



PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA

WEDNESDAY, JUNE 24, 2020 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Stay at Home Executive Order 2020-39 and Senate Bill 2135, the Winnetka Plan Commission meeting on Wednesday, June 24, 2020 will be held virtually. The meeting will be livestreamed via the Cisco WebEx platform. In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall, and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Executive Order 2020-38 issued by the Governor, no more than 10 people may gather at Village Hall for the meeting. Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.

The public has the following two options for virtually observing and participating during this virtual Plan Commission meeting, including the ability to provide testimony or comments. Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

- 1) **Telephone (audio only).** Call: 408-418-9388; when prompted enter the Meeting ID – 126 387 5337 (Please note there is no additional password or attendee ID required.)
- 2) **Livestream (both audio and video feed).** Download the Cisco WebEx meetings app to your smart phone, tablet or computer, and then join Meeting ID – 126 387 5337 Event Password – PC06242020

If you wish to **provide testimony or comments prior to the meeting**, you may provide them one of three ways:

- 1) By sending an email to planning@winnetka.org;
- 2) By sending a letter to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
- 3) By leaving a voice mail message at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received by 6:00 PM the day of the meeting will be read at the meeting by staff. Written public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3525.

510 Green Bay Road, Winnetka, Illinois 60093

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**PLAN COMMISSION REGULAR VIRTUAL MEETING AGENDA
WEDNESDAY, JUNE 24, 2020 - 7:00 PM**

AGENDA ITEMS

1. Call to Order & Roll Call.
2. Introductory Remarks Regarding Conduct of Virtual Meeting.
3. Approval of May 27, 2020 meeting minutes.
4. **Case No. 20-11-SU: 547 Lincoln Avenue – Delos Therapy:** An application submitted by Delos Therapy, LLC seeking a Special Use Permit to allow a medical pain management treatment office in the C-2 General Retail Commercial Overlay District at 547 Lincoln Avenue. The Village Council has final jurisdiction on this request.
5. **Case No. 20-12-SU: 930 Green Bay Road – Engel & Völkers:** An application submitted by Live & Play Chicago North Shore, LLC d/b/a Engel & Völkers North Shore Real Estate office seeking a Special Use Permit to allow a real estate office in the C-2 General Retail Commercial Overlay District at 930 Green Bay Road. The Village Council has final jurisdiction on this request.
6. Other Business.
 - a. Community Development Report
 - b. July 22, 2020 Meeting - Quorum check.
7. Public Comment.
8. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

510 Green Bay Road, Winnetka, Illinois 60093
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**WINNETKA PLAN COMMISSION
MEETING MINUTES
May 27, 2020**

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Members Present: Tina Dalman, Chairperson
Mamie Case
Layla Danley
Chris Foley
John Golan
Louise Holland
Jay Vanderlaan

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Non-voting Members Present: Matthew Bradley
John Swierk

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Members Absent: Bridget Orsic

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Village Staff: David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community
Development
Ann Klaassen, Senior Planner

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Call to Order & Roll Call:

The meeting was called to order by Chairperson Dalman at 7:03 p.m.

Ms. Klaassen took roll call of the Commission Members present.

Introductory Remarks Regarding Conduct of Meeting.

Chairperson Dalman explained the order of the virtual meeting and referred to the governor's orders relating to the Open Meetings Act. She then identified the items on the meeting agenda.

Chairperson Dalman stated the Commission will take a roll call vote on all motions. She then summarized that the public could participate in the proceedings prior to the meeting by providing comments by email, letter or voicemail. Chairperson Dalman also stated the public can participate during tonight's meeting via the WebEx platform and by telephone. Also, she noted that she would recognize each speaker and each speaker should identify themselves prior to speaking. She also stated for any documents that are referenced during the meeting, for it to be made clear where and what document is being referred to such as page numbers or slide numbers.

Chairperson Dalman stated for the Ash Street case, Village staff would first make a presentation followed by questions from the Commission. She stated the petitioner would then make their presentation followed by questions from the Commission. Chairperson Dalman noted she would swear in the applicant and any others who planned to provide evidence on the agenda matter as well as to identify themselves and their affiliation to the petitioner. She stated she would also ask the petitioner to affirm their consent to this form of virtual hearing and execution of a written waiver and consent to proceed with tonight's hearing. Chairperson Dalman stated there would then be a public comment period with written comments read and entered into the record followed by those who pre-registered for tonight's meeting to make comment and from those who are present and sworn in at that time. She

1 stated the public comment portion on the matter would be closed followed by Commission deliberation
2 and vote. Chairperson Dalman stated each motion needed to be clearly stated and for those making and
3 seconding the motion to clearly identify themselves for the record. She then asked if there were any
4 questions. No questions were raised at this time.
5

6 **Approval of February 26, 2020 meeting minutes.**

7 Chairperson Dalman asked for a motion for approval of the February 26, 2020 meeting minutes. A
8 motion was made by Mr. Vanderlaan and seconded by Ms. Case. A vote was taken and the motion
9 unanimously passed.
10

11 AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Vanderlaan

12 NAYS: None

13 NON-VOTING: Swierk
14

15 **Case No. 20-17-SD: 1165, 1171 and 1177 Ash Street. An application submitted by Richard and Laura
16 Radcliffe and Carl and Rebecca Hardie seeking approval of a Final Plat of Subdivision to resubdivide
17 the three existing lots into two lots of record and a zoning variation. The requested zoning variation
18 would permit the existing residence at 1165 Ash Street to observe less than the minimum required
19 side yard setback from the east property line. The Village Council has final jurisdiction on this request.**

20 Ms. Klaassen stated Richard and Laura Radcliffe, owners of 1171 Ash, the vacant lot, and 1177 Ash,
21 along with Carl and Rebecca Hardie, owners of 1165 Ash, collectively filed the application seeking final
22 subdivision plat approval. She stated the request is to subdivide the three existing lots into two lots of
23 record along with zoning relief, the first of which is a variation to permit the existing residence at 1165
24 Ash to observe less than the minimum side yard setback from the east property line due to the increase
25 in the minimum required side yard setback as a result of the proposed increase in lot area and increase
26 in average lot width. Ms. Klaassen noted the existing residence is existing nonconforming with regard to
27 the minimum required side yard setback and total side yard setbacks. She stated the second variation is
28 a finding of no material adverse impact for the existing detached garage at 1177 Ash which observes a
29 nonconforming west side yard setback and a nonconforming rear yard setback. Ms. Klaassen then stated
30 because the subdivision seeks zoning relief, the application is subject to review by the ZBA which is
31 scheduled for June 8, 2020.
32

33 Ms. Klaassen then reviewed the location, zoning and size of the existing parcels. Ms. Klaassen stated
34 1165 and 1177 Ash are each improved with a single family residence with the vacant lot in between.
35

36 Ms. Klaassen then stated the Radcliffes reside at 1177 Ash along with the vacant lot to the east. She
37 stated the Hardies reside at 1165 Ash. Ms. Klaassen stated the petitioners are proposing to divide the 50
38 foot wide lot between their residences and if approved, the two new lots of record would measure
39 15,307 square feet for 1165 Ash (proposed Lot 2) and 13,506 square feet for 1177 Ash (proposed Lot 1).
40 She noted all existing improvements would remain and no additional improvements are proposed at this
41 time.
42

43 Ms. Klaassen referred to the table outlining the R-5 zoning standards and stated the proposed
44 subdivision complies with minimum lot area, lot depth and lot width requirements. She stated the
45 proposed subdivision would also eliminate two nonconforming lots with 1177 and 1171 Ash being
46 nonconforming with regard to the minimum required lot width of 60 feet. Ms. Klaassen then stated as a
47 general rule, the allowable size of buildings and their setback requirements can change with any
48 modification to lot dimensions and as a result, Village staff conducts analyses of the lots and their

1 improvements to determine whether any new zoning nonconformities would be created by the
2 resubdivision and whether there are any existing nonconformities that would remain. She then stated
3 staff's analysis of the proposed subdivision is summarized in Table Nos. 3 and 4 in the agenda report.
4 Ms. Klaassen referred to Table 3 and the nonconformity highlighted in yellow would be created by the
5 proposed subdivision in that it would increase the average lot width of 1165 Ash to 85 feet resulting in
6 an increase in the required minimum side yard setback to 8.5 feet. She then stated the proposed larger
7 lot rendered the existing residence at 1165 Ash nonconforming with regard to the new minimum side
8 yard setback requirement.

9
10 Ms. Klaassen stated the existing improvements providing a minimum side yard of 5.58 feet from the east
11 property line is deficient with the new requirement by 2.92 feet or 34%. She also stated there two
12 existing nonconformities which would remain on the 1177 Ash parcel in that the existing detached
13 garage has nonconforming setbacks. Ms. Klaassen then stated the garage which was constructed in 1939
14 predated the existing zoning ordinance which now required garages in the rear quarter of the lot in the
15 R-5 district to provide a setback of at least 2 feet from the rear and relevant side property line.

16
17 Ms. Klaassen stated pursuant to the subdivision code, in the instance of such nonconformities, the
18 Commission shall determine whether such nonconformity in the context of the proposed subdivision
19 would result in a material increased adverse impact upon the public health, safety and welfare.

20
21 Ms. Klaassen noted there would be four existing nonconformities which would be eliminated with the
22 subdivision, three of which are highlighted in green in the table. She stated the 1165 Ash residence
23 currently provided a west side yard setback of 4.8 feet whereas a minimum of 6 feet is required, and a
24 total side yard setback of 10.8 feet where 15 feet is required. She also stated the 1177 Ash residence
25 provided an east side yard setback of 4.76 feet whereas a setback of 6 feet is required. Ms. Klaassen
26 referred to Table 4 and stated the existing improvements at 1177 Ash currently exceed the maximum
27 permitted impermeable lot coverage by 168 square feet. She stated the proposed subdivision would
28 eliminate all four of these existing nonconformities.

29
30 Ms. Klaassen informed the Commission the lots are located in the 100 year flood plain and any future
31 improvements would be evaluated by Village engineering staff for compliance with the Village Flood
32 Protection Ordinance and the Village storm water regulations upon submittal of any permits necessary
33 for such improvements. She then stated in terms of the details of the final plats such as utility
34 easements, final plat formatting and related matters, no additional utility easements are being
35 requested and the Water and Electric Department needs to maintain the existing 5 foot utility
36 easements located along Ash Street and a portion to the north of the two remaining lots. Ms. Klaassen
37 stated these easements are proposed to remain on the two subdivided plats.

38
39 Ms. Klaassen then stated following public comment and Commission discussion, the Commission is to
40 determine whether the proposed subdivision meets the subdivision code standards for approval of such
41 final plat and associated variations. She stated the Commission may then make a recommendation to
42 the Village Council and noted a draft motion is provided on page nos. 9 and 10 of the agenda report. Ms.
43 Klaassen stated with regard to public comment, they have received four emails which would be read
44 after the petitioners' presentation. She then asked if there were any questions.

45
46 Chairperson Dalman also asked the Commission if they had any questions relating to the Village staff
47 report. She stated given that the vacant lot is a fully platted lot, she asked if it was possible for the lot to
48 be sold and a home built if the subdivision request is not approved. Ms. Klaassen responded since it is a

1 separate buildable lot, it would be possible for a home to be built on that parcel. No additional
2 questions were raised from the Commission at this time.

3
4 Chairperson Dalman then asked for the petitioner's presentation. Mr. Norkus noted the Radcliffes and
5 the Hardies are present and are represented by legal counsel, Todd Stephens. Chairperson Dalman
6 swore in those speaking to this matter. Mr. Schoon noted there are no members of the public in
7 attendance and if that changed after the petitioner's presentation, he would let them know.

8
9 Mr. Stephens stated the Radcliffes have lived at 1177 Ash Since 1989 and the Hardies moved into 1165
10 Ash in 2016. He then stated they did not want anyone to build on the lot at 1171 Ash and decided to
11 request a subdivision of the lots. Mr. Stephens stated there is a nonconformity on the Hardies' lot for
12 the side yard setback and the Radcliffes' garage with the subdivision eliminating four nonconformities.
13 He stated the applicants intend to keep the property between them as greenspace and install a fence
14 with landscaping. Mr. Stephens stated there would be no negative consequences and the properties
15 being in a flood plain with minimal impervious surfaces would be good for the Village.

16
17 Mr. Radcliffe stated the request is self-explanatory and they would like to split the lot down the middle.
18 He also stated any development which went in afterward would be in compliance with the zoning
19 ordinance. Mr. Radcliffe asked if there were any questions. Mr. Hardie stated he had nothing to add and
20 the request was well summarized.

21
22 Chairperson Dalman asked if there were any questions from the Commission for the petitioners or their
23 counsel. Mr. Bradley asked if there was any intent to do work on the property with Mr. Radcliffe
24 indicating any work would be compliant. He then asked why they are asking to separate the lot now
25 given that the Radcliffes own the property and the center property with there being no fear of someone
26 building on the middle property. Mr. Radcliffe responded they could sell the lot to a developer or they
27 could build on the lot themselves. He informed the Commission they added an addition onto their home
28 20 years ago and they did not want another home next to them. Laura Radcliffe confirmed it is a
29 separate buildable lot that they could build on or sell to a developer or leave it as is. She stated they
30 believed splitting the lot with the Hardies would be the best alternative for the Village and the
31 neighborhood.

32
33 Chairperson Dalman asked if there were any other questions. Mr. Radcliffe stated once the lot is divided,
34 the Hardies would like the additional room and reiterated they are glad not to have another home 12
35 feet away from theirs.

36
37 Mr. Swierk congratulated the petitioners on their request and noted he previously wanted to purchase
38 the middle lot from the applicants. He also stated they would be saving storm water in the area and
39 commended the applicants for the request. Chairperson Dalman asked if there were any other
40 questions. Mr. Radcliffe informed the Commission they have received a positive response from the
41 neighbors regarding the request.

42
43 Chairperson Dalman asked the Hardies and the Radcliffes if they have submitted the written waiver and
44 consent to the proceeding of the virtual hearing. The Hardies and the Radcliffes confirmed their consent.
45 Mr. Schoon also asked the applicants to confirm whether or not they experienced any difficulties making
46 their presentation and if they had an adequate opportunity to make their case. The Radcliffes and the
47 Hardies confirmed there was no difficulty.

48

1 Chairperson Dalman then stated they would now review the public comment portion of the meeting
2 and referred to the emails received which Ms. Klaassen read into the record from the following property
3 owners: (i) Bill and Betsy Meuer (1166 Cherry Street), (ii) Seth Rutherford (1172 Ash Street), (iii) Sally
4 and John Webber (415 Berkeley) and (iv) Susan and Phillip Schmidt (1160 Ash Street). Ms. Klaassen also
5 noted they did not receive any preregistered comments or voicemail messages. Mr. Schoon confirmed
6 there are no other members of the public other than those currently on the WebEx platform.
7 Chairperson Dalman then closed the public comment portion of the hearing and stated the Commission
8 would now deliberate.
9

10 Mr. Swierk commented the application is great and referred to the comment from the email relating to
11 increasing the amount of impervious areas and stated that could be done now since it is a legal
12 buildable lot. He commended the applicants again on their application. Mr. Vanderlaan stated he agreed
13 with the comments made and had no concerns. Ms. Holland stated it would be an appropriate use of
14 the small lot and on behalf of the LPC, they are glad to there is not see a small home there that would
15 need to be demolished. Mr. Golan stated the request is a good idea and noted if any improvements are
16 planned for the lot, they would have to come before the Commission since the lots are still
17 nonconforming. Mr. Schoon stated the lots would be conforming. He stated if the any proposed
18 improvements comply with the zoning code, they would be allowed to move forward without the need
19 for additional relief. Mr. Foley commended everyone on how the meeting has been conducted and
20 stated with regard to the support letters, the one letter with questions was adequately responded to.
21 He then stated he is in support. Ms. Danley stated the elimination of the four nonconformities would be
22 to the benefit of everyone and is glad the concerns raised in the letter were addressed. She agreed the
23 request would be a good use of the space. Ms. Case stated the request would improve the properties,
24 keeps the greenspace and would also help with storm water. She stated she is highly in favor of the
25 request. Mr. Bradley stated given that the applicants would be presenting the request at the ZBA, he
26 stated he would not be voting this evening and agreed with the comments made.
27

28 Chairperson Dalman referred to the hard work of Village staff in preparing for the meeting. She
29 questioned why there is not a lot consolidation process to make these types of requests easier, which is
30 what other municipalities do. Chairperson Dalman then stated a zoning variation is needed since the
31 larger lot triggered it. She agreed with all of the comments made and noted for the record since there is
32 a zoning variation as part of the request for final plat approval, the standard relating to the continuation
33 of nonconformities remaining on the 1177 Ash parcel is that there is a determination in the context of
34 the proposed subdivision for them to conclude that there would be no material adverse impact. She
35 asked for the Commission Members to confirm agreement with that standard. The Commission
36 Members agreed.
37

38 Chairperson Dalman asked if there were any other comments or a motion to be made as stated on page
39 9. Ms. Case moved that the proposed Radcliffe/Hardie subdivision resubdividing three existing lots into
40 two Lots of Record, which requires a zoning variation for 1165 Ash Street (Lot 2) to allow a minimum
41 east side yard of 5.58 feet, whereas a minimum of 8.5 feet is required, meets the Subdivision Code
42 standards for approving such a final plat and associated variation; and a "Finding of No Material
43 Increased Adverse Impact upon the public health safety or welfare" with respect to the following
44 existing zoning nonconformities for the existing detached garage on the 1177 Ash Street parcel (Lot 1):
45 a. The existing detached garage observes a rear yard setback from the north property line of 1.62 feet,
46 versus the required minimum rear yard setback of 2 feet; b. The existing detached garage observes a
47 minimum side yard setback from the west property line of 1.33 feet, versus the minimum required side
48 yard setback of 2 feet. She stated based upon these findings, the Plan Commission recommends that the

1 proposed Radcliffe-Hardie Subdivision with the requested variations be approved. Mr. Golan seconded
2 the motion. A vote was taken and the motion unanimously passed.

3
4 AYES: Case, Dalman, Danley, Foley, Golan, Holland, Vanderlaan

5 NAYS: None

6 NON-VOTING: Bradley, Swierk

7
8 **Other Business.**

9 **a. Community Development Report**

10 Mr. Schoon stated the Community Development Department staff has continued to provide their
11 services to businesses and noted most of them are working remotely. He commented Village staff is
12 doing a great job given the circumstances. Mr. Schoon then stated in terms of the docket, there has
13 been a pause as they put together a virtual system to hold meetings and noted the ZBA had a meeting
14 where they approved or recommended approval for some variation for homes. He also stated the DRB
15 met and reviewed a couple of sign permits, one for 501 Local Restaurant and Sole + Luna's request for a
16 sign on public property. Mr. Schoon then stated the LPC would meet next week and review two items.
17 He informed the Commission they intentionally kept meeting agendas lighter and there would be more
18 items on future agendas. Mr. Schoon referred to two special use requests on the June agenda which
19 would be a virtual meeting.

20
21 Mr. Schoon also stated as the state of openness changes, he referred to the governor's announcement
22 that businesses will be opening up at certain levels starting next week. He noted they are working with
23 restaurants and their ability to provide open air dining in a social distancing atmosphere.

24
25 Mr. Vanderlaan asked why they would not consider meeting in person in June since the guidelines limit
26 meetings to groups of 10 people. Mr. Schoon stated if all of the Commission Members attended as well
27 as Village staff, the applicants and members of the public that would amount to more than 10 people.
28 He then asked if there were any questions.

29
30 Chairperson Dalman asked what space 501 Local Restaurant was looking to occupy. Ms. Klaassen
31 responded it is the former Trifecta space. Ms. Danley asked with regard to outdoor dining, she asked if
32 they are contemplating closing down streets similar to that being done in other communities. Mr.
33 Schoon responded there has not been a big push by restaurants to close down streets at this time
34 although that may change. Chairperson Dalman stated there may be a petition in Glencoe to close down
35 a street. Ms. Case stated in discussing the 2040 Plan, they talked about making things livelier and
36 referred to the idea of closing down a street on the weekend. Mr. Schoon stated they asked the
37 restaurants to be creative when they reached out to them and some restaurants are concerned about a
38 lack of staff, being dependent on the weather, and still being able to offer carry out and delivery if the
39 streets were closed.

40
41 **b. Comprehensive Plan Status Update.**

42 Mr. Schoon stated with regard to the Comprehensive Plan, at the time the stay-at-home order was
43 issued, they were scheduled to have the Open House for the Comprehensive Plan and decided to call
44 that off. He stated it is important for the public to participate in person and they are on hold for now.
45 Mr. Schoon stated the consultant has done their research aspect and they are waiting until there can be
46 in-person activity. He also stated they attempted to engage the community through online activity but
47 did not get much response. A Commission Member asked what did that do to their timeline. Mr. Schoon
48 responded they are a couple of months behind on the timeline and now; it is a wait and see approach

1 until the time they are comfortable with having an in-person event. Chairperson Dalman stated at that
2 time, the landscape may be different in terms of what community members are looking for in the
3 community.

4
5 Mr. Foley stated the Environmental and Forestry Commission suggested reaching out to The Lakota
6 Group to get a sense of benchmark cities which underlie a lot of what they are doing in terms of
7 Winnetka's plan and referred to benchmark plans. He also asked if The Lakota Group is up and running.
8 Mr. Schoon stated all communication with The Lakota Group is to come through Village staff and
9 suggested the EFC contact him or Ms. Klaassen to obtain that information.

10
11 The Commission Members thanked Village staff for their work in putting the meeting together.

12
13 **c. June 24, 2020 Meeting - Quorum check.**

14 The Commission Members discussed their availability. Mr. Vanderlaan stated he is not available for the
15 June meeting.

16
17 **Public Comment**

18 Mr. Schoon confirmed there is no public comment at this time.

19
20 **Adjournment**

21 A motion was made to adjourn by Ms. Holland and seconded by Mr. Foley. A vote was taken and the
22 motion unanimously passed.

23
24 AYES: Bradley, Case, Dalman, Danley, Foley, Golan, Holland, Vanderlaan
25 NAYS: None
26 NON-VOTING: Swierk

27
28 The meeting was adjourned at 8:25 p.m.

29
30 Respectfully submitted,

31
32 Antionette Johnson
33 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 18, 2020
SUBJECT: CASE NO. 20-11-SU: 547 LINCOLN AVENUE -DELOS THERAPY - SPECIAL USE PERMIT

INTRODUCTION

On June 24, 2020, the Plan Commission is scheduled to hold a virtual public meeting, in accordance with Illinois Senate Bill 2135 amending the Open Meetings Act, social distancing requirements and Governor Pritzker's Stay-at-Home Executive Order, to consider an application submitted by Delos Therapy, LLC (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow a medical pain management treatment office on the ground floor at 547 Lincoln Avenue (the "Subject Property"). The Applicant is the lessee of the Subject Property, which is owned by 543 Lincoln Avenue, LLC (the "Owner").

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public hearing. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has received two written comments from the public regarding this application. These comments are provided in Attachment F of this report. Two additional letters of support were included in the application materials submitted by the Applicant, which are provided in Attachment A.

PROPERTY DESCRIPTION

The Subject Property is one of the first-floor commercial spaces located in the two-story multi-use building at 545-561 Lincoln Avenue, 743-749 Elm Street, located on the east side of Lincoln Avenue between Elm Street and Pine Street. The space at 547 Lincoln Avenue is currently unoccupied; it was most recently occupied by *Mark Beard Ltd*, a hair salon. Other tenants in the building include *Air Aerial Fitness*, immediately north of the Subject Property, *Café Aroma*, immediately south of the Subject Property, as well as a combination of office uses and apartments on the floor above.

In 2015, *Yogi Barre, LLC* received approval of a Special Use Permit (SUP) to allow a yoga and fitness studio to occupy the adjacent space at 549 Lincoln Avenue. Subsequent to the adoption of the ordinance approving the SUP, ownership of the Subject Property changed and the new owner replaced *Yogi Barre, LLC* with *Air Aerial Fitness*. A resolution was adopted by the Village Council on December 19, 2017 acknowledging a successor owner and operator for the SUP for 549 Lincoln Avenue. Figures 1 and 2 on the following page identify the Subject Property.

The Subject Property is located within the Village's **Commercial Overlay District**, which allows non-retail uses such as personal service uses as well as medical and related uses; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use.



Figure 1 – 545-561 Lincoln Avenue



Figure 2 – Subject Property

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are allowed within each district. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019. Medical and related uses, such as the use proposed by the Applicant, also required special use permit approval prior to the 2019 amendments.

ELM STREET BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Elm Street Business District is included below as Figure 3. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

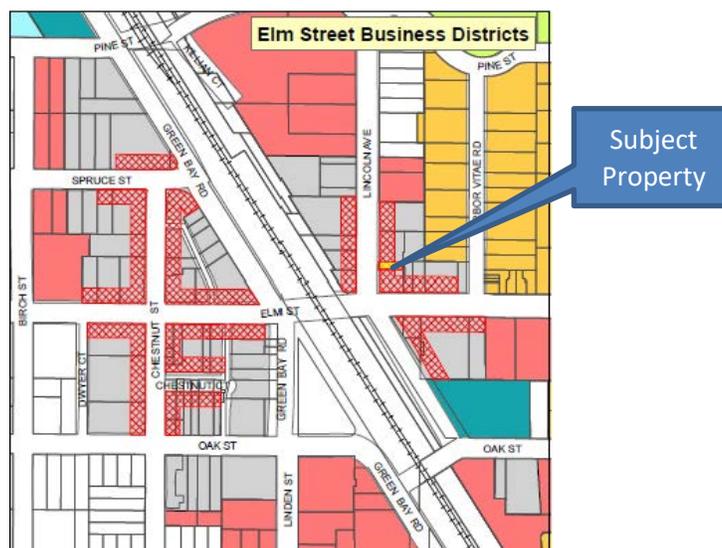


Figure 3 – Elm Street Business Districts

DESCRIPTION OF REQUEST

The Applicant is proposing to operate Delos Therapy in the approximately 1,100-square foot space at 547 Lincoln Avenue. The space occupies approximately 17 feet of building street frontage. As described in more detail in the Applicant's written explanation, which is provided in Attachment A of this report, Delos Therapy is a specialized therapy service for chronic pain, muscle stiffness and athletic injuries. They have been in operation since 2012, with five locations in Chicago, Hinsdale and Oak Brook. The proposed use would be by-appointment only, operating seven (7) days a week. Monday through Friday, the Applicant intends to operate between the hours of 6am and 7pm and on Saturday and Sunday between 7am and 4pm. The space would have three treatment rooms with one or two full-time therapists initially, with possibly four or five full-time therapists after being in operation for three to five years. The Applicant estimates that during peak hours, the maximum utilization of the space would be 10 individuals, while the average utilization would be six individuals, this includes staff and clients. An excerpt of the proposed floor plan is provided in Figure 4 on the following page. A complete floor plan, along with the existing floor plan representing the former salon space, is provided in the application materials in Attachment A.

The Applicant has provided the following three supplemental reports in response to the standards used for the evaluation of special uses:

1. Parking study prepared by Kimley-Horn Associates, Inc., dated May 27, 2020 (Attachment B);
2. Linberger & Company, LLC Real Estate Appraisal and Consulting Services report dated June 12, 2020 (Attachment C); and
3. Okrent Kisiel Associates, Inc. Evaluation Report dated May 26, 2020 (Attachment D).

Director of Public Works/Village Engineer, Steve Saunders, evaluated the parking study by Kimley-Horn and had the following comments and suggestions; his complete memo is included in this report as Attachment E:

1. Due to the COVID-19 stay-at-home order and the related business restrictions, the typical methodology of identifying total parking capacity in the vicinity and current parking availability could not be accurately employed.
2. For the proposed use, on-street parking is currently available on Lincoln Avenue and Elm Street, and surface parking is located at the Lincoln Avenue and Elm Street Parking Lots.
3. The parking inventory provided in Kimley-Horn's report includes 44 C-Permit permit parking spaces that are primarily designated for commuters. Based on past occupancy counts showing that these spaces are nearly 100% used by commuters, they should not be included as part of the available parking inventory.
4. Kimley-Horn evaluated comparative occupancy and parking demand between the previous tenant, a hair salon, and the proposed Delos Therapy, by comparing the total number of stations/rooms and assuming full use of the facilities. This methodology shows a reduction in comparative parking demand of -12 parking spaces. This is an aggressive, best-case scenario that assumes full occupancy of the previous business. A conservative approach that assumes 50% of the stations in the salon were occupied would result in a net-zero comparative parking demand.
5. It would appear that granting the Special Use Permit would not result in impairment of parking within the East Elm Business District.

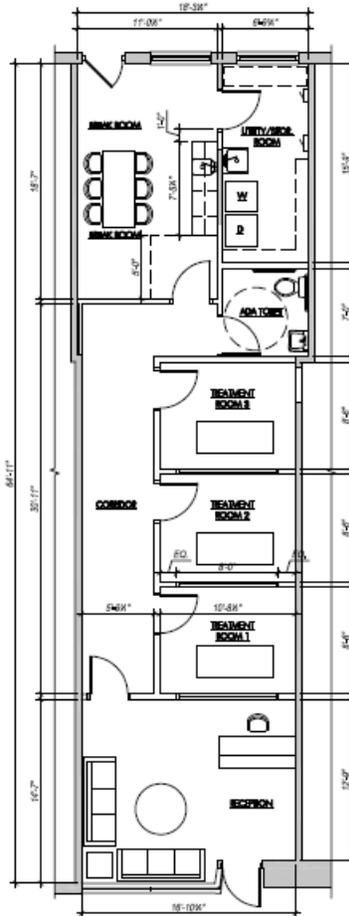


Figure 4 – Excerpt of Proposed Floor Plan

STANDARDS FOR REVIEW / FINDINGS

The “Purpose” section of Chapter 17.56, Special Uses, states the following regarding special uses:

It is recognized that there are special types of uses which because of their specific characteristics in relationship to uses permitted by right in a particular district, or the services which they provide, cannot be properly permitted by right in a particular district without consideration, in each case, of the impact of such uses upon neighboring land, or of the public need for such uses at a particular location.

A land use classified as a special use is an allowed land use as long as the Applicant can demonstrate that the proposed use in its proposed specific location meets the applicable standards for granting special use approval.

Section 17.44 of the Zoning Ordinance provides a series of twelve (12) standards for the evaluation of Special Use applications within the Commercial Overlay District, which provides a framework for evaluation by the Plan Commission. The Applicant has supplied as part of their application materials a narrative addressing how this proposal complies with the twelve (12) standards.

Following conclusion of public comment and Commission discussion, a Commission member may choose to make the following motion:

I make the motion that:

The Plan Commission recommends **approval [denial]** of the requested special use to allow a medical pain management treatment office on the ground floor at 547 Lincoln Avenue within the C-2 Commercial Overlay District, based on the following findings of fact:

“The proposed medical pain management treatment office **is [is not]** consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:

1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block’s frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.”

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

1. [Insert conditions....]

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

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Parking Study prepared by Kimley-Horn (submitted by Applicant)

Attachment C: Linberger & Company Report (submitted by Applicant)

Attachment D: Okrent Kisiel Evaluation Report (submitted by Applicant)

Attachment E: Director of Public Works/Village Engineer Steve Saunders' June 16, 2020 Memo

Attachment F: Public Correspondence

ATTACHMENT A

Village of Winnetka
SPECIAL USE PERMIT - C2 COMMERCIAL OVERLAY APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. 20-11-SU

Property Information

Site Address: 547 Lincoln Ave., Winnetka, IL 60093 (PIN: 05-20-204-010)
Proposed type of occupancy: Medical pain management treatment using massage techniques.

Applicant Information

Name: Delos Therapy, LLC
Address: 211 E. Ohio #1517
City, State, ZIP: Chicago, IL 60611
Applicant Signature: 

Primary Contact: Mimi Bosika
Phone No. 312-600-7716
Email: mimi@delostherapy.com
Date: 02/17/2020

Attorney Information

Name: Dinsmore & Shohl, LLP
Primary Contact: Lenny D. Asaro
Address: 222 W. Adams, Suite 3400
City, State, ZIP: Chicago, IL 60606
Phone No. 312-428-2724
Email: lenny.asaro@dinsmore.com

Architect Information

Name: Linear Architects, Inc.
Primary Contact: Peter Korovessis
Address: 4849 N. Milwaukee Ave., Suite 306
City, State, Zip: Chicago, IL 60630
Phone No. 773-628-7273
Email: pkorovessis@lineararch.com

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 547 Lincoln Ave., and have provided the attached proof of ownership.
(address)

I consent to the filing of an application for a Special Use Permit by Delos Therapy, LLC.
(Applicant name)

Property Owner Signature: 

Date: 2/18/20

**MEMORANDUM IN SUPPORT OF DELOS THERAPY, LLC'S PETITION
FOR SPECIAL USE PERMIT AT 547 LINCOLN AVE., UNIT 547R,
WINNETKA, IL 60093**

I. SUMMARY

Petitioner Delos Therapy, LLC (“Petitioner”) requests approval of its application for a special use permit at 547 Lincoln Ave., Unit 547R Winnetka, IL 60093 (PIN: 05-20-204-010) (the “Subject Property”) to allow for medical pain management treatment using massage techniques (the “Proposed Special Use”). The Subject Property is located in the C 2-Retail/Commercial Overlay District. For the reasons stated herein, the Proposed Special Use will conform to the standards set forth in the Zoning Ordinance and satisfies the standards for granting of special use permits under Section 17.56.120.A and 17.56.120.C of the Zoning Ordinance.¹ Furthermore, approval of the Proposed Special Use is supported by residents of the Village of Winnetka (the “Village”).

II. BACKGROUND

Petitioner provides highly specialized therapy services for chronic pain, muscle stiffness and athletic injuries where pressure is applied to the entire length of the muscle. It is based on the science of three-dimensional micro-stretching of the muscular fibers that cause symptoms of pain and stiffness. Results include the elimination of tightness, restored muscle help for optimal athletic performance and real pain relief. Petitioner has been providing specialized therapy services since 2012. It operates at five locations located at: (1) 600 W. Chicago Ave. (Lower-Level), Chicago, IL 60654 (River North); (2) 219 W. Chicago Ave., Sixth Floor, Chicago, IL 60654 (Strength Society); (3) 2105 N. Southport Ave., Second Floor, Chicago, IL 60614 (Lincoln Park); (4) 230 E. Ogden Ave. (Inside Shred415), Hinsdale, IL 60521; and (5) 3011 Butterfield Road, Suite 280, Oak Brook, IL 60523. (See Exhibit P: Map of other Delos Therapy locations).

Attached hereto are the following:

- Exhibit I: YouTube video: Delos Therapy - Medical Animations – Introduction
(https://www.youtube.com/watch?time_continue=6&v=auALNmK19QU&feature=emb_logo);
- Exhibit J: YouTube Video: Delos Therapy - Medical Animations – Technique

¹ Section 17.56.120, C cites to Section 17.44.020.B.2.b.

https://www.youtube.com/watch?time_continue=1&v=IcGX5sBtMcY&feature=emb_logo);

- Exhibit K: Innovative Therapy with World Class Service
<https://delostherapy.com/about-us/the-delos-experience/>
<https://delostherapy.com/about-us/the-delos-experience/>);
- Exhibit L: Meet our Co-Founders
<https://delostherapy.com/about-us/our-story/>);
- Group Exhibit M: Mimi's background and Eric's background;
- Exhibit N: Meet our Team;
- Group Exhibit O: YouTube Video: Testimonials of Danielle, Jeff, Bryan, Idan, Gaetan, and Genevieve
https://www.youtube.com/watch?time_continue=1&v=nlvb-b1rsIw&feature=emb_logo);
https://www.youtube.com/watch?v=hTGC4gzHOsA&feature=emb_logo);
https://www.youtube.com/watch?v=4jFHoowB7rU&feature=emb_logo);
https://www.youtube.com/watch?v=sH4eL1WpeqQ&feature=emb_logo);
https://www.youtube.com/watch?v=CxtV8fY87wI&feature=emb_logo);
https://www.youtube.com/watch?v=JyjIOTfegMA&feature=emb_logo

The Subject Property is located in the C2 General Retail Commercial Overlay District. The site is generally rectangular in shape, and measures approximately 80 feet (east-west) by 200 feet (north-south) encompassing ±15,000 square feet in area. It has ±200 feet of frontage on Lincoln Ave., and ±80 feet of frontage on Elm St. The Proposed Special Use will occupy approximately sixteen feet of frontage along Lincoln Ave. and 1,118 s.f. of interior space.

The Subject Property is improved with a ±24,000 s.f. two-story brick and stucco Tudor style structure built over 100 years ago. A driveway off Elm St. leads to a modest loading/service area at the rear of the building. The mixed use structure consists of ground floor commercial spaces with offices and residential apartments above.

The Proposed Special Use is classified as Personal Service Establishment under the Winnetka Zoning Ordinance (§ 17.46.010.B) and requires a special use permit in the C2 General Retail Commercial Overlay District.

The Proposed Special Use will be by-appointment only. Monday through Friday, the appointments will range between 6 AM and 7 PM and on

Saturday and Sunday between 8 AM and 2 PM. Based on Petitioner's operations at other facilities, Petitioner has a steady flow of clients throughout the day and serves an average of seven clients per day at each facility. At the Subject Property, initially after opening, Petitioner anticipates that there will be between one and two full-time therapists. Thereafter, over the course of 3 to 5 years, Petitioner estimates there will be between four and five full-time therapists.

During peak hours, Petitioner estimates that the maximum utilization of the space will be 10 individuals (i.e. 4 to 6 clients and 2 to 4 professional treatment providers). However, the probability of maximum utilization is substantially low. Rather, the average utilization will likely be six individuals (i.e. 2 to 3 clients and 2 to 3 professional treatment providers). Petitioner estimates that 20% of its clientele will be students, 60% will be adults and 20% senior citizens.

The proposed location for the Proposed Special Use was previously occupied by Mark Beard LTD, a hair salon. According to the floor plan for the prior use, there were 12 hair treatment chairs, two hair treatment sinks and a waiting area. Attached hereto as Exhibit B is the floor plan showing the prior hair salon use. Based on the prior use, the maximum capacity for the hair salon was at least 24 hair treatment specialists and customers (i.e. 12 hair treatment chairs). The waiting area capacity is estimated to be approximately six people. Therefore, the total maximum capacity is estimated to be 30 people.

The Proposed Special Use is substantially less intense than the prior hair salon use. According to the floor plan for the Proposed Special Use, there will be a reception area for a maximum of six people, a receptionist and three treatment rooms. Based on the Proposed Special Use, the maximum capacity will be 13 people (i.e. six clients in the reception, one receptionist, three professional treatment providers and three clients receiving treatment). This total maximum utilization involving 13 individuals is substantially less than the total maximum utilization involving 30 individuals for the prior hair salon use. The plans show the difference between the two uses. (Exhibit B).

Winnetka is served by three Metra Union Pacific North Line stations. As a result, the municipality's commercial land uses are fragmented and spread out, adjacent to these three transit nodes. The Subject Property is located steps from the Metra Union Pacific North Line Winnetka Station. This centrally located commercial node acts as the community's civic center and as its central business district having the greatest concentration of restaurant, retail and service uses. It is home to the Village Hall and Village Green and the Winnetka Community House. The downtown central business district is divided by the Metra tracks into the East Elm District and the

West Elm District each with their own distinct character. The West Elm District is home to al fresco dining options, boutiques, home furnishings and antique shops whereas the East Elm District boasts upscale dining, fashion boutiques, jewelry stores, antique dealers and salons.

The Subject Property is located in the East Elm District. Notable neighbors include Little Ricky's (upscale casual dining), Cafe Aroma, Orrington Jewelers, M. Stefanich Antiques and Sara Campbell Boutique (upscale fashion). Other service uses in the area include AIR Aerial Fitness, AJ Retreat (foot therapy and reflexology) and Spa Nail City (nail salon).

On February 4, 2020, Petitioner has entered into a lease agreement with the owner of the Subject Property for the premises. The initial lease term is seven years with two renewal options of five years each. Petitioner will be responsible for the buildout needed for the Proposed Special Use. The buildout cost estimate is \$60,000. The buildout time is approximately 6-8 weeks.

On or about February 18, 2020, Petitioner filed its application for a special use permit. (Exhibit A). The application was accompanied by a project narrative, deed showing proof of ownership, survey, floor plan and letters of recommendation.

III. SPECIAL USE PERMIT STANDARDS

Section 17.56.120.A of the Zoning Ordinance states:

“A. General Standards for the Granting of Special Use Permits. No special use permit shall be granted unless it is found:

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;

6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.”

Section 17.56.120.D of the Zoning Ordinance states:

“D. Additional Standards for Granting Special Uses for Properties Located within the C-2 Retail Overlay District. In addition to the standards set forth in Section 17.56.120.A of this Zoning Ordinance, no special use for a property located within the C-2 Retail Overlay District shall be granted unless it is found that the standards set forth in Section 17.44.020.B.2.b of this Zoning Ordinance are satisfied.”

Section 17.44.020.B.2.b of the Zoning Ordinance states:

“In addition, any of the following uses may be permitted as a special use, subject to the conditions and requirements set forth in this chapter and in Chapters 17.46 and 17.56:

b. C-2 Commercial Overlay District. Any use that is located on the ground floor of a building within the boundaries of the C-2 Commercial Overlay District and that is listed as a "Special Use" (SU) in the C-2 Commercial Overlay District in the Table of Uses in Section 17.46.010 of this code, or any use determined by the Zoning Administrator to be similar to such a use; provided that, in addition to the standards set forth in Chapter 17.56 for the granting of special use permits, the applicant demonstrates that the special use will be in compliance with the following additional standards:

i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.

ii. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.

iii. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.

iv. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.

v. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.

vi. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses”

IV. APPLICATION OF THE SPECIAL USE PERMIT STANDARDS TO THE FACTS

In support of its application for a special use permit and with respect to the special use permit standards, Petitioner submits the following:

- Exhibit C: Memorandum of Peter Lemmon, P.E., PTOE of Kimley-Horn

- Exhibit D: Report of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc.
- Exhibit E: Report of Mary Linberger, MAI of Linberger & Company, LLC

Mr. Lemmon concluded that the proposed location and operation of the Proposed Special Use will not significantly diminish the availability of parking for business district clientele wishing to patronize existing retail businesses. (See Exhibit C at p. 1 and Section 17.56.120-A-5). He concluded that relative to the previous hair salon use, the Proposed Special Use is expected to generate less parking demand. (Exhibit C at p. 7). He concluded that excluding Permit C and Permit A/C spaces that provide for Metra commuters, over 300 public on street and off street spaces are available along Lincoln Ave., Elm Street and to nearby public parking lots. *Id.* 44 spaces, designated for Metra commuters and Permit C on weekdays, are available to service business district parking demand on weekends. *Id.* He noted that employees of the Proposed Special Use that commute by car should secure a Permit A parking permit from the Village in order to orient parking demands toward off-street employee parking options while increasing the availability of convenient on street parking for customers. *Id.*

Mr. Kisiel concluded that the establishment, maintenance and operation of the Proposed Special Use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare. (See Exhibit D at p. 5 and Section 17.56.120-A-1). He concluded that the Proposed 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. (See Exhibit D at pp. 5-6 and Section 17.56.120-A-2). Mr. Kisiel concluded that the establishment of the Proposed 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 districts of concern or the district itself. (See Exhibit D at p. 6 and Section 17.56.120-A-3). He concluded 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. (See Exhibit D at p. 7 and Section 17.56.120-A-4). He concurred with Mr. Lemmon's conclusions that adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the Proposed Special Use exists. (See Exhibit D at p. 7 and Section 17.56.120-A-5). Mr. Kisiel concluded that the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. (See Exhibit D at p. 7 and Section 17.56.120-A-6).

Mr. Kisiel concluded that the Proposed Special Use at the proposed location will encourage, facilitate and enhance the continuity, concentration and pedestrian nature of the area in a manner similar to that of retail uses. (See Exhibit D at p. 7-8 and Section 17.44.020-B-2-b-i). He concluded that the location of the Proposed Special Use along a block frontage providing for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage. (See Exhibit D at p. 8 and Section 17.44.020-B-2-b-ii). He concluded that the Proposed Special Use at the proposed location will provide for active display windows, façades, signage and lighting similar in nature and compatible with that provided by retail uses. (See Exhibit D at p. 7-8 and Section 17.44.020-B-2-b-iii). Mr. Kisiel concluded that the Proposed Special Use calls for a floor plan that places the reception area immediately adjacent to the sidewalk similar to the prior hair salon use. No changes contemplated to the transparent glass storefront providing visibility to the interior of the space and reception area consistent with the requirement of Section 17.44.020-B-2-b-iv. (See Exhibit D at p. 8-9 and Section 17.44.020-B-2-b-iv). He concluded that Section 17.44.020-B-2-b-v is not applicable to the application. (See Exhibit D at p. 9). Mr. Kisiel concurred with Mr. Lemmon's conclusion that the proposed location and operation of the Proposed Special Use will not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses. Based on the aforementioned conclusions and analysis related thereto, Mr. Kisiel concluded that (1) the Proposed Special Use satisfies the criteria for review of special uses contained in the Zoning Ordinance; (2) the Proposed Special Use is compatible with and complementary to the existing land use context; (3) the Proposed Special Use is less intense than the prior hair salon use in its location and will cause no burden on traffic, parking or any other public service; (4) the Proposed Special Use will have no negative impact on surrounding uses; and (5) there is no public purpose of any kind that would be served by the denial of the Proposed Special Use. (Exhibit D at p. 9).

Ms. Linberger concluded that the Proposed Special Use will in no way diminish or impair the values of properties in the immediate vicinity. (See Exhibit E at p. 1 and Section 17.56.120-A-2). Ms. Linberger inspected the Subject Property as well as the other five facilities operated by Petitioner. (Exhibit E at p. 2). Ms. Linberger stated that the bases for her conclusion are as follows: (1) the Proposed Special Use will be complementary to nearby wellness/fitness services and will not be redundant with them; (2) the Proposed Special Use will not create a nuisance to surrounding businesses; (3) the maximum capacity of Petitioner will be well below that of the prior hair salon which previously occupied the Subject Property and, as a result,

Petitioner is not expected to place an undue burden on the area's parking; (4) Petitioner operates facilities in five Metro area locations where there is no evidence that their presence has negatively impacted surrounding property values. (Exhibit E at p. 3).

In addition to the above referenced evidence and expert opinions establishing that the Proposed Special Use satisfies the standards contained in the Zoning Ordinance, the Proposed Special Use is supported by the public, including residents of the Village and existing clients. (Group Exhibit Q).

V. CONCLUSION

For the reasons stated herein, the Proposed Special Use will conform to the standards set forth in the Zoning Ordinance and satisfies the standards for granting of special use permits under Section 17.56.120.A and 17.56.120.C of the Zoning Ordinance.

Respectfully submitted,

By: /s/ Lenny D. Asaro
Dinsmore & Shohl LLP
One of the Attorneys for Petitioner

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Phone: 312-372-6060
Email: Lenny.asaro@dinsmore.com
Fax: 312-372-6085

EXHIBIT LIST

- A. Special Use Permit Application
- B. Floor Plan
- C. Memorandum of Peter Lemmon, P.E., PTOE of Kimley-Horn
- D. Report of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc.
- E. Report of Mary Linberger, MAI of Linberger & Company, LLC
- F. Intentionally Deleted
- G. Intentionally Deleted
- H. Intentionally Deleted
- I. YouTube video: Delos Therapy - Medical Animations – Introduction
(https://www.youtube.com/watch?time_continue=6&v=auALNmK19QU&feature=emb_logo)
- J. YouTube Video: Delos Therapy - Medical Animations – Technique
(https://www.youtube.com/watch?time_continue=1&v=IcGX5sBtMcY&feature=emb_logo)
- K. Innovative Therapy with World Class Service
(<https://delostherapy.com/about-us/the-delos-experience/>)
(<https://delostherapy.com/about-us/the-delos-experience/>)
- L. Meet our Co-Founders (<https://delostherapy.com/about-us/our-story/>)
- M. Mimi Bosika and Eric Owen Background
- N. Delos Therapy Team
- O. Group Exhibit O: YouTube Video: Testimonials of Danielle, Jeff, Bryan, Idan, Gaetan, and Genevieve
(https://www.youtube.com/watch?time_continue=1&v=nlvb-b1rsIw&feature=emb_logo);
(https://www.youtube.com/watch?v=hTGC4gzH0sA&feature=emb_logo);
(https://www.youtube.com/watch?v=4jFHoowB7rU&feature=emb_logo);
(https://www.youtube.com/watch?v=sH4eL1WpeqQ&feature=emb_logo);
(https://www.youtube.com/watch?v=CxtV8fY87wI&feature=emb_logo);
(https://www.youtube.com/watch?v=JyjIOTfegMA&feature=emb_logo)
- P. Map of other Delos Therapy locations
- Q. Group Exhibit: Letters of Support from: (1) Stephen Kao (Winnetka resident); (2) Ari Levy, MD of Shift Medical Ltd.; (3) Eric Tepper, CEO-Founder of GENSTRONG; and (4) Cheri Weber.

PROJECT NARRATIVE

Delos Therapy, LLC, an Illinois limited liability company, has entered into a lease agreement to lease approximately 1,100 square feet of building space (the “Premises”) commonly known as 547 Lincoln Avenue, Unit 547R located in the approximately 19,000 square foot building commonly known as 547 Lincoln Avenue, Winnetka, IL 60093 (PIN: 05-20-204-010) (the “Property”). The owner of the Property and landlord under the lease agreement is 543 Lincoln Avenue LLC, an Illinois limited liability company.

The Property is zoned C2-Retail/Commercial Overlay District. Delos Therapy seeks a Special Use Permit to open and operate a Delos Therapy at the Premises.

Delos provides highly specialized therapy services. Delos Therapy is a precise, innovative therapy for chronic pain, muscle stiffness and athletic injuries where pressure is applied to the entire length of the muscle. It is based on the science of three-dimensional micro-stretching of the muscular fibers that are causing symptoms of pain and stiffness. Results include the elimination of tightness, restored muscle health for optimal athletic performance and real pain relief.

Delos Therapy has been providing specialized therapy services since 2012. It operates at five locations listed below:



clinic-photo-lincoln-park

| | | | | |
|---|--|---|---|---|
| <p>RIVER NORTH 600 West Chicago Ave. (Lower Level) Chicago, IL 60654</p> | <p>STRENGTH SOCIETY 219 West Chicago Ave. (Sixth Floor) Chicago, IL 60654</p> | <p>LINCOLN PARK 2105 North Southport Ave. (Second Floor) Chicago, IL 60614</p> | <p>HINSDALE 230 E. Ogden Ave. (Inside Shred415) Hinsdale, IL 60521</p> | <p>OAK BROOK 3011 Butterfield Road (Suite 280) Oak Brook, IL 60523</p> |
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The following pages provide a detailed background on Delos Therapy.

The Delos Experience: Innovative Therapy with World Class Service

As former professional athletes who've spent their lives among the best coaches and athletes in the world, we founded Delos Therapy using the same principles utilized in sports to achieve elite levels of performance. We care about quality, discipline, hard work and commitment in all aspects of our work.

The most important reason for our existence and growth is our unique therapy, which offers an unmatched solution for eliminating chronic pain and is exclusive to our company. In addition, our efforts are centered on engaging with and incorporating in our work the latest research findings in our industry.

Our clients come to us frustrated with their symptoms and often questioning why they are hurting. In addition to having an effective treatment, we also pride ourselves on providing our clients with an explanation of what is happening within the body to cause pain and stiffness, why other modalities they have tried haven't yielded effective results, and specifically how our approach tackles the problem.

Finally, we are committed to elevating the client experience to a service level that is uncommon in the medical industry. We are most interested in anticipating our clients' needs and fulfilling their expectations in an extraordinary way. We are able to do this by selecting and developing a team of exceptional individuals while standardizing operational excellence.

See <https://delostherapy.com/about-us/the-delos-experience/> for video presentation.

Our Story: Meet the Co-Founders

Mimi Bosika's Journey

Mimi grew up in Serbia where she also began playing table tennis when she was five years old under the watchful eye of her father Jon Bosika, who eventually became the US Olympic table tennis coach. Mimi moved to the United States when she was 11 years old and took on the role of managing her father's table tennis business partly due to his language barrier. She not only learned the necessary factors required to grow into an elite athlete, but also how to organize and execute on her father's business commitments. Eventually, it was natural for her to take on an organizational role at the Olympic Training Center where Mimi's father became a coach and where a constant flow of athletes required an impeccable operation to help them thrive. This is where she met Eric, who came to train with her dad.

Although Mimi had informal business experience at a young age with her father's business and through most of her life, Mimi pursued and, in 2008, completed her Masters in Business (MBA) in Economics and Entrepreneurship at University of Chicago Booth School of Business in Chicago, Illinois.

After graduating with her MBA, Mimi gained business experience including marketing and operations management. Eventually, Mimi's most impactful experience that would prepare her for Delos Therapy was having a sales development role at the exclusive David Barton Gym in Chicago where she had built an extensive network in health and fitness.

Eric Owens' Journey

As a professional table tennis athlete in the late 1990s, Eric was living at the Olympic Table Tennis Center in Davison, Michigan. There, he met his coach's daughter Mimi, who at an early age took on a number of operational and leadership roles for her father's coaching business. Having grown up around Delos Therapy after his father developed it in the 1980s, Eric began to ponder the future of Delos Therapy and how to continue his father's work and success. One of Eric's goals was to gain scientific credibility and understanding, but he also realized that an important component of the future of Delos Therapy was a focus on effective business development and operations. Eric joked with Mimi about the potential of working with her down the road, after each of them completed their respective university studies in medicine and business. They made plans to reconnect at some point in the future.

Eric completed his master's degree in biomedical science researching pain and inflammatory conditions, and eventually furthered his training in medical school. During his third year of medical school, he was doing 20 -30 hours of Delos Therapy each week, acquiring patients at various medical rotations who were not improving with conventional treatment. At this point, the high demand for Delos Therapy led Eric to begin pursuing the revival of an actual stand-alone practice.

The Delos Therapy Journey

As it turned out, both Eric and Mimi followed through on their business conversation from years before. In 2012, Eric and Mimi re-connected, wrote a business plan, and found a private investor who enabled them to begin operations that same year. Thanks to Mimi's relationship with David Barton, the celebrity trainer from New York, and as a result of his interest in what Delos Therapy had to offer, Mimi was able to secure a space for Delos Therapy within David Barton Gym.

This was the beginning of Delos Therapy's work with Chicago's fitness community and the company continued to grow from there, opening three more locations in the first five years and generating interest for Delos Therapy among professional athletes, business professionals and many others.

See <https://delostherapy.com/about-us/our-story/> for video presentation.

Our Approach: What is Delos Therapy?

Repetitive motions of day-to-day life cause muscles to contract and tighten. Over time, these contractions become shorter and more dense. As this density increases, muscles and fascia become chronically contracted, forming knots and congested tissue, leading to dysfunction, disability and pain.

Muscle health is directly affected by the tightness in the muscles. Tremendous congestion and inflammation accumulate in the tissue from cellular metabolic waste, all due to ineffective circulation. As this stagnation progresses, the tissue suffers increasingly destructive pathological changes, in large part due to deposition and mineralization of collagen.

We approach pain, stiffness, and injuries by identifying the root cause of the problem to help alleviate symptoms and get you back to doing the things you love.

Having pliable muscle tissue will allow for:

- Increased range of motion
 - Better skeletal alignment
 - Maximized muscle recruitment
 - Enhanced muscle activation
 - Improved overall health
-
- Elimination of pain
 - Reduced stiffness
 - Increased range of motion
 - Restored function
 - Increased athletic performance
 - Prevention of surgery
 - Faster recovery after surgery
 - Reduced treatment costs
 - Reduced rehabilitation time

How We Differ From Traditional Approaches

Physical Therapy: Conventional techniques of stretching and strengthening are most effective when muscles are pliable. Delos Therapy achieves pliability by micro-stretching muscles and fascia with systematic and precise pressure.

Chiropractic: Manipulating bones becomes more effective when surrounding muscles are pliable. Delos Therapy restores pliability, allowing skeletal alignment to hold.

Deep Tissue Massage and Foam Rolling: Deep tissue massage is a superficial technique that glides over muscle tightness in a single plane. It doesn't address three-dimensional tightness or hold tissue in a stretched position long enough to be fully effective.

Conventional Stretching: Tight tissue does not stretch effectively, so during conventional stretching, only healthy and pliable fibers are pulled apart. As a result, pain and stiffness remain.

Trigger Point Therapy: Rather than targeting predetermined points on the body, Delos Therapy targets specific, three-dimensional patterns of muscle tightness and addresses all of the fibers, including the trigger points.

See <https://delostherapy.com/about-us/our-approach/> for video presentation.

Our Team: Meet Our Team



Eric Owens | **Co-Founder, Therapy Development** | Houston, Texas

Why Delos Therapy? Eric co-founded Delos Therapy after having a career as a professional athlete. In graduate school, he centered his research on pain and inflammatory conditions and earned a master's degree in biomedical science. He continued his scientific training in medical school where he focused on musculoskeletal dysfunction. During his final year of medical school, Eric decided to forego his residency training and pursue his passion for Delos Therapy. By combining his background as a professional athlete and his medical studies, Eric is looking to change the way the industry approaches the understanding and treatment of chronic pain.

Fun Fact: Eric raced motorcycles at age 5 and ran a full marathon at age 9.



Mimi Bosika | **Co-Founder, Business Development** | Uzdin, Serbia

Why Delos Therapy? Mimi is a long-time friend and business partner of Eric Owens. She graduated with a master's degree from the University of Chicago's Booth School of Business and has a background in management, operations and business development. Mimi always wanted to create and be a part of something much bigger than herself and Delos Therapy, with its potential to help so many people, is the most exciting way for Mimi to make it happen.

Fun Fact: Mimi won two US Open table tennis titles as a junior and won a tour of Europe in an essay contest in high school.

See <https://delostherapy.com/about-us/our-team/>.

DELOS THERAPY TEAM



Darek Swiac | **Delos Therapist** | Czestochowa, Poland

Why Delos Therapy? Darek's goal as a Delos therapist is to help people find pain relief quickly and effectively. He joined the Delos team because he believes that performing Delos Therapy on a client brings balance back to the body and mind. Frustration due to pain affects people's lives in many ways, and Darek is committed to making significant improvements in their well-being.

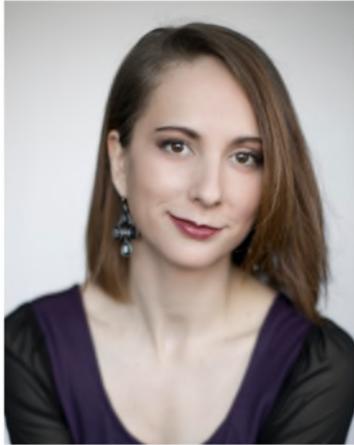
Fun Fact: Darek lived in France for a year, speaking only English while he was there. He discovered his love for "stinky" French brie.



Kate Patterson | **Delos Therapist** | Fort Collins, CO

Why Delos Therapy? As a dancer for over 10 years, Kate had experienced the frustrations of dealing with chronic pain. Having seen its debilitating effect on everything from athletic performance to everyday functions and emotional well-being, she went in search of an effective solution. Kate immediately saw the value of Delos Therapy and was ecstatic about the level of results people were able to achieve. Kate is committed to sharing her knowledge with patients to help them achieve and surpass their goals.

Fun Fact: Kate danced for the Denver Nuggets and performed with artists including The Sugarhill Gang and Coolio.



Danielle Witt | **Operations Manager** | Chicago, IL

Why Delos Therapy? Danielle joined Delos after spending time as a marine biologist. The science that Delos Therapy is based on resonated with her and she saw its life-changing benefits. She brings her exceptional science background and people skills to the team. Danielle is excited to be a part of a team that has such a huge impact on people's lives.

Fun Fact: During her time as a marine biologist, Danielle was responsible for a 150,000-gallon shark exhibit and the Giant Pacific Octopus exhibit.



Rob Polk | **Delos Therapist** | Chicago, IL

Why Delos Therapy? Rob had been a firefighter and paramedic for the past 12 years. Due to the physical demands of a career in firefighting, he saw a very high prevalence of soft tissue injuries. Rob's experience with traditional manual therapy techniques left him questioning how much impact he would be able to have. Once Rob became a therapist at Delos, he developed the firm belief that he can help clients alleviate pain and improve their overall health.

Fun Fact: Rob has been sewing since he was 10 years old and he was a band geek in school, playing clarinet, saxophone and later teaching himself flute and guitar.



Meg Lamm | **Delos Therapist** | Chicago, IL

Why Delos Therapy? With 18 years of involvement in healthcare, Meg has practiced a myriad of therapies. She has personally experienced the effects of chronic pain, and the limitations it can place on daily life. For Meg, finding Delos was like finding that "missing piece." Not only does she find tremendous value in the efficacy of Delos Therapy, but she also believes it has the capacity to change the protocol for pain management, bringing a level of relief that has remained elusive. Meg's quest has always been to get to the root of the problem. She believes that Delos' innovative method provides her with the capability to do just that.

Fun Fact: Meg derives much enjoyment from meditation and believes that the breadth of intention is so significant that it has the power to alter the outcome of any situation.



William Hernandez | **Delos Therapist** | Chicago, IL

Why Delos Therapy?: William's professional background hasn't always been in healthcare, but it was his desire to help people, especially athletes, that led him to a career in treating pain. William personally understands the struggle of dealing with pain and the disappointing results of traditional modalities, which is what drove him to become a therapist at Delos Therapy. William is most excited to be a part of a team that is focused on professionalism, service quality and making a major impact on the world.

Fun Fact: William has a preauricular pit (hole near his ear), which less than 1% of the population has. He was invited to join the Chicago Jazz Band at 19.



Marc Pytlewicz | **Delos Therapist** | Roselle, IL

Why Delos Therapy?: Marc became a therapist as a way to fulfill a lifelong interest in and natural ability of finding problem areas in muscles. When he turned his passion into a career, he first began to help athletes and coaches in the world of jiu jitsu. Being an athlete his whole life and an avid sports fan, Marc understands the mindset of athletes and knows the importance of muscular health when it comes to performance. After experiencing Delos Therapy himself and realizing how quickly it restructured muscles in his own problem areas, he was hooked and thrilled to be a part of the team.

Fun Fact: Marc is a blue belt in Brazilian Jiu Jitsu, and he is a huge metal head with a soundproof room in his house where he plays the drums.



Nick Wade | **Delos Therapist** | Fostoria, OH

Why Delos Therapy?: Nick comes to Delos with a lengthy bodywork history and is excited to bring his knowledge and experience to the team. He was drawn to Delos by the company's innovative approach and growing success in the world of pain management. Nick believes that Delos is the missing piece in not only educating people about muscular health, but truly helping them achieve long-term pain relief. He couldn't pass up the opportunity to become a part of the Delos team and deliver results to clients.

Fun Fact: Nick once rode the Gemini at Cedar Point 20 times in a row, and he has met deceased WWE legend Jimmy "SuperFly" Snuka.



Dayanne Bowden | **Delos Therapist** | Wheaton, IL

Why Delos Therapy? After seeing her mother suffer a stroke, Dayanne knew she wanted to be in the healthcare industry to help people. As a chronic pain sufferer herself, Dayanne sought answers while yearning for more fulfillment in her career. Dayanne knew that Delos Therapy and the company's culture and mission provided what she was looking for personally and professionally. At Delos, Dayanne sets out to provide a unique and therapeutic experience to help clients regain confidence and engage in activities that are part of everyday life.

Fun Fact: Dayanne has been to half of the states in America, and she was on a billboard when the Blackhawks won the Stanley Cup in 2015.



Brigitta Boyd | **Delos Therapist** | Budapest, Hungary

Why Delos Therapy? Brigitta began her medical career as a nurse over 30 years ago. After traveling the world while working on cruise ships, she returned to her medical roots in 2012 as a clinical massage therapist. Since her return, she has been searching for a more effective method for treating pain and stiffness and found her solution at Delos Therapy. Brigitta is amazed by the Delos technique and the results she is able to provide for her clients. She can't imagine a better place for herself than being part of this world-class team.

Fun Fact: In her spare time, Brigitta creates handmade silver jewelry.



Emily Orlacchio | **Delos Therapist** | Charleston, SC

Why Delos Therapy? During her undergraduate studies in Psychology, Emily felt that there was a missing link in healing and wellness which was often ignored in traditional methods. This belief led her to find Pacific College where she studied acupuncture and graduated from the massage therapy program. Working in a gym made Emily realize the importance of muscular health and rehabilitation. After meeting Mimi, the co-founder of Delos Therapy, Emily discovered the efficacy of Delos Therapy and the success that the company had with pain management. Emily particularly likes working with athletes, weightlifters, and coaches, and enjoys the challenge of incorporating wellness practices into scheduled training programs. She believes that health begins with the health of the muscles. By drawing attention to body awareness and a true understanding of soft tissue health, Emily strives to help her clients prevent injuries before they happen and keep their bodies strong and efficient.

Fun Fact: Emily played the cello in an orchestra at a performing arts school.

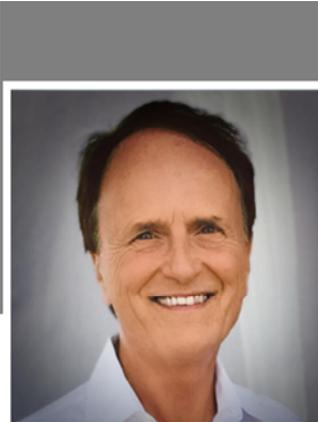


Alek Borrello | **Delos Therapist** | Alma, MI

Why Delos Therapy? Alek has always had a passion for helping others. Alek got his bachelor's in Integrated Physiology and Health Studies with a Minor in Psychology. Afterwards he proceeded to massage school and has been working in the field for over a year. Alek decided to come to Delos Therapy after being impressed with the combination of care and research that goes into our therapy. He is excited to start helping patients to return to pain-free living.

Fun Fact: Loves to talk about food all day! Loves to cook all sorts of dishes, one of his favorite dishes to cook is Boeuf Bourguignon. Alek also has a secret family pasta sauce.

How an Engineer Developed Delos Therapy



Lack of Success with Conventional Methods

Kenny's frustration and inability to find relief from conventional methods led him to turn his body into an engineering project, and he noticed some interesting observations about his muscles. The first observation was that the area that hurt felt stiff and weak, and the muscles felt hard and tight. In other areas of his body where there was no pain and normal function, the muscles were soft and spongy. He knew there had to be a pathological change happening in the hard muscle, but he had no knowledge about muscle anatomy. This is when he sought medical imaging to discover what might be happening inside of the muscle. However, every specialist said the images showed no issues and that his muscles were healthy. This is when Kenny concluded that whatever was happening pathologically inside the muscle wasn't being detected with conventional imaging.

Experimenting with Applied Pressure

Kenny also sought alternative means including massage, acupuncture, rolfing, trigger point therapy and other soft tissue methods. He noticed that anytime a practitioner applied static pressure, it seemed to be effective, but it was always combined with ineffective gliding techniques. Using a system of only pressure, he found that the muscles would soften at the location of the pressure, and the result was a decrease in pain and increase in range of motion. As he worked on himself using this philosophy of sustained pressure, he restored his body to normal function.

Early Success

Kenny was shocked that he was able to make this discovery without any medical training, but he knew that his engineering-based approach helped him troubleshoot and solve a common problem. After this revelation, Kenny ended up building a successful therapy practice in Houston, Texas. His impressive client base has included professional athletes Evander Holyfield, Carl Lewis, Warren Moon, the Houston Oilers and the Houston Rockets.

[Read More on Kenny Owens](#)

Client Stories

See <https://delostherapy.com/client-stories/testimonials/> for videos.

In The Press

In The News



ABC7 News - Eyewitness Interview with Tanja Babich
"Pain Awareness Month"

"Eric Owens, co-founder of Delos Therapy, joined ABC7 Chicago in the studio to discuss their techniques and how it treats chronic pain in honor of National Pain Awareness Month. Owens said Delos Therapy is a groundbreaking treatment for chronic pain, muscle stiffness and athletic injuries."

[View Video](#)



CPRTV - Interview with Veronica Leighton
"Delos Therapy's Solution: How to Treat Your Chronic Pain"

"Eric Owens discusses Delos Therapy's innovative pain management methods and how the science and business came to fruition."

[View Video](#)



Fox 32 - Step It Up with Steph Interview
"How To Make Your New Year Resolutions Stick"

"I'm friends with the co-founder of Delos Therapy... They really focus on restoring pliability in your muscles, and focus on what is the root cause of your pain..."

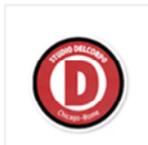
[View Video](#)



NBC News - Stephanie Monsour
"3 Common Strength Training Mistakes (and how to fix them)"

"Eric Owens, co-founder of Delos Therapy, says, 'Only training upper body and no legs will lead to an imbalance. It's important to train the upper and lower body equally along with balancing out pushing and pulling movements.'"

[View Article](#)



Studio DelCorpo - Bespoke Fitness Blog
"BESPOKE YOUR SELF-CARE!"

"Feeling sore or stuck with tight muscles? Have a muscular issue that needs resolution? Go where our clients go when they are in need of some targeted bodywork... Our neighbors at Delos Therapy!..."

[View Article](#)



Hinsdale Living Mag
"Breakthrough Therapy"

"Many people experience chronic pain, and despite first opinions, second opinions, massage therapy, and physical therapy, sometimes the pain just doesn't go away. Until they visit Delos Therapy."

[View Article](#)



Fit City Family Blog

"FitCityFamily Features: Mimi & Eric of Delos Therapy"

"It has therefore become [Eric's] life's mission to use the advanced Delos technique to alleviate pain and improve athletic performance, along with laying a foundation in the healthcare industry for more refined studies of the myofascial system."

View Article



EIN Presswire Article

"Delos Therapy Opens Fourth Location in Oak Brook"

"We are excited to open our fourth location... There aren't many solutions in the area for treating pain effectively, so we are extremely excited to be here to help," says Mimi Bosika, co-founder of Delos Therapy"

View Article



SVET Russian Media

"И БОЛЬ УЙДЕТ..."

"Делос терапия - это не физиотерапия и не хиропрактика. Это высокоточный, современный вид терапии, при котором воздействие на пострадавшую мышцу производится на всю ее длину. Базируется Делос терапия на научных работах и экспериментах, связанных с "вытягивающим" микромассажем мышц... Делос Терапия - реально революционный метод лечения."

View Article



Crain's Chicago Business

"How Much Exercise is Too Much?"

"I'm seeing an increase in clients who are participating in these high-intensity exercise classes," says Eric Owens, co-founder of Delos Therapy in Chicago and Hinsdale..."

View Article



WGN Radio

"Delos Therapy: Manipulate the Tissue"

"What you should be addressing is loosening up that muscle tissue... when you loosen up that muscle tissue, a lot of the stiffness and the pain that you have will completely be alleviated..."

View Article



Step It Up with Steph Interview on Her Website

"Common Resolution Roadblocks and How to Succeed at your New Year's Goals"

"I can't recommend the incredible staff over at Delos Therapy enough. Delos is having a tremendous impact on the industry with their unique approach to muscular therapy."

View Video

VIEW VIDEO

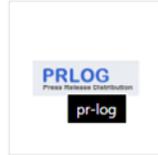


Erica Finds Blog

"A New Finds' Fave: Delos Wellness + Another Fitness Preview"

"He worked on my glutes and hamstrings for about 25 minutes... I did feel looser and was able to move my hips more easily."

View Article



PR Log Article

"Delos Therapy Opens Fourth Location in Oak Brook"

"The theory behind Delos Therapy is that contracted muscles and fascia cause chronic pain... Therapists apply precise, systematic pressure to detailed points along the entire muscle in an area that hurts."

View Article



I Had a Big Lunch Blog

June Goals + National Running Day

"Thank goodness I discovered this place! It is life-changing! Delos Therapy is precise manual therapy for chronic pain and pain management."

View Article



A Sweat Life Blog

HOW TO #DELOSYOURSELF DURING HOLIDAY TRAVEL

"Holiday travel often results in stiff necks, wrenched backs, and tightened muscles from sitting in cramped spaces, warns Eric Owens, co-founder of Delos Therapy... For any areas that are feeling particularly stiff on your day of travel... Owens advises you to bring something to apply pressure to that area."

View Article

See <https://delostherapy.com/press/> for more press information.

**SPECIAL USE PERMIT STANDARDS
C-2 COMMERCIAL OVERLAY**

1. *The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare.*

The establishment, maintenance and operation of the medical pain management treatment using massage techniques at the Premises will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. To the contrary, the therapy services provided by Delos Therapy will be supportive of and contribute to the public health, safety, comfort, morals, or general welfare. Delos Therapy operates five facilities throughout Chicago, Hinsdale and Oak Brook and has been providing therapy services since 2012.

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

The proposed special use will not be 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. At the meeting before the Plan Commission, Delos Therapy will present the land planning evaluation and opinions of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. to support this standard.

The proposed special use will not diminish or impair property values in the immediate vicinity of the Property. At the meeting before the Plan Commission, Delos Therapy will present the valuation impact opinions of Mary Linberger, MAI, of Mary Linberger & Company to support this standard.

3. *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 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. At the meeting before the Plan Commission, Delos Therapy will present the land

planning evaluation and opinions of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. to support this standard.

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

Adequate measures will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways. At the meeting before the Plan Commission, Delos Therapy will present the traffic engineering report and opinions of Peter Lemmon of Kimley-Horn and Associates, Inc. to support this standard.

5. *Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists or are to be provided.*

Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exists and/or will be provided. At the meeting before the Plan Commission, Delos Therapy will present the traffic engineering report and opinions of Peter Lemmon of Kimley-Horn and Associates, Inc. to support this standard.

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

The special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

7. *The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.*

The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.

8. *The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.*

The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage. At the meeting

before the Plan Commission, Delos Therapy will present the land planning evaluation and opinions of George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. to support this standard.

9. *The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.*

The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses. Delos Therapy does not propose and will not be making any changes to the existing windows, facades or signage.

10. *If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine.*

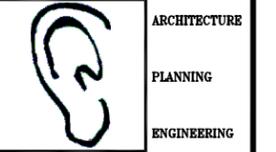
This standard is not applicable to the proposed special use because the proposed special use does not call for multi-use areas.

11. *If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.*

This standard is not applicable to the proposed special use because the application does not involve or call for a proposed new building.

12. *The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.*

The proposed location and operation of the proposed special use will not diminish the availability of parking for district clientele wishing to patronize existing retail businesses. At the meeting before the Plan Commission, Delos Therapy will present the traffic engineering report and opinions of Peter Lemmon of Kimley-Horn and Associates, Inc. to support this standard.



ARCHITECTURE
PLANNING
ENGINEERING

LINEAR ARCHITECTS INC.

4849 N. Milwaukee Ave.
Suite # 306
Chicago, Illinois 60630
tel. 773.628.7273

NOTES:

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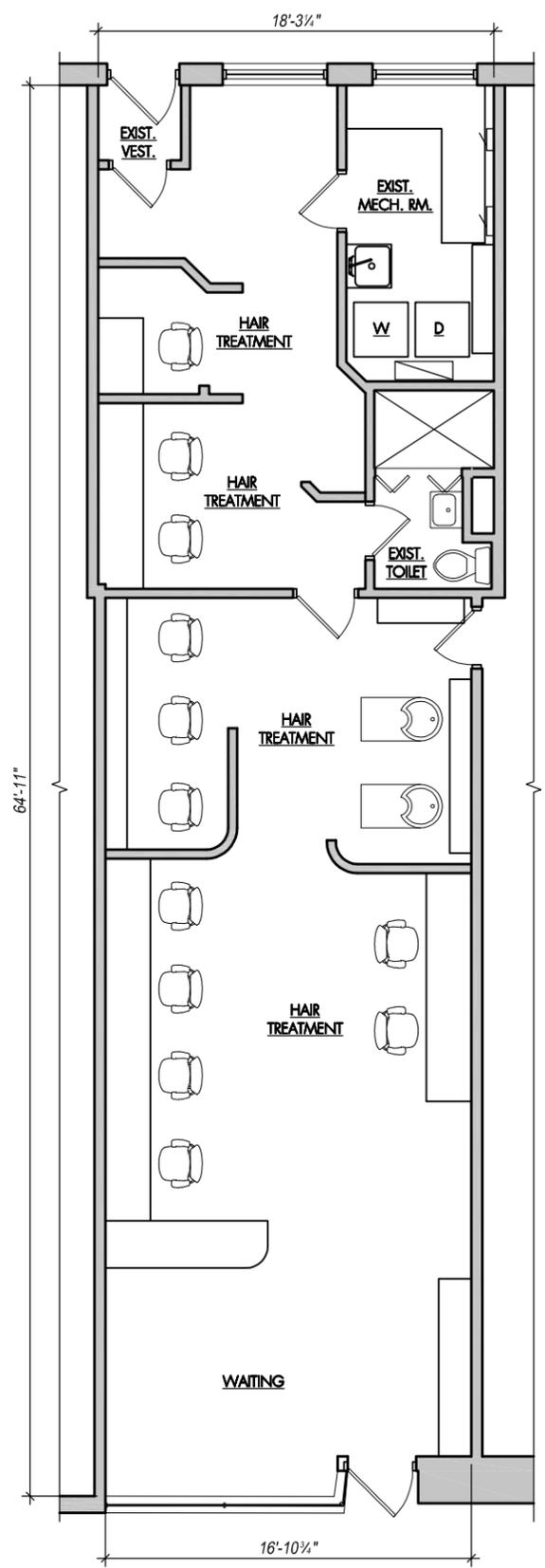
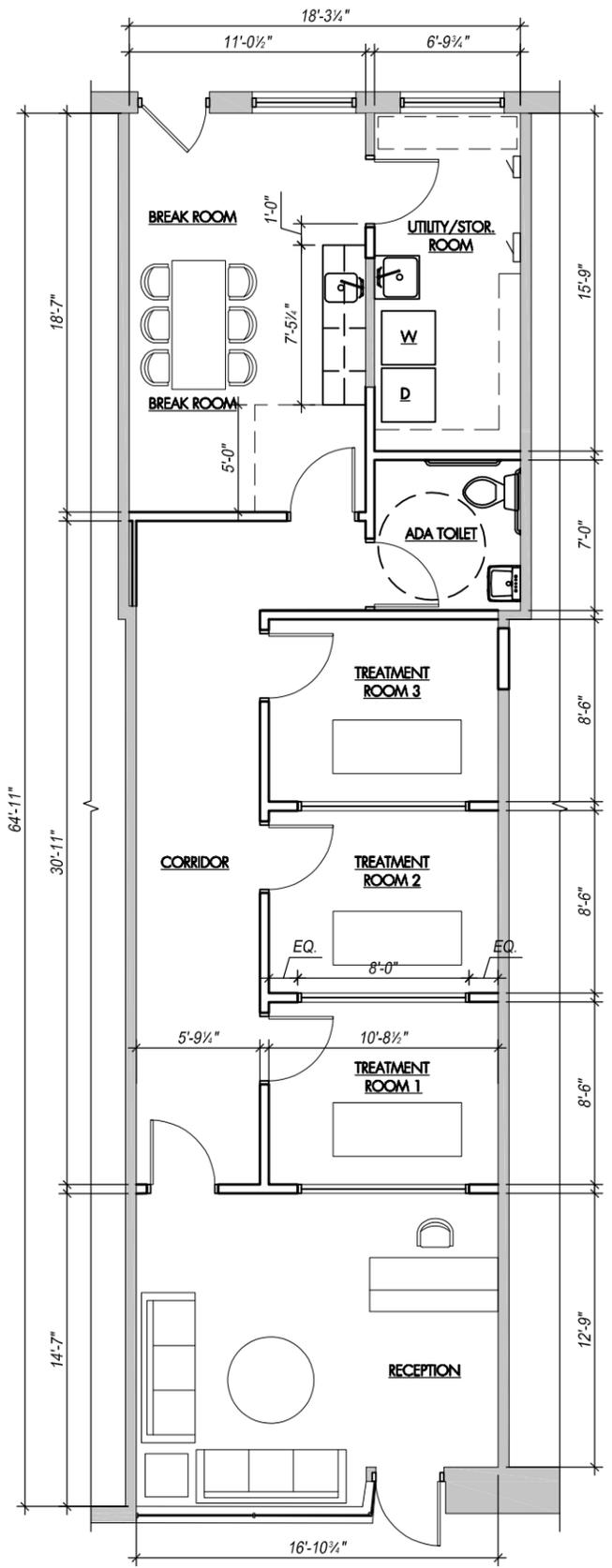
DESCRIPTION:

PROPOSED DELOS THERAPY

547R N. LINCOLN AVE.
WINNETKA, IL 60093

EXISTING & PROPOSED FLOOR PLANS

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| Drawn: P.K. | Project No. 201910 |



- WALL LEGEND**
- EXISTING CONSTRUCTION TO REMAIN
 - NEW WALL CONSTRUCTION
 - EXISTING DOOR TO REMAIN
 - NEW DOOR, SEE DOOR SCHEDULE

1/4/2020

Village of Winnetka

Regarding: Delos Therapy

To Whom It May Concern:

I grew up in the Northshore of Chicago and have been living in Highland Park for the last 5 years. I have also been a client and friend of Delos Therapy since their inception. To say this therapy is effective is not giving Delos the full credit they deserve. I have been involved in the fitness business for almost 25 years. So, I have a very good sense of what is effective and what is a fad. Delos is uniquely effective. At first glance one could mistake Delos Therapy for a version of massage, but it is not that at all. Delos's approach to pain relief is precise, science based, and most of all very effective. Having had many back, shoulder, and knee injuries over the years, I have gone to Delos Therapy many times. Every time by my second or third visit, I am completely recovered, ready to go back to a fully active life.

The team at Delos Therapy is incredible. The therapists go through extensive in-house training, and they are able to trace pain along the muscle structure. From there they apply just the right amount of pressure in a specific sequence to break up what they call the "congestion" in the muscle. Not only do they create pain relief, but they work diligently with their team on how to connect and interact with clients in a way that is on par with upscale environment such as the Four Seasons hotel or the Ritz Carlton.

I highly recommend welcoming Delos Therapy to the Northshore. I am confident they will fill a void in effective pain relief and be an anchor in the community. I have seen that ever community they open a Delos, they become involved in many events and boards. Mimi, Eric, and their team are highly community focused, and would make fantastic additions to the area.

Sincerely,

Eric Tepper

CEO – Founder **GENSTRONG**



Dear Village of Winnetka Board Members,

I'd like to share my insight into what a valuable addition I think a Delos Therapy location would be to the village of Winnetka. I can speak both from experience as a longtime client of Delos as well as a professional in the wellness industry.

Five years ago I struggled with Thoracic Outlet Syndrome for quite sometime. Despite frequent massage and PT I could barely sleep due to the intense nerve pain and tingling. In one treatment from Delos I couldn't believe the difference and continued with a treatment plan that completely relieved it. Additionally, over a course of several years I would have recurring episodes where my diaphragm would lock up causing excruciating pain, and difficulty breathing. After many doctors, multiple tests and no answers, Delos was able to release the fascia around the area releasing the bound tension and pain. It's been over a year since I've had an episode. I immediately sent my sister who was about to have her first of two knee replacements as a very young patient. She started a plan with Delos and her surgeon was amazed at her recovery and contributed the work to her ability to get back to "high-use". Additionally, I referred a friend who had been sleeping sitting up with frozen shoulder, after rotator cuff surgery, for 2 months and yet another Delos success story.

I've worked in the Wellness Industry for over 10 years as a Fitness Trainer, Health Coach and Yoga Teacher. I'm a firm believer in the role that the fascia plays in the health of our bodies. By storing physical and emotional trauma as well as overuse scar tissue build up, it limits mobility leading to injury and can contribute to a myriad of seemingly unrelated health issues.

I teach 5 yoga classes and 3-4 private yoga clients each week in Winnetka, Wilmette, Glencoe and Glenview suburbs. I work with a few committed college athletes, as well as adults suffering from overuse injuries. I use yoga as a therapeutic training approach and have recommended Delos to at least 15 students and/or clients. All who have found it life altering. The unique approach Delos uses to restore the health of the fascia is like no other approach to healing. Their professionalism coupled with their cutting edge knowledge will make them a successful business in Winnetka. I look forward to continuing to frequent Delos as well as refer students to an efficient easy solution to pain and injuries.

Please feel free to contact me with any questions.

Sincerely,

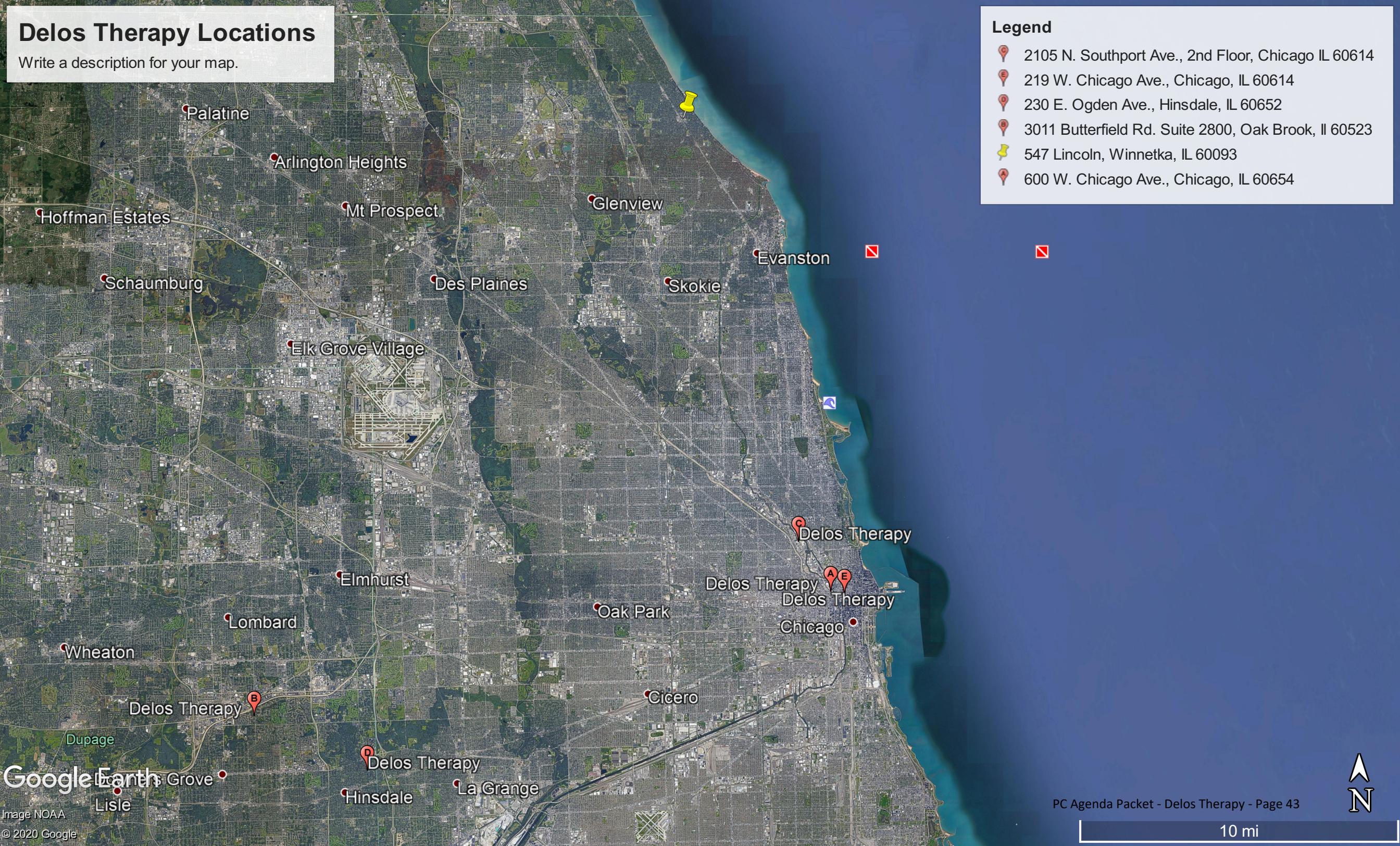
Cheri Weber
cheriweber.com
773-391-6673
cheriweber83@gmail.com

Delos Therapy Locations

Write a description for your map.

Legend

-  2105 N. Southport Ave., 2nd Floor, Chicago IL 60614
-  219 W. Chicago Ave., Chicago, IL 60614
-  230 E. Ogden Ave., Hinsdale, IL 60652
-  3011 Butterfield Rd. Suite 2800, Oak Brook, IL 60523
-  547 Lincoln, Winnetka, IL 60093
-  600 W. Chicago Ave., Chicago, IL 60654





Legal Counsel.

DINSMORE & SHOHL LLP
222 W. Adams ^ Suite 3400
Chicago, IL 60606
www.dinsmore.com

Lenny D. Asaro
(312) 428-2724 (direct) ^ (312) 372-6085 (fax)
Lenny.asaro@dinsmore.com

March 10, 2020

SENT VIA EMAIL (aklaassen@winnetka.org)

Ann Klaassen
Senior Planner
Village of Winnetka
510 Green Bay Road
First Floor
Winnetka, IL 60093

Re: 547 Lincoln Ave., Winnetka, IL
Delos Therapy, LLC
Special Use Permit Application

Dear Ms. Klaassen:

Delos Therapy (the “Applicant”) has filed an application for a special use permit for the above-referenced retail space (i.e. the subject property) located in the C-2 Commercial Overlay District. The initial Plan Commission hearing is set for March 25, 2020. The Applicant has entered into a lease agreement to lease the approximately 1,100 square feet of building space.

In support of its application for a special use permit, the Applicant has retained a traffic consultant Kimley-Horn to prepare a traffic impact study. The Applicant estimates that it will be able to provide the study to the Plan Commission on or before March 25, 2020.

The prior use of the subject property was a hair salon. According to the floor plan for the prior use, there were 12 hair treatment chairs, two hair treatment sinks and a waiting area. Attached hereto is the floor plan showing the prior use. Based on the prior use, the maximum capacity for the hair salon was at least 24 hair treatment specialists and customers (i.e. 12 hair treatment chairs and 12 hair specialists). The waiting area capacity is estimated to be approximately six people. Therefore, the total maximum capacity is estimated to be 30 people. Based on information and belief, a traffic study was not required for the prior hair salon use. Also, based on information and belief, there was no evidence of any parking capacity or parking under supply issues caused by or resulting from the prior hair salon use.

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Senior Planner
Village of Winnetka

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The Applicant's proposed use is substantially less intense than the prior hair salon use. The Applicant's proposed use is for a highly specialized therapy service for chronic pain, muscle stiffness and athletic injuries. According to the floor plan for the proposed use, there will be a reception area for a maximum of six people, a receptionist and three treatment rooms. Attached hereto is the floor plan showing the proposed use. Based on the proposed use, the maximum capacity will be 13 people (i.e. six clients in the reception, one receptionist, three professional treatment providers and three clients receiving treatment). This total maximum utilization involving 13 individuals is substantially less than the total maximum utilization involving 30 individuals for the prior hair salon use.

The proposed use will be by-appointment only. Monday through Friday, the appointments will range between 6 AM and 7 PM and on Saturday and Sunday between 8 AM and 2 PM. Based on their operations at other facilities, the Applicant has a steady flow of clients throughout the day and serve an average of seven clients per day at each facility. At the subject property, initially after opening, the Applicant estimates that there will be between one and two full-time therapists. Thereafter, over the course of 3 to 5 years, the Applicant estimates there will be between four and five full-time therapists.

During the estimated peak hours, the Applicant estimates that the maximum utilization of the space will be 10 individuals (i.e. 4 to 6 clients and 2 to 4 professional treatment providers). However, the probability of maximum utilization is substantially low. Rather, the average utilization will be six individuals (i.e. 2 to 3 clients and 2 to 3 professional treatment providers).

The Applicant estimates the following percentage breakdown of the client profile:

Students: 20%
Adults: 60%
Elderly: 20%

The Applicant has been providing specialized therapy services since 2012 and operates at five locations throughout the Chicagoland area. Below is a breakdown of the locations and parking availability/capacity:

River North-600 West Chicago Ave., Chicago, IL 60654
Type of Property: Mixed use residential-retail eight story building
Size of Leased Space (est.): 800 ft.²

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Senior Planner
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Maximum Capacity: 7
Average Capacity: 4
Number of Treatment Rooms: 2
Number of Seats in Reception Area: 3
Number of Parking Spaces-Total (est.): parking garage
Number of Parking Spaces-Delos Therapy: 2

Strength Society-219 West Chicago Ave., Sixth Floor, Chicago, IL 60654

Type of Property: Mixed use residential-retail six story building
Size of Leased Space (est.): 200 ft.²
Maximum Capacity: 3
Average Capacity: 2
Number of Treatment Rooms: 1
Number of Seats in Reception Area: 2
Number of Parking Spaces-Total (est.): street parking
Number of Parking Spaces-Delos Therapy: 1

Lincoln Park-2105 North Southport Ave., Second Floor, Chicago, IL 60614

Type of Property: Retail two story building
Size of Leased Space (est.): 1400 ft.²
Maximum Capacity: 13
Average Capacity: 7
Number of Treatment Rooms: 4
Number of Seats in Reception Area: 3
Number of Parking Spaces-Total (est.): street parking
Number of Parking Spaces-Delos Therapy: 2

Hinsdale-230 East Ogden Ave. (Inside Shred415), Hinsdale, IL 60521

Type of Property: Retail two-story building
Size of Leased Space (est.): 100 ft.²
Maximum Capacity: 3
Average Capacity: 2
Number of Treatment Rooms: 1
Number of Seats in Reception Area: 0
Number of Parking Spaces-Total (est.): 20
Number of Parking Spaces-Delos Therapy: 1

Oak Brook-3011 Butterfield Rd., Suite 280, Oak Brook, IL 60523

Type of Property: Mixed use shopping center-office
Size of Leased Space (est.): 1500 ft.²

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Senior Planner
Village of Winnetka

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Maximum Capacity: 10
Average Capacity: 4
Number of Treatment Rooms: 4
Number of Seats in Reception Area: 4
Number of Parking Spaces-Total (est.): outdoor parking lot
Number of Parking Spaces-Delos Therapy: 2

Based on the aforementioned information, consultation with the Applicant's traffic consultant and the Applicant's utilization of parking spaces at its other facilities, with respect to the proposed use at the subject property, there will be more than enough public parking available along Lincoln Avenue, Elm Street and the public parking lot located at approximately 586 Lincoln Ave. during normal business hours on a weekday and on weekends to meet the peak parking needs of the proposed use which is substantially less intense than the prior hair salon use.

Regards,

/s/ Lenny D. Asaro
Lenny D. Asaro

CC: Mimi Bosika
Nicole Daniel
Bobby Lucas

MEMORANDUM

To: Mimi Bosika
Delos Therapy, LLC

c/o Lenny D. Asaro
Dinsmore & Shohl LLP

From: Peter Lemmon, P.E., PTOE

Date: May 27, 2020

RE: Parking Evaluation
Proposed Delos Therapy
547 Lincoln Avenue
Winnetka, Illinois 60093

INTRODUCTION

On behalf of Delos Therapy, LLC, Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared a parking evaluation for a proposed re-use of an approximately 1,100-square-foot vacant commercial space at 547 Lincoln Avenue in Winnetka, Illinois. The subject site location is illustrated in **Exhibit 1**.

The proposed use provides specialized pain management treatment using a massage technique known as micro-stretching. Treatment will be provided by appointment on weekdays between 6:00 AM and 7:00 PM and weekends between 7:00 AM and 4:00 PM. The space plan includes three treatment rooms and a reception/waiting area. The subject space was previously occupied by Mark Beard, Ltd., a hair salon. Off-street parking dedicated to the space is not available. Employees and clients are expected to utilize nearby off-street permit parking (for employees) and on-street parking (for clients) along adjacent streets within the business district.

This memorandum summarizes the proposed plan, documents the methodology and evaluation of parking characteristics associated with the proposed plan relative to the previous hair salon use, and summarizes key findings of the evaluation.

With respect to Section 17.56.120-A-5 of the Zoning Ordinance, one of the key findings is that adequate parking necessary to the operation of the proposed use exists and with respect to Section 17.44.020-B-2-b-vi, the proposed location and operation of the proposed special use will not significantly diminish the availability of parking for business district clientele wishing to patronize existing retail businesses.



PROPOSED PLAN

The subject property is located in the C2, General Retail Commercial Overlay District. The building in which the subject space will be located is an approximately 24,000 square feet two-story brick and stucco Tudor-style structure. The mixed-use structure consists of ground-floor commercial spaces with what appear to be offices and residential apartments above.

The proposed plan for Delos Therapy includes use of approximately 1,100 square feet of currently vacant commercial space, previously occupied by a hair salon. Delos Therapy provides specialized therapy and treatment on a scheduled appointment basis during weekdays from 6:00 AM to 7:00 PM and weekends from 7:00 AM to 4:00 PM. The proposed space does not offer private off-street parking. Employees and clients are expected to utilize available off-street and on-street public parking in the surrounding business district. Similar to other businesses in the area, employees would use off-street parking in nearby public parking lots (Permit A designation) while clients are expected to primarily use on-street spaces along Lincoln Avenue and Elm Street.

While initial plans include fewer employees, operationally, the proposed Delos Therapy, on average, is expected to employ up to four (4) staff (three treatment providers and one administrative support staff) and provide three (3) client treatment rooms and waiting space for up to six (6) clients with upcoming scheduled appointments.

PARKING EVALUATION

Study Methodology

Typically, a parking impact assessment includes establishing the parking capacity and peak occupancy of spaces as a basis to compare the number of available spaces to the number of spaces that may be generated by the proposed use. At the time of this study, circumstances surrounding the COVID-19 public health situation has resulted in atypical traffic and parking conditions. Thus, the parking evaluation for the proposed Delos Therapy focuses on a relative comparison to the previous hair salon use at the subject property. To prepare a comparison, parking generation estimates for the previous and proposed uses were developed based on operational characteristics.

Parking Generation Comparison

Previous Use: Hair Salon (Mark Beard, Ltd.)

As previously noted, the subject site is currently vacant, but was previously occupied by a hair salon. According to the floor plan prepared for Delos Therapy, the previous hair salon provided 12 salon stations and a waiting area. For purposes of this assessment, peak parking demand estimates for the salon assume that each station was occupied by a client served by a stylist along with at least one receptionist. As a conservative approach to the comparison, no customers are assumed to be waiting on-site for a scheduled appointment. **Table 1** summarizes the estimated peak parking demand for the previous salon use.

Table 1. Peak Parking Projection (Previous Salon Use)

| Description | User Category | Rationale Equation | Estimated Peak People (Parking Spaces ¹) |
|----------------|---------------|---|--|
| Salon Stations | Customers | 12 stations x 1 customer/station | 12 |
| | Staff | 12 stations x 1 staff/station | 12 |
| Reception | Staff | 1 staff for the salon | 1 |
| Waiting Area | Customers | No customers are assumed in this evaluation | - |
| TOTAL | | | 25 |

¹ Assume one parking space per person on site during the peak period

As outlined in Table 1, the previous salon is estimated to have generated a peak parking demand for 25 spaces. This estimate does not account for customers within the waiting area.

Proposed Use: Delos Therapy

The proposed Delos Therapy includes three treatment rooms, an administrative staff member and a waiting area with up to six (6) clients, representing clients waiting for the next two scheduled appointments for each treatment room. **Table 2** outlines the projected peak parking demand for the proposed Delos Therapy space. **Table 3**, summarizes a comparison of the projected peak parking demand for the previous and proposed uses at the subject site.

Table 2. Peak Parking Projection (Proposed Delos Therapy)

| Description | User Category | Rationale Equation | Estimated Peak People (Parking Spaces ¹) |
|-----------------|---------------|--|--|
| Treatment Rooms | Clients | 3 rooms x 1 client/room | 3 |
| | Staff | 3 rooms x 1 staff/room | 3 |
| Reception | Staff | 1 staff for the clinic | 1 |
| Waiting Area | Clients | 2 appointments/room x 3 rooms x 1 client/appointment | 6 |
| TOTAL | | | 13 |

¹ Assume one parking space per person on site during the peak period

Table 3. Parking Generation Comparison (Proposed Delos Therapy vs. Previous Salon Use)

| Scenario | Use | Estimated Peak People (Parking Spaces ¹) |
|----------------------------------|---------------|--|
| Previous Use | Salon | 25 |
| Proposed Use | Delos Therapy | 13 |
| DIFFERENCE (Proposed – Previous) | | -12 |

¹ Assume one parking space per person on site during the peak period

Based on the operation characteristics of the proposed Delos Therapy, the estimated peak parking demand is 13 spaces. In comparison to the hair salon that previously occupied the subject site, the proposed Delos Therapy use is expected to generate just over one half of the estimated peak parking generated by the previous salon use. Thus, as proposed, Delos Therapy is anticipated to have a reduced impact on parking conditions in the surrounding area relative to the previous salon or a similar salon tenant.

It should be noted that the two uses are generally expected to have similar hours of operation, although the proposed Delos Therapy use is proposed to be open by appointment during weekdays only. Most salons are open during weekends, but Kimley-Horn is not aware of the previous salon’s hours and days of operation.

Surrounding Parking Options

With no private parking available with the subject commercial space, employees and clients of the proposed Delos Therapy are expected to utilize nearby off-street and on-street public parking options, similar to most businesses in the surrounding district. As part of this assessment, Kimley-Horn visited the site area to inventory existing parking supply, both on- and off-street, in the surrounding area that would reasonably serve employees and clients of the proposed Delos Therapy use. **Table 4** summarizes the current parking supply by location and type in the surrounding business district.

The surrounding area, including on-street parking along Lincoln Avenue (Prospect Avenue to Oak Avenue) and two public lots (one on Lincoln Avenue and one on Elm Street), maintains a total of 412 public parking spaces. When discounting 108 combined spaces designated as Permit C (44 spaces) and Permit A/C (64 spaces) serving Metra commuters, 304 spaces are offered to serve customer and business employee (Permit A) parking needs on weekdays. On weekends, 44 Permit C spaces that typically serve weekday Metra commuters are available for use along Lincoln Avenue south of Elm Street.

Table 4. Parking Supply in the Surrounding Business District

| Location | | Parking Space Type | | | | | | | | |
|----------------------------|---------------------------------|--------------------|-----------|-------------------------|----------|-----------------|-----------------|----------------|-----------------|------------|
| | | Permit A | Permit C | Permit A/C | 15-min | 1-hour | 90-min | 2-hour | 4-hour | Total |
| <i>Off-Street</i> | | | | | | | | | | |
| Public Lot | 586 Lincoln Avenue | 50 | | 64 ^{1,2} | | | 17 ³ | 8 ¹ | 21 ³ | 160 |
| Public Lot | Elm Street | 63 ⁴ | | | | | | | | 63 |
| Subtotal OFF-STREET | | 113 | - | 64^{1,2} | - | - | 17 | 8 | 21 | 223 |
| <i>On-Street</i> | | | | | | | | | | |
| Lincoln Avenue | Elm to Lot (E Side) | | | | | | 36 ³ | | | 36 |
| | Elm to Lot (W Side) | | | | | | 33 ³ | | | 33 |
| | Lot to Prospect (W Side) | | | | | | 11 | | | 11 |
| | Elm to Oak (E Side) | | 11 | | 1 | | 21 ³ | | | 33 |
| | Elm to Oak (W Side) | | 33 | | | | 9 | | | 42 |
| Elm Street | Lincoln to Lot (S Side) | | | | 1 | 21 | | | | 22 |
| | Lincoln to Arbor Vitae (N Side) | | | | | 12 ³ | | | | 12 |
| Subtotal ON-STREET | | - | 44 | - | 2 | 33 | 110 | - | - | 189 |
| Total | | 113 | 44 | 64 | 2 | 33 | 127 | 8 | 21 | 412 |

- ¹ Includes 2 ADA spaces
- ² Signed as Permit A/C Monday-Friday -or- 4-hour
- ³ Includes 1 ADA space
- ⁴ Signed as Permit A -or- 2-Hour (8 AM-5 PM). Includes 2 ADA spaces

While parking utilization counts in the surrounding area would not represent typical conditions due to circumstances associated with the COVID-19 public health situation, Kimley-Horn’s understanding is that excess parking capacity is available in the business district.

In a recent Special Use Permit Application submitted by Blowdry Boutique, and heard by the Plan Commission in February 2020, for the property at 717 Elm Street, the Applicant indicated that from their experience, being located on the south side of Elm Street, parking in the area is underutilized. A letter from the Applicant stated “Parking in the East Elm shopping district is underutilized as is.” The Applicant’s current and planned locations are just around the corner from the subject property.

Based on the statements noted above for a similar application, use of a vacant commercial space, the parking in the surrounding business district during pre-COVID conditions appears to have been well under its capacity and provided adequate parking for additional uses, particularly if they are proposing to occupy existing commercial space that previously generated a higher parking demand.

SUMMARY AND RECOMMENDATIONS

Based on Kimley-Horn's review of the proposed plan, a comparison of peak parking demand estimates between the proposed Delos Therapy and the previous salon use, and an understanding of ample parking capacity being available based on other recent Special Use Applications, the proposed Delos Therapy is not expected to significantly impact the availability of parking spaces in the surrounding business district. Based on this review, Kimley-Horn offers the following key findings and recommendations.

- Relative to the previous hair salon use that operated at the subject property, the proposed Delos Therapy is expected to generate less parking demand than the previous user. Therefore, with respect to Section 17.56.120-A-5, adequate parking necessary to the operation of the proposed use exists and with respect to Section 17.44.020-B-2-b-vi, the proposed location and operation of the proposed special use will not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.
- Not including Permit C and Permit A/C spaces that provide parking for Metra commuters, over 300 public on-street and off-street spaces are available along Lincoln Avenue, Elm Street, and two nearby public parking lots. 44 spaces, designated for Metra commuters (Permit C) on weekdays, are available to serve business district parking demand on weekends.
- Employees of the proposed use that commute by car should secure a Permit A parking permit from the Village of Winnetka to orient parking demand towards off-street employee parking options while increasing the availability of convenient on-street parking for customers.

ATTACHMENT C

LINBERGER & COMPANY, LLC

REAL ESTATE APPRAISAL & CONSULTING SERVICES

June 12, 2020

Winnetka Plan Commission
510 Green Bay Road
Winnetka, Illinois 60093

Re: Proposed Delos Therapy Center
547 Lincoln Avenue
Winnetka, Illinois
PIN: 05-20-204-010 (part)

Ladies and Gentlemen,

Delos Therapy, LLC (“Delos”), is applying for a special use permit to provide specialized therapy for issues such as chronic pain, muscle stiffness and injury recovery at the above-noted location in downtown Winnetka. Under the applicable zoning for this area, these services are considered a special use. As part of the Delos application, I have been asked to evaluate whether its proposed special use will substantially diminish or impair property values in the immediate vicinity.

Based on the data and analyses contained in the following report as well as my review of the land planning report prepared by George Kisiel, AIA, AICP of Okrent Kisiel Associates, Inc. and the parking memorandum prepared by Peter Lemmon, P.E. PTOE of Kimley-Horn, it is my professional opinion that this proposed special use will in no way diminish or impair the values of properties in the immediate vicinity.

CURRENT CONDITIONS

Delos will occupy a first floor suite in the 543 Lincoln building, a two-story mixed use property which was constructed in about 1920. The building is on the northeast corner of Lincoln Avenue and Elm Street in what is known as the “East Elm” section of downtown Winnetka. This commercial district was first developed over 100 years ago and appears successful and well-occupied.

The East Elm area is zoned C-2 Retail-Commercial Overlay District. I have been advised that the Village of Winnetka has informed Delos that its proposed therapy center will require a special use permit.

The buildings in this neighborhood are primarily one and two-story structures with attractive traditional facades and are generally occupied by locally owned small businesses. They include a restaurant, a café, a takeout pizzeria, a catering company, a sandwich shop, a specialized fitness studio, a nail salon, a spa, a drycleaners, realtors’ offices, a jewelry store, various boutiques,

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EVANSTON, ILLINOIS 60202
PHONE 312.968.1017
EMAIL mary@marylinberger.com

a bank, medical/dental offices and a pharmacy. The space for which Delos has signed a lease agreement was previously occupied by a hair salon.

The mix of uses here is typical of the downtown areas of surrounding communities.

There is a municipal parking lot about 500 feet north of the Delos location on Lincoln Avenue, as well as free on street parking on both the east and west sides of Lincoln.

For many decades, Winnetka has been one of suburban Chicago's most affluent communities. As part of this research, I have reviewed transaction information on commercial properties here which have sold or leased over the past several years as well as information on properties that are currently available. Based on these data, I see no evidence that the economic profile of Winnetka is likely to change over the foreseeable future.

I have been familiar with this area for over 30 years since I come here frequently to shop and dine.

PROPOSED USE

Delos proposes to lease approximately 1,100 square feet that will be divided into three treatment rooms and a reception area with space for six clients plus the receptionist. Services will be available by appointment only on all week days as well as for more limited hours on the weekends.

At maximum capacity, the Delos suite can accommodate 13 persons including staff and clients. However, a Delos representative estimates that the peak usage is likely to be no more than 10 persons. The hair salon that previously occupied this space had 12 chairs with a maximum capacity for 30 persons including staff and clients. Therefore, the proposed use is substantially less intensive than the prior use.

COMPARABLE DELOS PROPERTIES

Delos started offering therapy in 2012 and now has five operations in the metro area (three on the north side of Chicago and one each in Hinsdale and Oak Brook). In arriving at my conclusions, I inspected these locations to evaluate their physical attributes and their environs. I observed the following:

- Two of these facilities (at 219 East Chicago Avenue in Chicago and at 230 East Ogden in Hinsdale) are very small (200 square feet or less with capacity for only three people) and are located within larger fitness studios.
- The three other facilities operate as standalone businesses and are larger (with 800 to 1,500 square feet and capacities of seven to 13 people). One is on the second floor of a commercial building (2105 North Southport Avenue in Chicago), one is on the rear elevation of a large commercial /residential building (600 West Chicago Avenue in Chicago), and the third is on the second floor of a shopping center (3011 Butterfield Road in Oak Brook).

- The free standing Delos locations are surrounded by businesses highly consistent with those found in Winnetka. They include restaurants, medical offices, spas, yoga studios, wine shops, jewelry stores and specialty retailers.
- The two suburban Delos locations have parking lots, while the Chicago locations rely on paid parking (both on and off street). The Winnetka location will have free on street parking as well as the use of a nearby free municipal lot.
- I see no evidence that the presence of Delos in any of these locations has in any way negatively impacted or diminished surrounding property values.

OTHER WELLNESS/FITNESS SERVICES IN EAST ELM

At 620 Lincoln, is the Winnetka Community House, a multi-activity facility that includes a fully equipped fitness center offering classes such as yoga, Pilates, kickboxing, dance and strength. At 529 Lincoln, is a studio for AIR Aerial Fitness that offers specialized classes that use suspended hammocks.

I consider the therapies offered by Delos to be complimentary with these nearby services.

CONCLUSIONS

I conclude that this proposed special use will in no way diminish or impair the values of properties in the immediate vicinity. The bases for my opinion are as follows:

- The proposed use will be complementary to nearby wellness/fitness services and will not be redundant with them.
- The proposed use will not create a nuisance to surrounding businesses.
- The maximum capacity of Delos will be well below that of the hair salon which previously occupied this space. As a result, Delos should not place any undue burden on the area's parking. This opinion is based in part on my review of the parking memorandum prepared by Peter Lemmon, P.E. PTOE of Kimley-Horn.
- Delos operates therapy centers in five metro area locations where there is no evidence that their presence has negatively impacted surrounding property values.

Respectfully submitted,

LINBERGER & COMPANY, LLC



Mary M. Linberger, MAI

CERTIFICATION

I do hereby certify that, except as otherwise noted in this report:

- I have personally inspected the subject property. I have no present or contemplated future interest in the real estate that is the subject of this report.
- I have no personal interest or bias with respect to the subject matter of this report or the parties involved. The amount of the fee is not contingent upon reporting a predetermined opinion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
- To the best of my knowledge and belief the statements of fact contained in this report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct.
- I have not relied on any single item of information to the exclusion of other information and all data were analyzed within the framework of my judgment, knowledge, and experience. I have not withheld any pertinent information.
- This report sets forth all of the limiting conditions (imposed by the terms of the assignment or by me) affecting my analysis, opinions and conclusions.
- This report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.
- No other person has prepared the analysis, conclusions, and opinions concerning real estate that are set forth in this report.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute and am certified by the state of Illinois.
- I will not be required to appear in Court or otherwise testify regarding this appraisal unless prior arrangements have been made.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Mary M. Linberger, MAI

CONTINGENT AND LIMITING CONDITIONS

This Certification is expressly subject to the following stipulations:

- I obtained the information, estimates, and opinions contained in this report from sources considered reliable and believed to be true and correct; however, I can assume no responsibility for accuracy.
- I assume that the title for this property is marketable.
- I assume no responsibility for matters of a legal nature.
- Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without my prior written consent and approval, particularly as to valuation conclusions, my identity, the firm with which I am connected, any reference to the Appraisal Institute, or any reference to the MAI designation.

QUALIFICATIONS

EDUCATION

Ms. Linberger was an undergraduate student at LeMoyne College in Syracuse, New York, and a graduate student at the University of Chicago. She holds the MAI designation from the Appraisal Institute and is a certified general appraiser in Illinois. She is a member of Lambda Alpha, a national land economics fraternity.

EXPERIENCE

Ms. Linberger has been engaged in providing real estate appraisal and consulting services for over 30 years. She was initially employed by the Marling Group, a Chicago-based firm that provided appraisal and consulting services to an institutional clientele on a national basis. In 1985, she formed her own firm.

AREAS OF SPECIALIZATION

Ms. Linberger specializes in providing testimony and other litigation support in areas such as condemnation and zoning. She has extensive experience estimating the value impact of factors such as special uses, zoning changes, environmental contamination, encroachments, easements and parking losses.

Some of her recent assignments have included:

- Evaluating the value impact on a large commercial property of a zoning ordinance that would substantially reduce the size of its exterior signage;
- Evaluating the impact of a proposed bed and breakfast on the values of surrounding historic homes in a lakefront neighborhood;
- Evaluating the value impact of a road widening which results in an irreplaceable parking loss for a funeral home;
- Evaluating the impact on downtown businesses of converting their privately owned and operated parking to free, municipally owned and operated parking;
- Estimating the value impact on a lakefront home of an easement that would grant its neighbors lake access across its front yard; and
- Evaluating the value impact of soil contamination from an adjoining property on a vacant commercial building being marketed for redevelopment by a major retailer.

CLIENTS

The following is a representative list of clients with whom she has worked:

Professional Firms

Dinsmore & Shohl
Dykema Gosset
Fidelity National Law Group
Helm & Wagner
Holland & Knight
Karaganis White & Magel
McGladry
Neal & Leroy
Polsinelli Shughart RSM
Swanson, Martin & Bell
Taft Stettinius & Hollister
Walker Wilcox Matousek, LLP

Public Bodies

Chicago Department of Aviation
Chicago Public Building Commission
Chicago Public Schools
Chicago Transit Authority
Illinois Department of Transportation
University of Illinois

Municipalities

City of Berwyn
City of Chicago
City of Elmhurst
City of West Chicago

Lenders

Bank of America

Delos Therapy LLC
547 Lincoln Ave., Winnetka, Illinois

Special Use Evaluation pursuant to § 17.44.020.B.2.b and 17.56.120 of the Winnetka Zoning Ordinance in support of an application for special use in the C2 General Retail Commercial Overlay District.

By: George V. Kisiel, AIA, AICP



President, Okrent Kisiel Associates, Inc.

Date: May 26, 2020



I. Proposal

The applicant, Delos Therapy LLC, is seeking a special use to establish a facility for a highly specialized therapy service for chronic pain, muscle stiffness and athletic injuries. The applicant proposes to establish the special use in a ground floor tenant suite of an existing two-story building located at the northeast corner of Lincoln Ave. and Elm Street in downtown Winnetka. The address of the tenant suite is 547 Lincoln Ave.

The subject property is located in the C2 General Retail Commercial Overlay District. The site is generally rectangular in shape, and measures ap-

proximately 80 feet (east-west) by 200 feet (north-south) encompassing $\pm 15,000$ square feet in area. It has ± 200 feet of frontage on Lincoln Ave., and ± 80 feet of frontage on Elm St. The proposed special use will occupy approximately sixteen feet of frontage along Lincoln Ave. and 1,118 s.f. of interior space.

The subject property is improved with a $\pm 24,000$ s.f. two-story brick and stucco Tudor style structure built over 100 years ago. A driveway off Elm St. leads to a modest loading/service area at the rear of the building. The mixed use structure consists of ground floor commercial spaces with offices and residential apartments above.



Subject Property: 547 Lincoln Avenue



The proposed use will occupy the space formerly leased by Mark Beard LTD Salon, pictured above

The applicant, Delos Therapy, LLC, proposes to establish a highly specialized therapy service for chronic pain, muscle stiffness and athletic injuries. The use is classified as a Personal Service Establishment under the Winnetka Zoning Ordinance (§ 17.46.010.B) and requires a special use permit in the C2 General Retail Commercial Overlay District. The applicant is an experienced operator providing specialized therapy services since 2012 with current facilities at five locations throughout the Chicagoland area, including three in Chicago (219 W. Chicago Ave., 600 W. Chicago Ave., and 2105 N. Southport Ave.), one in Hinsdale, and one in Oak Brook.

The proposed use will be by-appointment only. Monday through Friday, the appointments will range between 6 AM and 7 PM and on Saturday and Sunday between 8 AM and 2 PM. Based on their operations at other facilities, the Applicant has a steady flow of clients throughout

the day and serves an average of seven clients per day at each facility. At the subject property, initially after opening, the Applicant anticipates that there will be between one and two full-time therapists. Thereafter, over the course of 3 to 5 years, the Applicant estimates there will be between four and five full-time therapists.

During peak hours, the Applicant estimates that the maximum utilization of the space will be 10 individuals (i.e. 4 to 6 clients and 2 to 4 professional treatment providers). However, the probability of maximum utilization is substantially low. Rather, the average utilization will likely be six individuals (i.e. 2 to 3 clients and 2 to 3 professional treatment providers). The applicant estimates that 20% of its clientele will be students, 60% will be adults and 20% senior citizens.

II. Land Use Context

Winnetka is served by three Metra Union Pacific North Line stations. As a result, the municipality's commercial land uses are fragmented and spread out, adjacent to these three transit nodes. The subject property is located steps from the Metra Union Pacific North Line Winnetka Station. This centrally located commercial node acts as the community's civic center and as its central business district having the greatest concentration of restaurant, retail and service uses. It is home to the Village Hall and Village Green and the Winnetka Community House. The downtown central business district is divided by the Metra tracks into the East Elm District and the West Elm District each with their own distinct character. The West Elm District is home to al fresco dining options, boutiques, home furnishings and antique shops whereas the East Elm District boasts upscale dining, fashion boutiques, jewelry stores, antique dealers and salons.

The subject property is located in the East Elm District. Notable neighbors include Little Ricky's (upscale casual dining), Cafe Aroma, Orrington Jewelers, M. Stefanich Antiques and Sara Campbell Boutique (upscale fashion). Other service uses in the area include AIR Aerial Fitness, AJ Retreat (foot therapy and reflexology) and Spa Nail City (nail salon). The proposed Delos Therapy facility fits well within this land use context.

III. Standards Evaluation

The general criteria for the approval of special uses are contained in § 17.56.120 of the Winnetka Zoning Ordinance. Additional criteria for properties located in the C2 General Retail Commercial Overlay District are contained in §17.44.020.B.2.b. These criteria are reproduced below with responses to each immediately following. Criteria 1 – 6 are the general criteria contained in §17.56.120 and criteria 7-12 are the additional standards contained in §17.44.020.B.2.b for properties in the overlay district.

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;

Response: The proposed use is modest in size (±1,100 s.f.) and replaces a personal service use (beauty salon) that was similar in character but more intense in terms of occupant capacity and clientele. The prior use consisted of twelve chairs with an estimated capacity of 30 occupants whereas the proposed use— a highly specialized therapy service for chronic pain, muscle stiffness and athletic injuries— will consist of only three therapy rooms. It is estimated that three to five years out the occupant capacity of the proposed use will be 10 individuals compared to 30 individuals for the prior salon use. The proposed arrangement of spaces indicated in the floor plans produced by Linear Architects, Inc. place the reception area adjacent to the sidewalk and maintains the existing trans-

parent glass storefront providing visual contact with the pedestrian environment keeping “eyes on the street” in support of pedestrian safety and comfort. A review of the record of recent Plan Commission agenda items reveals references to the under-utilization of local parking facilities [see Winnetka Plan Commission Regular Meeting, Agenda Packet, Agenda Item 6 (Case No. 20-05-SU: 717 Elm St. – Blowdry Boutique, page 7) and Winnetka Plan Commission Meeting Minutes, February 26, 2020, page 2]. A traffic and parking analysis prepared by Kimley-Horn and Associates, Inc. indicates no negative traffic impacts and adequate existing parking capacity for the proposed use. Given the foregoing, the proposed 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;

Response: The proposed special use is compatible with, and similar in character to, the restaurant, retail and service uses in the vicinity, modest in size and less intense than the prior hair salon use in this location. As such, the proposed 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. As the proposed use is modest in size and intensity, and compatible from a land use perspective, there is

no reason, from a planning perspective that it would substantially diminish or impair property values in the immediate vicinity. A valuation impact report by Linberger & Company LLC indicates no negative impact on property values in the immediate vicinity due to the proposed special use. Given the foregoing, 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;

Response: As indicated earlier, the proposed special use is modest in size and less intense than the prior hair salon use in this location. It is compatible with surrounding uses and is located in a ground floor tenant space an existing building. No new construction is proposed. As noted earlier, recent Plan Commission records reveal references to under-utilization of local parking facilities. As demonstrated in the traffic and parking study performed by Kimley-Horn and Associates, Inc. there will be no negative impact on parking resources or traffic capacity in the vicinity that would impede future development in the area. Given the foregoing, 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 minimize pedestrian and vehicular traffic congestion in the public ways;

Response: As the proposed use will occupy a tenant space in an existing building, no changes are contemplated with regards to the configuration of ingress and egress to the location or the proposed special use. The proposed use is less intense than the prior hair salon use and the traffic study authored by Kimley-Horn and Associates, Inc. indicates no issues with vehicular traffic or congestion in the public way. Again, as noted earlier, recent Plan Commission records reveal references to under-utilization of local parking facilities. No additional driveways or impediments to the pedestrian environment are planned and adequate sidewalk space is available to handle pedestrian traffic to and from the location as was the case with the prior, more intense salon use. Given the foregoing, 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.

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;

Response: The proposed use is located in a tenant space in an existing building that is well served by utilities, drainage and other facilities. The

proposed use is modest in size and less intense than prior salon use and will not burden existing systems. At less than 2,500 s.f. ($\pm 1,100$ s.f.), the proposed non-residential use on the ground floor of an existing building located in the C2 General Retail Commercial District, requires no off-street parking facilities per §14.46.110 (B) of the Winnetka Zoning Ordinance. The traffic study authored by Kimley-Horn and Associates, Inc. indicates adequate parking and access roads to service the proposed use without any negative impact on parking or roadway capacity for other current or future uses in the vicinity of the subject property. Given the foregoing, adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the special use exist.

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

Response: The proposed use will be located in an existing structure that complies with all zoning ordinance requirements. As referenced earlier, no additional off-street parking is required. Plans prepared by Linear Architects, Inc. will comply with all applicable codes and the applicant will secure any licenses or authorizations required by state and local authorities. Given the foregoing, the special use in all other respects conforms to the applicable regulations of this and other village ordinances and codes.

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian na-

ture of the area in a manner similar to that of retail uses;

Response: The proposed use is similar in character to surrounding uses, and, while less intense than the prior hair salon use will, nonetheless, draw customers to the area and continue to enhance the pedestrian character of the 500 block of Lincoln Ave. The proposed floor plan by Linear Architects, Inc. preserves the transparent glass storefront at the 547 Lincoln address and locates the reception area adjacent to the sidewalk. This treatment is consistent with and continues the pedestrian-friendly character of the block similar to that of the retail uses in the area. Given the foregoing, the proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.

8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;

Response: The proposed use occupies only ±16 feet of frontage and replaces a prior service use. As such, it does not interrupt the existing or potential continuity of retail uses along the block frontage. As indicated earlier, the proposed floor plan by Linear Architects, Inc. preserves the transparent glass storefront at the 547 Lincoln address and locates the reception area adjacent to the sidewalk. This treatment is consistent with and continues the pedestrian-friendly character of the block similar to that of the retail

uses in the area. Given the foregoing, location of the proposed special use along a block frontage provides for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.

9. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;

Response: Again, as indicated earlier, the proposed floor plan by Linear Architects, Inc. preserves the transparent glass storefront at the 547 Lincoln address and locates the reception area adjacent to the sidewalk. This treatment is consistent with and continues the pedestrian-friendly character of the block similar to that of the retail uses in the area. Lighting and signage will be consistent with ordinance standards and compliment the existing character of the block. Given the foregoing, the proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.

10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;

Response: The floor plan for build out of the

proposed special use places the reception area immediately adjacent to the sidewalk similar to the prior salon use. No change is contemplated to the transparent glass storefront providing visibility to the interior of the space and reception area consistent with the requirement of this standard.

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and

Response: Not applicable as there is no proposed new construction.

12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

Response: As indicated earlier, the proposed use, while similar in character is less intense than the prior hair salon use and the traffic and parking capacity study by Kimley-Horn and Associates, Inc. demonstrates no negative impact on the availability of parking for district clientele wishing to patronize existing retail businesses. Also, as noted earlier, recent Plan Commission records reveal references to under-utilization of local parking facilities.

IV. Conclusions

Given the foregoing analysis the following are my conclusions:

- The proposed use satisfies the criteria for review of special uses contained in § 17.44.020.B.2.b and 17.56.120 of the Winnetka Zoning Ordinance;
- The proposed use is compatible with and complementary to the existing land use context;
- The proposed use is less intense than the prior hair salon use in its location and will cause no burden on traffic, parking or any other public service;
- The proposed use will have no negative impact on surround uses; and
- That no public purpose of any kind would be served by the denial of the requested special use.

Memorandum

To: Winnetka Plan Commission
CC: Ann Klaassen
From: Steven M. Saunders, Director of Public Works/Village Engineer
Date: June 16, 2020
Re: Special Use Permit Application – 547 Lincoln Avenue: Delos Therapy

I have reviewed the Special Use permit application to allow a therapy office (Delos Therapy) at 547 Lincoln Avenue, in the C2 Retail Overlay District in East Elm. The proposed location is on the east side of Lincoln Avenue just north of Elm Street. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

To demonstrate compliance with the above, a parking study was performed in May, 2020, by Kimley-Horn, Inc. It should be noted that during the time when the application was being prepared and filed, commercial activity in the district was severely curtailed due to the COVID-19 stay-at-home order and business restrictions. As a result, the typical study methodology of identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use, could not be accurately employed. The applicant undertook to evaluate the parking demand using the following alternate methodology:

Study Methodology

Typically, a parking impact assessment includes establishing the parking capacity and peak occupancy of spaces as a basis to compare the number of available spaces to the number of spaces that may be generated by the proposed use. At the time of this study, circumstances surrounding the COVID-19 public health situation has resulted in atypical traffic and parking conditions. Thus, the parking evaluation for the proposed Delos Therapy focuses on a relative comparison to the previous hair salon use at the subject property. To prepare a comparison, parking generation estimates for the previous and proposed uses were developed based on operational characteristics.

While this is not a preferred method of analyzing parking impact of a development, it is a reasonable proxy for a relatively small proposed use given the current environment.

For this proposed use, on-street parking is currently available on Lincoln Avenue and on Elm Street, and surface parking is located at the Lincoln Avenue and Elm Street Parking Lots. Kimley-Horn’s parking inventory is shown below:

Table 4. Parking Supply in the Surrounding Business District

| Location | | Parking Space Type | | | | | | | | |
|----------------------------|---------------------------------|--------------------|-----------|-------------------------|----------|-----------------|-----------------|----------------|-----------------|------------|
| | | Permit A | Permit C | Permit A/C | 15-min | 1-hour | 90-min | 2-hour | 4-hour | Total |
| <i>Off-Street</i> | | | | | | | | | | |
| Public Lot | 586 Lincoln Avenue | 50 | | 64 ^{1,2} | | | 17 ³ | 8 ¹ | 21 ³ | 160 |
| Public Lot | Elm Street | 63 ⁴ | | | | | | | | 63 |
| Subtotal OFF-STREET | | 113 | - | 64^{1,2} | - | - | 17 | 8 | 21 | 223 |
| <i>On-Street</i> | | | | | | | | | | |
| Lincoln Avenue | Elm to Lot (E Side) | | | | | 36 ³ | | | | 36 |
| | Elm to Lot (W Side) | | | | | 33 ³ | | | | 33 |
| | Lot to Prospect (W Side) | | | | | 11 | | | | 11 |
| | Elm to Oak (E Side) | | 11 | | 1 | | 21 ³ | | | 33 |
| | Elm to Oak (W Side) | | 33 | | | | 9 | | | 42 |
| Elm Street | Lincoln to Lot (S Side) | | | | 1 | 21 | | | | 22 |
| | Lincoln to Arbor Vitae (N Side) | | | | | 12 ³ | | | | 12 |
| Subtotal ON-STREET | | - | 44 | - | 2 | 33 | 110 | - | - | 189 |
| Total | | 113 | 44 | 64 | 2 | 33 | 127 | 8 | 21 | 412 |

¹ Includes 2 ADA spaces
² Signed as Permit A/C Monday-Friday -or- 4-hour
³ Includes 1 ADA space
⁴ Signed as Permit A -or- 2-Hour (8 AM-5 PM). Includes 2 ADA spaces

It should be noted that this inventory includes 44 C-Permit spaces that are primarily designated for commuters. Based on past occupancy counts showing that these spaces are nearly 100% used by commuters, they should not be included as part of the available parking inventory.

Kimley-Horn evaluated comparative occupancy and parking demand between the previous tenant, a hair salon, and the proposed Delos Therapy, by comparing the total number of stations/rooms and assuming full use of the facilities. This methodology shows a reduction in comparative parking demand of -12 parking spaces. This represents an aggressive, best-case scenario that assumes completely full occupancy for the previous business. A conservative approach that assumes a less-thriving “before” condition in which, say, 50% of the stations in the hair salon were occupied, would result a net-zero comparative parking demand (13 spaces for each condition). Even under this conservative approach, it would appear that granting the Special Use Permit would not result in impairment of parking within the East Elm Business District.

ATTACHMENT F

From: [REDACTED]
To: [Asaro, Lenny](#)
Cc: [Mimi Bosika](#)
Subject: Support for Delos Winnetka
Date: Saturday, June 13, 2020 4:41:28 PM

Mimi and Lenny, please edit as you see fit. Here's my letter:

To whom it may concern,

My name is Stephen Kao and I am a new resident of Winnetka (just closed this week). I have lived in the Gold Coast and River North neighborhoods of Chicago for the past 15 years, but with two young children, I decided that it was time to follow friends of mine to the North Shore.

During my time as a lead trader at Jump Trading, I have maintained an active lifestyle. And the combination of a sedentary work environment and intense workouts lead to a very common occurrence in today's society: chronic back and neck pain. After years of not so silent suffering, I was introduced by a friend to the founders of Delos Therapy. I tried the treatment and was blown away. I immediately became a believer and subsequently an investor and partner.

I think the treatment is truly transformative for pain management and that Delos Therapy should be easily accessible to those that are suffering from pain. In other words, a Delos Therapy location will be an asset to Winnetka. As someone who will be working from home fairly frequently and hoping to spend as much time in my new neighborhood, close access for me will be incredibly valuable.

Stephen Kao

Sent from my iPad

June 15th, 2020

From: Shift Medical, Ltd. (FEIN 81-1856783)
Attn: Village of Winnetka
Cc: Delos Therapy
Re: **Special use permit**

To Whom It May Concern:

Thank you for taking the time and consideration to read my note. It has recently been brought to my attention that there has been some question and inquiry into the treatment modality of Delos. It is my understanding that they are seeking a special use permit. I'm writing today to share my opinion and perspective as a physician, a patient, and a health care executive and innovator.

As a practicing physician, who provides medical care for folks across the country with a focus on clinical excellence, I have a role to inquire, investigate and seek data when understanding different approaches. I believe that if I'm making any referral or recommendation, it is my duty and responsibility to work through what exactly my patients will be receiving, the risk/reward analysis and the potential unforeseen circumstances. It's our job to fulfill the Hippocratic oath and to be thoughtful about the impact of our recommendations. Therefore I do not make unilateral recommendations as no two patients are the same. Each individual requires time, attention and care.

Having practiced for over 13+ years (University of Chicago and SHIFT), served as one of the former team doctors for the Chicago Blackhawks (during the 3 Stanley Cups), I want to express my strongest possible recommendation that Delos receives the approvals it needs. I consider Delos as a necessary treatment regimen for many of my members and patients. Delos takes an approach that is clinical, safe, effective, and yields strong results. At Delos, they repeatedly apply a technique to increase muscle mobility, pliability and elasticity. There is a strong and growing body of evidence that demonstrates the clinical utility value. As a clinician, I have seen the improvement and value for and with many of my patients. As a patient I experience the benefit and can speak medically to the value it brings to my body, its performance and healing.

Delos is not massage, nor should it be considered in the same category. Technically, it does not use oils, there is no disrobing, there's no 'mood setting' or massage types chosen. Delos treatments are all fully clothed and done in 20 or 50 min slots, where by making the time extremely manageable in one's daily routine and life. This approach is much more clinically focused as people are coming in for their treatments and moving on; as opposed to the massage/spa experience. Specifically, in the context of a work day, someone can get a 20 minute appointment, walk in one minute before, leave immediately after completion and be back to their day, it provides an effective and streamlined experience. Most people hold massage as a way to 'destress and unwind,' a spa like experience if you will with essential oils, varying techniques, and a way to put your mind at ease.

Delos is a treatment modality meant to break up collagen formation (scar tissue) deep in the muscle bellies through the application of pressure and shearing forces (compression and tension), in order to establish and re-establish muscle pliability. The philosophical and scientific approach is spot on to the principles of physiologic restoration. Understanding the science is important. Most massage does not and cannot do as they focus on superficial surface techniques, as opposed to the muscle belly.

SHIFT | 750 North Orleans, Suite 101, Chicago, Illinois 60654 | www.shiftlife.com

SHIFT Medical, Ltd. is a professionally licensed medical corporation that employs or otherwise contracts with physicians and medical professionals licensed to practice medicine. Shift Medical Ltd. purchases management and administrative services from SHIFT Sciences LLC to assist with the operational and administrative functions related to Shift Medical Ltd. providing medical services to its clients and members. SHIFT Sciences LLC is a limited liability company that provides non-medical management and administrative services for SHIFT Medical, Ltd. SHIFT Sciences LLC is not licensed to practice medicine and does not provide medical advice.

It is my belief that the Village of Winnetka and the community would greatly benefit from the services rendered by Delos.

In good health.



Ari Levy, MD | Founder, CEO
SHIFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, SENIOR PLANNER
DATE: JUNE 18, 2020
SUBJECT: CASE NO. 20-12-SU: 930 GREEN BAY ROAD - ENGEL & VÖLKERS
SPECIAL USE PERMIT

INTRODUCTION

On June 24, 2020, the Plan Commission is scheduled to hold a virtual public meeting, in accordance with Illinois Senate Bill 2135 amending the Open Meetings Act, social distancing requirements, and Governor Pritzker's Stay-at-Home Executive Order, to consider an application submitted by Live & Play Chicago North Shore, LLC d/b/a Engel & Völkers North Shore Real Estate (the "Applicant"), concerning a Special Use Permit in accordance with Chapter 17.44 [C-2 General Retail Commercial District] and Chapter 17.56 [Special Uses] of the Winnetka Zoning Ordinance to allow a real estate office on the ground floor at 930 Green Bay Road (the "Subject Property"). The Applicant is the prospective purchaser of the Subject Property, which is currently owned by Connor Max LLC – 928-930 Green Bay Road (the "Owner").

A sign has been posted on the Subject Property and a website notice has been posted on the Village website indicating the time and date of the Plan Commission public meeting. A mailed notice has been sent to property owners within 500 feet of the Subject Property. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property is one of two commercial spaces located in the one-story commercial building at 928-930 Green Bay Road, located on the west side of Green Bay Road between Tower Road and Gage Street. The space at 930 Green Bay Road is currently unoccupied; it was most recently occupied by *Robert Bryan Home* until August 2019. The other tenant in the building is *Alexandra Kaehler Design*, immediately south of the Subject Property. In 2018, *Alexandra Kaehler Design* received approval of a Special Use Permit, with conditions, to operate an interior design office. Figures 1 and 2 on the following page identify the Subject Property.

The Subject Property is located within the Village's **Commercial Overlay District**, which allows non-retail uses such as offices and professional uses; however, the Zoning Ordinance requires that they be evaluated by the Plan Commission and Village Council as a special use. Real estate offices also require approval of a Special Use Permit in the C-1 Neighborhood Commercial District.



Proposed Location of Engel & Völkers

Figure 1 – 928-930 Green Bay Road



Figure 2 – Subject Property and Neighboring Businesses (*Jos. A. Bank, Alexandra Kaehler Design, Spirit Elephant*)

COMMERCIAL OVERLAY DISTRICT BACKGROUND

The Overlay District was established in 1987 out of concern about the viability of the business districts as a whole if non-retail occupancies were allowed to proliferate and occupy significant areas within retail

shopping districts. At the time of adoption there was a concern about the possible proliferation of real estate offices and financial institutions.

The Village Zoning Ordinance describes the purpose of the Overlay District and its restrictions on non-retail uses as being

“to encourage retailing of comparison shopping goods and personal services compatible with such retailing on ground floor in order to encourage a clustering of such uses, to provide for a wide variety of retail shops and expose such shops to maximum foot traffic, while keeping such traffic in concentrated (yet well distinguished) channels throughout the district.”

Since its adoption in 1987, the Overlay District has been revised on more than one occasion to alter district boundaries, or to modify the types of uses which are permitted within each district. The most recent amendment occurred on April 4, 2019 when the Village Council adopted MC-01-2019, amending the Zoning Ordinance regarding uses and regulations in the three commercial districts, including amendments to the Overlay District and the standards used to evaluate a special use. The amendments went into effect on July 4, 2019.

HUBBARD WOODS BUSINESS DISTRICT OVERLAY BOUNDARIES

A map depicting the zoning classifications of the Hubbard Woods Business District is included below as Figure 3. The Subject Property is highlighted yellow.

Gray areas indicate the underlying C-2 General Retail Commercial zoning, which permits by right a relatively broad array of uses, including various retail uses, along with a number of non-retail uses such as professional offices, financial service firms, medical offices and the like.

Red crosshatch areas represent those areas subject to the restrictions of the Commercial Overlay District. The boundaries of the Overlay District are established along certain public streets and extend for a depth of 50 feet from the front property line.

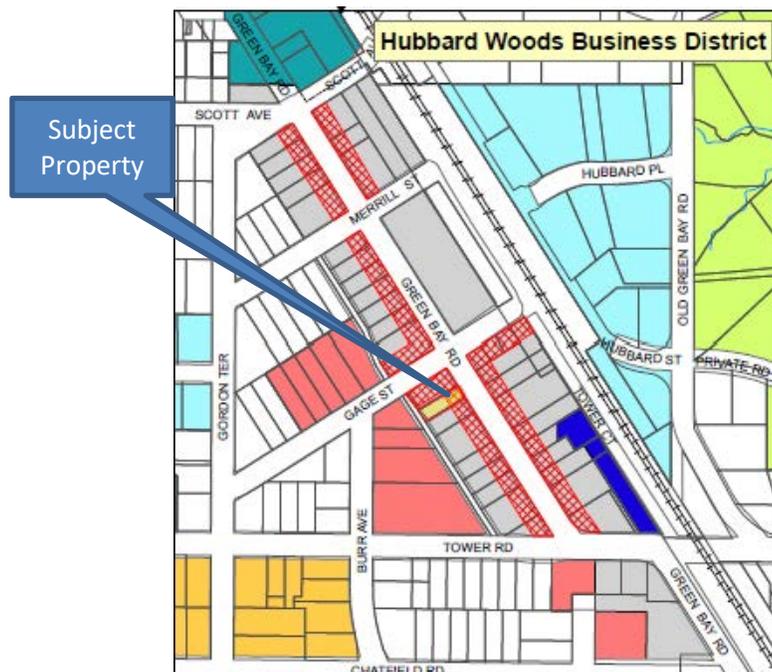


Figure 3 – Hubbard Woods Business Districts

DESCRIPTION OF REQUEST

The Applicant is proposing to open a branch office of Engel & Völkers Real Estate in the approximately 2,100 square foot space at 930 Green Bay Road. Engel & Völkers has locations worldwide, the closest being in Lincoln Park. They are a service company specializing in the sale and rental of premium residential property, commercial real estate, yachts and aircraft. The proposed branch would have approximately 20 real estate advisors and two full-time staff. As noted in the attached project narrative included in Attachment A, the Applicant anticipates no more than five advisors and two staff would be present at the same time on a daily basis. The intended layout of the space is illustrated in an excerpt of the proposed first floor plan in Figure 4 on the following page. The hours of operation would be 9am to 5pm Monday through Saturday and 10am to 4pm on Sunday. According to the Applicant, they typically hold internal meetings with advisors and staff twice month. Usually the meetings occur in the morning and last approximately 90 minutes. They estimate that no more than 17 people would attend an internal meeting.

In addition to responding to the standards used for the evaluation of special uses, in which the Applicant refers to their business as a shop and explains that their business model is to operate their shop in a retail location as a retail establishment, the Applicant has provided a parking study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated March 10, 2020 (Attachment B). KLOA made the following conclusions in its study:

1. The proposed site provides two parking spaces on the west side of the building which will accommodate the parking demand for the two full-time employees.
2. On a typical day, the Applicant will have an hourly parking demand of five spaces for the advisors. Given the proposed hours of operation and timed parking restrictions for on and off-street parking in the area, advisors should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate to accommodate the parking demand for advisors on a typical day.
3. On a typical day, the Applicant will have a peak hourly parking demand of five clients and the existing on and off-street parking locations will be adequate to accommodate the parking demand for clients.
4. On an all-staff meeting day, which the Applicants states occurs twice a month, the Applicant will have a peak parking demand of 15 advisors which will occur at 9am and 10am. The existing on and off-street parking locations will be adequate to accommodate the parking demand for these meetings. After 10am, the hourly parking demand will reflect that of a typical day.

Director of Public Works/Village Engineer Steve Saunders evaluated the parking study by KLOA and had the following comments and suggestions; his complete memo is included in this report as Attachment C:

1. Mr. Saunders concurs with the findings that permitting this special use will not result in impairment of parking within the Hubbard Woods Business District.
2. It should be reinforced that the two full-time employees should park on-site in the spaces behind the building, and that the remaining employees and advisors obtain and use Zone A Business Employee Parking Permits.

I make the motion that:

The Plan Commission recommends **approval [denial]** of the requested special use to allow a real estate office at 930 Green Bay Road within the C-2 Commercial Overlay District, based on the following findings of fact:

“The proposed real estate office is **[is not]** consistent with the Standards for granting of Special Use Permits in the Commercial Overlay District, which are as follows:

1. The establishment, maintenance, and operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;
2. The Special Use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. The establishment of Special Use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. Adequate measures have been or will be taken to provide ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways;
5. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;
6. The Special Use in all other respects conforms to the applicable regulations of this and other village ordinances and codes;
7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;
8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block’s frontage;
9. The proposed special use at the proposed location will provide for display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;
10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;
11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintain typical and customary hours of operation; and
12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.”

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

1. [Insert conditions...]

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

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

ATTACHMENTS

Attachment A: Application Materials

Attachment B: Parking Study prepared by KLOA (submitted by Applicant)

Attachment C: Director of Public Works/Village Engineer Steve Saunders' June 16, 2020 Memo

ATTACHMENT A

Village of Winnetka
SPECIAL USE PERMIT – C2 COMMERCIAL OVERLAY APPLICATION

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. 20-12-SU

Property Information

Site Address: 928-930 Green Bay Road
Proposed type of occupancy: Real Estate Office

Applicant Information

Name: Live & Play Chicago North Shore, LLC
Address: 2401 N. Clark Street
City, State, ZIP: Chicago, IL 60614
Applicant Signature: By: [Redacted]
Paul E. Lazarre, Managing Member

Primary Contact: Paul E. Lazarre, Manager
Phone No. (847) 274-6898
Email: paul.lazarre@evrealestate.com
Date: 02/19/2020

Attorney Information

Name: Meltzer, Purtill & Stelle LLC
Primary Contact: Harold W. Francke
Address: 1515 E. Woodfield Rd., #250
City, State, ZIP: Schaumburg, IL 60173
Phone No. (847) 330-6068
Email: hfrancke@mpslaw.com

Architect Information

Name: Chipman Design Architecture
Primary Contact: Lauren Chipman
Address: 1350 E. Tough Avenue, First Floor East
City, State, Zip: Des Plaines, IL 60018
Phone No. (847) 298-6900
Email: Lchipman@chipman-design.com

Property Owner Acknowledgment (Provided by Separate letter)

I hereby certify that I am the owner of the property located at 928-930 Green Bay Rd., and have provided the attached proof of ownership. (address)

I consent to the filing of an application for a Special Use Permit by Live & Play Chicago North Shore LLC.

Property Owner Signature: By [Redacted] CONNOR MAX, L.L.C. - 928-930 Green Bay Road, an Illinois Liability Co. (Applicant name)
Montez (Max) Taleb, Managing Member Date: 2/18/2020

CHICAGO OFFICE

1 S. WACKER DRIVE
Southeast corner of Wacker & Madison
SUITE 3140
CHICAGO, ILLINOIS 60606
PHONE: 312-877-5502
FAX: 312-443-1286

*Admitted in Florida, Colorado

NEAL M. GOLDBERG - OF COUNSEL

Arnold S. Newman*

ATTORNEY AT LAW
anewman@anewman.legal

SUBURBAN OFFICE

18400 MAPLE CREEK DRIVE
SUITE 500
TINLEY PARK, ILLINOIS 60477
PHONE: 708-444-4333
FAX: 708-444-4322

January 9, 2020

Ms. Ann Klaassen
Village of Winnetka
510 Greenbay Road, First Floor
Winnetka, IL 60093

RE: 930 Green Bay Road, Winnetka, IL

Dear Ms. Klaassen:

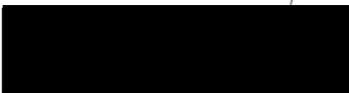
The undersigned represents Connor Max L.L.C.-928-930 Green Bay Road, the Owner of the above-subject property.

Our prospective Buyer, Engel & Volkers, is in the process of filing a special use permit for the subject property. Enclosed is a copy of the Owner's Deed.

The Owner encourages and has no objection to and consents to the filing of the special use permit.

If any additional information is required from the Owner, please advise.

Very truly yours,


Arnold S. Newman/

ASN:tw

CC: Connor Max L.L.C.-928-930 Green Bay Road

PROJECT NARRATIVE
928-930 Green Bay Road
Winnetka, Illinois

Engel & Völkers Chicago North Shore

Engel & Völkers is one of the World's leading service companies specializing in the sale and rental of premium residential property, commercial real estate, yachts and aircrafts.

Our proposed Engel & Völkers Chicago North Shore branch office in Hubbard Woods at 930 Green Bay Road will be home to approximately 20 real estate Advisors and two full-time staff. Based on our typical branch office operations, however, we anticipate that no more than five Advisors and two staff will be present at the same time on a daily basis.

Our proposed floor plan for the existing one-story building on the site includes retail display cases that will create an engaging experience for pedestrians by encouraging them to view selected homes for sale throughout the Chicago North Shore, the United States and the World. The first floor of that building contains approximately 2,084 square feet of usable space, approximately one-third of which will be used to host various collaborative and community-energizing events such as book signings, coffee tastings, a Halloween costume parade and cookie decorating, and cardiovascular life support training. The basement of the existing building contains approximately 1,590 square feet of potentially usable space. Off-street parking spaces exist at the rear or west side of the site. Normal day-to-day use of our North Shore branch office by our Advisors will primarily consist of meetings with their clients and our staff. Consistent with our observations at other Engel & Völkers branch offices, we believe that clients who come to meet with our Advisors will also frequently patronize nearby shops and restaurants.

Our hours of operation for our North Shore branch office are planned to be 9 a.m. to 5 p.m. Monday through Saturday and 10 a.m. to 4 p.m. on Sunday. In addition, we typically hold internal meetings with our Advisors and staff twice a month. These meetings usually occur in the morning hours, last no more than 90 minutes and are concluded before most of the area businesses open for business to the public. A summary of some of those business hours is included with this presentation. Based on our experience, we estimate that no more than 17 people will attend any given internal meeting.

Below is an exterior rendering of our proposed Engel & Völkers Hubbard Woods shop:



Engel & Völkers Overview:

An Engel & Völkers Photo Book has been included with this presentation.

Other Engel & Völkers shops in retail locations in North America and worldwide include the following:

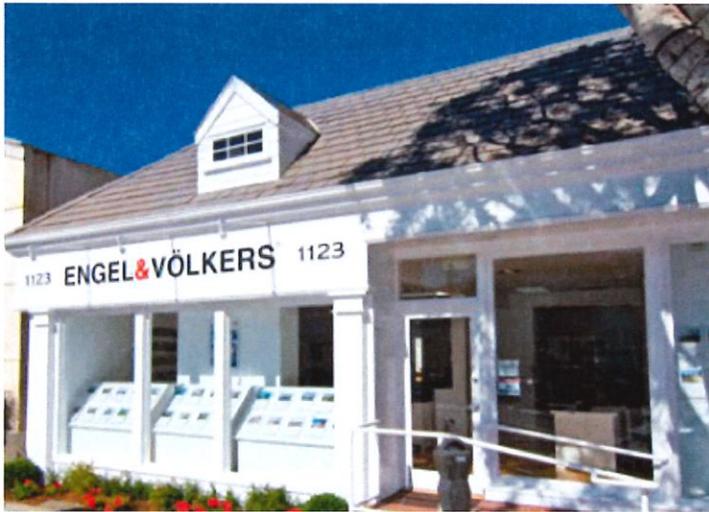


Figure 1- Santa Monica, California

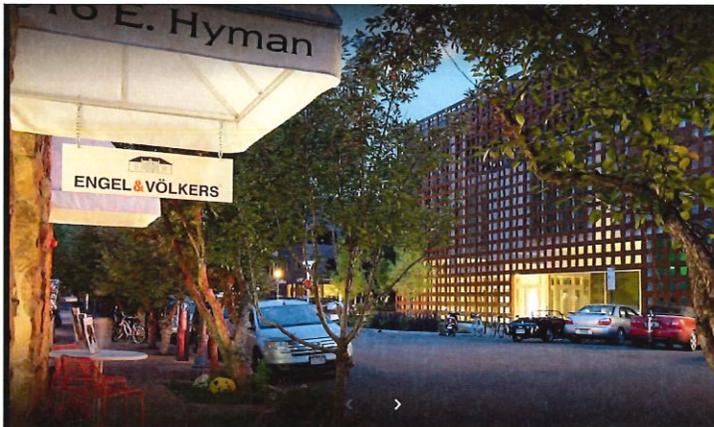


Figure 2- Aspen, Colorado

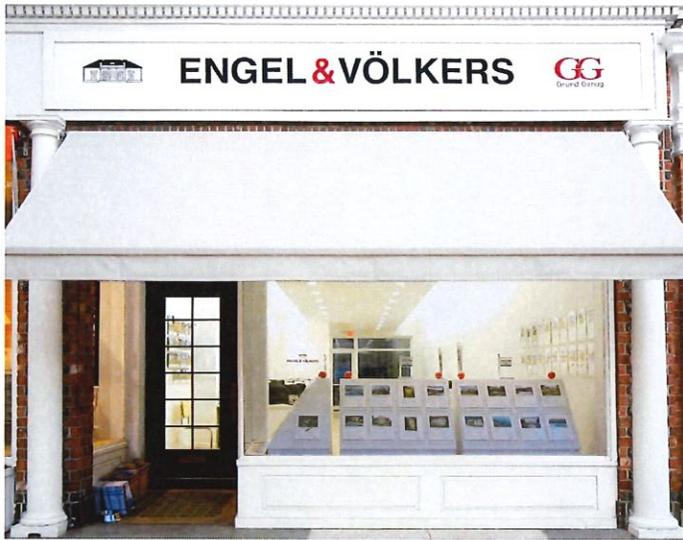


Figure 3- Miami Florida



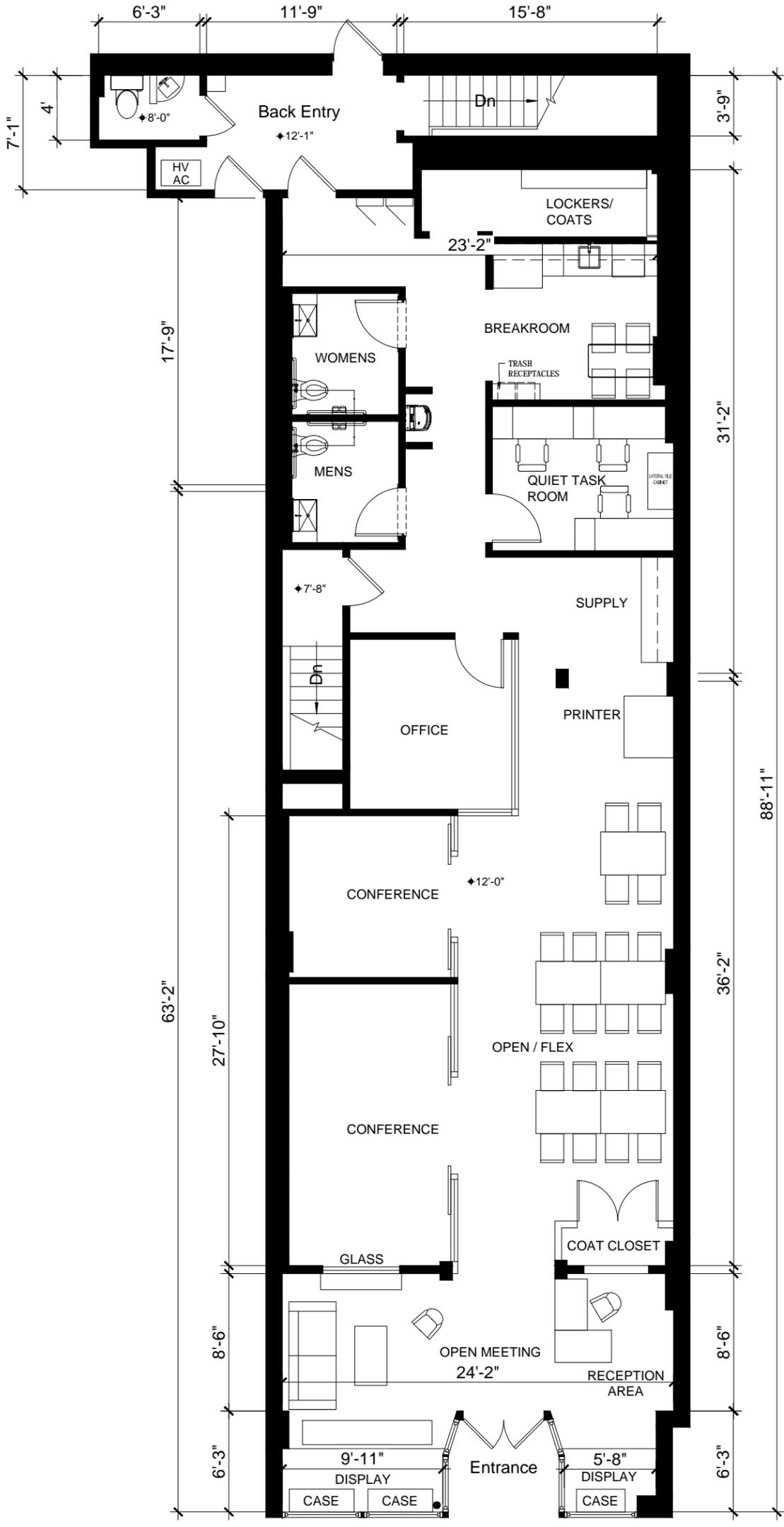
Figure 4- Trier Germany



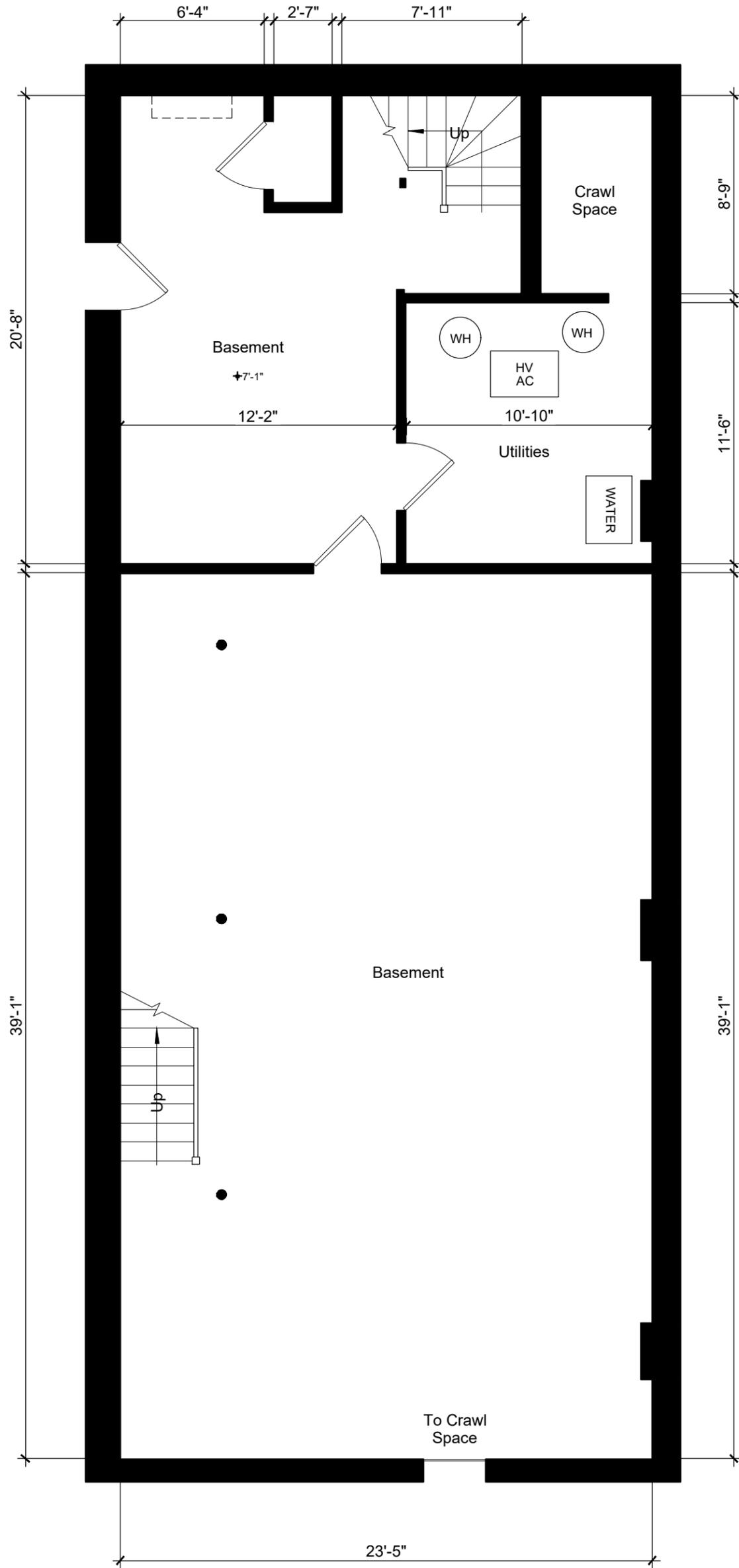
Figure 5- Spain

ENGEL & VÖLKERS®





Lower level will be for storage and the digital press.



Lower Level: 1590

First Level: 2084

Stairs down to Lower Level: 103

Exterior Gross Area: 3777 (includes stairs down to basement)

Construction Gross Area: 3933 (includes common back entry area and bathroom)

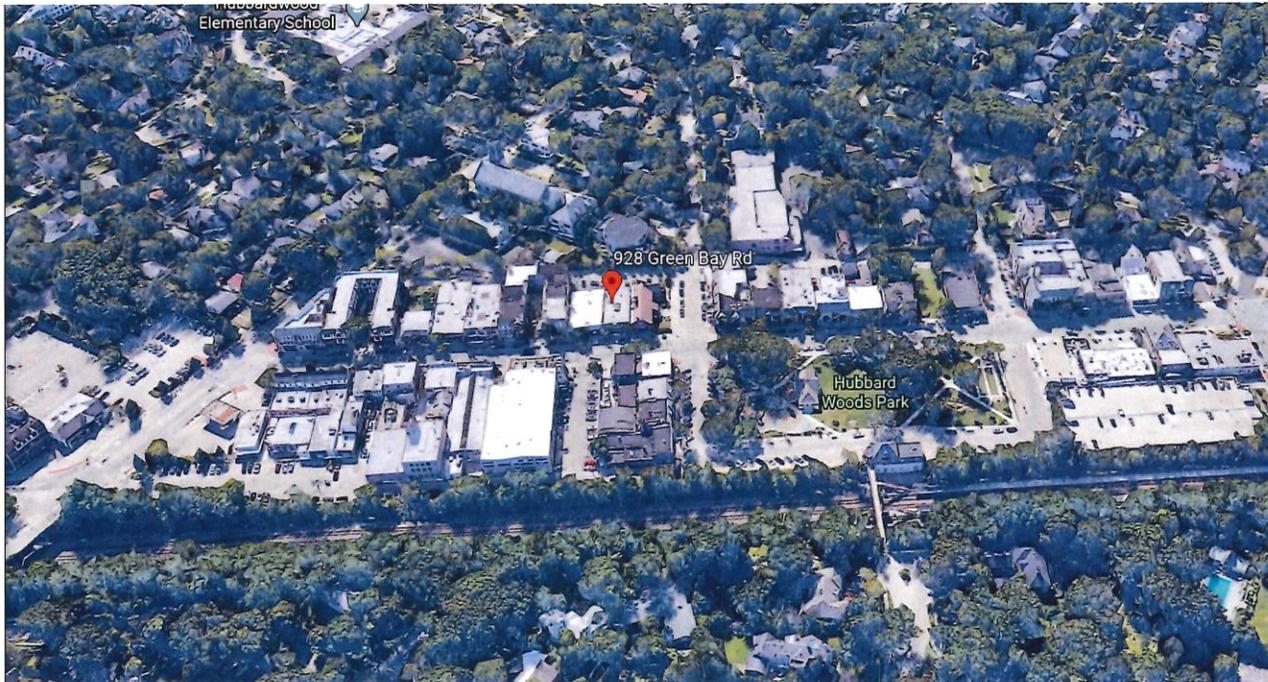
Gross Area Drawn: 3933

Ceiling Heights: Listed on drawings

Exterior Gross Area = BOMA's equivalent to what we call enclosed and covered area.

Construction Gross Area = Enclosed/covered space + any attached unenclosed areas.

Aerial Photograph of Green Bay Road – Hubbard Woods:



Neighboring Businesses:

Jos. A. Bank (1070 Gage - North of Property)

10 am – 7 pm (Mon – Thu)
10 am – 6:30 pm (Sat), 12 pm – 5:30 pm (Sun)

Graeter's Ice Cream (940 Green Bay Road)

11 am – 10 pm (Sun-Thu)
11 am – 11 pm (Fri-Sat)

Alexandra Kaehler Design (928 Green Bay Road)

8:30 am - 4:30 pm (Mon-Fri)

Kyoto Sushi (1062 Gage)

11:30 am - 2:30 pm for lunch, 4:30 pm – 9 pm dinner (Tue-Sat)
4:30 pm – 9:30 pm (Sun), Closed Monday

Spirit Elephant Vegan Restaurant (924 Green Bay)

Opens 4 pm – 11 pm (Mon,Wed,Thu), 4 pm -11:30 pm (Fri,Sat)
Closed Tuesday

Killian Plumbing (933 Green Bay)

Moved to Lake Forest, store empty

SPECIAL USE PERMIT - C2 COMMERCIAL OVERLAY APPLICATION

**VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**SPECIAL USE PERMIT STANDARDS
C-2 COMMERCIAL OVERLAY**

928-930 Green Bay Road

An application to establish a Special Use listed in Section 17.46.010 [Table of Uses] to be located on the ground floor in the C-2 Commercial Overlay District must establish in detail how the proposed occupancy and its operation will be in compliance with the following 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;

Response: Engel & Völkers is a luxury global brand with exacting standards. Our business model is to operate our shop in a retail location as a retail establishment. It will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the village. In fact, it will enhance the experience of shoppers who come to the Hubbard Woods business district.

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;

Response: Our shop will be additive to the neighborhood and will not be injurious to the use and enjoyment of other property in the immediate vicinity. Our plan is to acquire and improve the property, which we expect will enhance property values in the neighborhood.

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;

Response: We will not impede the normal or orderly development or improvement of other property in the immediate vicinity of the subject property. All of that property is already developed and most of it is presently occupied.

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;

Response: Our proposed use will not create pedestrian or vehicular congestion along Green Bay Road in any respect. In fact, we will enhance the pedestrian experience along this important commercial arterial in the Village.

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;

Response: Since the first floor ground area of the proposed real estate office contains approximately 2,084 square feet only, no off-street parking spaces are required to be provided (Section 17.46.110) of the Zoning Ordinance. Nevertheless, there are a number of dedicated parking spaces in the rear of our building which we expect will accommodate most of the day-to-day use of the subject property. Two days a month we will have approximately 17 Advisors and two staff members in our shop for a meeting. Those meetings, however, will be held in the morning on a weekday when virtually all of the surrounding businesses are not yet open for business.

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

Response: The proposed special use will conform with all applicable codes and regulations. No zoning variations are needed or being requested in order to operate the proposed real estate office at this location.

7. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses;

Response: As evidenced by our shops around the United States (for example, Aspen, Colorado) and around the world, Engel & Völkers shops are designed to be located in retail districts and to encourage the pedestrian nature of local retail districts and enhance the pedestrian experience in those districts.

8. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage;

Response: The Engel & Völkers shop will be on the west side at the far north end of the block in the Hubbard Woods business district that lies south of Gage Street. It will abut the Jos. A. Bank clothing store on the north, the Alexandra Kaehler Design Studio on the south and minimally interrupt the continuity and concentration of retail uses along this block. The display cases that will be prominently displayed in the large picture windows of the Engel & Völkers shop will be consistent with the retail display cases present in the windows of other businesses situated along this stretch of Green Bay Road.

9. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses;

Response: As evidenced by the elevations and photographs provided with this application, the proposed special use at the subject property will provide for active display windows, facades and signage that is similar in nature to and compatible with nearby retail uses.

10. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from the street in such a fashion as to invite customers to browse or dine;

Response: The proposed Engels & Völkers shop will provide areas in the front of the shop that encourage pedestrians to enter the shop and take advantage of special activities that are held from time to time. These areas will be viewable from the large picture windows that will be incorporated into the shop's façade so that pedestrians are encouraged to stop in, browse and take advantage of those activities.

11. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be 20 feet with a minimum gross floor area of 400 square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation; and

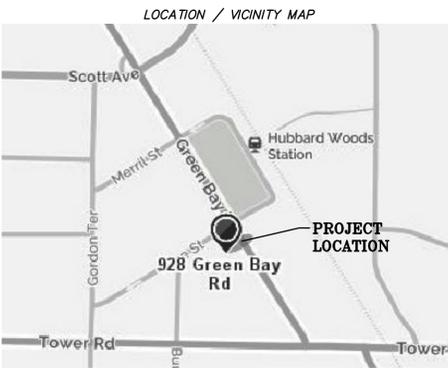
Response: Not applicable.

12. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

Response: The location and operation of the Engels & Völkers shop at 928-930 Green Bay Road will not significantly diminish the availability of parking in the area for district clientele wishing to patronize existing retail businesses.

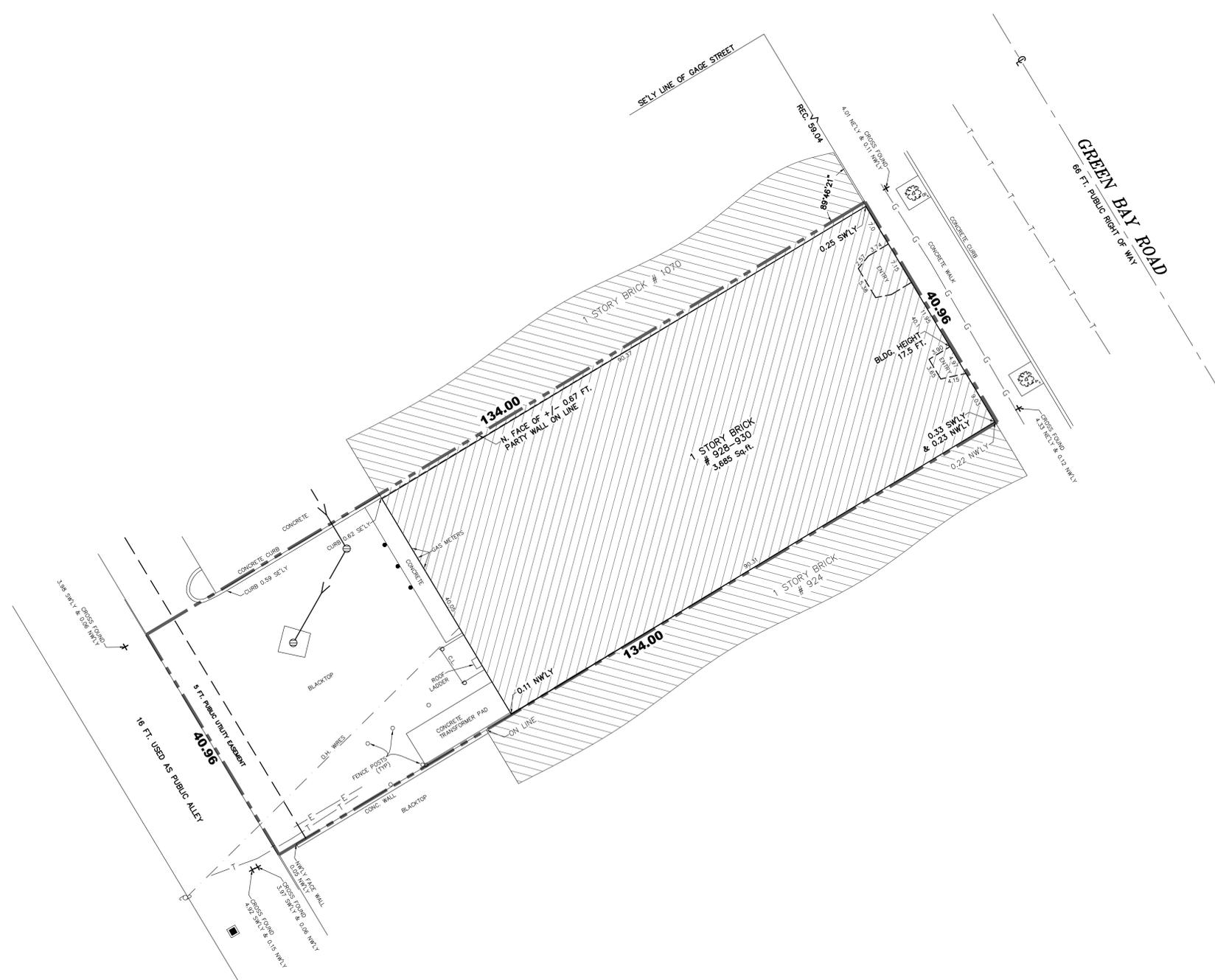
As noted above, because the first floor area of the shop will be less than 2,500 square feet in size, no off-street parking spaces are required to be provided for the proposed use (See Section 17.46.110 of the Zoning Ordinance). Nevertheless, the property does contain dedicated off-street parking spaces behind the building on the property which will be more than adequate to handle the parking demand of the business on a typical day when five Advisors and two staff members are present in the office.

Two times a month meetings will be held with approximately 17 Advisors and two staff members in attendance. However, those meetings will be held in the morning when most of the businesses in the area are not yet open for business (See Neighboring Businesses exhibit submitted with this Application).



ALTA/NSPS LAND TITLE SURVEY

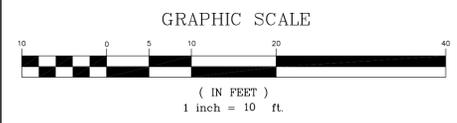
REFERENCES TO OTHER SURVEYS OR RECORDS ARE MADE BY REFERENCE ONLY AND ARE NOT SUBJECT TO THIS SURVEY'S TITLE. ASSUMED.



LEGAL DESCRIPTION:
 LOT 2 IN HARRIS BANK WINNETKA SUBDIVISION, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- TABLE "A" ITEMS:**
- MONUMENTS SHOWN HEREON.
 - COMMONLY KNOWN AS: 928-930 GREEN BAY ROAD, WINNETKA, IL. 60093. P.I.N. 05-17-122-017
 - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN AS PLOTTED BY SCALE ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 17031C0251J, COMMUNITY NO. 170176, PANEL NO. 0251, SUFFIX J, MAP REVISED AUGUST 19, 2008.
 - GROSS LAND AREA: 5,489 Sq.ft. or 0.126 Acres (MORE OR LESS).
 - NOT REQUESTED BY CLIENT.
 - (A). THE SUBJECT PROPERTY IS CURRENTLY ZONED C-2 RETAIL OVERLAY PER VILLAGE OF WINNETKA ZONING DEPT.
 - (B). NOT REQUESTED BY CLIENT.
 - (A), 7(B)(1), 7(C). BUILDING DIMENSIONS, BUILDING SQUARE FOOTAGE AND BUILDING HEIGHT SHOWN HEREON.
 - (B)(2). NOT REQUESTED BY CLIENT.
 - SUBSTANTIAL FEATURES SHOWN HEREON.
 - THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY. BRICK GARAGE SHOWN HEREON.
 - (A). THERE IS A PARTY WALL ALONG THE NW'LY LINE OF SUBJECT PROPERTY. - AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.
 - (B). NOT REQUESTED BY CLIENT.
 - (A). OBSERVED UTILITY EVIDENCE SHOWN HEREON.
 - (B). NOT REQUESTED BY CLIENT.
 - NOT REQUESTED BY CLIENT.
 - NOT REQUESTED BY CLIENT.
 - NEAREST INTERSECTION SHOWN HEREON.
 - NOT REQUESTED BY CLIENT.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK.
 - NO OBSERVED EVIDENCE OF R.O.W. CHANGES OR RECENT CONSTRUCTION.
 - NOT REQUESTED BY CLIENT.
 - NOT AVAILABLE TO THE SURVEYOR.
 - (A)(B). NOT REQUESTED BY CLIENT.
 - NOT REQUESTED BY CLIENT.

- SCHEDULE B, TITLE EXCEPTION NOTES:**
- ITEMS 1 THROUGH 20: AFFECTS SUBJECT PROPERTY (NOT PLOTTABLE).
- ITEM 21: EASEMENT IN FAVOR OF VILLAGE OF WINNETKA, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 0011058770, AFFECTING THE NORTH 5 FEET OF LOT 1 AND THE WEST 5 FEET OF LOTS 1 AND 2 OF THE LAND. - AFFECTS SUBJECT PROPERTY AND SHOWN HEREON.
- ITEM 22: ON THE PLAT OF HARRIS BANK WINNETKA SUBDIVISION, AFORESAID, APPEARS AN ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE REQUIRING A HIGHWAY PERMIT FOR ACCESS. - CERTIFICATE ON SAID SUBDIVISION (NOT PLOTTABLE).
- ITEM 23: EASEMENT FOR DRIVE-THROUGH BANK FACILITIES OVER PORTIONS OF LOT 2 AS SHOWN ON THE PLAT OF HARRIS BANK WINNETKA SUBDIVISION, AFORESAID. - DRIVE-THROUGH BANK FACILITIES NO LONGER EXIST, NOT APPLICABLE.



McTIGUE & ASSOCIATES, LTD
 PROFESSIONAL LAND SURVEYING COMPANY

5805 W. HIGGINS AVE. CHICAGO, IL. 60630
 phone (773) 738-1349 fax (773) 738-4818
 www.landsurveyorschicago.com

| | | |
|--|--------------|-----------------|
| SURVEYED BY: JDM, RM | DRAWN BY: RB | CHECKED BY: JDM |
| ORDERED BY: VALERIE TRABARIS - ATTORNEY AT LAW | | |
| ORDER No. 16-220 | | |

SCALE: 1" IS 10 FEET

| SYMBOL LEGEND | |
|--|----------|
| CABLE TV | CTV |
| ELECTRIC LINE | E |
| OVERHEAD WIRES | OH WIRES |
| GAS MAIN | G |
| COMBINED SEWER (SANITARY / STORM) | C/S |
| STORM SEWER | S |
| UTILITY LIGHT | UL |
| TELEPHONE LINE | T |
| WATERMAIN | W |
| CABLE TV CONTROL BOX | CTV CB |
| CITY ELECTRIC MANHOLE | CEM |
| COMMERCIAL/INDUSTRIAL MANHOLE | CI/IM |
| ELECTRIC CONTROL BOX | ECB |
| LIGHT POLE | LP |
| LIGHT CONTROL BOX | LCB |
| UTILITY POLE | UP |
| GAS VALVE BOX | GVB |
| INLET | I |
| CATCH BASIN | CB |
| STORM SEWER MANHOLE | SSM |
| SANITARY SEWER MANHOLE | SSM |
| COMBINED SEWER MANHOLE | C/S |
| MANHOLE - NO ID. | M |
| TRAFFIC CONTROL BOX | TCB |
| GAS VALVE VAULT | GVV |
| TELEPHONE VAULT & COMMUNICATION | TVCC |
| FIRE HYDRANT | FH |
| WATER METER | WM |
| WATER VALVE BOX | WVB |
| WATER VALVE VAULT | WVV |
| WATER METER VAULT | WMTV |
| TREE DEAD/DUPLICATED/EVERGREEN | TD/DE/EG |
| FENCE | F |
| BUMPER GUARD | BG |
| GUARD RAIL | GR |
| MAIL BOX | MB |
| PARKING METER | PM |
| SIGN | S |
| 1/2" SHOT | 1/2" S |
| SHRUB | SH |
| CL. = CHAIN LINK; NO. = WOOD; CONC. = CONCRETE | |
| C = CURB; P = PARALLEL; W = WALL; F = FLOW LINE | |
| G = GROUND; IR = IRON PIPE; IR = IRON ROD | |
| OH = OVERHEAD; REC = RECORD; MEAS = MEASURED | |
| N.F. = NORTH FACE; E.F. = EAST FACE; S.F. = SOUTH FACE | |
| N.F. = NORTH FACE; E.F. = EAST FACE; S.F. = SOUTH FACE | |
| W.F. = WEST FACE; 1/2" = TOP OF FOUNDATION | |
| 1/2" = TOP OF SLAB; 1/2" = TOP OF ROOF | |
| 1/2" = TOP OF WALL; 1/2" = FINISHED FLOOR | |

GENERAL NOTES

- ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 16ST04551NB, EFFECTIVE DATE: JUNE 2, 2016 OR EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND EVIDENCE AND DRAWINGS PROVIDED BY UTILITY COMPANIES AND OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.



- 70: 1. Max Taleb, c/o Arnold S. Newman
 2. Arnold S. Newman
 3. Peshigo Properties LLC
 4. Valerie Trabaris

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7(c), 8, 9, 10a, 11, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2016. DATE: XXTH DAY OF AUGUST A.D. 2016.

SIGNED: *John D. McTigue*
 JOHN D. MCTIGUE REGISTRATION # 2230
 LICENSE EXPIRES 11/30/2016



Engel & Völkers Photo Book



Iconic Shop Design



Engel & Völkers Chicago Lincoln Park Shop



As seen at night with holiday decorations

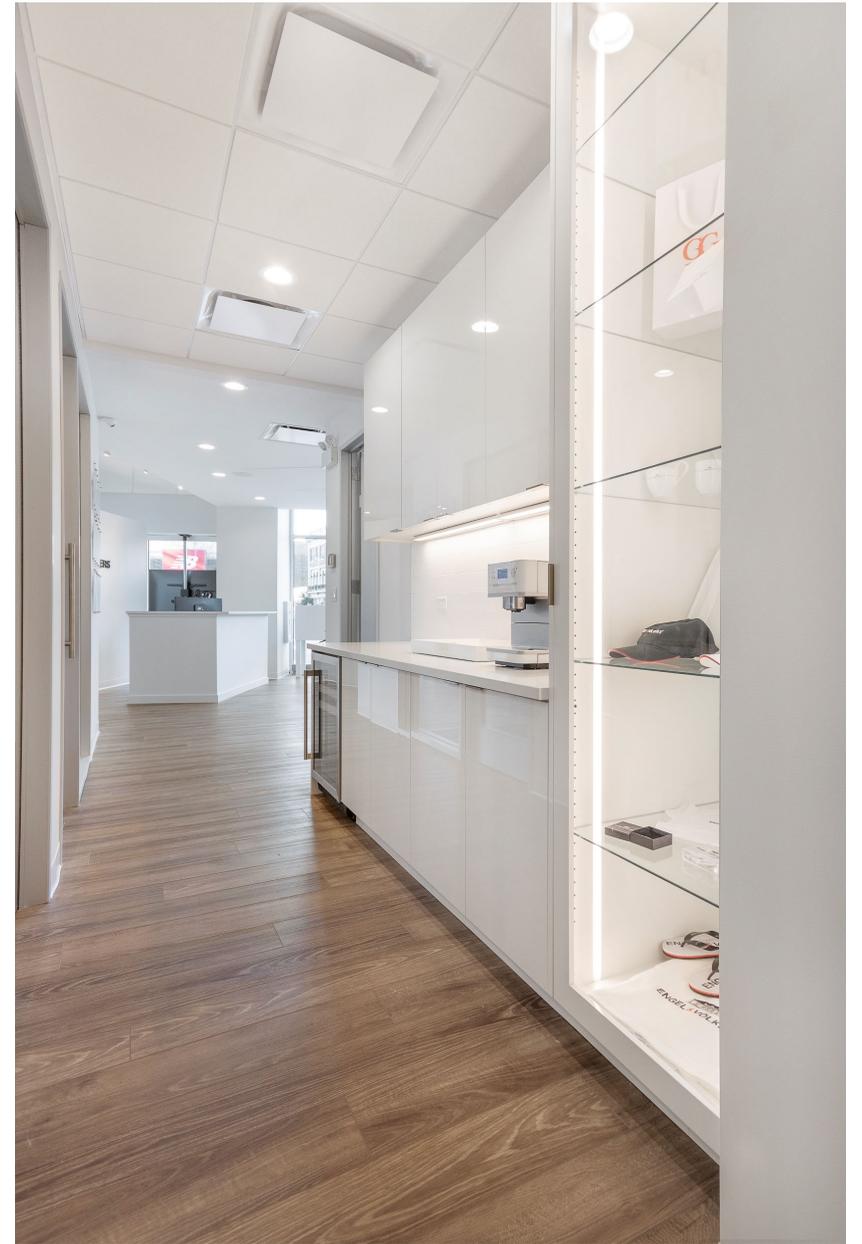
Located at Clark and Fullerton

Lincoln Park Shop - Reception Area





Reception Area



Merchandise Display Case and Coffee Bar

Display Cases – Encouraging Windows Shoppers



December '19 Foot Traffic - Lincoln Park*:

56,000 walk-bys

5,600 pedestrians stopped for 30 seconds or more to look at our display cases

* As tracked with retail pedestrian camera
PC Agenda Packet - Engel & Völkers - Page 27

Lincoln Park - Window Shoppers



Meeting and Event Space





Primary Conference Room

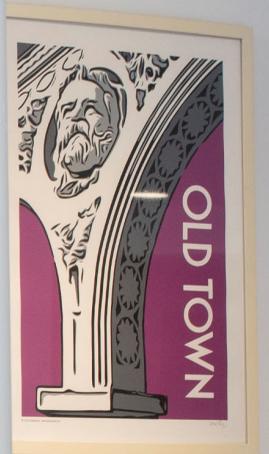
Shop at Night with Halloween Decorations



Lincoln Park Shop – Launch Event









Book Signing Event – Lincoln Park







Lincoln Park – Oktoberfest Event









Special Olympics – Polar Plunge





Halloween Trick Or Treat & Open House

Lincoln Park





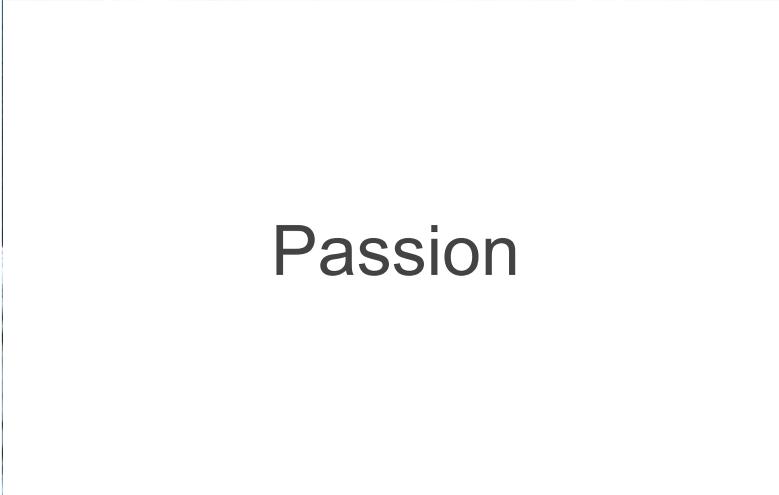
Cookie Decorating Stations







Competence



Exclusivity



Select Locations In North America Include:

Scottsdale (AZ), Whistler (BC), Fashion Island – Newport Beach (CA), Santa Monica (CA)
Aspen (CO), Vail (CO), Telluride (CO), Naples (FL), Turks & Caicos, Manhattan – New York City (NY)

MEMORANDUM TO: Paul Lazarre
Live & Play Chicago North Shore LLC

FROM: Brendan May, PE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: March 10, 2020

SUBJECT: Parking Study
Proposed Engel & Völkers Chicago North Shore Branch
Winnetka, Illinois

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Engel & Völkers Chicago North Shore branch that will occupy the existing, approximately 2,165 square-foot, building located at 930 Green Bay Road in the Hubbard Woods district of Winnetka, Illinois. **Figure 1** shows an aerial view of the existing building in relation to the Hubbard Woods district.

The purpose of this study was to determine the availability of parking within the Hubbard Woods district on a weekday and on a Saturday and to determine the parking needs of Engel & Völkers. In order to do that, the following tasks were undertaken:

- Parking occupancy surveys were conducted by KLOA, Inc. within the Hubbard Woods district on a Thursday and Saturday in March 2020.
- Projected parking demand was generated for Engel & Völkers based on the anticipated operations of the proposed use.
- The adequacy of the available parking within the Hubbard Woods district was evaluated to assess its ability to accommodate the estimated parking demand of Engel & Völkers.

Proposed Engel & Völkers Operations

Engel & Völkers specializes in the sale and rental of premium residential property, commercial real estate, yachts and aircrafts. As proposed, the office will generally be open from 9:00 A.M. to 5:00 P.M. Monday through Saturday and from 10:00 A.M. to 4:00 P.M. on Sunday. The office will have two full time employees and a total of 20 real estate advisors. On a typical day, it is anticipated that the office will contain the two-full time staff and no more than five advisors at any given time. Normal day-to-day use of the office will be scheduled meetings between advisors and their clients. Advisors meet with one-client at a time and meetings between clients and advisors will be scheduled during blocks in the morning or afternoon. On average, it is expected that there will be approximately 12 client meetings per day. Twice per month, the office will hold meetings for all staff and advisors in which it is expected that approximately 17 total employees will be present. These all-staff meetings will be held in early mornings and will last approximately 90 minutes. It should be noted that on the west side of the 930 Green Bay Road building, two parking spaces can be accommodated on site without utilizing tandem parking or obstructing the public alley.

Parking Occupancy Surveys

In order to determine the existing parking demand with the Hubbard Woods district, parking occupancy surveys were conducted for the following areas:

- The on-street parking locations bounded by Merrill Street on the north, Tower Court on the east, Tower Road on the south and Gordon Terrace on the west. These on-street parking locations provide various parking restrictions including Zone A Business Employee/Zone C Commuter Permit Parking, No Parking Weekdays between 8:00 A.M. and 6:00 P.M. and 4-hour, 2-hour, 90-minute and 15-minute time restrictions.
- The two-level parking garage located on the east of Green Bay Road that is bounded by Merrill Street on the south, Scott Avenue on the north and the Metra Union Pacific North Commuter Roadway on the east. The upper level of this parking garage is reserved for Zone A Business Employee permit parking between 8:00 A.M. and 10:30 A.M. and is restricted to two-hour parking after 10:30 A.M. The lower level of this parking garage is reserved for Zone C Commuter permit parking between 8:00 A.M. and 10:30 A.M. and is unrestricted after 10:30 A.M.
- The surface parking lot located on the south side of Tower Road at Green Bay Road. This parking lot is reserved for Zone A/Zone C between 8:00 A.M. and 10:30 A.M. and is unrestricted after 10:30 A.M.

The parking counts were conducted in one-hour intervals from 9:00 A.M. to 5:00 P.M. on Thursday, March 5, 2020 and Saturday, March 7, 2020 in accordance with the proposed hours of operation of the office. **Figure 2** illustrates the on-street parking locations and their respective restrictions and **Figure 3** illustrates the off-street parking locations and their respective restrictions, both as shown on the Village of Winnetka website. All figures are included in the Appendix to this memorandum.

The parking occupancy surveys for the on-street and off-street parking locations are summarized in **Tables 1** through **4**. All Tables are included in the Appendix to this memorandum. The results of the parking occupancy surveys indicated the following:

- Overall, on Thursday the on-street parking locations had a peak parking demand of 212 vehicles (82 percent occupied) occurring at 12:00 Noon, resulting in a surplus of 45 parking spaces.
- Overall, on Thursday the off-street parking locations had a peak parking demand of 165 spaces (59 percent occupied) occurring at 12:00 Noon, resulting in a surplus of 116 parking spaces.
- Overall, on Saturday the on-street parking locations had a peak parking demand of 182 spaces (71 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 75 parking spaces.
- Overall, on Saturday the off-street parking locations had a peak parking demand of 115 spaces (41 percent occupied) occurring at 11:00 A.M., resulting in a surplus of 166 parking spaces.

The results of these parking occupancy surveys indicate that the existing parking supply is adequate in accommodating the existing parking demand with occupancy for on and off-street parking not exceeding 82 percent occupied.

Projected Parking Demand of the Proposed Engel & Völkers

In order to determine the total projected parking demand of the proposed use, the hourly parking demand was estimated based on the proposed operations of Engel & Völkers. Given the existing parking restrictions provided at the various on-and off-street parking locations, the available parking within the area varies for both employees and clients. For the purposes of this evaluation the following was utilized to develop employee and client projected parking demands:

- It was assumed that the two full time staff members would utilize the two available parking spaces on-site located on the west side of the building and as such, do not contribute to the projected parking demand of Engel & Völkers.
- It was assumed that the five advisors that would be present on a typical day would be at the office all day and will each drive themselves, resulting in an hourly peak parking demand of five spaces. Given that Engel & Völkers will open at 9:00 A.M., these advisors could not utilize any of the time restricted on-street parking locations. Therefore, the advisors are limited to the Zone A business employee parking permit locations. It should be noted that the Zone A business employee permits are limited to one vehicle (single user) so each of the 20 advisors would be required to have their own permit.

- Advisors meet one-on-one with clients. Therefore, the peak client parking demand for any given hour was conservatively assumed to be five client parking spaces. Furthermore, advisor/client meetings are not expected to exceed 90-minutes. As such, clients can utilize all of the on-street parking locations (except for the 15-minute parking spaces), as well as the Hubbard Woods permit parking garage and the Tower Road permit parking lot after 10:30 A.M.
- During all staff meetings, which occur twice per month and will have a typical attendance of 17 total employees, the projected peak parking demand will be 15 parking spaces (17 employees less two on-site parking spaces). It should be noted that no client meetings will be scheduled at this time and, therefore, no additional parking demand will be generated by clients. Since the “all-staff” meetings will start at about 9:00 A.M. and will have a duration of approximately 90-minutes. The projected parking demand of 15-spaces can be utilized by 2-hour, 4-hour and Zone A permit parking locations.

Based on the above, Engel & Völkers will have a peak parking demand of 5 advisors and 5 clients on a typical day and after 11:00 A.M. on “all-staff” meeting days. Between 9:00 A.M. and 11:00 A.M. on all-staff meeting days, Engel & Völkers will have a peak parking demand of 15 spaces for the advisors that will be in attendance.

It should be noted that this parking demand is conservative as it assumes that five of the 12 daily clients will arrive all in one-hour, no employees or clients will arrive via public transportation or ride sharing services, and that no clients will also be patrons of the existing retail and restaurant uses in the Hubbard Woods district.

Parking Evaluation

In order to determine the adequacy of the existing parking supply in accommodating the proposed parking demand, the number of available parking spaces for both advisors and clients were compared to the estimated hourly parking demand for the parking areas that are available to each respective user. As previously indicated, given the hours of operation of the proposed office, its anticipated number of daily employees and duration of both advisor/client and all-staff meetings, the available parking within the area varies for advisors, clients and all-staff meetings. **Table 5** summarizes the number of available parking spaces per hour for advisors, clients, and for all-staff meetings on a weekday and **Table 6** summarizes the number of available parking spaces per hour for advisors, clients, and for all-staff meetings on Saturday.

As can be seen from Table 5, on a weekday there is a minimum of 76 permit parking spaces available for advisors and a minimum of 41 non-permit parking spaces available for clients. Furthermore, for all-staff meetings that occur on a weekday, there are a minimum of 88 permit and non-permit parking spaces available for advisors. As can be seen from Table 6, on Saturday there is a minimum of 129 permit parking spaces available for advisors and a minimum of 96 non-permit parking spaces available for clients. Furthermore, should an all-staff meeting occur on Saturday, there are a minimum of 167 parking spaces available for advisors. As such, there is a sufficient amount of parking available within the Hubbard Woods district to accommodate the projected parking demand for both advisors and clients of Engel & Völkers on a weekday and on Saturday.

Conclusion

Based on preceding parking evaluation for the proposed Engel & Völkers Chicago North Shore branch, the following was concluded:

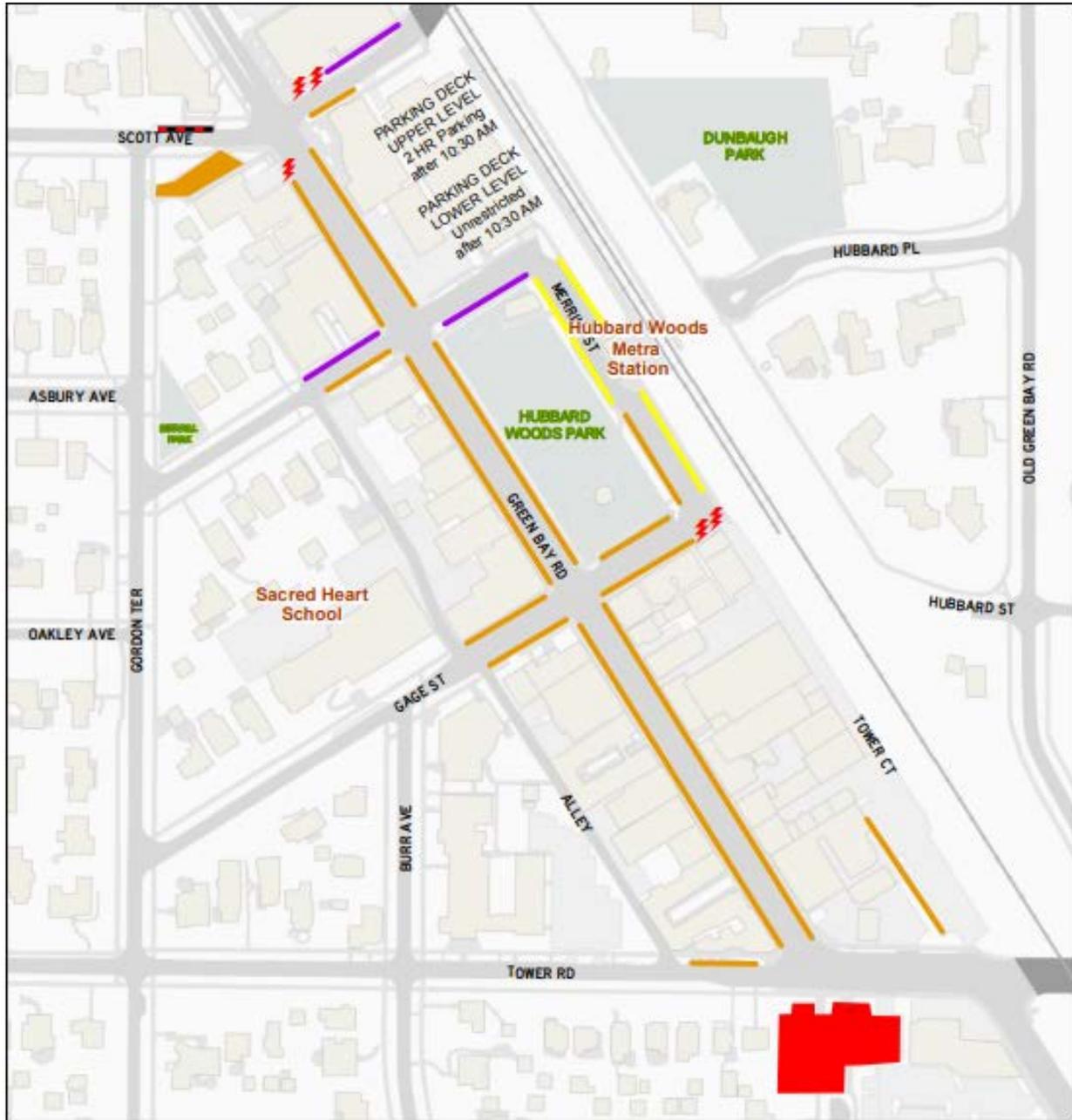
- The proposed site provides two-parking spaces on site on the west side of the building which will accommodate the parking demand for the two-full time employees.
- On a typical day, Engel & Völkers will have an hourly parking demand of five spaces for the advisors. Given the proposed hours of operation and timed parking restrictions for on and off-street parking locations in the area, advisors should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of five clients and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs twice per month, Engel & Völkers will have a peak parking demand of 15 advisors which will occur at 9:00 A.M. and 10:00 A.M. The existing on and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

Appendix



Aerial View of Site

Figure 1



HUBBARD WOODS DISTRICT PUBLIC PARKING

PLEASE READ AND OBEY ALL POSTED PARKING REGULATIONS



- 15 Min
- 4 Hour
- 1 hour parking between the hours of 8AM-6PM
- 90 Min
- 2 Hour
- Unrestricted after 10:30 AM

9/1/2019

On-Street Public Parking Locations

Figure 2



HUBBARD WOODS DISTRICT
PLEASE READ AND OBEY ALL POSTED PARKING REGULATIONS

- ZONE A
- ZONE C
- ZONE A & C

Off-Street Permit Parking Locations

9/1/2019

Figure 3

Table 1

ON-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION - THURSDAY, MARCH 5, 2020

| Time | (1) No Parking Weekdays ¹ | (2) 4-Hour Parking ¹ | (3) 2-Hour Parking ¹ | (4) 90-Minute Parking ¹ | (5) 90-Minute Parking | (6) 15-Minute Parking | (7) Zone A/C Parking Monday to Friday 8:00 AM to 5:00 PM ² | On-Street Total |
|------------------|--|---------------------------------------|---------------------------------------|--|-----------------------------|-----------------------------|--|--------------------|
| 9:00 AM | 0 | 16 | 3 | 102 | 10 | 0 | 43 | 174 |
| 10:00 AM | 1 | 19 | 16 | 114 | 12 | 0 | 40 | 202 |
| 11:00 AM | 2 | 23 | 12 | 119 | 14 | 0 | 41 | 211 |
| 12:00 PM | 0 | 21 | 15 | 120 | 16 | 1 | 39 | 212 |
| 1:00 PM | 1 | 18 | 13 | 113 | 12 | 0 | 38 | 195 |
| 2:00 PM | 0 | 15 | 13 | 106 | 16 | 0 | 36 | 186 |
| 3:00 PM | 0 | 21 | 8 | 116 | 12 | 1 | 35 | 193 |
| 4:00 PM | 0 | 16 | 9 | 96 | 11 | 0 | 31 | 163 |
| 5:00 PM | 0 | 13 | 10 | 85 | 9 | 1 | 22 | 140 |
| Inventory | 10 | 30 | 17 | 134 | 21 | 2 | 43 | 257 |

1 – Restriction is in effect between 8:00 A.M. and 6:00 P.M.
 2 – Restriction is in effect between 8:00 A.M. and 5:00 P.M. Monday through Friday
 Zone A is Business Employee Permit Parking
 Zone C is Commuter Permit Parking

Table 2

OFF-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION - THURSDAY, MARCH 5, 2020

| Time | Hubbard Woods Parking Garage | | Tower Road Permit Parking Lot Zone A/C Parking ² | Off Street Total |
|--|--|---|---|------------------|
| | Upper Level Zone A Business Employee Parking ¹ | Lower Level Zone C Commuter Parking ² | | |
| 9:00 AM | 45 | 51 | 23 | 119 |
| 10:00 AM | 70 | 56 | 30 | 156 |
| 11:00 AM | 64 | 64 | 33 | 161 |
| 12:00 PM | 65 | 66 | 34 | 165 |
| 1:00 PM | 61 | 62 | 33 | 156 |
| 2:00 PM | 60 | 63 | 34 | 157 |
| 3:00 PM | 53 | 64 | 34 | 151 |
| 4:00 PM | 46 | 72 | 29 | 147 |
| 5:00 PM | 33 | 65 | 21 | 119 |
| Inventory | 115 | 108 | 58 | 281 |
| <p>1 – Restriction is in effect between 8:00 A.M. and 10:30 A.M. and becomes 2-Hour Parking after 10:30 A.M. 2 – Restriction is in effect between 8:00 A.M. and 10:30 A.M. and becomes unrestricted after 10:30 A.M. Zone A is Business Employee Permit Parking Zone C is Commuter Permit Parking</p> | | | | |

Table 3

ON-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION - SATURDAY, MARCH 7, 2020

| Time | (1) No Parking Weekdays ¹ | (2) 4-Hour Parking ¹ | (3) 2-Hour Parking ¹ | (4) 90-Minute Parking ¹ | (5) 90-Minute Parking | (6) 15-Minute Parking | (7) Zone A/C Parking Monday to Friday 8:00 AM to 5:00 PM ² | On-Street Total |
|--|--|---------------------------------------|---------------------------------------|--|--|-----------------------------|--|--------------------|
| 9:00 AM | 1 | 9 | 5 | 86 | 7 | 0 | 26 | 134 |
| 10:00 AM | 4 | 11 | 7 | 102 | 9 | 2 | 26 | 161 |
| 11:00 AM | 3 | 14 | 6 | 102 | 10 | 2 | 27 | 164 |
| 12:00 PM | 4 | 17 | 7 | 107 | 10 | 1 | 26 | 172 |
| 1:00 PM | 4 | 19 | 6 | 115 | 8 | 1 | 29 | 182 |
| 2:00 PM | 6 | 16 | 5 | 109 | 7 | 0 | 25 | 168 |
| 3:00 PM | 4 | 16 | 10 | 99 | 7 | 0 | 25 | 161 |
| 4:00 PM | 2 | 14 | 12 | 92 | 7 | 1 | 22 | 150 |
| 5:00 PM | 0 | 18 | 18 | 109 | 4 | 0 | 14 | 163 |
| 6:00 PM | 0 | 26 | 18 | 114 | 5 | 1 | 15 | 179 |
| Inventory | 10 | 30 | 17 | 134 | 21 | 2 | 43 | 257 |
| 1 – Restriction is in effect between 8:00 A.M. and 6:00 P.M. | | | | | Zone A is Business Employee Permit Parking | | | |
| 2 – Restriction is in effect between 8:00 A.M. and 5:00 P.M. Monday through Friday | | | | | Zone C is Commuter Permit Parking | | | |

Table 4

OFF-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION – SATURDAY, MARCH 7, 2020

| Time | (1) Hubbard Woods Parking Garage | | (3) | Off Street Total |
|---|---|--|---|------------------|
| | Upper Level Zone A Business Employee Parking ¹ | Lower Level Zone C Commuter Parking ² | Tower Road Permit Parking Lot Zone A/C Parking ² | |
| 9:00 AM | 18 | 41 | 24 | 83 |
| 10:00 AM | 27 | 44 | 31 | 102 |
| 11:00 AM | 31 | 48 | 36 | 115 |
| 12:00 PM | 29 | 49 | 31 | 109 |
| 1:00 PM | 28 | 47 | 29 | 104 |
| 2:00 PM | 28 | 46 | 25 | 99 |
| 3:00 PM | 28 | 49 | 24 | 101 |
| 4:00 PM | 24 | 53 | 20 | 97 |
| 5:00 PM | 18 | 47 | 15 | 80 |
| Inventory | 115 | 108 | 58 | 281 |
| 1 – Restriction is in effect between 8:00 A.M. and 10:30 A.M. and becomes 2-Hour Parking after 10:30 A.M. 2 – Restriction is in effect between 8:00 A.M. and 10:30 A.M. and becomes unrestricted after 10:30 A.M. Zone A is Business Employee Permit Parking Zone C is Commuter Permit Parking | | | | |

Table 5
 AVAILABE PARKING FOR ENGEL & VÖLKERS – THURSDAY

| Time | Advisor Parking Locations ¹ | | Client Parking Locations ² | | All-Staff Meeting Parking Locations ³ | |
|----------|--|------------------------------------|---------------------------------------|------------------------------------|--|------------------------------------|
| | Existing Parking Demand | Number of Available Parking Spaces | Existing Parking Demand | Number of Available Parking Spaces | Existing Parking Demand | Number of Available Parking Spaces |
| 9:00 AM | 111 | 105 | 131 | 71 | 130 | 133 |
| 10:00 AM | 140 | 76 | 161 | 41 | 175 | 88 |
| 11:00 AM | 138 | 78 | 329 | 154 | -- | -- |
| 12:00 PM | 138 | 78 | 337 | 146 | -- | -- |
| 1:00 PM | 132 | 84 | 312 | 171 | -- | -- |
| 2:00 PM | 130 | 86 | 307 | 176 | -- | -- |
| 3:00 PM | 122 | 94 | 308 | 175 | -- | -- |
| 4:00 PM | 106 | 110 | 279 | 204 | -- | -- |
| 5:00 PM | 76 | 140 | 236 | 247 | -- | -- |
| 6:00 PM | 50 | 166 | 239 | 244 | -- | -- |

1 – Includes all Zone A permit parking locations with an inventory of 216 parking spaces (Sum of Table 1, Column 7 and Table 2, Columns 1 and 3)
 2 – Includes all 4-hour, 2-hour, and 90-minute parking locations for 9:00 A.M. and 10:00 A.M. with an inventory of 202 parking spaces (Sum of Table 1, Columns 2,3,4 and 5). After 10:30 A.M. the Zone A/Zone C parking locations are included for a total inventory of 483 parking spaces (Sum of Table 1, Columns 2,3,4 and 5, and Table 2, Columns 1, 2 and 3)
 3 – Includes all 4-hour, 2-hour and Zone A parking locations with an inventory of 263 parking spaces (Sum of Table 1, Columns 2,3 and 7 and Table 2, Columns 1 and 3)

Table 6

AVAILABLE PARKING FOR ENGEL & VÖLKERS – SATURDAY

| Time | Advisor Parking Locations ¹ | | Client Parking Locations ² | | All-Staff Meeting Parking Locations ³ | |
|----------|--|------------------------------------|---------------------------------------|------------------------------------|--|------------------------------------|
| | Existing Parking Demand | Number of Available Parking Spaces | Existing Parking Demand | Number of Available Parking Spaces | Existing Parking Demand | Number of Available Parking Spaces |
| 9:00 AM | 69 | 157 | 134 | 121 | 83 | 190 |
| 10:00 AM | 88 | 138 | 159 | 96 | 106 | 167 |
| 11:00 AM | 97 | 129 | 277 | 206 | -- | -- |
| 12:00 PM | 90 | 136 | 280 | 203 | -- | -- |
| 1:00 PM | 90 | 136 | 285 | 198 | -- | -- |
| 2:00 PM | 84 | 142 | 267 | 216 | -- | -- |
| 3:00 PM | 81 | 145 | 262 | 221 | -- | -- |
| 4:00 PM | 68 | 158 | 246 | 237 | -- | -- |
| 5:00 PM | 47 | 179 | 243 | 240 | -- | -- |
| 6:00 PM | 50 | 176 | 263 | 220 | -- | -- |

1 – Includes all Zone A permit parking locations and the unrestricted on-street parking in the area with an inventory of 226 parking spaces (Sum of Table 1, Columns 1 and 7 and Table 2, Columns 1 and 3)
 2 – Includes all 4-hour, 2-hour, and 90-minute parking locations and the unrestricted on-street parking in the area for 9:00 A.M. and 10:00 A.M. with an inventory of 255 parking spaces (Sum of Table 1, Columns 1,2,3,4,5 and 7). After 10:30 A.M. the Zone A/Zone C parking locations are also included for a total inventory of 536 parking spaces. (Sum of Table 1, Columns 1,2,3,4,5 and 7, and Table 2, Columns 1, 2 and 3)
 3 – Includes all 4-hour, 2-hour and Zone A/Zone C parking locations with an inventory of 273 parking spaces (Sum of Table 1, Columns 1,2,3 and 7 and Table 2, Columns 1 and 3)

Memorandum

To: Winnetka Plan Commission
CC: Ann Klaassen
From: Steven M. Saunders, Director of Public Works/Village Engineer
Date: June 16, 2020
Re: Special Use Permit Application – 930 Green Bay Road: Engel & Völkers
Chicago North Shore Branch

I have reviewed the Special Use permit application to allow a real estate office (Engel & Völkers Chicago North Shore Branch) at 930 Green Bay Road, in the C2 Retail Overlay District in Hubbard Woods. The proposed location is on the west side of Green Bay Road just south of Gage Street. Among the conditions to be satisfied for a Special Use to be granted is the following:

“That adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the Special Use exists or are to be provided;”

To demonstrate compliance with the above, a parking study was performed in March, 2020, by KLOA, Inc., to determine the availability of parking to meet employee and client needs for the proposed Special Use. The study methodology included identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use. On-street parking is currently available on Green Bay Road between Merrill Street and Tower Road (one block in each direction), Gage Street one block east and west of Green Bay Road, and on Tower Court. Surface parking is located at Tower and Green Bay Roads, and structure parking is located in the Hubbard Woods Parking Structure, approximately 1 block north of the site.

KLOA completed parking counts on Thursday, March 5 and Saturday, March 7, 2020. It is important to note that these counts occurred before any COVID-19 related stay-at-home or closure orders, and reflect pre-pandemic business conditions. These counts show that there are significant parking availabilities within reasonable walking distance of the site. The following table from the parking study illustrates parking availability:

- Overall, on Thursday the on-street parking locations had a peak parking demand of 212 vehicles (82 percent occupied) occurring at 12:00 Noon, resulting in a surplus of 45 parking spaces.
- Overall, on Thursday the off-street parking locations had a peak parking demand of 165 spaces (59 percent occupied) occurring at 12:00 Noon, resulting in a surplus of 116 parking spaces.
- Overall, on Saturday the on-street parking locations had a peak parking demand of 182 spaces (71 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 75 parking spaces.
- Overall, on Saturday the off-street parking locations had a peak parking demand of 115 spaces (41 percent occupied) occurring at 11:00 A.M., resulting in a surplus of 166 parking spaces.

The results of these parking occupancy surveys indicate that the existing parking supply is adequate in accommodating the existing parking demand with occupancy for on and off-street parking not exceeding 82 percent occupied.

KLOA and the applicant have also identified the parking demand associated with the proposed use. They identified parking demand based on anticipated staffing and client loading during typical times and during “all staff” meeting times and concluded:

Based on the above, Engel & Völkers will have a peak parking demand of 5 advisors and 5 clients on a typical day and after 11:00 A.M. on “all-staff” meeting days. Between 9:00 A.M. and 11:00 A.M. on all-staff meeting days, Engel & Völkers will have a peak parking demand of 15 spaces for the advisors that will be in attendance.

It should be noted that this parking demand is conservative as it assumes that five of the 12 daily clients will arrive all in one-hour, no employees or clients will arrive via public transportation or ride sharing services, and that no clients will also be patrons of the existing retail and restaurant uses in the Hubbard Woods district.

KLOA’s conclusions are:

Based on preceding parking evaluation for the proposed Engel & Völkers Chicago North Shore branch, the following was concluded:

- The proposed site provides two-parking spaces on site on the west side of the building which will accommodate the parking demand for the two-full time employees.
- On a typical day, Engel & Völkers will have an hourly parking demand of five spaces for the advisors. Given the proposed hours of operation and timed parking restrictions for on and off-street parking locations in the area, advisors should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of five clients and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs twice per month, Engel & Völkers will have a peak parking demand of 15 advisors which will occur at 9:00 A.M. and 10:00 A.M. The existing on and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

I have reviewed KLOA's data and conclusions and concur with the findings that permitting this special use will not result in impairment of parking within the Hubbard Woods Business District. It should be reinforced that the two full-time employees should park on-site in the spaces behind the building, and that remaining employees and agents obtain and use A-Zone passes.