from all District Property, which includes certain sidewalks,

crosswalks, the ice facility, its beaches, A.C. Nielsen, other parks, etc. It may even result in families being banned from using "District Waters," i.e., Lake Michigan. WPD's dog beach pass application threatens $1000 fines, and also convictions. I do not think this is in the community's best interests. It certainly is anti-family.

You may be interested in reading the attached Wilmette Park District Gillson Dog Beach Pass application and rules, which seem both rational and reasonable. The rules state that "[d]og owners/handlers must be at least 14 years old or a freshman in high school." Neither the dog beach pass application nor the rules ban children from using Gillson dog beach. They do not threaten convictions or the imposition of $1000 fines.

Cook County's two additional questions about WPD's effort to install dog beach fencing that would create barriers to passage from either side of Centennial beach, appear to reinforce its awareness that, as it informed Ms. Nazzal on November 10, 2025, "our ordinance does not speak directly to this unique situation . . . our bureau is still reviewing the legalities." Raising more questions two years after WPD prepared its first SUP application for dog beach fencing/structures, hardly signals that Cook County "requires" Lake Michigan dog beach fencing, particularly because there is no known precedent for other Cook County localities trying to entwine Animal Control in efforts to put up barriers violating the public trust doctrine and/or blocking off Lake Michigan dog beaches.

Thank you for adopting DRB's findings of fact and denying WPD's COA application, which reflects an effort that is quite contrary to the public interest.

---------- Forwarded message ---------
From: **FOIA** <FOIA@winpark.org>
Date: Tue, Apr 28, 2026 at 2:27 PM
Subject: RE: 2026-04-21-01-SCHRIESHEIM
To: Kris Schriesheim <[redacted]>
Cc: Simon, Adam <asimon@ancelglink.com>, FOIA <FOIA@winpark.org>

Dear Ms. Schriesheim,

After careful review, we have initiated the process of gathering the requested information.

Due to the nature of this request, more than five (5) business days are required.

This falls under:

5 ILCS 140/ 3) (from Ch. 116, par. 203)

Sec. 3. (e) The time for response under this Section may be extended by the public body for not more than 5 business days from the original due date for any of the following reasons:

vi) the request for records cannot be complied with by the public body within the time limits prescribed by subsection (d) of this Section without unduly burdening or interfering with the operations of the public body;

It is expected that a follow-up will be able to be provided by Tuesday, May 5, 2026.

If any fees are associated with processing your request, we will inform you of the estimated costs before proceeding. In the event that we encounter any additional challenges or require further clarification regarding your request, we may contact you to ensure the accuracy and completeness of our response.

For your reference, you may track the status of your request by referencing the unique identification number assigned to it: 2026-04-21-01-SCHRIESHEIM. Feel free to contact me if you have any questions or concerns regarding the status or processing of your request.

You have a right to have this reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General. 5 ILCS 140/ 9.5(a). You can file your Request for Review with the PAC by writing to:

Leah Bartelt, Public Access Counselor

Office of the Attorney General

500 South 2nd Street

Springfield, Illinois 62701

E-mail: public.access@ilag.gov

877-299-3642

You also have the right to seek judicial review by filing a lawsuit in the circuit court. 5 ILCS 140/ 11. If you choose to file a Request for Review with the PAC, you must do so within 60 calendar days of the date of this letter. 5 ILCS 140/ 9.5(a). Please note that you must include a copy of your original FOIA requests and this letter when filing a Request for Review with

the PAC.

Sincerely,

From: FOIA <FOIA@winpark.org>
Sent: Wednesday, April 22, 2026 4:31 PM
To: Kris Schriesheim [redacted]>
Cc: Simon, Adam <asimon@ancelglink.com>; FOIA <FOIA@winpark.org>
Subject: 2026-04-21-01-SCHRIESHEIM

Dear Ms. Schriesheim,

This acknowledges receipt of your Freedom of Information Act (FOIA) request dated April 21, 2026 in which you are seeking the following:

> *I hereby request WPD records related to Mr. David Williams' concerns about WPD's dog beach application, which is described as a "constituent concern" in E.D. Nazzal's April 9, 2026 Weekly Report.*
>
> *I also request WPD records related to Cook County's review of WPD's dog beach fencing project, between the dates 3/1/26-4/21/26, including Cook County's two additional questions, as mentioned in Costa Kutulas's April 17, 2026 Parks and Planning Weekly Report to E.D. Nazzal.*

We appreciate your interest in the Winnetka Park District's records and are committed to providing a timely and thorough response to your request. Please be advised that, in accordance with the FOIA, we have five (5) business days to respond to your request. If additional time is required, we will notify you promptly and provide an estimated completion date.

If any fees are associated with processing your request, we will inform you of the estimated costs before proceeding. In the event that we encounter any challenges or require

clarification regarding your request, we may contact you to ensure the accuracy and completeness of our response.

For your reference, you may track the status of your request by referencing the unique identification number assigned to it: 2026-04-21-01-SCHRIESHEIM. Feel free to contact our office if you have any questions or concerns regarding the status or processing of your request.

We appreciate your patience and understanding as we work to fulfill your FOIA request. Our goal is to provide you with the requested information in a thorough and timely manner.

Sincerely,

Saba Koya
Administrative Operations Coordinator

O: (847) 501-2076

E: skoya@winpark.org

Winnetka Park District | winpark.org

540 Hibbard Rd, Winnetka, IL 60093

From: Kris Schriesheim [redacted]>
Sent: Tuesday, April 21, 2026 7:31 PM
To: FOIA <FOIA@winpark.org>
Subject: FOIA Request

I hereby request WPD records related to Mr. David Williams' concerns about WPD's dog beach application, which is described as a "constituent concern" in E.D. Nazzal's April 9, 2026 Weekly Report.

I also request WPD records related to Cook County's review of WPD's dog beach fencing project, between the dates 3/1/26-4/21/26, including Cook County's two additional questions, as mentioned in Costa Kutulas's April 17, 2026 Parks and Planning Weekly Report to E.D. Nazzal.

Thank you.

Kristine Schriesheim

Winnetka taxpayer

The district now seeks that permission from the Village Council, but it has already acknowledged that it could take until 2027 to finish constructing the enclosure.

Some residents at the April 16 meeting posited that the Park District's controversial donation pact with billionaire resident Justin Ishbia played a role in the dog beach designs. His under-construction mansion sits adjacent to Centennial Beach.

Such arguments spurred Nazzal to make her only public-facing remark Thursday, as she stood up and told the audience, "This is a Winnetka Park District application and has nothing to do with the owner of 205 Sheridan," the site of Ishbia's mansion.

The Design Review Board centered its concerns on the dog beach enclosure's visual aspects. It will formalize its recommendation at its next meeting.

"To me, the chain-link fence kind of has that feeling of not being the appropriate material for the location," Design Review Board member Heather

From: Shannon Nazzal
Cc: Saba Koya; Costa Kutulas; Elizabeth Dostert; Alisa Kapusinski; Mileak Harper; FOIA
Subject: Weekly Status Report - 4/10/26
Date: Thursday, April 9, 2026 2:16:34 PM
Attachments: Outlook-jupnya0m.png

Commissioners,

All are BCC'd. [ATTACHMENTS LINKED AT BOTTOM] I am out on Friday, so you are receiving a day early. Costa and Saba are in the office.

- **Constituent Concerns**
  - Mr. David Williams reached out last Friday to voice concern about the dog beach pass application. Responded.
  - Mr. Ted Wynnychenko sent a complaint to the Board separately.

- **Major Concerns/Items the Board may be contacted about:**
  - Please complete the cybersecurity training sent to you by ExcalTech. If you need that reset or are having trouble accessing, please let me know.
  - SEI filing is open! You have until May 1, 2026 to complete. Not all commissioners have completed.
  - Audit work is ongoing. On track with document submission to Auditors.
  - Vehicle at Elder incident sent to Commissioners separately.
  - Had to remove a power washer and screens that were discarded in the Centennial parking lot.
  - Matt Barton was recertified this week as a Red Cross Lifeguard Instructor!
  - ED Nazzal attended Cook County Commissioner Scott Britton's "State of the County" this week in Wheeling.

- **Non-reoccurring open session items being briefed to the Board in the next 30 days:**
  - Awards / Recognition - GFOA Award for 2024 Audit. Scheduled 04/23/2026
  - Consent - More bank signature changes. Scheduled 04/23/2026
  - Consent - Truck replacement. Scheduled 04/23/2026
  - Consent - Surplus Equipment Disposal. Scheduled 04/23/2026
  - Consent - Window Project Award. Scheduled 04/23/2026
  - Presentations - Sponsorship Request: Alliance for Early Childhood. Scheduled 04/23/2026
  - Unfinished Business - Northfield Park Lightning Detection. Scheduled 04/23/2026
  - Unfinished Business - Policy Updates 5.01, 5.03 - 5.15, 5.22. Scheduled 04/23/2026

Weekly Report

To: Shannon Nazzal, Executive Director
From: Costa Kutulas, Director of Parks and Maintenance
Greg Fields, Superintendent of Parks
Date: April 17th, 2026
Re: Parks and Planning Weekly Report
For Week Ending April 18th, 2026

Park Operations Overview:
Routine Operations: Refuse collection, playground detail, facility/playground/park inspections, facility and rental cleanup, equipment repair and maintenance.
Fields: Weekly athletic field painting, compost yard cleanup, SPF weekend cleanup, top dressed ball fields, filled and put out sand bags for field 3 fence, sponging fields, field 5 fence install.
General/ Facility Repairs: Water turn-ons, drain clearing on admin rooftop, gate fabrication for Elder, dredging measurements for post dredge quantities, shop cleanup, vent cover replacement on service center heater, bathroom upgrades at Lloyd beach house, compost yard cleanup, road repairs at Lloyd service drive.
Landscaping: Aeration of sunset parkway, mowing Corwin, received trees for nursery.
Shop: Truck 10 emission repairs, truck 13 maintenance, Truck 2 brakes and maintenance.
Safety/ Training: Spraying license for general knowledge.

Park Planning & Construction Projects/Administrative:
Woodland Management: Staff met with Pizzo & Associates and the Village forester to clarify the second phase of work to be done along Tower and Lloyds bluffs. McCloud Aquatics has begun invasive species control at Crow Island Woods.
Tower Road Playground: Staff will be hosting a community engagement session during the beach cleanup day at Tower on May 2nd. The community will have an opportunity to give feedback and vote foe playground amenities they prefer. A second open house for playground design engagement will take place at the community room on May 6th at 3:00pm.
Lloyd Dredging: Dredging of the boat launch has been completed and the contractor is working on getting remaining equipment off site. Dock installation will be within the next couple of weeks weather dependent.
Arbor Day Tree Planting Event: The Arbor Day tree planting event will be held on Saturday April 25th at 10:00. It will take place at our tree nursery just outside the compost yard. Guests will be directed by signage from 600 Hibbard Road to the site.
Elder Lane + Centennial Projects: Staff completed preparation for and presented at the April 16, 2026 Design Review Board (DRB) meeting during the public hearing. Unfortunately, we were not successful in securing a recommendation for approval at this time. The DRB has requested that Village staff and the Village Attorney prepare Findings of Fact, which will be brought back to the DRB for future review and potential adoption at a subsequent meeting. Staff will continue preparing for the upcoming Village Council meeting, which is anticipated to be scheduled soon. Staff has also followed up with the Cook County Department of Animal and Rabies Control (CCDARC) regarding their latest request for two additional items related to our project review.
Request for Proposals (Skokie Playfield Master Plan and ADA Transition Plan): Staff has finalized the agreements and is working to schedule kickoff meetings for both projects in the coming weeks.
Skokie Playfield Turf Project: Staff completed final infill depth measurements and is conducting a closeout review of the project. Unfortunately, due to recent significant rain events, there was some puddling observed in low areas of the field. Staff is working with the project team to address these issues and prevent future drainage concerns.
Tennis Center Outdoor Court Project: The general contractor has remobilized on site and has begun removal and preparation of the stone base for the paved walking paths. Site cleanup is ongoing, with paving planned in the near future.
Additional Projects Staff Is Working Through: Additional efforts include review of the Project Manager position; closeout of FY2025 projects and preparation for the 2026 project schedule; review of the Platform Tennis Facility; the #17 tee pump and controller replacement project; permit history review for Indian Hill Park; securing documentation for FOIA requests; coordination with the Marketing Team on upcoming projects.

WAYS TO PLAY

Gillson Dog Beach



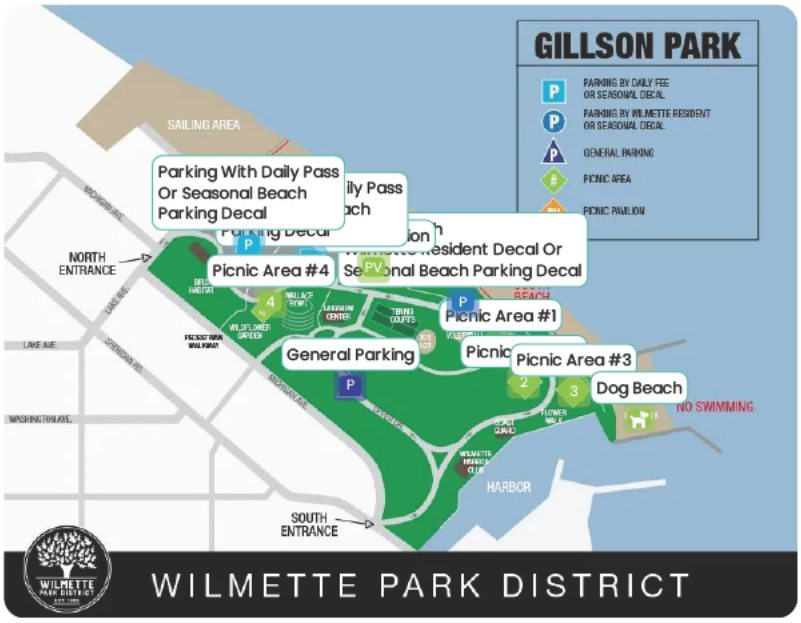
Location
800 Gillson Park Drive

North Entrance
Lake Ave & Michigan Ave

South Entrance
Sheridan Rd & Michigan Ave

POINT OF CONTACT
Conor McCormick
Lakefront Park Supervisor
PHONE NO.
(847) 853-7715
EMAIL
cmccormick@wilpark.org

POINT OF CONTACT
Megan White
Lakefront General Manager
PHONE NO.
(847) 256-9658
EMAIL
mwhite@wilpark.org



Wilmette's dog beach, located at the south end of Gillson Park, is a popular off-leash destination for many four-footed friends and their owners. Dogs must have a permit to use the Dog Beach. Please note: Dogs must be on leash at all times in Gillson Park while on their way to the dog beach.

Dog Beach Hours

Open Daily: 6 am-10:30 pm

Permits

To use the dog beach owners must purchase a permit for their dog.

2026 Dog Beach Permit Fees

- $52 for residents ($11 for each additional dog)
- $247 for non-residents ($83 for each additional dog)

Dog Beach applications can be processed at the Admin Office, Community Recreation Center and Lakeview during regular business hours. Applications may take up to 5 business days to process.
Permits are available every year on January 15 and are valid through January 14 the following year and are not prorated regardless of purchase date.
Permit tags must be presented each and every time you wish to enter the dog beach

2026 Dog Beach Permit Application

Policies

The Cook County Animal and Rabies Control Ordinance requires written proof of current vaccinations and an examination within the past year for any communicable diseases. Proof of a current rabies certificate is also required for permit purchase. The following inoculations/vaccines are required:

- Rabies
- Distemper
- Hepatitis
- Leptospirosis
- Parainfluenza
- Parvovirus
- Bordetella
- Negative fecal test

In ALL Wilmette parks, dogs must be on leash and owners are expected to clean up after their pet. Dogs are not permitted in tot lots, at the Wilmette Golf Club, in building interiors, at the outdoor pools, on the public swimming or sailing beaches, or in Gillson Park during special events such as Independence Day.

By Ordinance Of The Wilmette Park District The Following Rules Apply:

1. Dogs are permitted in all Wilmette parks during regular park hours. Dogs must be on leash at all times. They must be under the control of a competent person and their leash may not exceed 10 feet. Owners are responsible for clean up.
2. All dogs using the Dog Beach at Gillson must have and wear a proper tag assigned to that dog.
3. Dogs are NOT permitted in tot lots; at the Wilmette Golf Club; in building interiors; the outdoor pools; the public swimming or sailing beaches; or in Gillson Park during special events such as the Independence Day Celebration.
4. The Cook County Animal and Rabies Control Ordinance requires written proof of current vaccinations including distemper, hepatitis, leptospirosis, parainfluenza, parvovirus, bordetella and a negative fecal test, along with an examination within the past year for any communicable diseases. Proof of a current rabies certificate is also required for permit purchase.
5. Owners who fail to clean up after their dog(s) are subject to fines and loss of access privileges.
6. Dogs who exhibit aggressive behavior will lose access privileges to the play areas.
7. Dog owners/handlers must be at least 14 years old or a freshman in high school.
8. Failure of dog owners to follow any and all rules, including keeping the designated areas clean, may result in loss of privileges for all users.
9. Swimming at the Dog Beach is for DOGS ONLY. Owners are not allowed to swim with their pets.

Fines for violating these rules:

- $75 Dog off-leash in non-designated areas or designated areas off hours.
- $50 Dog on leash in non-designated areas or designated areas off hours.
- $50 Failure of owner to clean up after dog.
- $50 Dog on leash exceeding 10 feet in length.
- Loss of Privilege: Aggressive or violent behavior by dog.
- **(Ordinance 2004-O-3 adopted 6/14/04)**

2026 Season – Dog Beach Application

Centennial Dog Beach Rates

Valid: April 1, 2026 – March 31, 2027

Pass Type		Resident	Non-Resident	Park District staff reserve the right to alter the season based on Centennial Beach construction requirements.
One Dog		$50	$200*	
Additional Dog		$25	$50	
Replacement Fob		$20	$20	
Beach Access NO DOG (1 Person)		$50	$200*	

***Includes a mandatory $100 parking sticker. No refunds will be issued for any reason.**

Contact Information

First + Last Name: _____ **Email:** _____

Address: _____ **Phone:** _____

☐ **(Check Box if this application is for access for an individual without a dog)**

The Dog Beach pass does not grant access to any other Winnetka Park District public beach.

Pet Information

Dog Name	Breed	Rabies Tag #	Rabies Exp. Date	Village Tag #**

****Village tags are required for Winnetka residents only and can be purchased at the Village Hall. You must have a village tag before a dog pass can be issued.**

Veterinarian: _____ **Clinic/Hospital:** _____

Address: _____ **Phone:** _____

In July of 2005, the **Cook County Department of Animal & Rabies Control** passed an ordinance that changes the way communities may operate dog parks and beaches. The ordinance requires that the requested information be verified before any dog pass may be issued. Cook Country Department of Animal and Rabies Control also requires that a stool specimen be examined by your veterinarian for internal parasites. This requirement can be found in CCDARC Regulation VIII of their ordinance. The Winnetka Park District **CANNOT** waive any of the below requirements. You may contact the Cook County Department of Animal & Rabies Control at (708) 974-6140.

Vaccine	Expiration Date	Vet Signature
Bordetella		
Distemper / Hepatitis / Para-Influenza / Parvovirus		
Leptospirosis		
Parasite Test	**Date of Test**	**Vet Signature**
Stool Specimen examination for Internal Parasites		

Park District Ordinance No. 504 – Conduct Ordinance

Any Person violating or disobeying any section or part of this Ordinance, or any other District ordinance, policy, rule, or regulation, may be forthwith evicted from District Property, may have his admission rights to District Property terminated, revoked, forfeited or suspended for the remainder of the season, and/or may, upon conviction, be fined not more than $1,000.00 for each offense.

Acknowledgement

I have carefully read the Waiver + Release and Dog Access to Park Property Waiver and understand that my signature is required below for me or my child/ward to participate in Park District programs. I further understand that failure to follow the Winnetka Park District's rules and/or conduct ordinance may lead to the revocation of the dog beach season pass and possible fines.

Print Name: _____Signature: _____Date: _____

Payment Information

Type: ❑ **Cash** ❑ **Check** ❑ **Credit Card (Amex, Visa, MasterCard, Discover)**

Account #: _____ - _____ - _____ - _____ **Exp Date:** _____ / _____ **Total Payment:** _____

Cardholder's Name: _____ **Authorized Signature:** _____

OFFICE USE ONLY

Parking # (if applicable): _____ **Fob #** _____

Waiver + Release

Waiver + Release of All Claims + Indemnification Agreement

Please read this form carefully and be aware that in consideration for permission to use this facility/park, you will be expressly assuming the risk and legal liability and waiving and releasing all claims for injuries, damages or loss which you or your dog might sustain as a result of participating in any and all activities connected with and associated with use of this facility or surrounding area.

I recognize and acknowledge that there are certain risks of physical injury to the dog and its handler/owner in association with participating in animal activities, and I voluntarily agree to assume the full risk of any injuries, damages or loss, regardless of severity, that I might sustain as a result of participating in any and all activities connected with or associated with use of this facility or surrounding area.

I do hereby agree to waive, relinquish, release and forever discharge the Winnetka Park District, including its officials, agents, volunteers and employees (hereafter collectively "District") from any and all claims for injuries, damages or loss that I may have or which may accrue to me and arising out of, connected with, or in any way associated with this use of this facility or surrounding area.

I further agree to indemnify and hold harmless and defend the District from and against any and all losses, claims, damages, liabilities, cause of actions, and expenses (including attorney fees), on account of personal injuries or death to any person or dog, or damages to property occurring, growing out of, incident to, or resulting directly or indirectly from my use of this facility or surrounding area.

Residency Policy

Recreation program residency rates apply to everyone who lives within Park District boundaries and pays Winnetka Park District taxes. Non-residents pay an additional non-resident fee per program. Non-residents fees are the second fee shown in program descriptions.

Photo/Video Policy

Photos and video footage are periodically taken of participants in a class, during a special event or at the District's parks and facilities. Please be aware that, by signing this waiver and release you are authorizing the Park District to use these photos and video footage for District advertising and promotion without your further permission and without any compensation to you. All photos/video are property of the Park District. Please call the Administration Office at (847) 501-2040 for more information.

Dog Access to Park Property Waiver

Important Information

You are solely responsible for supervising your dog and determining whether or not this is an appropriate activity to participate in. You must understand that you are participating in this activity at your own risk (and risk of your dog). You are solely responsible for determining if you and/or your dog are physically fit and/or adequately skilled for the activities contemplated by this agreement. It is always advisable, especially if the owner/handler or dog is pregnant, disabled in any way or recently suffered an illness, injury or impairment, to consult a physician or veterinarian before undertaking any physical activity.

Warning of Risk

Dog exercise, walking, training, leashed or simply allowing your dog off lead, is intended to provide a fun and rewarding experience for a dog and his owner/handler. However, despite careful and proper preparation, instruction, medical advice, conditioning and equipment, there is still a risk of serious injury, including death to either the dog or its owner/handler. Understandably, not all hazards and dangers associated with animal activities can be foreseen. Certain inherent risks include the propensity of any dog to behave in dangerous ways that may result in injury to the owner/handler or other patron or dog. Certain risks include but are not limited to the negligence or irresponsibility of another dog owner/handler; the inability to predict a dog's reaction to sound, movements, objects, persons, or other animals; and actions by the dog due to fright, anger, stress, insect bites, or natural reactions such as jumping, pulling, resisting and biting. Other risks include the hazards associated with environmental and traffic conditions, acts of God, inclement weather, slipping, falling, premises defects, equipment failure, failure in instruction/supervision, and all other circumstances inherent to animal and outdoor activities. Should you attempt to break up a fight between dogs, you may be attacked and severely mauled by the other dog or attacked by the other handler/owner. In this regard, it must be recognized that it is impossible for the Winnetka Park District to guarantee absolute safety.

Centennial Park / Dog Beach Rules and Regulations*

***Rules are subject to change**

Leashed Area: Beach, Park + Parking Lot

- You are solely responsible for the actions of your dog.
- Keep your dog leashed at all times. (* See Ordinance below)
- Leashes must not exceed 6 feet.
- You must bring your pass each visit. Attendants are not allowed to let anyone through the gate without a pass.
- Keep an eye on your dog and always keep your dog's leash with you.
- For safety reasons children must be at least 10 years of age to use the park and they must be closely supervised.
- Children will be expected to behave in an appropriate manner: no running, no chasing dogs, no petting of other dogs unless permission is granted from the owner first.
- Be polite: pick up dog feces and dispose of the dog feces in the waste receptacles, which are available throughout the park.
- Dogs must wear current license tag and be up to date on shots.
- Cover any holes your dog digs.
- No more than 2 dogs per person on any one visit.
- Check with your veterinarian before bringing a puppy under the age of four months to the park.
- No dogs known to be aggressive toward other dogs or people may enter the area.
- Owners/handlers are asked to closely supervise their dogs and at no time should anyone leave the area without his/her dog(s).
- Do not bring rawhide or food into the dog area as dogfights may result.
- Please remove pinch and spike collars from your dog prior to entering the dog run.
- Hours are sunrise to sunset.
- No swimming is allowed for people.

Winnetka Park District Ordinance 596, Adopted March 23, 2023*

Cook County Department of Animal and Rabies Control wardens and Winnetka Police Department officers are authorized to issue a citation to a dog owner or their agent who does not have their dog on a leash, has their dog on a leash exceeding six (6) feet in length, does not have the dog under control, or does not have in their immediate possession a receptable for the transportation and removal of dog excrement at Centennial Beach.

2026 Dog Beach Permit Application

Application must be accompanied by paper documentation of vaccinations/tests from a veterinarian.

Owner's Full Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____

Email: _____

☐ **Resident**= $52 for first dog, $11 each additional

☐ **Non-Resident**= $247 for first dog, $83 each additional

Dog #1 Name: _____ Breed: _____

Dog #2 Name: _____ Breed: _____

Dog #3 Name: _____ Breed: _____

I, the undersigned, have received, read and understand the Wilmette Park District's Dog Rules and Fines and agree to abide by them. Failure to do so may result in loss of privileges for me and all users. I do hereby fully release the Wilmette Park District and its officers, agents, servants and employees from any and all claims from injuries, damages or loss which may occur in the course of my participation and that of my dog. I further agree to indemnify, hold harmless and defend the Park District and its officers, agents, servants and employees from any and all claims resulting from injuries, including death, damages and losses sustained by others arising out of, in connection with, or in any way associated with the activities affiliated with use of this permit.

Signature: _____ Date: _____

Payment information is required for all permits being mailed in or dropped off.

Card # _____ _____ _____ _____

Expiration Date _____ / _____

Billing Zip Code _____

Authorizing Signature _____

Below Is For Park District Use Only

	Tag #	Rabies	Distemper	Hepatitis	Parvovirus	Para-Influenza	Bordetella	Lepto	Fecal
#1									
#2									
#3									

FINDINGS AND RECOMMENDATION FOR THE VILLAGE OF WINNETKA
DESIGN REVIEW BOARD
CASE NO. 25-28-SU
CERTIFICATE OF APPROPRIATENESS

APPLICATION BACKGROUND

1. The Winnetka Park District (***"Applicant"***) is the owner of property commonly known as Centennial Beach, located at 225 Sheridan Road (***"Subject Property"***).

2. The Applicant filed its original application on October 21, 2025 (***"Application"***), seeking approval of a special use permit (***"Special Use"***) and a certificate of appropriateness to install two chain link fences (***"Proposed Fencing"***) to provide an enclosed area on the Subject Property for an off-leash dog beach ("***Original Plan***").

3. The Subject Property is located in the Village's R-2 Single-Family Residential Zoning District and the Lakefront Preservation Overlay District pursuant to the Winnetka Zoning Ordinance, as amended (***"Zoning Ordinance"***).

4. The Subject Property consists of approximately 5.3 acres and is located on the east side of Sheridan Road generally between Fuller Lane and Elder Lane.

5. Pursuant to the Zoning Ordinance, the Subject Property has two front yards (i) the street frontage along Sheridan Road to the west; and (ii) lake frontage along Lake Michigan to the east.

6. The Plan Commission ("***PC***") considered the Park District's Original Plan for the special use permit (the only plan that the Park District presented to the PC) at its January 28, 2026, meeting, at which it directed the Village Attorney to prepare a draft recommendation of denial with written findings and determinations for consideration at the February 25, 2026, PC meeting. On February 25, by a vote of 6-0, the PC approved the written findings and recommendation to deny the Special Use Permit for the Original Plan.

7. The Zoning Board of Appeals ("***ZBA***") commenced a public hearing on the Applicant's special use permit on February 9. However, the item was continued without presentation to the March 9, 2026, ZBA meeting because the Winnetka Park District Board had authorized a new plan at its February 5 special meeting and it had not been submitted to the Village for review before the February 9 ZBA meeting. On March 9, the ZBA considered the Applicant's new plan (the only plan that the Park District presented to the ZBA) ("***New Plan***") and by a vote of 7-0 the ZBA directed the Village Attorney to prepare a draft recommendation of denial with written findings and determination for consideration at the March 16 special ZBA meeting. On March 16, by a vote of 6-0, the ZBA approved the written findings and recommendation to deny the Special Use Permit for the New Plan.

REQUESTED CERTIFICATE OF APPROPRIATENESS

The Applicant requests a Certificate of Appropriateness for the construction and use of fencing at Centennial Park. The Applicant is asking the Design Review Board ("***DRB***") to consider two options -- the Original Plan that the Applicant presented to the Plan Commission and the New Plan that the Applicant presented to the ZBA. The Original Plan is described in detail on pages 7 – 9 of the April 10, 2026 staff memorandum to the DRB and generally includes fencing with galvanized chain link fencing. The New Plan is described in detail on pages 9 – 13 of that same staff memorandum and generally includes black vinyl-coated chain link fencing.

PUBLIC HEARING

1. A public hearing was properly noticed as a mail notice was sent to property owners within 250 feet of the Subject Property indicating the time and date of the public hearing.

2. The Winnetka Design Review Board commenced the public hearing on March 26, 2026, and continued and concluded the public hearing on April 16, 2026.

3. During the public hearing, the Applicant presented testimony and exhibits for both the Original Plan and the New Plan. The Applicant and its team discussed the proposed architectural design and materials and operational features of the Proposed Fencing for the off-leash dog beach and the location of the various elements of the fencing and the interplay with public access to and from north and south of the Property under both Plans. The Applicant testified that in its opinion, the project maintains public access, improves safety and maintains shoreline connectivity.

4. Approximately 11 members of the public expressed significant concerns about the design and safety of both the Original Plan and the New Plan.

5. Members of the Design Review Board expressed significant concerns about the quality and appropriateness of the Proposed Fencing material included in both proposed Plans, including potential safety issues with regard to the materials and location of the proposed fencing.

FINDINGS REGARDING STANDARDS FOR CERTIFICATE OF APPROPRIATENESS

Section 15.40.010 of the Village Code provides the procedures and criteria for consideration of a certificates of appropriateness. The Design Review Board has considered the following issues as required by Section 15.40.010.F of the Village Code:

> (1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;

(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

Due to the materials, design, and location of the Proposed Fencing under either the Original Plan or the New Plan, the DRB finds that the external architectural features of these proposals are inappropriate and incompatible with the character of the immediate neighborhood and the public beach environment of the Subject Property and may cause substantial depreciation in the effectiveness and value of the improvements on and surrounding the public property location of the proposed fencing.

Accordingly, the Design Review Board finds that, notwithstanding the Applicant's representations regarding compliance with the standards for certificates of appropriateness under the Village Code, that the Proposed Fencing under either the Original Plan or the New Plan does not satisfy the required standards and thus denial is appropriate under Section 15.40.010.I.1 of the Village Code.

RECOMMENDATION

The Design Review Board recommends to the President and Trustees denial of the Certificate of Appropriateness for the Proposed Fencing under either the Original Plan or the New Plan.

This report is adopted by a 4 to 0 vote of the Design Review Board, this 7th day of May, 2026.

AYES: Baggett, Barker, Evanich, Moor
NAYS: None
ABSENT: Duda, Kennedy, Niehoff

Respectfully Submitted,

DESIGN REVIEW BOARD
OF THE VILLAGE OF WINNETKA

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes Excerpt
April 16, 2026

Members Present:	Katie Moor, Chairperson Chris Baggett Westley Barker Colin Kennedy Heather Niehoff Peter Evanich
Members Absent:	Fritz Duda
Village Staff:	Davorka Kirincic, Building and Code Enforcement Manager Scott Mangum, Community Development Director Ann Klaassen, Assistant Director of Community Development
Village Attorney:	Peter Friedman

***

b. Case No. 25-28-SU: 225 Sheridan Road — Centennial Beach: A Certificate of Appropriateness to allow installation of fencing on the existing beach. The Village Council has final jurisdiction on this request.

Ms. Klaassen presented a thorough overview of the two fence proposals submitted for Centennial Beach and explained the procedural context for the Design Review Board's review. She emphasized that the DRB's role was limited to evaluating the design appropriateness of the proposed fencing and did not include consideration of land-use questions or the merits of the off-leash dog beach itself. Ms. Klaassen reviewed both the original plan, which was the plan presented to the Plan Commission, which consisted of galvanized chain-link fencing extending into the lake, and the new plan, which was the plan presented to the ZBA, which consisted of black vinyl-coated chain-link, mounted to the existing steel groins and reduced the overall footprint of the dog beach. She noted that both the Plan Commission and the ZBA had previously recommended denial of the related special use permit, but that those decisions were independent of the DRB's design-focused evaluation.

Ms. Klaassen also explained that the Village's design guidelines were originally created for commercial districts and institutional buildings and therefore did not perfectly align with lakefront conditions. She highlighted compliance matters such as allowable fence height, described the planned seasonal removal of some fence sections, and summarized the procedural steps available to the Board. Ms. Klaassen then asked if there were any questions for staff. There were none at this time.

Mr. Kutulas spoke on behalf of the Winnetka Park District and explained that the intent of the project was to restore and properly manage Centennial Beach as an off-leash dog beach in compliance with Village and Cook County regulations. He stated that fencing was intended to keep dogs safely contained, prevent

movement to adjacent beaches—including the soon-to-reopened Elder Lane Beach—and ensure that the Park District met all regulatory obligations.

Mr. Kutulas described how the revised plan was developed in response to community feedback, noting that it significantly reduced the size of the fenced area and added a dedicated pedestrian bypass so people could walk the shoreline without entering the dog area. He explained the choice of black vinyl-coated chain-link fencing as a pragmatic response to harsh lakefront conditions, emphasizing durability and reduced visual impact compared to galvanized metal. He also outlined the seasonal removal of fence segments to prevent ice damage, the shift of key-fob access from the bluff to the beach level, and the functional reasons for placing fencing on existing steel groins.

Mr. Kutulas presented fence material samples to the Board and acknowledged that decorative or heavier architectural fencing had been considered but determined such materials would be vulnerable to wave action, ice, and shifting sand, making chain-link the only feasible option for a temporary but necessary containment solution. He concluded by reiterating that the Park District attempted to balance safety, public access, environmental conditions, and community feedback while preserving this long-standing community amenity.

Chairperson Moor asked for public comment and swore in those speaking to this matter.

Kim Marsh, 360 Forest – Expressed long-term use of the dog beach and strong opposition to fencing. She stated that chain-link fencing would further harm already obstructed views, diminish the natural beauty of Centennial Beach, and be “unconscionable.” Ms. Marsh then provided a photograph illustrating the vista concern.

Joanna Karatzas, 476 Provident Avenue – Argued that the DRB cannot meaningfully separate design aesthetics from shoreline conditions such as groins, breakwaters, and property lines. She raised concerns specifically about the south fence, stating the geometry “pinches” awkwardly and does not work in plan view. Ms. Karatzas suggested that fencing into the lake may be unnecessary because existing rock structures discourage dog passage. She recommended a simpler gate at the top of the south steps instead of extending fencing lakeward.

Susie Schreiber, 152 Glenwood – Provided comments from the perspective of lake users (swimmers, paddlers, kayakers). She stated that Lake Michigan conditions can change rapidly and black chain-link fencing may be difficult to see from the water, posing collision or entrapment risk. Ms. Schreiber raised concerns about obstructing rescue operations and creating new safety hazards. She also noted potential accumulation of invasive mussels on fence structures.

Linda Welch,– Opposed fencing based on aesthetics, safety, and community sentiment. She noted that past fencing remnants caused hazards. Ms. Welch expressed concern that new fencing would mar the beauty of the beach and could trap dogs, wildlife, or people. She concluded that if fencing is required, the area should revert to a people-only beach rather than degrade a natural setting.

David Stevens, 333 Sheridan Road – Noted that chain-link fencing contradicts the design standards applied to the rest of the Village. Mr. Stevens argued the lakefront should not be treated like a residential/commercial site and that extending fencing into the lake is inappropriate. He believes fencing is unnecessary, unsafe, and unattractive.

Peggy Martay, Sunset Road – Spoke about Winnetka's identity as "beautiful land." She compared the proposed fencing to other rejected aesthetic elements in Village history (e.g., "golden arches"). Ms. Martay urged the DRB to deny the request based on aesthetics and to preserve the appearance of Centennial Beach.

Tom Borders, Old Green Bay Road – Framed comments around public access and civic responsibility. He asserted that a fenced dog beach serves a small percentage of residents while restricting shoreline access for families. Mr. Borders believes the Park District's investment in fencing contradicts traditional concepts of shared public land.

Steve Juliusson, 1436 Asbury Avenue – Criticized the proposal as unnecessary (no major incidents over 30 years), unreliable (prone to damage by lake conditions), and unsafe (barrier could slow rescue efforts or create hazards). He called the fencing "ugly" and predicted that the consequences of installing it could be worse than the aesthetic impact.

Melissa Mizel – Argued that fencing and some associated signage act as "repellents" to public beach use. She criticized wording on recently installed signage as intentionally discouraging the public from using the beach and lakefront. Ms. Mizel described fencing as limiting access and benefiting interests other than the general public. She urged the DRB to stand for "good, true, and beautiful."

Maggie Hayes, 525 Orchard Lane – Shared personal appreciation for Centennial Beach's natural beauty. She explained that she opposed "uglification" of the beachfront through chain-link fencing. Ms. Hayes expressed concern about cost and about altering a well-used space and enjoyed during all seasons. She stated long-term use of the beach does not justify physical barriers.

Dave Robertson, longtime resident near Centennial – Opposed fencing and expressed concern that fencing supports private interests over community-wide public access. He characterized the lakefront as an important public resource that should remain open and unobstructed.

Chairperson Moor emphasized the DRB's limited purview — design appropriateness, not policy or land-use decisions. She highlighted the Board's responsibility to evaluate materials, quality, aesthetics, and alignment with Village design standards.

Member Niehoff expressed concern that chain-link fencing is materially inappropriate for a natural waterfront setting. She stated she prefers natural materials and higher-quality design solutions consistent with Village standards elsewhere.

Chairperson Moor stated chain-link fencing is not aligned with design expectations for the Village; compared it to selecting low-grade materials in commercial design review. She encouraged exploring alternative materials and more thoughtful design.

Member Kennedy supported a motion to deny based on inappropriate design.

Member Barker concurred that chain-link fencing is not appropriate and supported the motion for denial.

A motion was made by Member Kennedy, second by Member Barker, to direct staff and the Village Attorney to prepare written findings recommending denial of the Certificate of Appropriateness for both

the Original Plan and the New Plan. A vote was taken and the motion was unanimously passed, 6–0.
AYES: Baggett, Barker, Evanich, Kennedy, Niehoff, Moor
NAYS: None

***

Winnetka Design Review Board/Sign Board of Appeals Special Meeting Minutes Excerpt
May 7, 2026

Members Present:	Katie Moor, Chairperson Chris Baggett Wesley Barker Fritz Duda Peter Evanich
Members Absent:	Colin Kennedy Heather Niehoff
Village Staff:	Scott Mangum, Director of Community Development Davorka Kirincic, Building and Code Enforcement Manager
Village Attorney:	Peter Friedman

***

Recommendations and Determinations:

a. Case No. 25-28-SU: 225 Sheridan Road — Centennial Beach: Consideration of approval of findings and recommendation of the Design Review Board on the Certificate of Appropriateness application to allow installation of fencing on the existing beach at 225 Sheridan Road. The Village Council has final jurisdiction on this request.

Mr. Friedman stated the Board could make a motion to approve the Findings and Recommendations for a Certificate of Appropriateness in Case No. 25-28-SU. Chairperson Moor asked for a motion. A motion as stated by Mr. Friedman was made by Mr. Baggett and seconded by Mr. Barker. Chairperson Moor asked if there were any comments or corrections. No comments were made at this time. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Baggett, Barker, Evanich, Moor
NAYS: None

Mr. Duda arrived at the meeting at this time.

* * *

Respectfully submitted,

Antionette Johnson
Recording Secretary

DRAFT

ATTACHMENT 4

From: Ann Klaassen
To: Ann Klaassen
Subject: FW: Information for the May 19, 2026 Village Trustees" Meeting
Date: Wednesday, May 13, 2026 8:04:00 AM
Attachments: VOICEMAIL REDACTED (1).mp3
WPD_Records_Timeline_CentennialDogBeach_Fence copy copy copy.pdf
image002.png
image003.emz
image004.png

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https://villageofwinnetka.org/DocumentCenter/View/3395/May-12-file (Link to attached voicemail)

From: Irene Smith [redacted]>
Sent: Saturday, May 9, 2026 9:47 PM
To: Ann Klaassen <AKlaassen@winnetka.org>; Bridget Orsic <BOrsic@Winnetka.org>; Kirk Albinson <KAlbinson@Winnetka.org>; Tina Dalman <TDalman@Winnetka.org>; Scott Myers <smyers@winnetka.org>; Robert Dearborn <RDearborn@winnetka.org>; Kim Handler <KHandler@winnetka.org>; Robert Apatoff <RApatoff@winnetka.org>
Subject: Information for the May 19, 2026 Village Trustees' Meeting

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.

To the Winnetka Village Trustees:

For several years now, a group of Winnetka citizens has been trying to find a link between the Winnetka Park District's plans for Centennial Beach and Mr. Justin Ishbia, owner of 205 Sheridan Road. At the April 16, 2026 Design Review Board meeting, Shannon Nazzal, Executive Director of the WPD, made a statement which you should hear. You'll find it at 1:44:00 on the video below.

April 16, 2026 Design Review Board



April 16, 2026 Design Review Board

If that link doesn't work for you, here's the quote from the Chicago Tribune of April 24, 2026:

Such arguments spurred Nazzal to make her only public-facing remark Thursday, as she stood up and told the audience, "This is a Winnetka Park District application and has nothing to do with the owner of 205 Sheridan," the site of Ishbia's mansion.

Using the Freedom of Information Act, we found a phone conversation recorded on April 3, 2026, between David Williams, a Chicago-based attorney who is a representative for Mr. Ishbia, and Adam Simon, attorney for the Winnetka Park District. I have attached the recording.

Clearly, Mr. Williams has been aware of the WPD's plans for quite a while.

Using the Freedom of Information Act again, one member of our group was able to establish a timeline of interactions between Mr. Williams and Mr. Simon. The timeline is also attached below.

I believe Ms. Nazzal lied to the Design Review Board. That alone should give you reason to deny the WPD's application for an SUP for fences (cages) at Centennial Beach.

Personally, I feel that the dangers of putting chain link fences onto the beach and into Lake Michigan are insurmountable. For that reason primarily, I urge you to deny the SUP.

Thank you for your careful attention to this matter.

Irene Smith
1087 Elm Street
Winnetka

INTRODUCTION

Private Party Engagement With WPD's Dog Beach Fencing and Policies

On April 16, 2026 WPD's Executive Director made the following statement to the Design Review Board: "This is a Winnetka Park District application and has nothing to do with the owner of 205 Sheridan." WPD subsequently released an April 3, 2026 voicemail left for WPD counsel Adam Simon. The caller was Mr. David Williams, attorney for the Orchard 2020 Revocable Trust, the Trust's principal, and the Ishbia Family Foundation ("IFF") (collectively, "205 Sheridan"). Mr. Williams' voicemail references advancing WPD's two dog beach plans, both of which have been submitted for permit. Expressing detailed knowledge of WPD's newly revised 2026 dog beach pass application, Mr. Williams makes an excellent suggestion: WPD should include Centennial's on-leash requirement on page one so 'people know what they're getting into.' Ms. Nazzal spurned his suggestion—and WPD continues selling expensive dog beach passes to unsuspecting applicants. Mr. Williams also discusses a "one and done" on-leash dog beach requirement—which would be a new policy such that one incident of a dog's leash being removed on the beach or in Lake Michigan will result in dog beach pass revocation for the season. WPD's revised 2026 dog beach pass application refers to this as an eviction, potentially from all WPD property ("District Property") simply for removing a dog's leash at the dog beach—which is the only reason people bring pets there. The application also threatens convictions and $1000 fines. It prohibits children under the age of 10 from using the dog beach with their families, or even using it to cross the beach in any direction.

On May 1, 2026 WPD launched a four person-strong Park Ranger force whose duties include enforcing dog beach rules. Park Rangers will surveil the dog beach, call the police and/or take punitive measures such as beach pass revocation. One wonders how Rangers will determine if children are under the age of ten—perhaps by demanding birth certificates? WPD's egregious rules are written so broadly that people may be evicted from all District Property—A.C. Nielsen, the ice arena, Tower Road beach, the golf course, etc.—based on how they use what WPD nominally calls a "dog beach." This is unacceptable.

BACKGROUND

In October 2022 WPD was sued under the Public Trust Doctrine. In response to the lawsuit, which was settled on January 16, 2025, WPD had to reformulate its controversial "swap" agreement with Orchard 2020 Revocable Trust. Commissioner James' understanding of the Settlement Agreement was included in one of WPD's 2025 Plan Commission submittals: "The Settlement Agreement assures that the southern end of Centennial Beach will remain part of the WPD owned shoreline and the proposed dog beach will not be

altered." In fact, the Settlement Agreement provides no such assurance; presumably, the dog beach's "non-alteration" means that as provided in the Agreements, it will be permanently fenced.

In hopes of receiving a conditional $3 million payment and eventually, title to 261 Sheridan, WPD began to negotiate a "Donation Agreement with Restrictive Covenant" (the "Agreements") with IFF beginning in March 2023. Executed on January 19, 2024, the Agreements would grant IFF control over and legal rights in public property, restricting Centennial Park and Beach for half a century. Among the Agreements' terms is that WPD must build permanent dog beach fencing on Centennial beach.

WPD RECORDS DESCRIBE THE DONATION AGREEMENT ALONGSIDE 205 SHERIDAN'S ROLE IN PLANNING THE DOG BEACH

WPD 2023 MEETING RECORDS

Given the exchange agreement's incompatibility with excluding Centennial beach from a potential lawsuit settlement, in January 2023 WPD approached 205 Sheridan about getting its sign-off. WPD records summarize a January 24, 2023 Zoom conversation with Steve Adams [WPD counsel], Commissioner James, Commissioner Codo, Executive Director John Peterson, Adam Simon, Justin Ishbia, David Williams of Williams, Bax & Saltzman, P.C. (counsel for Justin Ishbia), and Gregg Seiler of Seiler Consulting, Ltd. (owner's representative for Justin Ishbia). During the January 24, 2023 Zoom session, Mr. Ishbia stated his willingness to exclude the southernmost seventy feet of Centennial Park Beach from the exchange transaction, subject to specified conditions. Commissioner James then asked the Board to give staff the new parameters for a breakwater plan based on retention of the Centennial Park Beach. By October 2023 the parameters had evolved into the Agreements' mandatory "Project Elements," including dog beach fencing blocking public passage along the shoreline, to be maintained at public expense for fifty years.

February 9, 2023 WPD records on WPD's Centennial beach planning state Commissioner James said WPD should get its consultants engaged with AECOM [205 Sheridan's coastal engineer] to coordinate WPD's Centennial project plans and 205 Sheridan's. Commissioner Codo asked if that was something that could happen via WPD's contemplated open house on March 18. Commissioner James replied absolutely, yes. Commissioner Codo summarized WPD's approach to negotiating with 205 Sheridan as determining the width of the dog beach in order to advance Elder.

Following the March 18, 2023 Open House at which consultants for WPD and 205 Sheridan were present, Mr. Williams emailed WPD/Commissioner James on March 20, 2023 to begin negotiations which led to the Agreements' January 19, 2024 execution. The Agreements

created actionable interests on behalf of IFF affecting Centennial Park, beach, and the lakebed, as well as freezing Centennial's five "Project Elements" for fifty years. This is because despite public opposition, WPD still hopes to trade away Centennial's tabletop in exchange for 261 Sheridan. Permanent dog beach fencing is essential to this objective.

THIRD PARTY FOIA REQUEST FOR ANCEL GLINK INVOICES 2024-JULY 2025

In 2026 a third party FOIA'd Ancel Glink's January 2024-July 2025 legal invoices. Time sheet entries in which 205 Sheridan appears concern dog beach planning, fencing, zoning matters, restrictive signage and dog beach usage limitations.

Time Sheet Entries February 2024

2/5/24-WPD counsel Adam Simon (ABS): Confer with Williams regarding exchange of original donation agreement [WPD did not have a full set of executed agreements].

2/7/24-ABS: **Confer with Williams regarding donation agreement and dog beach regulations.**

Time Sheet Entries March 2024

3/6/24-ABS: Conference with Orchard regarding progress and status of motion to dismiss [refers to WPD litigation over the Public Trust Doctrine and public ownership of Centennial beach; Orchard was not a party to this litigation].

Time Sheet Entries April 2024

4/12/24-ABS: Conference with Williams regarding license agreement and construction easement and zoning application process [WPD was two weeks away from submitting its Centennial breakwater Special Use Permit zoning application].

Time Sheet Entries September 2024

9/23/24-ABS: Confer with Williams regarding zoning support letter [for WPD's Centennial SUP breakwater project, which ZBA began to review in October 2024].

9/30/24-ABS: Confer with attorney for owner of 205 Sheridan regarding exchange between Dowding and James [NU Engineering Professor Emeritus Dowding had explained how WPD's fenced southern end would violate the Public Trust Doctrine and force trespassing].

Time Sheet Entries October 2024

10/10/24-ABS: Confer with Williams regarding zoning application [undergoing ZBA review].

Time Sheet Entries November 2024

11/7/24-ABS: Confer with Williams about pedestrian bypass [Village Attorney Peter Friedman advised ZBA that WPD's Centennial breakwater SUP project designs for dog beach fencing would violate the Public Trust Doctrine].

11/11/24-ABS: Continue to confer regarding pedestrian bypass; prepare for ZBA hearing; conference with Village Attorney re: ZBA hearing **[On the evening of 11/11/24 ZBA declined to vote on WPD's Centennial breakwater SUP application].**

December 2024

[12/9/24 ZBA voted not to recommend WPD's Centennial breakwater SUP application]

Time Sheet Entries January 2025

1/10/25-ABS: Confer with Williams law firm regarding potential settlement of pending litigation [Public Trust Doctrine lawsuit saving public ownership of Centennial beach, to which Orchard was not a party].

1/14/25-ABS: Conference with Williams law firm regarding pending litigation [Orchard was not a party to this litigation].

[1/16/25-Public Trust Doctrine lawsuit is settled; WPD agrees not to transfer title to Centennial beach to a non-governmental entity].

[1/22/25-Plan Commission declines to vote on WPD's Centennial breakwater SUP application]

1/27/25-ABS: Conference with Williams regarding zoning, real estate and **beach operational issues.**

[1/28/25-Williams law firm associate Jay Zenker emails Cook County Law Department about Cook County Animal Control's Dog Park Regulations governing fencing]

Time Sheet Entries February 2025

This is when WPD proposed removing its Centennial breakwater SUP from Village review boards, which would have obscured the approval process from the public via an IGA negotiated behind closed doors.

[2/3/25-Williams law firm associate Jay Zenker emails Cook County Law Department about CCAC's Dog Park Regulations on fencing]

2/17/25-ABS: Conference with Williams regarding **enclosure of dog beach**; confer with staff regarding same.

2/19/25-ABS: Review correspondence with Cook County Animal Control; conference with Codo and Nazzal regarding operation of dog beach and zoning/permitting issues.

2/19/25-ABS: Conference with Williams regarding **dog beach fencing and zoning issues**.

2/20/25-ABS: Conference with Williams regarding [redacted].

2/21/25-ABS: Conference with Williams to follow up from Board meeting.

[2/26/25-Nazzal memorandum states that 205 Sheridan requested fencing in the dog beach both to Cook County Animal Control and WPD counsel, noting she thought it would be unpopular with the public. Related 3/2/25 Commissioner James memorandum says temporary dog beach fencing and easement agreement for the adjacent Ishbia property should be part of WPD's IGA negotiations with the Village].

Time Sheet Entries April 2025

4/3/25-ABS: Confer with zoning group regarding strategy for Plan Commission presentation.

4/3/25-ABS: Confer with Williams regarding **status of dog beach.**

4/14/25-ABS: Confer with James regarding Plan Commission presentation; confer with Nazzal re: Plan Commission presentation and dog beach issues; [REDACTED]; **confer with Williams regarding Village amendment to dog fence ordinance.**

[4/14/25-Williams law associate Jay Zenker emails Cook County Law Department regarding Village amendment to dog fence ordinance].

[4/14/25-Mr. Ishbia emails the Village of Winnetka objecting to a proposed amendment to the dog fence ordinance after receiving notice of it from a friend].

[4/15/25-Williams law associate Jay Zenker again emails Cook County Law Department regarding Village amendment to dog fence ordinance].

4/25/25-ABS: Confer with Williams regarding **dog beach fence [WPD submitted its dog beach fence permit application to IDNR on the same date, 4/25/25].**

4/28/25-ABS: Confer with Williams regarding **dog beach fence and enforcement issues**. Research comparable enforcement issues.

4/30/25-ABS: Confer with Williams regarding **zoning process for dog beach fence.**

Time Sheet Entries May 2025

[5/2/25-Mr. Williams sends email to Adam Simon with instructions for Elder and Centennial "No Trespassing/Riparian Rights" signage content and placement. WPD staff carried out 205 Sheridan's instructions].

5/5/25-ABS: Confer with Williams regarding **alleged violation of on-leash dog regulations**; confer with Kutulas and Nazzal regarding temporary access license **and beach signs**; confer with Williams re: length of temporary access license **[WPD needed access license to cross 261 Sheridan to clean up Centennial beach].**

5/6/25-ABS: Confer with Kutulas regarding beach rule signs (see 5/2/25 entry above) at Elder and Centennial; prepare license agreement to permit park district to cross 261 Sheridan to perform beach clean-up work.

5/7/25-ABS: Revise construction access license agreement based on staff feedback; negotiate license agreement with Orchard.

5/13/25-ABS: Follow up with Williams regarding construction access license for beach clean-up work.

5/15/25-ABS: Confer with Williams regarding cross-access license agreement **and dog beach fence.**

5/16/25-ABS: Meeting with Codo and Nazzal regarding resolution establishing findings of fact re: Elder Lane pier and storm sewer outfall pipe and dog beach fence.

5/19/25-ABS: Confer with Kutulas and Williams regarding deferral of construction access license agreement.

5/22/25-ABS: Confer with Williams regarding **dog beach fence and opening of beaches**.

5/28/25-ABS: Conference with Williams regarding construction fencing **[205 Sheridan's contractor moved construction fencing onto WPD's publicly owned steel groin]**, **zoning and dog beach fence.**

[5/28/25-At its evening meeting, Plan Commission declined to recommend approval of WPD's Centennial breakwater SUP, including the dog beach fencing].

June 2025

6/16/25-WPD receives the public's 100% negative dog beach fence comments that were submitted to IDNR.

6/17/25-ABS receives email from Williams presenting privately collected, purported **dog beach** usage numbers that are or should be unusable by a public body. [WPD initially

completely redacted this email from a FOIA response, claiming attorney-client privilege between Adam Simon and Mr. Williams].

6/17/25-Williams law firm associate Zenker emails CCAC providing the same privately collected **dog beach** numbers. Zenker contacts CCAC again on July 9 and August 14, 2025 with purported dog beach usage numbers, saying: "Please advise on whether Cook County is making any progress getting the beach fenced in or enforcing the on-leash requirement," and "I would appreciate an update on what steps Animal Control has taken with respect to the unfenced dog beach in Winnetka."

The third party's FOIA for Ancel Glink's invoices ended in July 2025. However, Mr. Williams' April 3, 2026 voicemail reflects continuing 205 Sheridan engagement with WPD on dog beach matters.

SUMMARY CONCLUSION

Please reject WPD's Special Use Permit application. WPD should be held to the same veracity standards as any other applicant. WPD Executive Director's April 16, 2026 public testimony appears inconsistent not only with Mr. Williams' April 3, 2026 voicemail, but many of Ancel Glink's invoices and other WPD records. *See again* WPD counsel Adam Simon's 2/7/24 time sheet entry on his conference with Mr. Williams approximately two weeks after the Agreements' January 19, 2024 execution, **to discuss the Donation Agreement and Centennial dog beach regulations**. Winnetka would be so much better off without a locked, nominal dog beach that is being used as an excuse to build Lake Michigan fencing. Thank you.

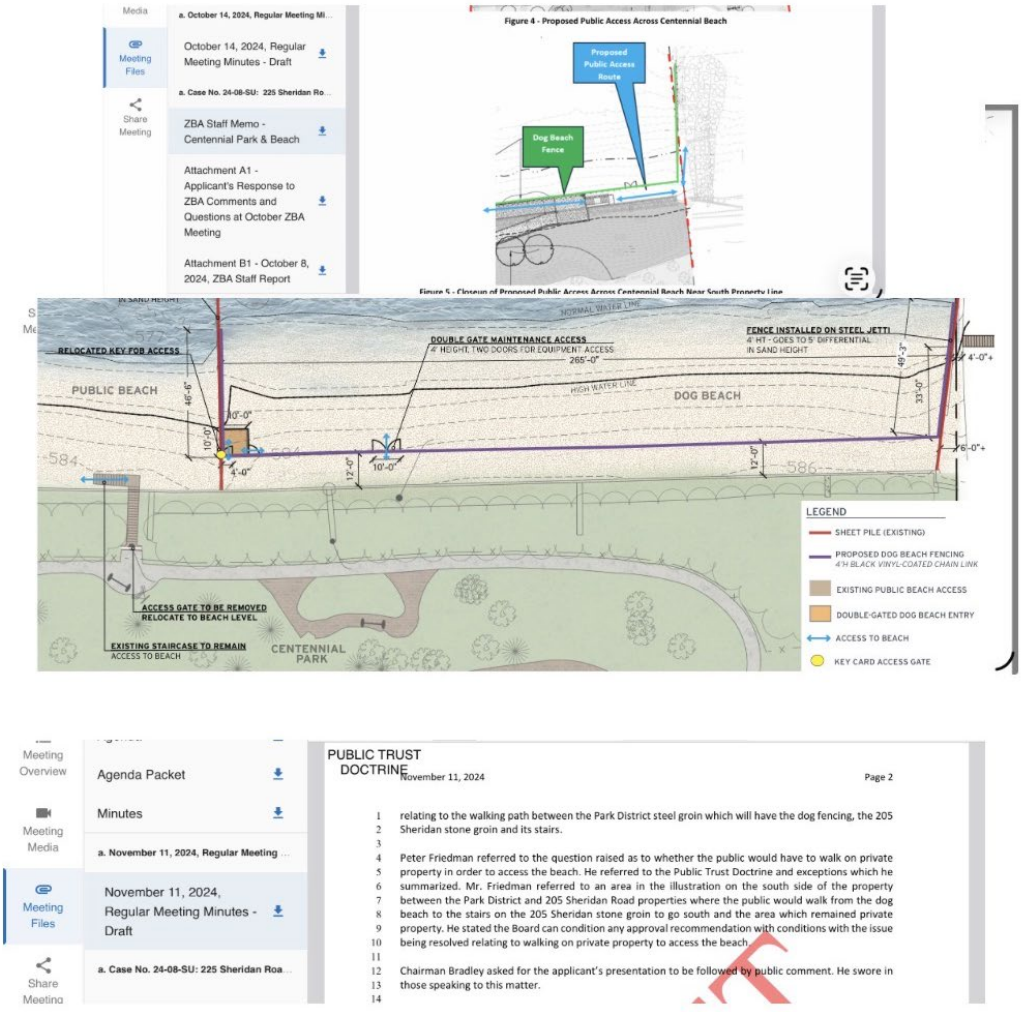
From: [redacted]
To: Ann Klaassen; Robert Dearborn; Robert Apatoff; Kim Handler; Bridget Orsic; Scott Myers; Tina Dalman; Kirk Albinson
Cc: [redacted]
Subject: Please Vote No on WPD's Special Use Permit Fence Applications
Date: Monday, May 11, 2026 6:28:21 PM
Attachments: D730B40E-3B35-4611-8CF9-CD546658EF34.png

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 Village Trustees:

WPD's sworn testimony to the Village is that Cook County requires fencing at Centennial beach. This is inconsistent with the public record and disqualifying. The truth is that WPD's January 19, 2024 "Donation" Agreement with Restrictive Covenant requires the fencing. WPD's intransigence reflects its reluctance to deviate from IFF-approved designs.

WPD DESIGNS RELAUNCH PROJECT ELEMENTS FROM IFF DONATION AGREEMENT-RESTRICTIVE COVENANT, CREATE A PRIVATE BEACH AND VIOLATE THE PUBLIC TRUST DOCTRINE

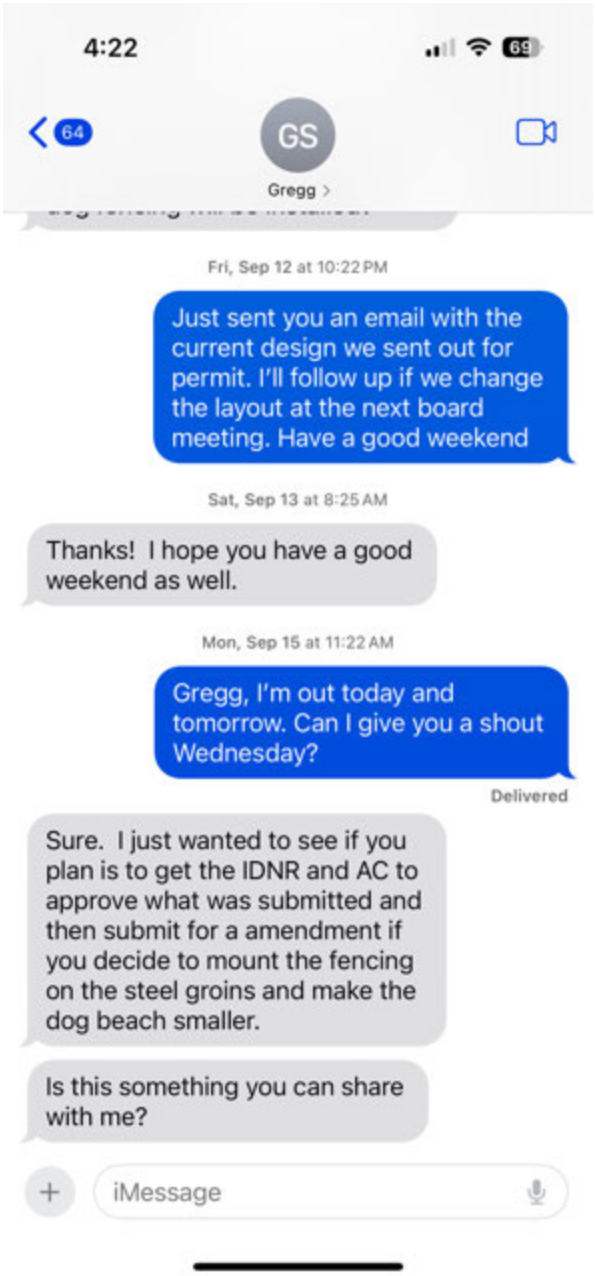


WPD-IFF'S AGREEMENTS INCLUDE DOG BEACH FENCING

WPD struck a Faustian bargain to build a fence and prevent the public from accessing the beach. This bargain must be called out for what it is: privately-oriented, anti-family and wrong. WPD's campaign to leverage public lands and waters as bargaining chips in furtherance of a disfavored land swap and real estate development project must be rejected once and for all.

In 2025 CCAC asked questions about where WPD intended to place dog beach waste receptacles and signage. Mr. Kutulas sent WPD's subsequently revised schematics to 205 Sheridan's project manager, Gregg Seiler—apparently unsolicited. This is consistent with the third party's involvement in WPD's beach fencing SUP application now under Village review. Mr. Seiler texted Mr. Kutulas about WPD's beach plans on September 12, 2025, asking if it intended to get a permit for sandy beach-based fencing and then amend the permit

to put fencing on Centennial's north and south steel groins. How prescient. Mr. Kutulas also sent Mr. Seiler the public's comments on WPD's Lake Michigan dog beach fencing after they were submitted to the Army Corps in July 2025, apparently unsolicited as well.



Past WPD board meetings and comments also leave no doubt that WPD's fencing is meant to satisfy WPD's agreements with IFF. WPD's unpopular January 19, 2024 Donation Agreement and Restrictive Covenant would not exist without incorporating five Project Elements, including dog beach fencing, that former WPD Board President Codo said 'serve the private party's interests' as well as WPD's. In 2023 WPD staff member Costa Kutulas stated (1) WPD needs to work with the southern neighbor/261 Sheridan owner (same owner) to get a license agreement in order to build the Centennial designs (11/16/23)—potentially creating leverage; (2) that the parks' neighbors had not provided letters of support for the project designs being submitted

for permit (12/14/23 WPD board meeting)—potentially creating leverage; and (3) that the southern neighbor's coastal engineer was reviewing WPD's plans and then would discuss them with the property owner (12/14/23 WPD board meeting)—potentially creating leverage. These facts raise serious concerns about private party influence or input into WPD's included fencing designs that are now undergoing final Village review after unanimous denials by ZBA, Plan and DRB.

Despite knowing that the Village previously withdrew its support, former WPD Board President Codo said WPD's 10/19/23 Donation Agreement/Restrictive Covenant designs, including dog beach fencing for which it now seeks a Village permit, are part of re-submissions of the joint permit filing with Orchard 2020 Revocable Trust (11/16/23 WPD board meeting). WPD's board majority members later said a reason for approving the Donation Agreement and Restrictive Covenant's terms and designs was fear of litigation from the private party (1/18/24 WPD board meeting). An anonymous donor had unexpectedly offered WPD $3 million minimum as an alternative charitable donation, with even more funds potentially available if WPD faced exchange agreement-related litigation. WPD's board majority was too afraid of being sued over the exchange agreement to accept it (1/18/24 WPD board meeting). ZBA's, Plan's and DRB's votes to deny WPD's reborn Special Use Permit application were based on principle: the fence project's violation of the Village Code, the Public Trust Doctrine, the Village 2040 Futures Plan, design standards, and WPD's policy planks. Please vote against approving the application as well.

CCAC DOES NOT REQUIRE LAKE MICHIGAN FENCING

Despite ongoing attempts to coax Cook County Animal Control into going along with WPD's beach privatization scheme, CCAC has not done so. WPD's "ask" has been for CCAC to waive the Cook County Code's fencing rules, such that WPD may claim it has to build fencing that is less than Code-compliant. That Cook County would have to issue a waiver of the rules--which it lacks authority to do--so WPD can justify putting up lakefront fencing is illogical and inconsistent. CCAC's frank response to WPD's persistent entreaties over the course of three years has been to say that: (1) it is exploring the legalities; (2) WPD's 'unique project' falls outside CCAC's animal control ordinance; (3) it is examining the fencing's potential impact on shoreline access; and (4) it has additional questions. Clearly, Cook County does not require Lake Michigan beach fencing--it is WPD's agreements with IFF that require it.

WPD'S LOCKED GATE IS NOT NECESSARY

WPD's poorly conceived effort to lock the public out of Centennial beach is doomed to fail. Its former justification for locking Centennial's tabletop gate leading down to Centennial beach was that (1) as an off-leash "dog friendly area" the gate must be locked (2) to prevent off-leash dogs that have not met CCAC's vaccination and health requirements from using it. WPD's new policy forbids off-leash dogs from using Centennial beach; there is no need to have a locked entry gate. WPD's same rules apply on Centennial's grassy tabletop and the beach. Dog owners can walk their on-leash dogs on either one . . . except that the beach is locked up 24 hours a day, with a four-person strong "Park Ranger" force surveilling beachgoers in order to call police in pursuit of convictions and $1000 fines. This is unacceptable. WPD's sweeping on-leash policy eliminated any legal basis it might have had for locking the public out of Centennial beach. WPD needs to unlock the gate consistent with typical beach operating

procedures, and keep it open to the public from 6 a.m. to 10 p.m.

WPD BANS CHILDREN FROM CENTENNIAL BEACH

WPD hosts events on Centennial's grassy tabletop for families with young children and their on-leash dogs. There is no principled reason or legitimate policy basis for WPD's offensive policy banning young children from the beach while allowing them on the tabletop. Both areas require dogs to remain on-leash at all times. Furthermore, WPD appears to be the only (former) Cook County off-leash dog beach operator that totally bans young children from using a public beach. Chicago, Evanston and Wilmette all allow young children to accompany their families to each of their respective off-leash dog beaches. WPD’s anti-family bias clashes with Winnetka's well-known "It Takes a Village to Raise a Child" mindset. WPD is out of touch with the public, and needs to eliminate its policy against allowing young children on Centennial beach.

SUMMARY CONCLUSION

The Zoning Board of Appeals, Plan Commission, and Design Review Board all voted unanimously to deny recommending WPD's Special Use Applications, multiple times over the course of several years. I respectfully request that the Village Trustees vote no on WPD's Special Use Permit requests as well. Thank you.

Sincerely,
Kristine Schriesheim
Winnetka taxpayer

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: 750-752 Green Bay Road Concept Review Planned Development

PRESENTER: Scott Mangum

AGENDA DATE: May 19, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:
None

EXECUTIVE SUMMARY:
On May 19, 2026, the Village Council is scheduled to consider a **planned development concept plan application** filed by Fulton Developers, Inc. (the "Applicant"), as the contract purchaser of the property located at 750-752 Green Bay Road (the "Subject Property"). The Subject Property is currently owned by 750 Green Bay Road, LLC.

The Applicant has submitted for concept plan review by the Village Council **a four-story multi-family residential use planned development** for the Subject Property, which consists of the following elements:

a. 13 residential condominium units; and
b. 28 underground parking spaces.

Attached is a separate staff report providing further details regarding the Applicant's request. Included in the staff report and attachments is additional information regarding the Applicant.

RECOMMENDATION:
At the May 19, 2026, Village Council meeting, staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed mixed-use development.

ATTACHMENTS:
1. Attachment 1: Staff Memo - 750-752 Green Bay Road Concept Plan
2. Attachment 2: Applicant's Concept Plan Application Materials
3. Attachment 3: Existing Photos of Subject Property

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: ANN KLAASSEN, ASSISTANT DIRECTOR

DATE: MAY 14, 2026

SUBJECT: 750-752 GREEN BAY ROAD - PLANNED DEVELOPMENT CONCEPT PLAN REVIEW (CASE NO. 26-09-PD)

INTRODUCTION

On May 19, 2026, the Village Council is scheduled to consider a **planned development concept plan application** filed by Fulton Developers, Inc. (the "Applicant"), as the contract purchaser of the property located at 750-752 Green Bay Road (the "Subject Property"). The Subject Property is currently owned by 750 Green Bay Road, LLC.

The Applicant has submitted for concept plan review by the Village Council **a four-story multi-family residential use planned development** for the Subject Property, which consists of the following elements:

a) 13 residential condominium units; and

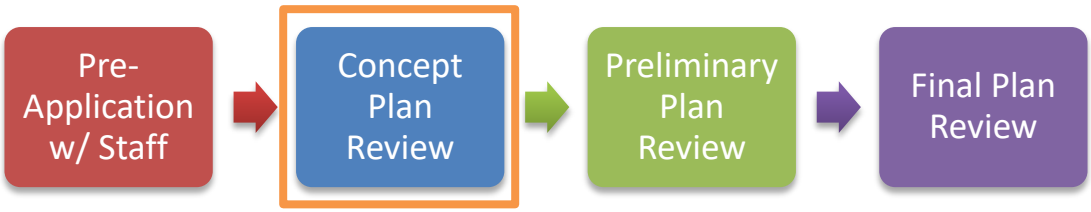
b) 28 underground parking spaces.

A Planned Development is required to construct a new building on parcels that have a combined area of at least 10,000 square feet and are located in either of the multifamily residential zoning districts or the commercial zoning districts. The Applicant's concept plan application materials are included in **Attachment 2**.



Figure 1
Proposed Concept Plan – Conceptual Green Bay Road Elevation

The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with the Applicant's proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application.



After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a newspaper notice would be published, and a sign would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies' findings and recommendations on the preliminary plan and vote to grant, deny, or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan must then be submitted for the Village Council's consideration. If the Council finds the final plan substantially conforms to the approved preliminary plan, the Council will approve the final plan.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.48 acres in size, is located on the west side of Green Bay Road, between Pine Street and Westmoor Road (Figure 2). Currently, there is a vacant one-story medical office building with surface parking on the site. Photos of the Subject Property are provided in **Attachment 3**.



Figure 2 – Aerial Map

The Subject Property is zoned B-1 Multifamily Residential, and it is bordered by B-1 Multifamily Residential to the north and south, R-5 Single-Family Residential to the north, and R-3 Single-Family Residential to the west. Along Green Bay Road to the south is a commercial use (Victor Hlavacek Florist and Greenhouses) and multi-family developments. Adjacent to the Subject Property to the north is a townhouse development and a single-family residence. There are also single-family residences to the immediate west.

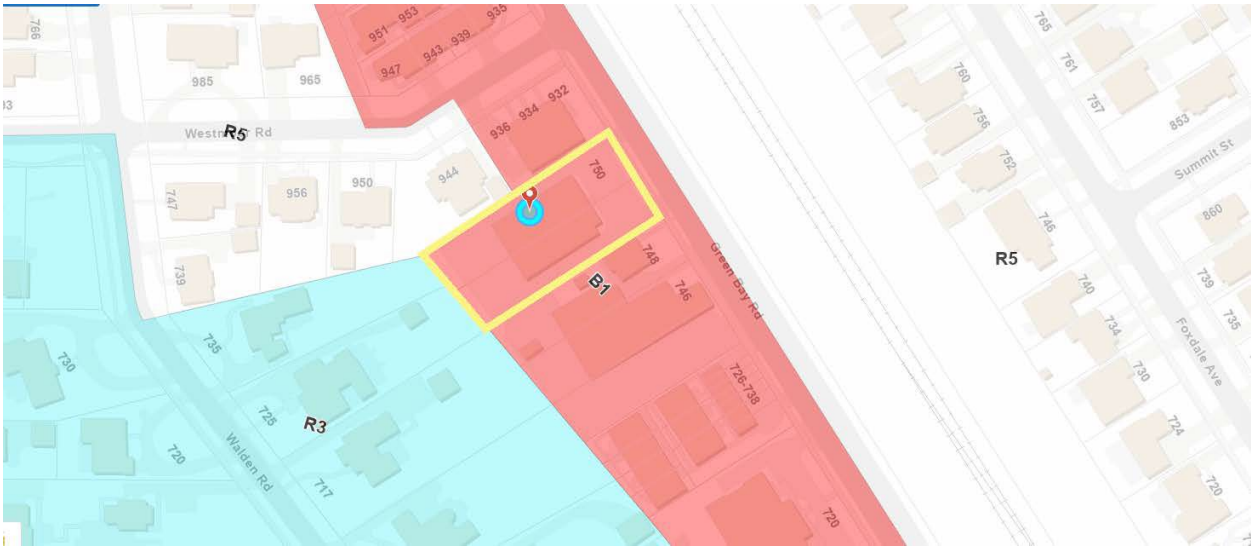


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for multi-family residential land uses as shown in Figure 4. The properties to the north and south along Green Bay Road are also designated as appropriate for multi-family residential land uses. Properties to the west are designated as appropriate for single-family residential land uses.



Figure 4 - Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

PROPOSED PLAN

The Applicant is proposing demolition of the vacant one-story medical office building to develop a four-story, multi-family residential building with 13 units, ranging in size from 1,500 square feet to 3,200 square feet. The plan also calls for 28 underground parking spaces; 25 parking spaces for building residents and three (3) parking spaces for guests. Garage access would be from a driveway along the north side of the site with a garage door facing north.

The first floor of the building would include a lobby/lounge area, fitness room, bathroom, and three residential units, each measuring 2,000 square feet. The main pedestrian access would be from Green Bay Road, with a secondary pedestrian access on the south side of the building.

The second and third floor levels would each consist of four (4) units measuring 1,500 to 2,000 square feet. The fourth floor would have two units; one measuring 2,500 square feet, the other measuring 3,200 square feet. The two units on the fourth floor would each have a rooftop terrace. The units below would have terraces and patios.

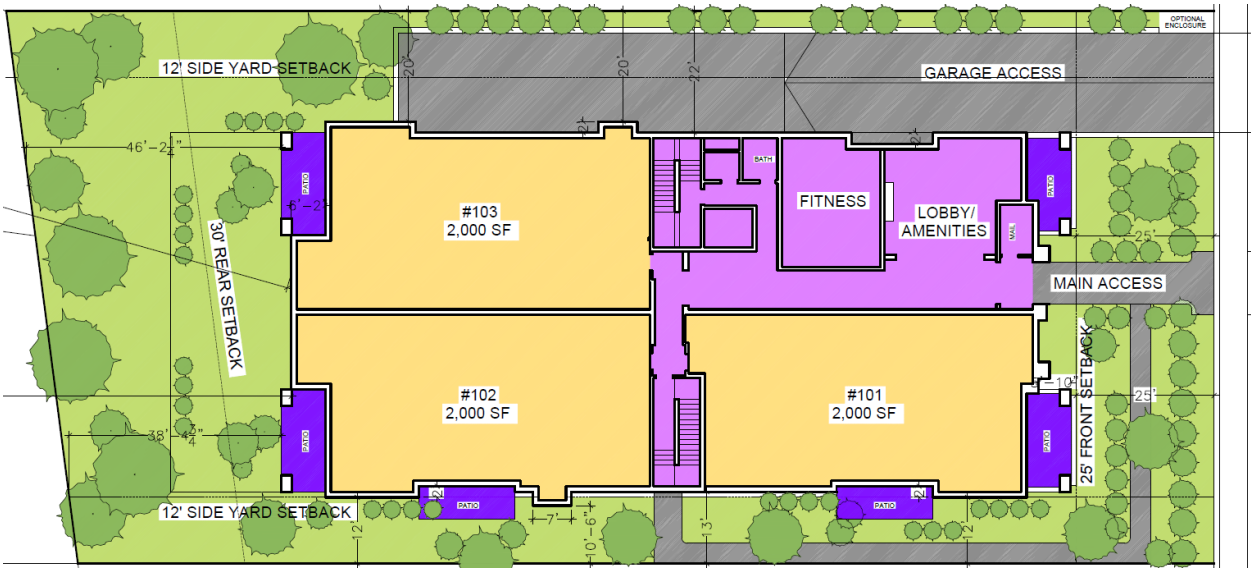


Figure 5 – Concept Plan – Site Plan

The Applicant notes that the project will feature "*high-quality masonry materials and articulated facades consistent with Winnetka's residential architectural character.*" The proposed design includes various surface treatments, window proportions, and cornice elements in the articulated building facades. The fourth-floor units would also be recessed from the front and rear elevations of the building. During the preliminary plan review process, the Applicant will further refine the architectural details.



Figure 6 – Concept Plan – Green Bay Road Elevation



Figure 7 – Concept Plan – Main Entrance (Green Bay Road)

REQUIRED ZONING RELIEF

Based upon staff's initial review of the concept plan submitted to date, the following zoning and subdivision relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

A. Approval of a Plat of Consolidation to create one Lot of Record;

B. Approval of a Planned Development for a residential development, which includes consideration and approval of the following ***exceptions*** from the requirements of the Zoning Ordinance:

   a. The **maximum building height** allowed is 35 feet and 2½ stories; the Applicant proposes a four-story building that is 47'-0" to the top of the building.

   b. The **maximum units per acre** is 18, therefore, the Subject Property is allowed 8 units; the Applicant proposes 13 units. Furthermore, the maximum number of residential units in a planned development located in the B1 District shall not exceed the maximum number allowed, except as may be necessary to achieve the goals of the Village of Winnetka Affordable Housing Plan.

   c. To assure that the apparent scale of the building is compatible with the scale of nearby single-family development no **exterior walls** shall be unarticulated for a distance greater than 50 feet. The Zoning Ordinance requires the distance in the plane of the walls be at least four (4) feet; the Applicant is proposing articulation of two (2) feet.

   d. The proposed design incorporates gable forms; however, the **principal roof form** is a combination of mansard and flat roofs. The Zoning Ordinance prohibits flat roofs, shed roofs, mansard roofs, butterfly roofs, domed roofs and the like.

   e. There shall be at least two (2) **parking** spaces for each dwelling unit; plus an additional ¼ parking space per dwelling unit designated as guest parking. The proposed 13 dwelling units require at least 26 parking spaces and four (4) guest parking spaces. The Applicant proposes 25 parking spaces for residents and three (3) parking spaces for guests. While the planned development ordinance can include these proposed spaces as a requirement, the developer will not be required to obtain approval of an exception to the existing Village requirement pursuant to the preemption provisions of the People Over Parking Act, which becomes effective June 1, 2026, for developments within a half mile radius of a rail transit station.

   f. The **maximum building size** allowed is 80% of the lot area (floor area ratio (FAR)). The Subject Property is 21,250 square feet in lot area, which allows 17,000 square feet of gross floor area. The Applicant proposes an FAR of 140% (29,750 square feet).

   g. The maximum permitted **wall height** is 6.5 feet when located within a required yard. The Applicant proposes a retaining wall within the north side yard that is greater than 6.5 feet in height along the depressed driveway.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. In the attached narrative included in **Attachment 2**, the Applicant has identified the following community benefits:

1. ***Streetscape and Pedestrian Environment***
   a. *Elimination of front-yard surface parking, replacing an auto-dominated frontage with landscaping and an activated pedestrian environment.*
   b. *New street tree plantings and landscape improvements along Green Bay Road.*
   c. *Enhanced sidewalk connectivity and pedestrian-scale design at the building frontage.*

2. ***Underground Parking***
    a. *All required parking accommodated below grade, removing the visual impact of parked vehicles from the site.*
    b. *Improved site aesthetics and pedestrian experience relative to existing conditions.*

3. ***Enhanced Setbacks***
    a. *North side yard setback of 20 feet exceeds the 12-foot requirement by 67%.*
    b. *Rear yard setback of 38 feet 4 inches exceeds the 30-foot requirement by approximately 28%.*
    c. *Increased separation from adjacent residential properties improves compatibility and reduces massing impact.*

4. ***Architectural Quality and Contextual Design***
    a. *Premium masonry construction and craftsmanship consistent with Winnetka's architectural standards.*
    b. *Context-sensitive design that reflects the established residential character of the surrounding neighborhood.*
    c. *Reduction of surface impervious area and increased landscaping relative to the existing site condition.*

5. ***Housing and Community Value***
    a. *Delivery of 13 high-quality, large-format residences suited to the North Shore downsizer market.*
    b. *Activation of a currently vacant office building site and conversion to a productive residential use.*
    c. *Contribution to the long-term vitality and residential character of the Green Bay Road corridor.*

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at this concept plan review step. Any views expressed during the Village Council's review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

Staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions, or recommendations on the proposed mixed-use development.

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials
Attachment 3: Existing Photos of Subject Property

ATTACHMENT 2

PD-C

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
CONCEPT PLAN APPLICATION

This application addresses the first step of the Village's planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka's Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: 750 Green Bay Road LLC

Primary Contact: _____

Address: PO BOX [redacted]

City, State, Zip: WINNETKA, IL 60093

Phone No. _____

Email: [redacted]

Applicant Information

Legal Name: Fulton Developers Inc

Primary Contact: Mark Muller

Company: _____

Address: 600 Central Av #390

City, State, Zip: Highland Park, IL 60035

Phone No: [redacted]

Email: [redacted]

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 750-752 Green Bay Road

Parcel Identification Number(s) (PIN): PIN: 05174120230000 & PIN: 05174120240000

Dimensions and Size of Parcel(s): 21,250 sf

Current Zoning: B1

Current Use of the Property: Commercial/Office

Applicant's Current Interest in Property: Contract Purchaser

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ❑ If the Applicant is ***not*** the owner of the subject property, the ***current property owner*** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda.
- ❑ A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- ❑ A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- ❑ A general visual description or images of the architectural style of the proposed development;
- ❑ List of zoning and subdivision exceptions that the planned development requires for approval;
- ❑ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ❑ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ❑ Applicant's qualifications to carry out the proposed development.

Lara J. Bailey
Direct: [redacted]

March 12, 2026

William Mosconi and
Village of Winnetka

Re: ***Seller's Authorization for PUD Process related to sale of 750-752 Green Bay Rd., Winnetka, IL 60093 (the "Property") by 750 GREEN BAY ROAD LLC ("Seller") to FULTON DEVELOPERS, INC., an Illinois corporation, ("Purchaser") per the Real Estate Purchase and Sale Agreement dated February 3, 2026 (the "Contract")***

Dear Mr. Mosconi and Village of Winnetka:

Our firm represents Seller in connection with the above referenced transaction, and William Mosconi represents Purchaser. A current title commitment is attached showing that Seller is the current owner of the Property.

Pursuant to Section 10(d) of the Contract, in furtherance of Purchaser's intended development activities for the Property, Purchaser will be seeking approval from the Village for modification to the existing zoning of the Property to permit Purchaser's planned development of a multi-family development. To facilitate this process, Seller hereby provides this written authorization (this "Authorization") for Purchaser and its authorized representatives, agents, consultants, engineers, architects, and planners to engage in the planned unit development (PUD) approval process with the Village of Winnetka in connection with the Property, including without limitation: (i) filing applications for rezoning, PUD approval, and any related land use entitlements; (ii) attending, presenting at, and participating in Village staff meetings, Plan Commission hearings, Village Council meetings, and any other public or administrative hearings related to the Property; (iii) communicating directly with Village staff, officials, consultants, and other governmental authorities on matters related to the PUD process and the Property; and (iv) submitting plans, studies, reports, and other documents to the Village on behalf of or with respect to the Property. Seller shall cooperate fully and promptly with Purchaser in connection with the foregoing, including by executing such additional authorizations, consents, or documents as Purchaser may reasonably request to facilitate the PUD approval process.

This Authorization shall remain in full force and effect until the earlier of (a) the closing of the transaction contemplated by the Contract, or (b) the termination of the Contract in accordance with its terms. All costs and expenses of obtaining PUD approval and any related entitlements are solely the responsibility of Purchaser.

Please do not hesitate to contact me if you require any further confirmation of the foregoing authorization or of Seller's cooperation obligations in connection with the PUD process.

Sincerely,

HARRISON LLP

Lara Bailey

Lara J. Bailey

Enc.

FULTON DEVELOPERS
DESIGN+ BUILD

600 CENTRAL AV. #390 HIGHLAND PARK, IL 60035
PHONE: [redacted] FAX: (847) 266-0114

WWW.FULTONDEVELOPERS.COM

PROJECT NARRATIVE
750–752 Green Bay Road

Winnetka, Illinois

Submitted to the Village of Winnetka

5/5/2026

1. DEVELOPER BACKGROUND

Founded in 2002, Fulton Developers is a Chicago North Shore real estate development firm with a 20-year track record of delivering high-quality residential projects. The firm manages every phase of the development process — from site acquisition and municipal entitlements through architectural design, construction, and final delivery.

Fulton's completed multi-family portfolio demonstrates a sustained commitment to design excellence and community compatibility:

Laurel Court Row Homes: Highland Park (2008) Award winning row homes at the corner of Laurel Avenue and Hickory Street.



Laurel Apartments: Highland Park (2016). Luxury apartment building in a walkable downtown setting.



Laurel Residences: 815 Laurel Avenue (2019) Development that helped revitalize a key downtown corridor.



Park Sheridan: A prominent development at 1950 Sheridan Road, in Highland Park was completed during 2025 serving as a new local landmark.



One Highland Park: Completed in 2022, at 1560 Oakwood Avenue, delivering premium condominiums into an established residential neighborhood.



The Wolbright: Final stages of construction with the first units delivered during the spring of 2026.



The Walton recently approved with construction scheduled to start during the spring of 2026.



2. PROPERTY DESCRIPTION

The subject property is located at 750–752 Green Bay Road in Winnetka, Illinois and encompasses approximately 21,250 square feet. The site is currently zoned B-1 and is occupied by a vacant office building with associated surface parking located along both the front and rear of the parcel.

The property is situated along the Green Bay Road corridor — a transitional zone that accommodates a compatible mix of commercial and multi-family residential uses. The site's depth and separation from adjacent residential properties to the west represent particular strengths that support a thoughtful residential infill development.

3. PROJECT OVERVIEW

Fulton Developers proposes a 13-unit boutique residential building at 750–752 Green Bay Road. The project is designed to complement the established character of the Green Bay Road corridor while delivering a high-quality residential product consistent with Winnetka's architectural standards.

Key project features include:

- 13 large-format, primarily 3-bedroom residences sized from 1,500 to 3,200 SF — oriented toward a downsizer demographic.
- Resident amenities including a lounge and fitness room.
- Fully underground parking, eliminating surface parking and improving the pedestrian environment along Green Bay Road.
- Enhanced landscaping, street tree plantings, and streetscape improvements.
- Four-story building massing with a recessed fourth-floor setback that presents a perceived three-story scale from the street.
- High-quality masonry materials and articulated facades consistent with Winnetka's residential architectural character.

4. PROJECT DATA SUMMARY

Zoning Metrics

Category	Permitted / Required	Proposed	Status
Zoning	B-1	B-1	Complies
Land Use	Residential	Residential	Complies
Lot Area	21,250 SF	21,250 SF	Complies
Density / Units	8 Units (8.8)	13 Units	Exception Requested

Building Height	35 ft	47 ft (4th floor stepback)	Exception Requested
Stories	2.5 Stories	4 Stories (w/ stepback)	Exception Requested
Building Footprint	40% (8,500 SF)	8,480 SF	Complies
Impermeable Surface	60% (12,750 SF)	12,720 SF	Complies
Gross Floor Area (FAR)	80%	140%	Exception Requested

Setbacks

Setback	Required	Proposed	Status
Front Yard	25 ft	25 ft	Complies
Side Yard (North)	12 ft	20 ft	Exceeds Requirement
Side Yard (South)	12 ft	12 ft	Complies
Rear Yard	30 ft	38 ft 4 in	Exceeds Requirement

Parking

Category	Required	Provided	Status
Resident Spaces	26	25	Exception Requested
Guest Spaces	3.25	3	Exception Requested

Residential Unit Program

Floor	Units	Unit Sizes	Bedroom Mix
First Floor	3 Units	(3) 2,000 SF	(3) 3 BR
Second Floor	4 Units	(3) 2,000 SF | (1) 1,500 SF	(3) 3 BR | (1) 2 BR
Third Floor	4 Units	(3) 2,000 SF | (1) 1,500 SF	(3) 3 BR | (1) 2 BR
Fourth Floor	2 Units	(1) 3,200 SF | (1) 2,500 SF	(2) 3 BR + Den
TOTAL	13 Units		

The unit mix consists predominately of large-format, multi-bedroom residences. This program reflects a lower effective density consistent with a downsizer-oriented residential product and contributes to a less impactful building presence than unit count alone would suggest.

5. ZONING EXCEPTIONS — RATIONALE

To achieve the proposed site design and building program, the project requires certain exceptions through the Planned Development process. Each exception is detailed below with supporting rationale.

a. Building Height — 47 ft Proposed vs. 35 ft Permitted

The proposed four-story structure incorporates a recessed fourth-floor setback, creating a perceived three-story scale when viewed from the street. This is consistent with several approved multi-family developments along this segment of Green Bay Road that include three residential floors above a parking level.

The subject site benefits from greater lot depth and increased separation from neighboring residential properties to the west compared to parcels further south along the corridor. The additional height also enables a reduced building footprint, which in turn creates larger setbacks and improved transitions to adjacent properties.

b. Density — 13 Units Proposed vs. 8.8 Units Permitted

The subject property's maximum permitted residential density is constrained, in part, by its 100-foot lot width. Under the B-1 zoning district's density formula, a 120-foot-wide lot would yield approximately 11.7 units; the subject property's reduced frontage limits the base density calculation to approximately 8.8 units. This reduction is a function of parcel geometry alone — not location, depth, infrastructure capacity, or suitability for multifamily residential development, all of which support a higher-density use.

The proposed Planned Development includes 13 residential units. The Applicant acknowledges that this exceeds the number of residential units otherwise allowed under the underlying B-1 zoning district. The Applicant further acknowledges Section 17.58.030(H), which provides that the maximum number of residential units in a B-1 Planned Development shall not exceed the maximum number allowed in the underlying zoning district, except as may be necessary to achieve the goals of the Village of Winnetka Affordable Housing Plan.

The Applicant respectfully submits that this exception is applicable here, and that the proposed density falls within the type of circumstance the Village's regulations contemplate.The Village’s 2025 Affordable Housing Plan identifies the B-1, B-2, C-1, C-2 and C-2 districts as the most appropriate areas to expand housing options within Winnetka.

The Affordable Housing Plan further notes that the Village previously adopted Ordinance MC-8-2005, allowing planned developments within the B-1 and B-2 zoning districts to provide additional development flexibility, including increased density, in order to achieve the goals of the Village’s Affordable Housing Plan. Ordinance MC-02-2019 retained the affordable housing density bonus provision.

Within this context, the proposed density is not simply a request for additional units. Rather, it is supports several of the Village’s stated housing objectives, including providing additional housing choices for seniors, empty nesters, and residents who wish to remain in Winnetka but no longer want to

maintain a single-family home. Replacing an office building with 13 residential units better advances these goals than a lower density project.

Accordingly, the Applicant requests consideration of the proposed 13-unit density through the Planned Development process and is prepared to work with Village staff, the Plan Commission, and the Village Council to identify an appropriate and feasible means of supporting the goals of the Village's Affordable Housing Plan while preserving the feasibility and quality of the proposed development.

c. Front Yard Setback — Compliance Confirmed

The building has been revised to comply with the required 25-foot front yard setback, including the exterior walls of enclosed patios. No exception is required for this standard.

d. Façade Articulation — 2 ft Proposed vs. 4 ft Required

Relief is requested to allow 2-foot articulation in lieu of the required 4-foot articulation along portions of the side elevations. The design incorporates material variation and façade detailing throughout that maintain visual interest and reduce perceived mass, consistent with the ordinance's underlying intent.

e. Principal Roof Form

The project utilizes a combination of mansard and flat roof elements (which require exception) with upper-level setbacks, along with front-facing gables consistent with surrounding Winnetka architecture. This hybrid approach achieves contextual compatibility while allowing for efficient building design.

f. Parking — 25 + 3 Guest Spaces vs. 26 + 4 Required

The proposed parking supply represents a minor reduction of one resident space and one guest space relative to the zoning requirement. Given the large unit sizes, the predominately 3-bedroom layout, and the anticipated downsizer demographic — who statistically own fewer vehicles than families with children — the proposed supply is adequate and is not expected to generate spillover demand on surrounding streets.

g. Floor Area Ratio — 140% Proposed vs. 80% Permitted

The proposed FAR of 140% exceeds the permitted 80%. The resulting building mass has been mitigated through architectural techniques including upper-level setbacks and façade articulation, which substantially reduce the perceived scale of the structure from the street. The resulting building character is consistent with comparable approved multi-family developments along the Green Bay Road corridor.

h. Wall height within side yard – Exceeds 6'-6" in height

The retaining wall along the north side of the property exceeds the maximum heigh of 6'-6" within the side yard. However, the wall is below grade and will therefore have minimal impact from adjacent properties.

6. ARCHITECTURAL CHARACTER

The proposed building is designed to reflect the architectural language characteristic of Winnetka's residential neighborhoods. The development will incorporate:

- High-quality masonry materials and traditional detailing consistent with the surrounding built environment.
- Articulated building facades with varied surface treatments, window proportions, and cornice elements.
- Front-facing gable forms that echo the residential vernacular prevalent along Green Bay Road.
- A recessed fourth-floor massing strategy that reduces the apparent height of the building from the public right-of-way.
- Landscaping and streetscape improvements that enhance the pedestrian environment along Green Bay Road.

Further refinement of architectural details will occur as the project advances through the Village's review process. Fulton Developers is committed to engaging collaboratively with Village staff and the Plan Commission to achieve an outcome that meets the community's design standards.

7. COMPENSATING BENEFITS

The proposed development provides meaningful public and community benefits that offset the requested zoning modifications:

Streetscape & Pedestrian Environment

- Elimination of front-yard surface parking, replacing an auto-dominated frontage with landscaping and an activated pedestrian environment.
- New street tree plantings and landscape improvements along Green Bay Road.
- Enhanced sidewalk connectivity and pedestrian-scale design at the building frontage.

Underground Parking

- All required parking accommodated below grade, removing the visual impact of parked vehicles from the site.
- Improved site aesthetics and pedestrian experience relative to existing conditions.

Enhanced Setbacks

- North side yard setback of 20 feet exceeds the 12-foot requirement by 67%.
- Rear yard setback of 38 feet 4 inches exceeds the 30-foot requirement by approximately 28%.
- Increased separation from adjacent residential properties improves compatibility and reduces massing impact.

Architectural Quality & Contextual Design

- Premium masonry construction and craftsmanship consistent with Winnetka's architectural standards.

- Context-sensitive design that reflects the established residential character of the surrounding neighborhood.
- Reduction of surface impervious area and increased landscaping relative to the existing site condition.

Housing & Community Value

- Delivery of 13 high-quality, large-format residences suited to the North Shore downsizer market.
- Activation of a currently vacant office building site and conversion to a productive residential use.
- Contribution to the long-term vitality and residential character of the Green Bay Road corridor.

8. PUBLIC IMPROVEMENTS & CONTRIBUTIONS

In coordination with Village staff, the proposed development anticipates the following public improvements:

- Streetscape improvements along the Green Bay Road frontage, including new or improved sidewalks and pedestrian connections.
- Landscape enhancements along the public right-of-way, including additional tree plantings consistent with Village standards.
- Coordination of utility improvements, service connections, and infrastructure upgrades as required by the Village.

The full scope of public improvements will be further defined in close coordination with Village staff during the formal review process.

9. CONCLUSION

Fulton Developers is pleased to present this concept plan for 750–752 Green Bay Road and to initiate a collaborative dialogue with the Village of Winnetka. The proposed 13-unit boutique residential development represents a thoughtful response to the opportunities and constraints of this site — delivering high-quality housing while improving the pedestrian environment, eliminating surface parking, and contributing positively to the character of the Green Bay Road corridor.

The requested zoning exceptions are supported by a combination of architectural mitigation measures, enhanced setbacks, underground parking, and the broader community benefits described throughout this narrative. Fulton Developers believes that this development, as proposed, meets or exceeds the intent of Winnetka's zoning objectives while delivering a project that will serve the community well for years to come.

We look forward to continued collaboration with the Village and the community as this project moves forward.

750-752 GREEN BAY ROAD - WINNETKA

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PROJECT DATA SUMMARY

Zoning Metrics

Category	Permitted / Required	Proposed	Status
Zoning	B-1	B-1	Complies
Land Use	Residential	Residential	Complies
Lot Area	21,250 SF	21,250 SF	Complies
Density / Units	8 Units (8.8)	13 Units	Exception Requested
Building Height	35 ft	47 ft (4th floor stepback)	Exception Requested
Stories	2.5 Stories	4 Stories (w/ stepback)	Exception Requested
Building Footprint	40% (8,500 SF)	8,480 SF	Complies
Impermeable Surface	60% (12,750 SF)	12,720 SF	Complies
Gross Floor Area (FAR)	80%	140%	Exception Requested

Setbacks

Setback	Required	Proposed	Status
Front Yard	25 ft	25 ft	Complies
Side Yard (North)	12 ft	20 ft	Exceeds Requirement
Side Yard (South)	12 ft	12 ft	Complies
Rear Yard	30 ft	38 ft 4 in	Exceeds Requirement

Parking

Category	Required	Provided	Status
Resident Spaces	26	25	Exception Requested
Guest Spaces	3.25	3	Exception Requested

Residential Unit Program

Floor	Units	Unit Sizes	Bedroom Mix
First Floor	3 Units	(3) 2,000 SF	(3) 3 BR
Second Floor	4 Units	(3) 2,000 SF | (1) 1,500 SF	(3) 3 BR | (1) 2 BR
Third Floor	4 Units	(3) 2,000 SF | (1) 1,500 SF	(3) 3 BR | (1) 2 BR
Fourth Floor	2 Units	(1) 3,200 SF | (1) 2,500 SF	(2) 3 BR + Den
TOTAL	13 Units		

NORTH

PROPERTY INFORMATION

NOT TO SCALE

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WINNETKA, IL 60093

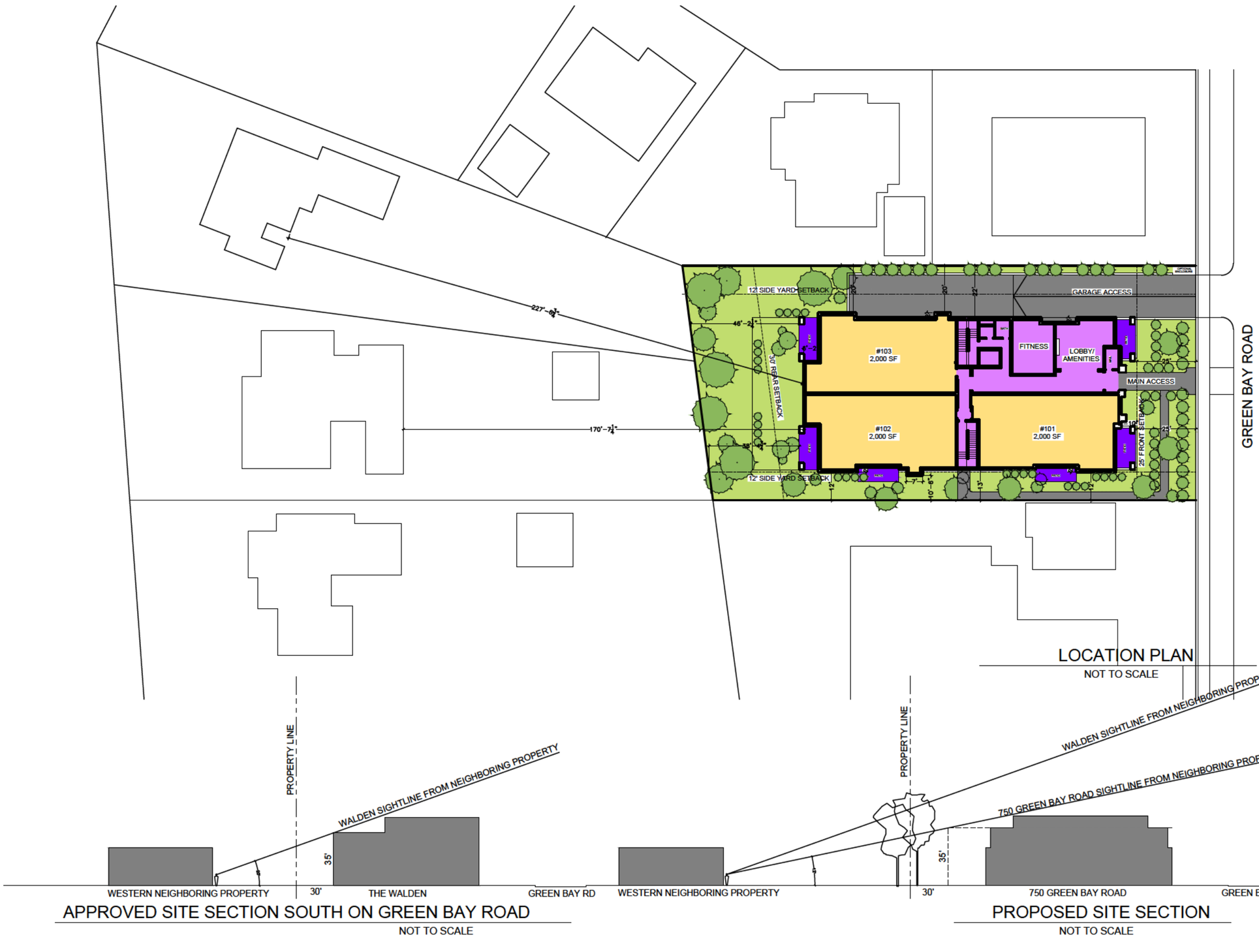
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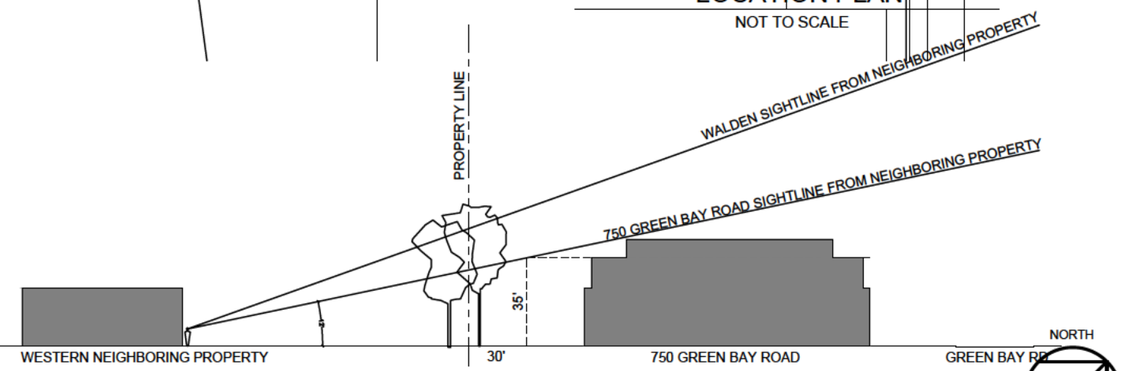


LOCATION PLAN

NOT TO SCALE

APPROVED SITE SECTION SOUTH ON GREEN BAY ROAD

NOT TO SCALE



PROPOSED SITE SECTION

NOT TO SCALE

NORTH

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12' SIDE YARD SETBACK

46'–2 1/4"

30' REAR SETBACK

6'–2"

PATIO

#103
2,000 SF

#102
2,000 SF

#101
2,000 SF

20'

20'

22'

2'

OPTIONAL ENCLOSURE

GARAGE ACCESS

BATH

FITNESS

LOBBY/
AMENITIES

MAIL

PATIO

25'

MAIN ACCESS

25' FRONT SETBACK

5'–10"

38'–4 3/4"

12'

7'

10'–6"

13'

NORTH

SITE PLAN

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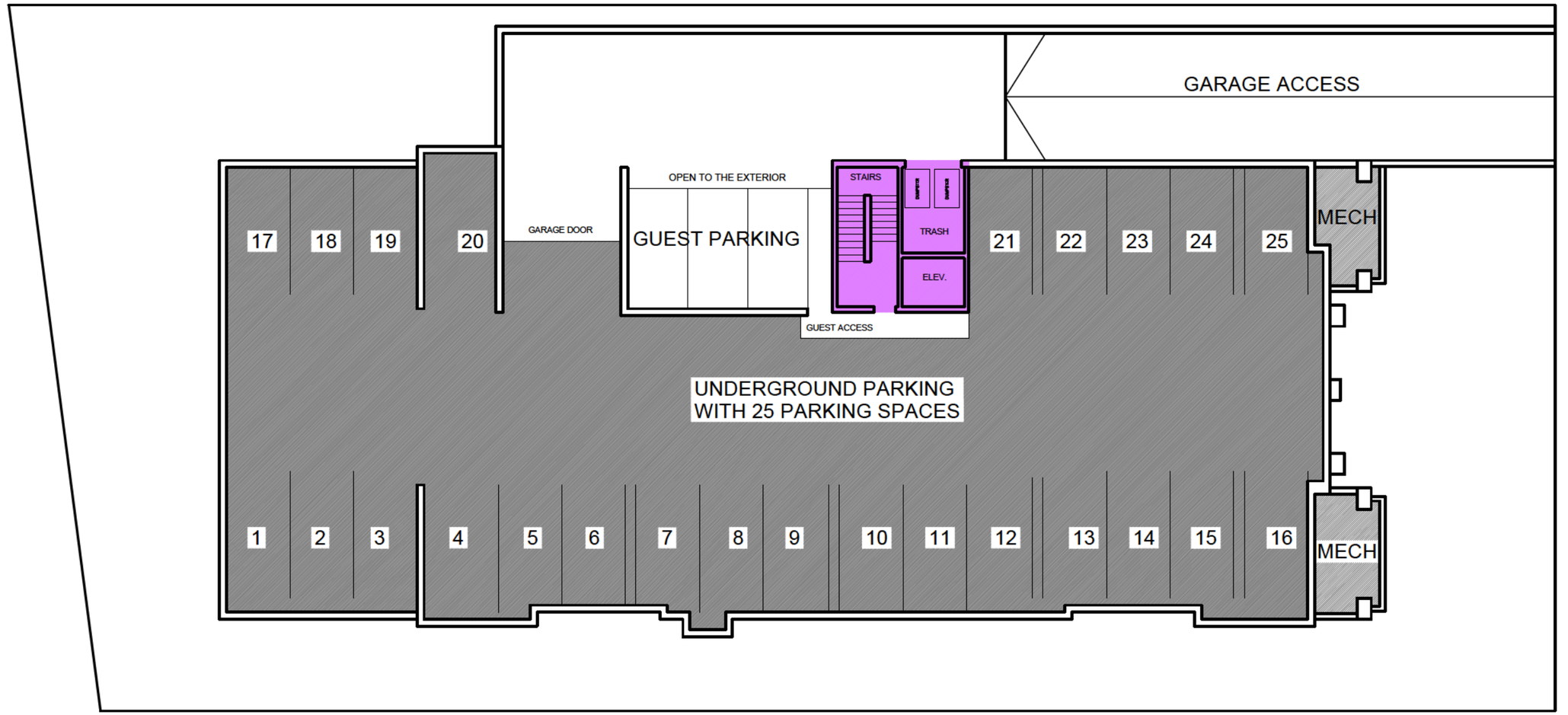
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NORTH

GARAGE PLAN

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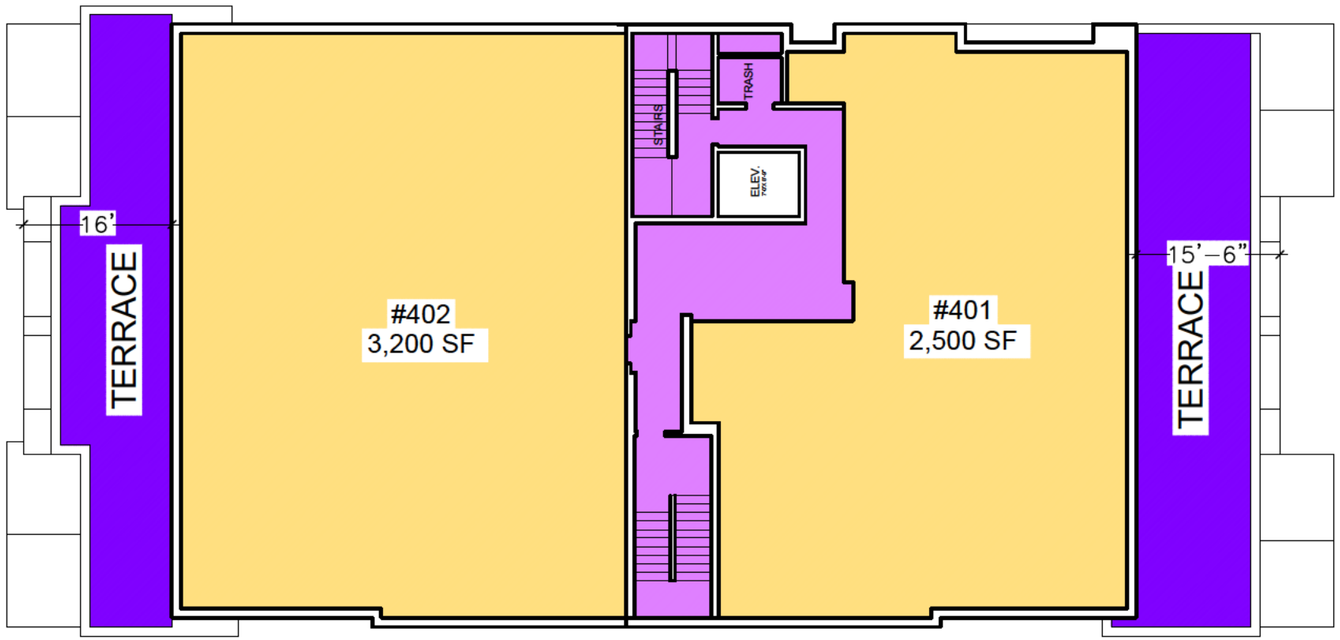
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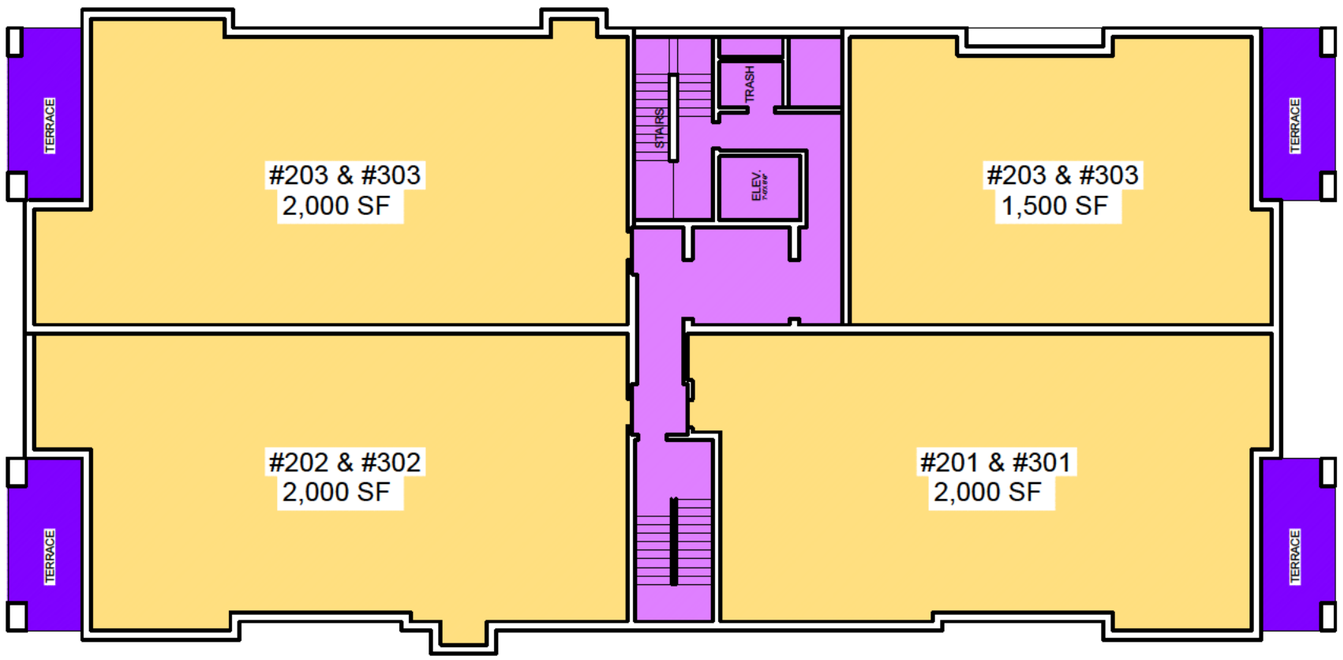
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4TH FLOOR
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2ND & 3TH FLOOR
NOT TO SCALE

NORTH

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ATTACHMENT 3

750 Green Bay Road - Existing Photos



Front Elevation (Green Bay Road)



Front and South Elevations



Front and North Elevations



Front Elevation Looking North



Front Elevation Looking South