Village of Winnetka
Village Council Regular Meeting

June 16, 2026 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
   a. July 7, 2026 Regular Meeting
   b. July 21, 2026 Regular Meeting
   c. August 4, 2026 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Establishment of Consent Agenda**
7. **Approval of Consent Agenda**
   a. Approval of Village Council Minutes
      i. May 12, 2026 Special Study Session
      ii. May 19, 2026 Regular Meeting
      iii. June 2, 2026 Regular Meeting
   b. Approval of Warrant List Dated May 29, 2026 - June 11, 2026
   c. Approve National Charity League Winnetka Mural Final Design & Letter of Support for Mural to Union Pacific
   d. Resolution No. R-51-2026: Waiving Bidding and Approving the Purchase of Three Pad-Mount Switchgears from S&C Electric Company (Adoption)
   e. Resolution No. R-52-2026: Approving a Contract with Altec Industries, Inc. for the Purchase of Cable Winch Truck (Adoption)
   f. Resolution No. R-53-2026: Approving a Contract with Crystal Maintenance Plus Corp. for Custodial Services (Adoption)
8. **Ordinances and Resolutions**
   a. Ordinance No. M-08-2026: Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue) (One Winnetka) (Introduction/Adoption)

NOTICE

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

9. Old Business

10. New Business

a. Green Bay Trail Plan - Council Direction

11. Appointments

a. Appointment of Police Pension Board Member - Ryan Harrison

12. Closed Session

13. Adjournment

MINUTES
WINNETKA VILLAGE COUNCIL
SPECIAL STUDY SESSION
May 12, 2026

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, May 12, 2026 at 7:00 PM.

1) Call to Order. President Dearborn called the meeting to order at 7:02 PM. Village Manager Kristin Kazenas called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Kim Handler, Scott Myers, and Bridget Orsic. Absent: None. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Jamie Porter, Chief Financial Officer Tim Sloth, Deputy Chief Financial Officer Dell Duckworth, Engineering Director Jim Bernahl, Water & Electric Director Nick Narhi, Assistant Water & Electric Director Sam Carrasco, and approximately 4 persons in the audience.

2) Public Comment: No public comment.

3) 20 Year Capital Project Prioritization Discussion

   President Dearborn introduced the 20-year capital review that will cover project prioritization, Village funds, the status of grants and potential revenue sources. He shares that Council identified priorities last summer, including long term capital planning with generational projects on the horizon. Staff prepared the framework categorizing projects by various levels of priority to align spending with available funding and long-term planning after identifying over $600 million in capital needs across all funds over the next 20 years.

   Chief Financial Officer Tim Sloth provided a high-level review of various Village funds including fund balance, financial health, key projects, established priority levels, funding gaps, sources of revenue, grant status, and debt overview. Additionally, as part of the plan to develop the 2027 annual budget and CIP, Council is provided staff recommendation to continue a zero-base budgeting practice, keep property taxes within the tax cap, pursue available grant opportunities, and seek to retain the AAA bond rating if debt is issued. Council is informed regarding staff recommendations for individual Village funds.

   Council discussed the Village's overall financial position, including existing debt obligations, importance of maintaining long-term fiscal stability, effects of inflation, future project costs, economic conditions as part of planning assumptions and capital expenditures, emergency funding to address unforeseen circumstances, reviewed jurisdictional transfer matters including the phased transfer of Green Bay Road, and streetscape improvement initiatives and related project timelines. Updates were also provided regarding thermal generation costs and project scheduling considerations.

   Additionally, Council discussed securing grant funding, maintaining the Village's AAA bond rating, impact fees and project commencement timelines as part of ongoing budget and capital planning efforts.

Council concurs with staff's recommendation to prioritize and fund the 10 MW Thermal Generation project, the Western Stormwater Project, the Hubbard Woods and Indian Hill Streetscape projects, and the Green Bay Trail Grant Project, further develop and explore funding opportunities for the Post Office Project, the Eastern Stormwater Project, and non-grant-supported Green Bay Trail projects. Council further agreed on the likely need to utilize debt financing to advance key projects while retaining the Village's AAA bond rating and keeping total outstanding debt below $60 million. In addition, Council acknowledged there will need to be consideration to fully capture CPI and new construction within the Tax Cap restraints applicable to non-home rule communities.

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

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

13) Adjournment. The Closed Session meeting ended at 8:57 p.m.

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Recording Secretary

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
May 19, 2026

(Approved: xx)

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

1) Call to Order. President Dearborn called the meeting to order at 7:04 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Kim Handler, Scott Myers and Bridget Orsic. Absent: None. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, Water & Electric Director Nick Narhi, Assistant Water & Electric Director Sam Carrasco and approximately 38 people in the audience.
2) Pledge of Allegiance. President Dearborn led the group in the Pledge of Allegiance.
3) Quorum.
    a) June 2, 2026 Regular Meeting All of the Council members present said they expect to attend with the exemption of President Dearborn and Trustee Handler who will participate remotely.
    b) June 9, 2026 Special Study Session All of the Council members present said they expect to attend.
    c) June 16, 2026 Regular Meeting All of the Council members present said they expect to attend.
4) Public Comment: None.
5) Reports:
    a) Trustees. No report.
    b) Village Attorney. No report.
    c) Village Manager.
        i. Village Manager Kazenas invites the community to the 99th annual Memorial Day observance parade, encourages those interested to participate in the America 250 events to pick up passports at Village Hall, and notifies members of the community regarding the Winnetka Artisan Market. Additionally, staff has mailed postcards to Village residents requesting feedback on various concepts for the Post Office site.
    d) Village President. No report.
6) Establishment of the Consent Agenda

    Trustee Albinson seconded by Trustee Myers moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.
7) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. April 21, 2026 Regular Meeting

b) Approval of Warrant List Dated April 30, 2026 – May 14, 2026 in the amount of $1,206,206.75.

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

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

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

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

8) Ordinances and Resolutions.

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

As part of the approved electric fund budget, funding has been allocated for engineering services related to power generation design and replacement. Staff anticipates the project to be a five-year project thus needing to begin the engineering and design this calendar year to prepare for machine installation in 2029. Staff issued requests for proposals for professional services and awarded Valdes Architecture & Engineering based on staff criteria.

Water & Electric Director Nick Narhi advises Council regarding the need for generation, vital support provided by generation, long term generation and capacity planning, and the RFP process.

Brandon Bell, Senior Vice President of Operations at Valdes Architecture & Engineering, addresses Council regarding an overview of the company and industry experience, required permits, anticipated project schedule, predicted costs and spending, anticipated project challenges related to emissions and equipment demand, and security of provided power supply.

Council discusses project phases, permitting process, project timeline, and supply and demand related to equipment purchases.

Trustee Orsic, seconded by Trustee Apatoff, moved to adopt Resolution No. R-37-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers and Orsic. Nays: None. Absent: None.

9) New Business.

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

The Winnetka Park District submitted a request for a special use permit and a certificate of appropriateness for the installation of fencing at Centennial Beach to provide an enclosure allowing off-leash dogs.

Community Development Director Scott Mangum advises Council regarding both proposed plans for dog beach fencing enclosure, various elevations and locations of proposed fencing, and advisory board concerns and recommendations of denials.

Costa Kutulas, Director of Parks and Maintenance for the Park District, addresses Council regarding the alternatives explored, permitting requirements, dog beach operations, fluctuations in beach elevations, and the interim plans being presented.

Shannon Nazzal, Executive Director for the Park District, discusses the Park Districts interactions with Cook County regarding the County's regulations as they relate to the Park District's proposals.

Council reviewed and discussed several aspects of the proposed plans, including dog leash compliance and regulations, public safety considerations for beach users, fencing materials and design, installation timeline, fence elevation and depth specifications, and applicable permitting and regulatory requirements.

Cook County Board Commissioner Scott Britton, on behalf of Cook County, addresses Council regarding the role of Cook County and its regulations related to the ordinance in the animal control act of the County. He has asked county legal counsel for guidance and has not been given a definitive answer.

Public Comment

Kris Schriesheim addresses Council regarding fencing requirements and safety measures, expressing opposition of the proposed plans.

Tom Borders expresses concern regarding the lack of consideration for beach users in the community.

Louise Holland urges Council to engage legal counsel to protect Village land and lakefront.

Linda Welch expresses opposition to the fencing, stating the proposed fencing is unsightly.

Kim Marsh expresses opposition for the proposed fencing and urges Council to consider violation of public fencing.

Irene Smith expresses opposition for the proposed fencing and urges Council to deny the Park District request for fencing.

Peggy Marte, on behalf of Joanna Karatzas, encourages Council to deny the special use permit.

Ann Wilder expresses opposition for the proposed fencing and encourages Council to deny the special use permit.

Phil Enquist encourages Council to prioritize the legacy of protecting public land and encourages Council to reject the special use.

Steve Julius addresses matters related to correspondence between the Park District and representatives of Mr. Ishbia.

Wendy Dury expresses opposition to the fencing and indicates concerns related to the proposed fencing.

Melissa Mizel encourages Council to deny the Park Districts special use request and concerns related to the proposed plans.

Susie Schreiber encourages Council to deny the chain link fence that has been proposed to

the Village Council.

Mary Garisson encourages Council to prioritize the wellbeing of the community and deny the special use permit.

Katie Stevens addresses concerns regarding the proposed plans and urges Council to deny the request.

David Stevens addresses Council regarding the interest of the general community and expresses opposition for the proposed plans.

Council discussed concerns raised by advisory boards and members of the community regarding the proposed plans, preservation of community assets and resources, potential impacts of the proposal, and concerns related to the proposed plans.

Trustees make various comments regarding the proposed plans and various related concerns.

Trustee Handler, seconded by Trustee Apatoff, moved to direct the Village Attorney and Village staff to prepare an ordinance denying the special use and certificate of appropriateness requested by the Winnetka Park District. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic. Nays: Trustee Myers. Absent: None. Abstain: None.

b) 750 – 752 Green Bay Road Concept Review Planned Development

Community Development Director Scott Mangum presents a planned development concept plan application submitted by Fulton Developers, Inc. for a four-story multi-family residential use planned development consisting of thirteen residential condominium units and twenty-eight underground parking spaces.

Council is provided information regarding the planned development process, comprehensive plan and zoning maps, proposed elevations, parking matters, required permitting, zoning and subdivision relief, and compensating benefits.

Mark Muller, Principal of Fulton Developers, addresses Council regarding the current status of the property, proposed concept plan, matters related to condominium units, underground parking, zoning compliance, and footprint.

Council discusses community impacts related to the density of the proposed planned development, matters related to affordable housing, parking, and zoning compliance.

Public Comment

King Poor expresses Council regarding the proposed development density, increased vehicle traffic, and lack of transparency between the residents and developer.

Michael Bresnahan expresses concerns regarding the scale of the planned development, obstruction of views, and compliance matters related to zoning.

Council encourages the developer to reconsider the density and scale down the planned development, further integrate the aesthetic with the existing neighborhood, and encourages the developer to engage with neighbors regarding the overall proposed planned development.

10) Appointments:

a) Appoint Bob Lind to the Zoning Board of Appeals Commission; Bob is replacing Todd Vender, and his term will be effective June 1, 2026 and will expire on May 1, 2031.

b) Appoint Stacy Lucier to the Environmental, Forestry & Sustainability Commission; Stacy

is replacing Greg Frezados, and her term will be effective June 1, 2026 and will expire on May 1, 2031.

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

11) Closed Session: None.

12) Adjournment. Trustee Orsic, seconded by Trustee Dalman moved to adjourn the meeting. By voice vote, the motion carried unanimously. The meeting adjourned at 10:15 p.m.

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Recording Secretary

MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
June 2, 2026

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at Council Chambers on Tuesday, June 2, 2026, at 7:00 PM.

1) Call to Order. President Pro Tem Apatoff called the meeting to order at 7:00 PM. Village Manager Kristin Kazenas called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Kim Handler, Scott Myers and Bridget Orsic. Absent: President Bob Dearborn and Trustee Tina Dalman. Also present: Deputy Village Manager Hannah Lipman, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director Scott Mangum, Public Works Director Tom Powers and approximately 19 people in the audience.

2) Pledge of Allegiance. President Pro Tem Rob Apatoff led the group in the Pledge of Allegiance.

3) Quorum.

   a) June 9, 2026 Special Study Session – Cancelled.

   b) June 9, 2026 Special Council Meeting All of the Council members present said they expect to attend.

   c) June 16, 2026 Regular Meeting All of the Council members present said they expect to attend.

   d) July 7, 2026 Regular Meeting All of the Council members present said they expect to attend.

4) Presentations:

   a) National Charity League Winnetka Community Beautification Project – Mural Preliminary Design (Council Direction)

      At the January 20th Village Council meeting, Council provided direction for the NCL to proceed with next steps regarding their mural concept. The NCL presented the proposed mural concept to the Design Review Board and returned to Council for approval before proceeding to submit an application for final approval with the Union Pacific.

      Members of the NCL advise Council regarding the overall process including collaborating with members of the Design Review Board and Friends of the Green Bay Trail, artist proposals, mural location, design elements, and next steps.

      Council expresses support for the mural design and encouraged NCL members to reach out to the Chamber of Commerce in an effort to engage with the community through the Farmer's Market.

5) Reports:

   a) Trustees.

i. Trustee Myers confirms that Council members have completed sign-ups to be present throughout the duration of the Winnetka Farmer's Market.

b) Village Attorney. No report.

c) Village Manager.

i. Village Manager Kristin Kazenas provides an update regarding the Winnetka Artisan Market attendance, vendor participation, and overall vibrancy.

d) Village President Pro Tem. No report.

6) Public Comment:

i. Ted Wynnychenko addresses Council regarding backflow testing, matters related to the Cook County Animal Control Ordinance, and public comment rules and regulations.

7) Establishment of the Consent Agenda

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

8) Approval of the Consent Agenda

a) Approval of Village Council Minutes

i. May 5, 2026 Regular Meeting

b) Approval of Warrant List Dated May 15, 2026 – May 28 2026 in the amount of $1,629,236.12.

c) Resolution No. R-47-2026: Approving a Contract with Maple Cable Construction Inc. for Directional Boring Services (Adoption)

d) Resolution No. R-49-2026: Approval of a Contract with Garland Industries for Design Build Roof Project at the Yards

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

9) Ordinances and Resolutions.

a. Ordinance No. MC-01-2026: Amending Section 8.16.140 of the Village Code Regarding the Location of Garbage and Refuse Receptacles (Introduction/Adoption)

Public Works Director Tom Powers advises Council that staff has received feedback from residents with concerns regarding the location of garbage and refuse receptacles, and, as a result, staff found that the current ordinance revealed that there were ambiguities leading to refuse containers being placed in inappropriate locations and the ordinance does not address special circumstances such as private streets and easements.

The Village Attorney and staff revised the ordinance to clarify that receptacles should be placed in the right-of-way or easement directly adjacent to the property being serviced and provides guidance on locations with multiple frontages. Additionally, the ordinance provides prohibition on placing receptacles in access easements in front of neighboring properties. The ordinance provides authority for the Village Manager to grant waivers to

the requirements and special circumstances.

Public Comment

Steve Parker addresses concerns regarding placement of garbage and refuse receptacles.

Village Attorney Peter Friedman advises Council regarding additional amendments as follows:

b. Curbside Service. Any owner or occupant who subscribes to curbside refuse collection service shall place their Village-issued refuse receptacle and any stickered overflow refuse for collection on collection days: (i) at the curb or at the edge of the pavement of their property **or within the right-of-way or access easement directly adjacent to the frontage of their property**: or (ii) at the edge of the pavement along the alley **directly adjacent to their property**, if applicable. Receptacles must be oriented so the lid opens on the street or alley side with the handle facing the residence on the property.

c. Recycling Service. All owners and occupants shall place their recycling receptacles and any stickered overflow recycling materials~~at~~: (i) at the curb or at the edge of the pavement of their property **or within the right-of-way or access easement directly adjacent to the frontage of their property**: or (ii) at the edge of the pavement along the alley **directly adjacent to their property**, if applicable. Recycling receptacles must be oriented so the lid opens on the street side with the handle facing the residence on the property.

d. **Prohibited Location. No person shall place their Village-issued refuse or recycling receptacle or any stickered overlow materials within any access easement granted over property that is owned or occupied by another person or is in front, along the curb, or at the edge of the pavement of property owned or occupied by another person, without the express permission of the owner or lawful occupant. For locations where two adjacent properties front on the same access easement, the receptacle or any stickered overflow materials shall be placed inside the owner or occupants' property frontage at an easily serviceable location nearest to the access easement.**

Trustee Orsic, seconded by Trustee Dalman, moved to waive introduction of Ordinance No. MC-01-2026.

Trustee Myers, seconded by Trustee Dalman, moved to adopt Ordinance No. MC-01-2026, as amended. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None. Abstain: None.

e. Ordinance No. M-09-2026: Granting a Variation from the Winnetka Zoning Ordinance to Allow the Construction of an Expanded Driveway Within the R-5 Single Family Residential District (1412 Scott Avenue) (Introduction/Adoption)

Council is advised of a request for approval of a zoning variation to allow construction of an expanded driveway on both sides with an asphalt surface and bordering pavers.

Community Development Director Scott Mangum reviews zoning and location, provides details regarding the plat-of-survey, site plan, and zoning standards, and the Zoning Board

of Appeals recommendation for approval.

Adam Rothschild, property owner, addresses Council regarding concerns related to the existing driveway access and pedestrian safety.

Council discusses matters related to encroachment, existing driveway access, various safety concerns, zoning compliance, and the original footprint of the residence built as a two-car garage.

Trustee Myers, seconded by Trustee Dalman, moved to waive introduction of Ordinance No. M-09-2026.

Trustee Albinson, seconded by Trustee Dalman, moved to adopt Ordinance No. M-09-2026. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None. Abstain: None.

f. Ordinance No. M-10-2026: Granting an Amendment to a Special Use Permit to Allow a Childcare Center in the Winnetka Congregational Church in the R-2 Single Family Residential District (725 Pine) (Introduction/Adoption)

Community Development Director Scott Mangum advises Council of a request for a special use permit regarding a proposal for the operation of a childcare center within the Winnetka Congregational Church.

Council is advised that the center would have 11 teachers, one director, and up to 64 students, with the daycare proposing to operate Monday through Friday, 7:00am until 6:00pm for children ages 6 weeks to 6 years old. While the proposed plan does not include any expansion of the existing church building or parking lot, nor is a playground currently proposed, it is indicated that the existing multipurpose room in the church allows physical activity, exercise, and play. However, should the request be approved by Council, and a request for a playground is proposed, the applicant would need to receive approval of an amendment to the special use permit to allow a playground.

Additionally, the applicant indicates that staff would park in the existing parking lot, provided a traffic impact study, and proposed drop-off and pick-up procedures.

Winnetka Congregational Church representative address Council regarding traffic flow and drop off procedures.

Public Comment

Patti Van Cleave expresses support for the proposed childcare and reads into record a testimony submitted.

Council further addresses traffic flow, drop-off and pick-up procedures, and benefits of an added childcare in the community.

Village Attorney Peter Friedman advises Council regarding additional amendments as follows:

G. Traffic Flow Measures. Within 12~~6~~ months of commencement of operation of the Childcare Center, the Village, at the sole discretion of the Village Engineer or Chief of Police, reserves the right to require additional measures to manage traffic, including but not limited to signage limiting or prohibiting turning movements in and out of the driveway, establishment of an additional drop-off location, and operational or staffing changes during peak pick-up and drop-off times.

Trustee Dalman, seconded by Trustee Orsic, moved to waive introduction of Ordinance No. M-10-2026.

Trustee Albinson, seconded by Trustee Dalman, moved to adopt Ordinance No. M-10-2026, as amended. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None. Abstain: None.

10) New Business.

a) Village Hall Improvement Overview Presentation

After a three-phase facility assessment, staff determined there were critical improvements needed to the HVAC, fire alarm systems, ADA ramp, bathroom, and building's plumbing.

Public Works Director Tom Powers provides historical context regarding the HVAC system and repair and update requirements.

Patrick Callahan, co-founder of Studio GC, provides information regarding evaluation of replacement options including variable refrigerant flow system, geothermal, and 4-pipe fan coils options.

Keith Gish, 20/10 Engineering Group, addresses Council regarding project impacts, logistics, long-term maintenance, and restoration.

Patrick Callahan provides a cost analysis, qualifications for the IRA tax credits, geothermal functions, and importance of maintaining historic preservation of the building.

Public Works Director Tom Powers further addresses costs and budgeting, project phases, and anticipated construction commencement.

Council discusses Village Hall operations, ADA compliance and improvements, IRA tax credits, HVAC system functionalities, and project logistics.

Council concurs with staff recommendations regarding Village Hall improvements.

11) Appointments: None.

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

Trustee Handler, seconded by Trustee Albinson, moved to adjourn to Closed Session for the purpose of discussing probable, imminent, and pending litigation pursuant to section 2(c)(11) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the special meeting without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, Myers, and Orsic. Nays: None. Absent: None.

13) Adjournment. The Closed Session meeting ended at 10:02 p.m.

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Recording Secretary

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated May 29, 2026 - June 11, 2026

PRESENTER: Kristin Kazenas

AGENDA DATE: June 16, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
The Warrant List Dated May 29, 2026 - June 11, 2026.

RECOMMENDATION:
Consider Approving the Warrant List Dated May 29, 2026 - June 11, 2026.

ATTACHMENTS:
None

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Approve National Charity League Winnetka Mural Final Design & Letter of Support for Mural to Union Pacific

PRESENTER: Hannah Lipman

AGENDA DATE: June 16, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
January 20, 2026 - The National Charity League (NCL) Winnetka presented a concept for a community beautification project for painting a mural on an overpass along the Green Bay Trail.
June 2, 2026 - NCL Winnetka presented the preliminary design for the mural and received positive feedback from the Council.
June 4, 2026 - NCL Winnetka presented the preliminary design for the mural at a special meeting of the Design Review Board. The Design Review Board approved a Certificate of Appropriateness for the mural.

EXECUTIVE SUMMARY:
National Charity League (NCL) Winnetka is a group of 215 mothers and daughters in grades 7th through 12th residing in the Village of Winnetka who have come together in a commitment to community service, leadership development and cultural experiences. The nearly 2-year-old chapter fosters the mother-daughter relationship by serving the Winnetka community, working with 25 philanthropy partners, ranging from local partners such as Friends of the Green Bay Trail, Winnetka Park District and New Trier Food Pantry, Chicagoland partners such as The Grace Network, Meals on Wheels, and Cradles to Crayons and national partners such as the Alzheimer's Association and the American Red Cross. During our 2024-2025 year, the chapter served the community for over 3,400 hours working with these philanthropy partners.

NCL Winnetka is seeking an opportunity to partner with the Village of Winnetka on a community beautification project. Through their work with Friends of the Green Bay Trail, they believe that a mural project at an overpass along the trail presents a perfect opportunity to bring art to Winnetka. The NCL chapter will fund and paint the mural with the guidance of an artist. This project requires approval from Union Pacific, and approval of the Design Review Board and the Village Council.

At the January 20, 2026 Village Council meeting, the Village Council provided direction to the NCL Winnetka to proceed with the next steps in the mural concept, with the understanding that the final mural design would be presented to Council for initial feedback, submitted to the Design Review Board,

and return to the Council for approval before the application for final approval is submitted to Union Pacific.

At the June 2, 2026 Village Council meeting, the NCL Winnetka presented the preliminary mural design to the Village Council. The Council provided positive feedback on the preliminary mural design and unanimously voted to advance the preliminary mural design to the Design Review Board without any changes.

At the June 4, 2026 special Design Review Board meeting, the NCL Winnetka presented the preliminary mural design and received positive feedback on the preliminary mural design. The Design Review Board voted x - 1 to approve a Certificate of Appropriateness for the mural design.

Council will consider approval of the final mural design and a letter of support at its June 15, 2026 meeting.

RECOMMENDATION:
Council is asked to approve the final mural design and letter of support.

ATTACHMENTS:
1. Attachment 1: National Charity League Letter
2. Attachment 2: NCL Winnetka Presentation
3. Attachment 3: Certificate of Appropriateness

Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

June 11, 2026

The Winnetka Village Council is writing in support of the National Charity League's application to paint murals on the underpass of Oak Street Bridge in Winnetka as part of a community beautification project. The National Charity League's Winnetka chapter, a group of 215 mothers and daughters who are committed to community service, undertook the project in an effort to beautify the underpasses and contribute to the work currently underway to make improvements to the Green Bay Trail area by several other groups of volunteers. The National Charity League raised funds and hired an artist who thoughtfully designed murals to reflect the natural beauty found in the area: one mural design is based on the native plants that appear along the trail and the other mural design depicts the four seasons along the trail.

Winnetka is very thoughtful about the aesthetics of public art: these murals were discussed over the course of several meetings by both our Village Council and Winnetka's Design Review Board, which approved a certificate of appropriateness for the design. We hope that our thorough discussion of the project and approval of the designs encourage Union Pacific to approve the project to move forward and the murals to be painted on the underpass areas. It is important to note, as part of our review, we've also discussed ongoing upkeep and were pleased to learn the National Charity League had already thought to include mural guard in their project that is UV resistant and can sustain over 160 cleaning cycles.

Should you have questions or concerns about the project, representatives from the Village would be happy to discuss them further.

Sincerely,

Robert H. Dearborn
Village President

ATTACHMENT 2



June 2, 2026

NCL Winnetka Presents

A Mural for Our Village

Mural Development Process

Artist Selection

- RFP sent to 4 artists
- 3 provided proposals
- Village Committee selected Shayne Taylor

Input Design Meeting

- Determined expectations of detail and design with Village Committee and Shayne
- Agreed to Oak St location
- FGBT provided native speciese list

Rough Pencil Sketch

- Shayne provided 2 design options
- Village Committee provided feedback and selected design
- Feedback session with NCL Winnetka
- NCL Winnetka voted on design options

Rough Color

- Combined elements of both designs based on feedback
- Village Committee approved color design

Village Committee: Bob Dearborn - Winnetka Village President, Kirk Albinson - Winnetka Village Trustee, Maggie Meiners - local artist and former Design Review Board member, Katie Moor - Winnekta Design Review Board Chair, Steve Huels - Friends of the Green Bay Trail, Kristin Kazenas - Village Manager, Ann Klaassen - Village, Deirdre Campbell - NCL Winnetka President

Final Mural Design - East Wall



MATERIALS:
Primer- PPG SPEEDHIDE® Interior/Exterior Masonry Latex Block Filler
Paint- Exterior Acrylic Latex Paint (flat)
Protection- Mural Guard (satin)

ENLARGED SIGNATURE

Shayne Taylor
ShayneArt.com

In Collaboration with the
National Charity League Winnetka

Final Mural Design - West Wall



MATERIALS:
Primer- PPG SPEEDHIDE® Interior/Exterior Masonry Latex Block Filler
Paint- Exterior Acrylic Latex Paint (flat)
Protection- Mural Guard (satin)

Next Steps

Approval

- Village Council feedback on mural design June 2, 2026
- Design Review Board approval of mural design June 4, 2026
- Village Council approval of mural June 15, 2026

Union Pacific Submission

- Submit required package to Union Pacific on June 16, 2026
- Included letter of support from Village of Winnetka

Site Preparation

- Following Union Pacific approval, professional powerwashing
- Primer applied

Paint

- Fall 2026
- NCL Winnetka Chapter to assist Shayne Taylor in painting mural
- MuralGuard applied
- Ribbon cutting event

Fundraising continues until $45,000 goal is achieved

Volunteer Process









Shayne Taylor Illustration & Design

Example of volunteer group painting process and finished product

Final product vs rendering

Finished Mural
(River Park Chicago)



Digital Color Mockup



Example of final product vs rendering to demonstrate the color accuracy

MuralGuard

- Outstanding Protection of Painted Murals and other Public Art projects
- Warranted to sustain repeated graffiti removals to 15 years
- Easy to Clean Graffiti
- Over 160 graffiti cleaning cycles without damage to this tough, 2 part coating
- Easiest graffiti removal is wiping with acetone solvent and no water rinse required
- UV Resistant Will Not Yellow











Thank You







Donate

- **Give online:** Scan the QR code to donate online. When prompted, write “Mural Project” in the Notes field to direct your gift to this project.
- **Give through a Donor Advised Fund:** Select National Charity League Winnetka IL Chapter (EIN 99-1371447) and include attention to “Mural Project.”
- **Give by check:** Checks may be made payable to National Charity League Winnetka IL and sent to 1001 Green Bay Rd # 189, Winnetka IL 60093-1721, United States. Include “Mural Project” in the memo.

100% of your donation is tax-deductible and will support the Mural Project. For questions, please contact Deirdre Campbell at deirdrecampbell@gmail.com.

V I L L A G E O F W I N N E T K A, I L L I N O I S

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project Address: Underpass at Oak St, Winnekta, IL/Entered in New World under 540 Hibbard Rd. address

Name of Business(es): National Charity League Winnetka IL

Application is hereby made for the following work (please check all that apply):

- ☐ Sign — Sign Permit Application attached? ☐
- ☐ Awning — Awning Permit Application attached? ☐
- ☑ Other (general description) Mural painted on the

Please provide a detailed description of the proposed work (attach additional information such as material specifications, photographs, etc.): The mural celebrating Winnetka's natural beauty and native landscape tol be painted on the concrete walls adjacent to the Green Bay Trail at the Oak Street underpass.

I/We hereby certify that as _____(Lessee/Owner) of the property located at _____(address), I am/we are authorized to submit plans for alterations of the subject property. I/We agree to perform the subject work in accordance with the conditions of approval by the Winnetka Design Review Board as well as all other applicable codes, rules, and regulations of the Village of Winnetka.

FOR LESSEE/OWNER USE ONLY

SIGNED _____

PRINTED NAME(S) _____

ADDRESS _____

PHONE NO. _____

EMAIL _____

FOR OFFICE USE ONLY

COA applied for (date): 5-19-2026

COA Case Number: 26-11-DR

COA Issued (date): Approved by DRB 6-4-2026

COA Fee N/A
- ❑ $135
- ❑ $575

PRIMARY DESIGN FIRM _____

CONTACT NAME _____

ADDRESS _____

_____

PHONE NO. _____

EMAIL _____

RECEIVED
MAY 19 2026

COA2026-621

About the Project

National Charity League Winnetka has volunteered for over 500 hours with the Friends of the Green Bay Trail. While volunteering, members saw the blank wall space at the underpasses on the trail as an opportunity to create a mural celebrating the restoration efforts and the native species. Artist Shayne Taylor, with the input of the Village, NCL Winnetka and additional members of the community such as Steve Huels and Maggie Meiners, has designed murals for the east and west side of the underpass at Oak Street incorporating native floral and pollinators with a palette closely resembling colors found in nature. Friends of the Green Bay Trail provided a list of native plants that could be featured in the mural. Shayne, with the assistance of NCL Winnetka chapter members, will paint the murals in Fall 2026 assuming success with approvals and fundraising.

This project is more than a beautification project and celebration of conservation as it serves as an opportunity for leadership growth for a number of our student members. The girls have and will continue to present to the Village Council. The girls are leading the fundraising efforts in the community and are connecting to local businesses. Additionally, Shayne will meet with girls from the NCL Winnetka chapter to provide an opportunity to learn about her artistic process as well as provide feedback on an early draft of the mural. Through these efforts the girls are learning about how local governments work, appreciating the artistic process, gaining valuable public speaking opportunities, and growing their confidence and leadership.



East side of Trail, approximately 50 ft north of east wall (Layout2)



East side of Trail (Layout2)



East side of Trail, approximately 50 ft south of east wall (Layout2)



West side of Trail, approximately 50 ft north of west wall (Layout)



West side of Trail (Layout)



West side of Trail, approximately 50 ft south of west wall (Layout)

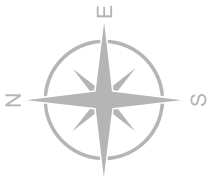


MATERIALS:
Primer- PPG SPEEDHIDE® Interior/Exterior Masonry Latex Block Filler
Paint- Exterior Acrylic Latex Paint (flat)
Protection- Mural Guard (satin)





MATERIALS:
Primer- PPG SPEEDHIDE® Interior/Exterior Masonry Latex Block Filler
Paint- Exterior Acrylic Latex Paint (flat)
Protection- Mural Guard (satin)



ENLARGED SIGNATURE

Shayne Taylor
ShayneArt.com

In Collaboration with the
National Charity League Winnetka

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-51-2026: Waiving Bidding and Approving the Purchase of Three Pad-Mount Switchgears from S&C Electric Company (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: June 16, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
The Five-Year Capital Plan includes projects for the continued undergrounding of 12 kV distribution circuits. The projects were initiated to improve the resilience and esthetics of the distribution system by underground the existing 12 kV overhead lines.

EXECUTIVE SUMMARY:
As part of the Electric Fund's Five Year CIP, staff have planned improvements to the 12 kV distribution system. The existing system configuration includes multiple overhead switches and overhead lines that are susceptible to damage from vehicles, vegetation or wildlife. As part of ongoing efforts to improve distribution infrastructure, the proposed project includes replacing the overhead switches with pad-mounted switchgear.

These switchgears are manufactured by S&C Electric and provide fault protection, load switching, and sectionalizing capabilities in areas where space is limited, and overhead lines are undesirable. Water & Electric has installed several such switchgear throughout the Village.

The proposed purchase will include the acquisition of two (2) 15 kV PMH-9 Switchgear and one (1) PMH-11 Switchgear. Weldy Lamont Group, Inc. is the only authorized sales representative for S&C Electric's manual pad mount switchgear in northern Illinois, and thus can provide the best possible price for the equipment.

The FY2026 Electric Fund capital and expense budget contained funding in the following amounts.

- $210,695 (account #500.42.31-660, Circuit B - Underground Switchgear & Conduit) with $65,000 set aside for the purchase of switchgear.
- $54,384 (account #500.42.31-660, Underground switchgear at Indian Hill Train Station) with $35,000 set aside for the purchase of switchgear.

- Account #500.42.31-660 also has $43,000 set aside for cable devices in order to fund the additional parts necessary to energize the switchgear.

Resolution No. R-51-2026, prepared by the Village Attorney, authorizes the Village President to execute and the Village Clerk to approve a contract with S&C Electric Company for the purchase of three (3) pad-mount switchgear.

RECOMMENDATION:
Consider adoption of Resolution No. R-51-2026: Waiving Bidding And Approving The Purchase Of Three Pad-Mount Switchgears From S&C Electric Company

ATTACHMENTS:
1. Resolution No. R-51-2026: Waiving Bidding and Approving the Purchase of Three Pad-Mount Switchgears from S&C Electric Company

RESOLUTION NO. R-51-2026

A RESOLUTION WAIVING BIDDING AND APPROVING THE PURCHASE OF THREE PAD-MOUNT SWITCHGEARS FROM S&C ELECTRIC COMPANY

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

WHEREAS, the Village Water and Electric Department has identified the need to purchase three switchgears, which include two 15 kV PMH-9 switchgears, and one PMH-11 switchgear, to improve the 12 kV distribution system infrastructure (collectively, ***"Equipment"***); and

WHEREAS, the Village received a quote from S&C Electric Company c/o Weldy Lamont Group, Inc. of Rolling Meadows, Illinois (***"Vendor"***) to provide the Equipment for an amount not to exceed $112,267.68; and

WHEREAS, Vendor is the sole source provider of the Equipment; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to: (i) waive the bidding requirement pursuant to Section 4.12.010.C of the Village Code and Section IV.3.D of the Village's Purchasing Manual; and (ii) purchase the Equipment from Vendor, in the amount of $112,267.68;

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

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

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

SECTION 3: APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the Equipment from Vendor, in an amount not to exceed $112,267.68 in accordance with the Quote attached to this Resolution as **Exhibit A.**

SECTION 4: AUTHORIZATION TO PURCHASE. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to purchase the Equipment from the Vendor in an amount not to exceed $112,267.68.

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

ADOPTED this 16th day of June, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

QUOTE

S&C ELECTRIC COMPANY
Excellence Through Innovation

WLG
Weldy Lamont Group

6-1-2026

To whom it may concern
Village of Winnetka - Water & Electric Department
1390 Willow Rd,
Winnetka, IL 60093

Subject: Authorized Representative –
Chicago Sales Territory - Pad-mount Switchgear

Dear Procurement:

Weldy Lamont Group, Inc. is the only authorized manufacturer's representative in the Chicagoland area and therefore receives the best pricing on all S&C Electric products and services. S&C supports Weldy Lamont Group, Inc. in this market as the chosen partner for all Electric Municipal customers.

If you have any questions, please do not hesitate to contact me at 224-202-2912.

Best regards,

[redacted]

Eddie Harper
Weldy Lamont Group, Inc.

S&C ELECTRIC COMPANY

Weldy Lamont Group, Inc.
3201 Tollview Drive, Unit 200
Rolling Meadows, IL 60008-3705
Main: (847) 868-9750

Sales Engineer:
Eddie Harper
eharper@weldylamontgroup.com
+1 2242022912

Quotation

Quote #: Q-185487-1
Date: 03-JUN-2026
Expires On: 03-JUL-2026

Project Reference PMH-9 & PMH-11 Village of Winnetka

VILLAGE OF WINNETKA
510 GREEN BAY ROAD
WINNETKA, IL 60093
US

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATION SUBJECT TO THE TERMS AND CONDITIONS AS LISTED BELOW

QUOTE PREPARED BY	PHONE	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Eddie Harper	+1 2242022912	eharper@weldylamontgroup.com	Ground	Net 30 Days

LINE	QTY	CATALOG NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED
01	2	55352R4-C3F1	MANUAL PMH PAD-MOUNTED GEAR	USD 31,806.22	USD 63,612.44
	2		55352R4--VOLTS: 14400 AMPERES: 600 COLOR: OLIVE GREEN --PAD-MOUNTED GEAR -- OUTDOOR PRIMARY DISTRIBUTION -- MANUAL MODEL PMH-9		
	2		Standard - Mild Steel, Olive Green		
	2		C3-KEY INTERLOCKS		
	2		F1-PROVISION FOR FAULT INDICATOR WITH NO WINDOW		
02	1	55362R4-C3F1	MANUAL PMH PAD-MOUNTED GEAR	USD 34,855.24	USD 34,855.24
	1		55362R4--VOLTS: 14400 AMPERES: 600 --PAD-MOUNTED GEAR -- OUTDOOR PRIMARY DISTRIBUTION -- MANUAL MODEL PMH-11		
	1		Standard - Mild Steel, Olive Green		
	1		C3-KEY INTERLOCKS		
	1		F1-PROVISION FOR FAULT INDICATOR WITH NO WINDOW		
03	15	3097-MEG	3097-MEG-- SM-20 SML-20 VERTICAL 45 OPENING DISCONNECT INDOOR DISTRIBUTION POWER FUSE END FITTINGS	USD 520.00	USD 7,800.00
04	30	612200	612200-- - MEG KILOVOLTS: 14.4 AMPERES: 200 SPEED: 153-2 (E) SMU-20 POWER FUSE UNIT	USD 200.00	USD 6,000.00
				TOTAL:	USD 112,267.68

Ship Schedule

Lead-time for the quoted material is approximately 28-30 weeks after receipt of your formal purchase order. All shipping estimates are subject to prior sales of material and/or manufacturing capacity.

If ordered quantities exceed standard production capacity, remaining units will be scheduled across additional weeks. All ship dates are subject to available manufacturing capacity.

Terms and Conditions of Sale

This proposal is in accordance with S&C general terms and conditions of sales **(S&C Price Sheets 150, 155, 156, 171,172, 181, & 183)**; those applicable to this proposal are provided in the Appendix section. Prices quoted exclude any manufacturer's sales, use or other excise taxes or duties. Any such taxes which Seller is required to pay or collect will be invoiced to Buyer.

In the event of any conflict or inconsistency between the terms of this Proposal/quotation and the terms specified in Price Sheet 150 or Price Sheet 181, the terms of the Proposal/quotation shall prevail and take precedence.

Surcharges: S&C reserves the right in its sole discretion to add surcharge(s) to the quotation and/or invoice for increased costs related to, without limitation, freight, fuel and/or tariffs.

Modification, Cancellation, or Deferment by the Immediate Purchaser: Except as otherwise set forth herein, orders or purchase contracts may be modified or cancelled, and scheduled shipments may be deferred, upon the immediate purchaser's prior written notice; provided, however, S&C shall have sole discretion to modify, cancel or defer any such order, purchase contract or scheduled shipments by issuing a revised acknowledgement to the immediate purchaser; provided, further, that, in the event of cancellation by the immediate purchaser, the immediate purchaser shall be liable to pay S&C a cancellation charge in accordance with the following schedule: (i) 25% of the purchase price of the Goods if the Order has been accepted/ acknowledged by S&C and the Goods have not been shipped; (ii) 50% of the purchase price of the Goods upon S&C's commencement of drawings, ordering of long lead time items, or general material requirements being driven (as applicable); or (iii) 100% of the purchase price of the Goods upon S&C's commencement of production of subassembly or final units, or if the Goods have shipped either in whole or in part. In the event of cancellation by the immediate purchaser occurring at a time after (i) or (ii), but before (iii) above, and the impacted production space cannot be utilized, S&C reserves the right to charge a cancellation fee of 100% of the purchase price of the Goods. The immediate purchaser shall be liable to pay all damages and charges incurred by S&C as a result of the immediate purchaser's modification, cancellation or deferment of any Order, including without limitation, carriage, packing and insurance charges imposed on S&C by its suppliers, and any other costs resulting from cancellation of the order or purchase contract.

Links to the aforementioned Price Sheets may be found on our public website (https://www.sandc.com/en/search?q="Price+Sheet")

Terms of Payment: Net 30 Days

Terms of Delivery: F.O.B. Factory: Prices are F.O.B. common carrier shipment point, with seller's selection of transportation prepaid to common carrier delivery point nearest first destination on orders with net invoice value of $10,000.00 or more. For orders with less than $10,000.00 net value, prices are F.O.B. Common carrier shipment point, freight collect or prepaid and added to the invoice.

Purchase Order: Please send a purchase order to:

S&C Electric Company
C/O Weldy Lamont Group, Inc.
Eddie Harper
3201 Tollview Drive, Unit 200
Rolling Meadows IL 60008-3705

This quotation is valid for thirty (30) days from date of creation.

GENERAL: These Standard Conditions of Sale ("Standard Conditions"), together with any special conditions of sale set forth in the applicable product-line specification bulletins, any supplements or modifications hereto or thereto confirmed in writing by the acknowledgment of S&C Electric Company ("S&C"), and any written specifications, quotations, or certifications signed by an authorized executive of S&C (collectively, "Conditions of Sale"), shall constitute the complete and exclusive conditions for the sale of goods ("Goods") by S&C to the immediate purchaser, and such Conditions of Sale shall supersede all prior communications and agreements regarding same. In no event shall the sale of Goods be subject to any affirmation of fact or promise that relates to the application, performance, or description of the Goods unless such affirmation or promise is in writing and signed by an authorized executive of S&C or is confirmed in writing by S&C's acknowledgment. ANY TERMS, WHETHER IN A PURCHASE ORDER OR OTHER DOCUMENT OF THE IMMEDIATE PURCHASER, IRRESPECTIVE OF THEIR MATERIALITY, THAT ARE EITHER DIFFERENT FROM OR ADDITIONAL TO S&C'S CONDITIONS OF SALE AS SET FORTH HEREIN, ARE OBJECTED TO AND ARE EXCLUDED UNLESS EXPRESSLY AGREED TO IN WRITING BY S&C. Acceptance of the Goods shipped shall constitute assent to be bound by the Conditions of Sale. The immediate purchaser shall inspect the Goods within seven (7) days of receipt ("Inspection Period"). The immediate purchaser will be deemed to have accepted the Goods unless it notifies S&C in writing of any nonconforming goods within the Inspection Period. Failure to reject the Goods or otherwise object to the Conditions of Sale in writing within seven (7) days of receipt shall constitute assent to these Conditions of Sale. In special transactions involving a formal invitation to bid and a formal award by purchase contract, or in the event a master purchase agreement signed by S&C and the immediate purchaser is in existence, these Conditions of Sale apply only to the extent not inconsistent with the purchase contract.

NONASSIGNABLE SOFTWARE LICENSE: Certain software, computer programs, source code, object code, listings, and related materials, in machine-readable or printed form, including firmware and all types of media, and all updates and modifications thereto ("Software"), may be delivered by S&C to the immediate purchaser together with each product. Such Software is furnished to the immediate purchaser or, if the product is purchased by a third party for installation in third-party equipment, the end user of the Goods, under a nonexclusive license for use solely on a single product, and may not be modified or copied, in whole or in part, nor may it be transferred or sublicensed. The immediate purchaser shall preserve any and all copyright notices included in the Software. Except as set forth herein, or as may be permitted in writing by S&C, the immediate purchaser shall not provide or otherwise make available the Software or any part of copies thereof to any third party. Title to, ownership of, and all applicable rights in patents, copyrights, and trade secrets in the Software shall not transfer to the immediate purchaser or end user. The immediate purchaser agrees to take appropriate action by instruction or agreement with its employees who are permitted access to the Software to fulfill its obligations hereunder.

LIMITED WARRANTY:

(1) General: S&C warrants to the immediate purchaser for a period of two (2) years from the date of shipment that the Goods delivered (excluding Software, which is warranted as specified in paragraph (2) on page 2) will be of the kind and quality specified in the contract description and will be free of defects of workmanship and material. Should any failure to conform to this warranty (or to any additional warranty contained in the special conditions of sale set forth in the applicable product-line specification bulletin) appear under proper and normal use within two (2) years after the date of shipment, S&C agrees, upon prompt notification thereof and confirmation that the Goods have been stored, installed, operated, and maintained in accordance with recommendations of S&C and standard industry practice, to correct the nonconformity either by repairing any damaged or defective parts of the Goods or at S&C's sole option by shipment of necessary replacement parts. S&C shall not be liable for a breach of the warranty set forth herein if the immediate purchaser makes any further use of the Goods after giving notice of a defect. S&C's warranty does not apply to any Goods that have been disassembled, repaired, or altered by anyone other than S&C. This limited warranty is granted only to the immediate purchaser or, if the Goods are purchased by a third party for installation in third-party equipment, the end user of the Goods. S&C's duty to perform under any warranty may be delayed, at S&C's sole option, until S&C has been paid in full for all Goods purchased by the immediate purchaser. No such delay shall extend the warranty period.

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S&C further warrants to the immediate purchaser or end user that for a period of one (1) year from the date of shipment, the Software will perform substantially in accordance with the then-current release of specifications if properly used in accordance with the procedures described in S&C's instructions. S&C's liability regarding any of the Software is expressly limited to exercising its reasonable efforts in supplying or replacing any media found to be physically defective or in correcting defects in the Software during the warranty period. S&C does not warrant the use of the Software will be uninterrupted or error-free.

(2) Limitation: The warranty and/or obligations described in the foregoing paragraphs, including any additional warranty contained in the special conditions of sale, are exclusive, and the remedies provided herein for breach of these warranties shall constitute the immediate purchaser's or end user's exclusive remedies and a fulfillment of all of S&C's liability. In no event shall S&C's liability to the immediate purchaser or end user exceed the price of the specific product that gives rise to the immediate purchaser's or end user's claim. S&C shall not be responsible for providing temporary power, reimbursement for lost revenue, costs associated with the removal, installation, or labor costs or obtaining working access to the nonconforming Goods, including any disassembly and reassembly of equipment that was not supplied by S&C. S&C shall also not be responsible for providing transportation to or from any repair facility, or for any other expenses incurred in connection with the repair or replacement of the Goods, all of which shall be at the immediate purchaser's risk and expense. S&C's warranties do not apply to major components not of S&C manufacture. However, S&C will assign to the immediate purchaser or end user all manufacturers' warranties that apply to such major components. All other warranties whether express or implied or arising by operation of law, course of dealing, usage of trade or otherwise, are excluded. The only warranties are those stated herein, and THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ANY EXPRESS WARRANTY OR OTHER OBLIGATION PROVIDED HEREIN IS GRANTED ONLY TO THE IMMEDIATE PURCHASER AND END USER, AS DEFINED HEREIN. OTHER THAN AN END USER, NO REMOTE PURCHASER MAY RELY ON ANY AFFIRMATION OF FACT OR PROMISE THAT RELATES TO THE GOODS DESCRIBED HEREIN, ANY DESCRIPTION THAT RELATES TO THE GOODS, OR ANY REMEDIAL PROMISE INCLUDED IN THESE STANDARD CONDITIONS OF SALE.

LIMITATION OF LIABILITY:

(1) S&C shall not be liable, in contract, tort, or otherwise (including for negligence, breach of warranty, indemnity, and strict liability) for any penalty or for any special, consequential, indirect, or incidental damages, whether for personal injury or property damage, including specifically but without limitation, loss of profits or revenue, loss of other equipment, loss of full or partial use of any equipment or facility, downtime costs, business interruption, any claim arising out of loss of electrical power, cost of capital, loss of goodwill, claims of third parties, costs associated with the removal of the Goods and/or other equipment from service or reinstallation or disassembly or reassembly, or similar damages, arising out of or resulting from this order or transaction.

(2) In no event shall S&C's aggregate liability arising out of or related to the Conditions of Sale, any purchase order, or the Goods, or any claim whatsoever, exceed the value of the applicable purchase order for the Goods sold under the applicable purchase order.

(3) All causes of action against S&C arising out of or relating to the Conditions of Sale, or the performance or breach hereof shall expire unless brought within one year of the time of accrual thereof.

(4) In no event, regardless of cause, shall S&C be liable for penalties or penalty clauses of any description or for indemnification of the immediate purchaser or others for costs, damages, or expenses arising out of or related to the Goods.

NUCLEAR: For applications in a nuclear facility, the immediate purchaser and/or end user shall have complete insurance protection against liability and property damage resulting from a nuclear incident and shall indemnify S&C, its affiliates, subcontractors, suppliers, and vendors against all claims resulting from a nuclear incident.

WILDFIRE: For applications in Wildfire-Prone Regions, the immediate purchaser and/or end user shall have complete insurance protection against liability and property damage resulting from a Wildfire Incident and shall indemnify S&C, its affiliates, subcontractors, suppliers, and vendors against all claims resulting from a Wildfire Incident. As used in this document, Wildfire-Prone Regions means, without limitation, mountainous, forest-covered land; brush-covered land; grass-covered land; land covered with flammable material; and/or land designated by a federal, state, or local government or agency as a fire hazard zone. Wildfire Incident means an unplanned or unwanted wildland fire, including authorized human-caused fires, escaped wildland fire use events, escaped prescribed fire projects, and all other wildland fires where the objective is to extinguish the fire.

TERMS OF DELIVERY:

(1) Risk of Loss. Unless otherwise agreed, for all shipments, risk of loss of the Goods or any part thereof shall pass to the immediate purchaser upon S&C's delivery of the Goods to the common carrier.

2) Allowance for Freight.

(a) Deliveries within the United States except Alaska and Hawaii (The Lower 48). For orders with net value of $10,000.00 or more, prices include freight by S&C's selection of transportation to common carrier delivery point nearest first destination, unless otherwise specified in the quotation. For orders with net value less than $10,000.00, freight is collect or prepaid and added to the invoice.

(b) Alaska and Hawaii. For orders with net value of $10,000.00 or more, prices include freight by S&C's selection of transportation to common carrier delivery point nearest first destination within The Lower 48, unless otherwise specified in the quotation. For orders with net value less than $10,000.00, freight is collect or prepaid and added to the invoice.

(3) Surcharges. S&C reserves the right in its sole discretion to add surcharge(s) to the quotation and/or invoice for increased costs related to, without limitation, freight, fuel, change in law, and/or tariffs.

(4) Method of Transportation and Routing. S&C will determine the method of transportation and the routing of the shipment. Where the immediate purchaser requires shipment by a method of transportation or routing other than that of S&C's selection, any additional transportation and/or packing expense is to be borne by the immediate purchaser.

(5) Export Packing. Where "export packing" is required, an extra charge may be added to the quotation and/or invoice.

(6) Unloading of Shipments. Provision of suitable facilities and personnel at delivery point for unloading of shipments shall be the responsibility of the immediate purchaser.

(7) Partial Shipments. S&C may, in its sole discretion, without liability or penalty, make partial shipments of Goods to the immediate purchaser. Each shipment shall constitute a separate sale, and the immediate purchaser shall pay for the units shipped whether such shipment is in whole or partial fulfillment of immediate purchaser's order. In the event the immediate purchaser requests that S&C hold some or all of the Goods or otherwise postpones shipment beyond the scheduled date of shipment, a storage fee will apply, and a separate bill-and-hold agreement will be required.

TERMS OF PAYMENT: Net 30 days. Except with respect to Software (for which title shall not pass, use being licensed), title of the Goods shall pass to the immediate purchaser only upon full and complete payment to S&C. As collateral security for the payment of the purchase price of the Goods, the immediate purchaser grants to S&C a lien on and security interest in the Goods.

S&C, in its sole discretion, may require revision of payment terms, including, but not limited to, a prepayment requirement, deposit, or progress/milestone payments, as set forth in the relevant quotation issued by S&C to the immediate purchaser, or if not specified in the quotation, as set forth herein. Further, S&C shall be entitled to cancel or defer any orders or items or quantities thereon then outstanding, without obligation by either the immediate purchaser or S&C with respect to unshipped Goods.

If any payment is not made in full when due, S&C, in addition to any and all remedies hereunder and under law, shall be entitled to: (i) recover possession of the Goods shipped; (ii) require immediate purchaser to assemble any Goods shipped that are in its possession or control at a place to be designated by S&C; and (iii) with respect to any orders or items or quantities thereon then outstanding, require full or partial payment in advance or cancel or defer any of such orders or items or quantities thereon and require immediate purchaser to pay any and all damages incurred in connection with such cancellation or deferment.

In the event any proceeding is brought by or against the immediate purchaser under any bankruptcy or insolvency laws, S&C shall be entitled to cancel any orders or items or quantities thereon outstanding as of the date of such bankruptcy or insolvency without liability. The immediate purchaser shall not withhold payment of any amounts due and payable by reason of any setoff of any claim or dispute with S&C, whether relating to S&C's alleged breach, bankruptcy or otherwise.

HANDLING CHARGES FOR IMMEDIATE SHIPMENTS: When immediate shipment of products, components, and/or parts is required, premium freight methods will be employed to minimize transportation time. Because of the extra attention required by such orders, a handling charge may apply, in addition to the extra charges for premium freight.

PRICE ADJUSTMENTS: Prices stated on S&C's acknowledgment for orders, or items or quantities thereon, are not subject to upward or downward adjustment for a period of one (1) year from the date of order ("Initial Pricing Period") unless otherwise specified. Prices for orders, or items, or quantities may be increased after the Initial Pricing Period at S&C's sole discretion.

QUOTATIONS: Any price, quantity, or condition of sale stated in any quotation is effective for 30 days from date of quotation ("Effective Period") unless changed by written notice from S&C. No quotation shall have any force or effect after the Effective Period unless such Effective Period is expressly extended in writing by S&C.

All orders, whether or not based upon specific quotations, are subject to acceptance by S&C only at its principal office in Chicago, Illinois.

Subsequent to the issuance of quotations, S&C may, without notice, make design changes for product modernization or improvement. S&C may make changes in the Goods as it deems necessary, in its sole discretion, to conform the Goods to the applicable specifications. If the immediate purchaser objects to any such changes, S&C shall be relieved of its obligation to conform to the applicable specifications to the extent that conformance may be affected by such objection.

A materials surcharge may be applied to the net selling prices of Goods at the time of shipment, depending on the cost levels of purchased parts and materials in the preceding month.

TAXES: Where S&C is required to pay or collect sales, use, or other taxes, the amount will be added to any invoice for Goods as a separate item.

LOSS, DAMAGE, OR DELAY: Shipping dates are approximate and are based upon prompt receipt of all necessary information. S&C shall not be liable for any loss, damage, detention, or delay.

INTELLECTUAL PROPERTY: S&C shall defend any suit or proceeding brought against the immediate purchaser so far as based on a claim that any product, or any part thereof, sold to the immediate purchaser constitutes an infringement or misappropriation of intellectual property rights of others if notified promptly in writing and given authority, information, and assistance (at S&C's expense) for the defense of same, and S&C shall pay all direct and measurable damages and actual costs awarded by a court of competent jurisdiction in any such action against the immediate purchaser, provided, however, that this agreement shall not extend to any infringement based upon the manufacture, use, or sale of said product or any part or parts thereof, in combination with apparatus or things not furnished by S&C. In case the product, or any part thereof, furnished under a purchase order subject to the Conditions of Sale is in such suit held to constitute infringement and its use enjoined, S&C shall, at its own expense and at its option, either (1) procure for the immediate purchaser the right to continue using said product or part thereof; (2) replace the same with a noninfringing product; (3) modify said product or part thereof so that it becomes noninfringing; or (4) remove said product and refund the purchase price thereof. The foregoing states the entire liability of S&C with respect to infringement by said product or any part thereof.

The preceding paragraph shall not apply to any equipment or product, or any part thereof, manufactured to the immediate purchaser's design or specifications. As to such equipment or product, or any part thereof, S&C assumes no liability whatsoever for infringement or misappropriation.

To the extent that the Goods or any part thereof are modified by the immediate purchaser or combined by the immediate purchaser with equipment or processes not furnished under a purchase order subject to the Conditions of Sale (except to the extent that S&C is a contributory infringer), and by reason of said modification or combination, an action is brought against S&C, the immediate purchaser shall defend and indemnify S&C in the same manner and to the same extent that S&C would be obligated to indemnify the immediate purchaser under this paragraph.

CLERICAL ERRORS: S&C reserves the right to correct clerical errors or omissions in quotations, acknowledgments, invoices, or other documents.

MODIFICATION, CANCELLATION, OR DEFERMENT BY THE IMMEDIATE PURCHASER: Except as otherwise set forth herein, orders or purchase contracts may be modified or cancelled, and scheduled shipments may be deferred, upon the immediate purchaser's prior written notice; provided, however, that S&C shall have sole discretion to modify, cancel or defer any such order, purchase contract or scheduled shipments by issuing a revised acknowledgement to immediate purchaser; provided, further, that, in the event of cancellation by the immediate purchaser, the immediate purchaser shall be liable to pay S&C a cancellation charge as set forth in the relevant quotation issued by S&C to the immediate purchaser, or if not specified in the quotation, in accordance with the following schedule: (i) 25% of the purchase price of the Goods if the Order has been accepted/acknowledged by S&C and the Goods have not been shipped; (ii) 50% of the purchase price of the Goods upon S&C's commencement of drawings, ordering of long lead time items, or general material requirements being driven (as applicable); or (iii) 100% of the purchase price of the Goods upon S&C's commencement of production of subassembly or final units, or if the Goods have shipped either in whole or in part.

In the event of cancellation by the immediate purchaser occurring at a time after (i) or (ii), but before (iii) above, and the impacted production space cannot be utilized, S&C reserves the right to charge a cancellation fee of 100% of the purchase price of the Goods. The immediate purchaser shall be liable to pay all damages and charges incurred by S&C as a result of the immediate purchaser's modification, cancellation or deferment of any Order, including without limitation, carriage, packing and insurance charges imposed on S&C by its suppliers, and any other costs resulting from cancellation of the order or purchase contract.

Additional catalog number items may be added to, and/or quantities of specified catalog numbers adjusted on, unshipped orders up to 10 business days from the order or purchase contract date upon S&C's written consent. Shipment schedules for additional items are dependent upon product availability; these items may not ship with the items originally specified on the order or purchase contract.

TERMINATION: In addition to any remedies that may be provided under the Conditions of Sale or at law, S&C may terminate the Conditions of Sale and any sale or transaction subject to the Conditions of Sale with immediate effect upon written notice to the immediate purchaser, if the immediate purchaser: (i) fails to pay any amount when due under the Conditions of Sale or any purchaser order; (ii) has not otherwise performed or complied with any of the Conditions of Sale, in whole or in part; or (iii) becomes insolvent, files a petition for bankruptcy or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors. No termination by the immediate purchaser shall be effective unless S&C breaches or defaults under the Conditions of Sale and fails to initiate and pursue corrective action with due diligence to cure such default within a commercially reasonable period of time.

ASSIGNMENT: S&C shall have the right, upon written notice to the immediate purchaser, to assign all or a portion of its rights and obligations under the Conditions of Sale or any purchase order. Purchaser may not assign any of its rights or delegate any of its obligations under the Conditions of Sale or related purchaser orders or agreements without the prior written consent of S&C. Any purported assignment by the immediate purchaser of the Conditions of Sale or related purchase order to which S&C does not consent in writing shall be null and void.

FORCE MAJEURE: Neither party shall be liable to the other party, nor be deemed to have defaulted under or breached the Conditions of Sale, for any failure or delay in fulfilling or performing any obligations under the Conditions of Sale or any purchase order (except for any obligations of the immediate purchaser to make payments to S&C hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the party's reasonable control, such as, but not limited to: acts of God, acts of civil or military authority, priorities, fires, strikes, labor issues or difficulties, floods, earthquake, weather, pandemics, epidemics, quarantine restrictions, war, riot, delays in transportation, government restrictions or embargoes, or difficulties in obtaining necessary labor, materials, and manufacturing facilities from usual sources because of such causes. In the event any such causes delay S&C's performance, the date of performance shall be extended by a period of time reasonably necessary to overcome the effect of such delay, and S&C's compensation shall be adjusted accordingly.

S&C'S REMEDIES: The rights of S&C specified herein are cumulative and in addition to the rights available to S&C at law, in equity, by statute or under any other agreement between S&C and the immediate purchaser. No delay or failure by S&C to exercise any right or remedy shall impair any rights or remedies or be construed to be a waiver of any breach or acquiescence therein. Any single or partial exercise of any right or remedy shall not preclude other or further exercise thereof or the exercise of any other right or remedy.

EXPORT COMPLIANCE: S&C is required to comply with applicable export laws and regulations of the U.S. For any sale made under this contract, the immediate purchaser or end user shall not export, reexport, distribute, download, or supply any Goods, product, component, part, and/or Software other than to the ultimate country of destination specified in this contract, without obtaining prior, written authorization from S&C and the applicable U.S. Government agency. S&C reserves the right to suspend or cancel delivery of Goods, components, parts, and/or Software to the immediate purchaser or end user or cancel this contract in its entirety, without liability to S&C, if S&C has a good faith basis for believing the immediate purchaser or end user has violated or intends to violate this paragraph.

COMPLIANCE WITH ANTI-BRIBERY LAWS: The U.S. Foreign Corrupt Practices Act ("FCPA") and laws in other countries strictly prohibit the payment of bribes, kickbacks, or similar payments to influence business. The immediate purchaser or end user agrees not to take any action whatsoever to wrongfully influence any decisions in its or S&C's favor relating to Goods sold hereunder, either directly or indirectly.

EEO COMPLIANCE: S&C shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

GOVERNING LAW AND JURISDICTION: The Conditions of Sale are governed by, and construed in accordance with, the laws of the State of Illinois, without regard to conflicts of law principles. The immediate purchaser consents and submits to the personal jurisdiction and exclusive venue of Illinois state courts and the Northern District of Illinois for the purpose of any suit, action, or other proceeding arising out of or with respect to the Conditions of Sale, any purchase order, or the Goods.

Note: To report any ethics or compliance concerns, please contact, openly or anonymously, the S&C Helpline at **sandc.ethicspoint.com**.

POLICIES RELATING TO SALES

CHANGES TO PRICES AND CONDITIONS OF SALE: Prices and conditions of sale are subject to change without notice.

WITNESS OF TEST: Normal production procedures do not provide opportunity for the immediate purchaser to witness routine factory tests on their apparatus. Witness of such tests by the immediate purchaser requires special processing of the order and usually entails delays in production and additional charges, information on which can be furnished on request.

RETURNS: Products may not be returned by the immediate purchaser without first securing authorization and a return goods authorization number. Where S&C authorizes the immediate purchaser to return unused, recently received products, charges will be made to cover outgoing transportation paid by S&C plus cost of restocking, repackaging, reinspection, repair, or disassembly as applicable. Only products manufactured within the past two years and still of current design will be eligible for return. In general, charges over and above the transportation, will be based on the following schedule:

1. 25% of the net selling price for standard catalog products regularly carried in S&C's active warehouse stock and returnable directly to stock without reinspection, repackaging, repair, or modification;
2. 50% of the net selling price for standard catalog products not regularly carried in S&C's active warehouse stock, but which are sufficiently active to warrant being placed in stock and which can be returned directly to stock without reinspection, repackaging, repair, or modification;
3. 75% of the net selling price for standard catalog product not sufficiently active to warrant being placed in stock and which therefore must be unpacked and disassembled;
4. 100% or more of the net selling price for products of a custom nature which must be unpacked and disassembled and from which only certain parts and subassemblies are salvageable.

Authorized returns, with the return goods authorization number identified on the material to be returned, should be shipped, freight prepaid and at the immediate purchaser's risk, to S&C Electric Company, Repair Center. For product returns, contact the local S&C representative for proper return material authorization documentation and instructions.

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-52-2026: Approving a Contract with Altec Industries, Inc. for the Purchase of Cable Winch Truck (Adoption)

PRESENTER: Nicholas Narhi

AGENDA DATE: June 16, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
The Electric Fund Five-Year Capital Improvement Plan includes the planned delivery of a new cable winch truck by fiscal year 2029 in the amount of $350,000. The new vehicle would replace a winch truck manufactured in 2005. The anticipated lead time for the truck manufacturing is three years with an order placed in FY2026. Previous orders from Altec Industries (Resolution No. R-65-2022, Resolution No. R-86-2022 and Resolution No. R-102-2022) experienced four-to-five year lead times due to manufacturing delays stemming from the COVID-19 pandemic.

EXECUTIVE SUMMARY:
The Electric Fund Capital Improvement Plan proposes the delivery of a new winch truck in fiscal year 2027. Staff received notification from a large manufacturer of line trucks that manufacturing lead times for a new truck continue to trend beyond 30 months. Similar to many utility products, the pandemic created a disruption in the supply chain for line trucks. As a result, staff is seeking approval to award a contract for the purchase of a new winch truck with an estimated delivery date of mid 2029.

As an alternative to issuance of a bid and seeking more competitive pricing than potentially available by bidding a single line truck, staff requested contract pricing through a Sourcewell (formally National Joint Power Alliance) contract. Sourcewell is a national public agency committed to cooperative solutions for governmental and educational entities. Through Sourcewell, members have access to contracted products, equipment, and service opportunities. The Village of Winnetka joined in 2010. New Trier High School, District 36, Winnetka-Northfield Library, and the Village of Glenview are also members. In the past few years, the Village Council has approved Sourcewell Contracts for W&E backhoe excavators, dump trucks, line trucks and pool vehicles.

Sourcewell Contract #110421-ALT contains pricing for cable winch trucks from Altec Industries. In accordance with the contract pricing, Altec Industries has quoted the new truck, which includes the requirements specified by the Water & Electric Department, at an amount not to exceed $330,975, subject to future price adjustment for the chassis.

Altec has provided a firm price for the manufacturing and assembly of the winch truck with the exception of the chassis. The quote contains the current price for the specified Freightliner chassis. Altec cannot provide a firm quote on the chassis as there may be additional cost increase from the OEM when the chassis is delivered to the factory in 2028.

With the assistance of the Village Attorney, an agreement has been developed to address this potential. Any increase in the chassis cost will be directly added to the final cost of the winch truck, with no additional markup added by Altec. All other costs for the manufacture of the line truck with an estimated 2029 delivery date will remain fixed. The agreement also contains two separate dates, December 31, 2027, and May 1, 2028, where the Village can cancel the contract without penalty.

The quote for the new winch truck is contained in Exhibit A of the Resolution. Altec is one of the largest manufacturers of utility line trucks. The Water & Electric Department fleet includes three active trucks manufactured by Altec, with two more arriving over the next year from orders in 2022. The vendor has been competitive in pricing and provides good equipment support. In the immediate area, both Naperville and ComEd utilize Altec line trucks.

Staff recommends accepting Altec’s quotation using Sourcewell Contract #110421-ALT. The Electric Fund Five Year Capital Improvement Plan will be revised to reflect the truck's purchase cost for fiscal year 2029. Payment terms for the line truck are net 30 upon delivery, commissioning and acceptance of the new truck.

RECOMMENDATION:

Consider adoption of Resolution No. R-52-2026, Waiving Competitive Bidding And Approving Purchase Of Cable Winch Truck From Altec Industries for an amount not to exceed $330,975, subject to price adjustment for the chassis in accordance with the contract terms.

ATTACHMENTS:

1. Resolution No. R-52-2026: Approving a Contract with Altec Industries, Inc. for the Purchase of Cable Winch Truck

RESOLUTION NO. R-52-2026

A RESOLUTION APPROVING A CONTRACT WITH ALTEC INDUSTRIES, INC FOR THE PURCHASE OF A CABLE WINCH TRUCK

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

WHEREAS, the Village is a member of Sourcewell ***("Sourcewell"),*** a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Water & Electric Department ***("Department")*** has identified the need to purchase a custom-manufactured electric utility cable winch truck ***("Truck")***; and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the Truck; and

WHEREAS, Sourcewell secured pricing from Altec Industries, Inc. ***("Altec")*** for the purchase of the Truck for a not to exceed amount of $ 330,975 (***"Contract"***); and

WHEREAS, due to supply chain and labor shortages, Altec requires the Village to enter into an agreement for the purchase and manufacture of the Truck immediately to assure delivery of the Truck by 2029; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to enter into the Contract with Altec for the purchase of the Truck;

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

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

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

SECTION 3: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute

and attest, respectively, on behalf of the Village, the final Contract after receipt by the Village Manager of two executed copies of the final Contract from Altec; provided, however, that if the Village Manager does not receive two executed copies of the final Contract from Altec within 60 days after the date of adoption of this Resolution, then this authority to execute and seal the final Contract will, at the option of the Village Council, be null and void.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 16th day of June, 2026, pursuant to the following roll call vote:

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

Signed

_____
Village President

Countersigned:

_____

EXHIBIT A

CONTRACT

AGREEMENT FOR PURCHASE AND MANUFACTURE
OF ELECTRIC UTILITY TRUCK

TRUCK PURCHASE AND MANUFACTURE AGREEMENT ("**Agreement**"), dated as of June 16, 2026 (the "**Effective Date**") is made by and between the **VILLAGE OF WINNETKA**, an Illinois home rule municipality (the "**Village**"), and **ALTEC INDUSTRIES, INC.**, an Alabama corporation (the "**Vendor**") (collectively, the "**Parties**").

RECITALS:

WHEREAS, the Village seeks to purchase a custom-manufactured electric utility cable winch truck ("**Truck**") consisting of the component parts and matching the specifications set forth in the quote attached to and incorporated into this Agreement as **Attachment 1** ("**Quote**"); and

WHEREAS, the Vendor desires to source the component parts of, manufacture, sell, and deliver the Truck to the Village in accordance with this Agreement; and

WHEREAS, due to supply chain and labor shortages, Vendor requires Village to enter into this Agreement for the purchase and manufacture of the Truck immediately in order to assure delivery of the Truck in 2029; and

NOW THEREFORE, in consideration of, and in reliance upon, the recitals and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:

1. **Manufacture and Delivery of Truck.**

A. Services. The Vendor agrees to source the component parts of, manufacture, and deliver the Truck to the **Delivery Address** set forth in Attachment A on time and in new, complete, undamaged, and first-quality condition, and built in compliance with the requirements of this Agreement (collectively, the "**Services**"). The Vendor must:

(1) Specifications. Perform the Services in compliance with all specifications, components, prices and costs, deadlines, requirements, terms and other details set forth in the Quote and any Village Addenda documents attached to and incorporated into this Agreement as **Attachment 2** ("**Village Addenda**") (collectively, the "**Specifications**").

(2) Components, Labor, Equipment, Materials and Supplies. Provide, perform, and complete in the manner specified and described in this Agreement all necessary purchase and delivery orders, work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary to provide the deliver the Truck to the Village in accordance with the Specifications, including all components parts of the Truck listed in the Quote (collectively, "**Components**") whether produced by Vendor or third-party manufacturer.

(2) Bonds and Insurance. Procure and furnish all bonds, insurance certificates, and polices of insurance specified in this Agreement.

(3) Miscellaneous. Perform all other things required of the Vendor by this Agreement.

B. Performance Standards. The Truck must comply with the Specifications. If the Specifications identify a specific Component by brand, name, or model, then that Specification is intended to reflect the required performance standards that the Village requires for that Component. The Vendor may propose to deliver a Component that is a different brand or model if the Vendor provides the Village with written documentation establishing that the brand or model it proposes to deliver possesses equal quality, durability, functionality, capability, and features as the product or component specified. Vendor must obtain the Village's written consent to an alternative component prior to incorporating the alternative component into the Truck, which consent the Village may withhold in its sole discretion.

C. Responsibility for Damage or Loss. The Vendor is responsible and liable for, and will promptly and without charge to the Village, repair or replace damage done to and any loss or injury suffered by the Village as a result of a failure to perform hereunder.

D. Delivery. The Vendor price and method of delivery are F.O.B. Customer Site, on or before ***June 1, 2029*** ("**Delivery Date**"), at the Delivery Address ("**Delivery**"), provided that Village produces all additions or changes to the Truck by all reasonable deadlines established by the Vendor. Time is of the essence on all matters related to this Agreement. If Delivery is not completed by the Delivery Date, the Village may terminate this Agreement or purchase the Truck elsewhere and hold Vendor accountable. If the Delivery Date cannot be met, Vendor agrees to advise the Vendor in writing of the earliest possible date of Delivery. The Vendor bears all risk of loss, injury, or destruction of the Truck until Acceptance by the Village, as defined in this Agreement. No loss, injury, or destruction of the Truck will release Vendor from any obligations hereunder.

E. Inspection; Testing; Acceptance; Rejection. The Village may inspect the Truck and any stage of production and after completion, before and after Delivery. If after inspecting the Truck following Delivery, the Village determines that all of the Specifications are met, the Village will provide Vendor with a written confirmation of its acceptance of the Truck ("**Acceptance**"). If after inspecting the Truck following Delivery the Village determines, in its sole judgment, that any part of the Truck is defective, damaged, or otherwise fails to conform to the Specifications and requirements of this Agreement, then the Village, without limiting its other rights or remedies, may (1) reject the defective or damage or nonconforming product, Component, or the entire Truck, (2) require the Vendor to cause the defective or damaged or noncompliant product or Component to be repaired or replaced at no expense to the Village, or (3) cancel this Agreement.

2. Agreement Price.

A. Notice of Price. The Parties recognize that due to the long lead time required to place the order for the Truck, Vendor cannot provide a firm quote for the Truck at the time of execution of this Agreement. Therefore, at least 18 months prior to the commencement of manufacture of the Truck, Vendor shall provide written notice to the Village (the ***"Notice of Price"***) of the price for the Truck (the "**Agreement Price**"), which Agreement price Vendor shall hold firm for no less than 45 days after receipt of the Notice of Price by the Village. Within 45 days of receipt of the Notice of Price, the Village, in its sole and absolute discretion, may accept the Agreement Price or terminate this Agreement.

B. Taxes. All other applicable federal, State, and local taxes of every kind and nature applicable to the Truck are included in the Agreement Price.

C. Time of Payment. The Village must pay the Agreement Price to the Vendor within 30 days after Acceptance ("**Time of Payment**").

D. Late Payment. The Village must pay Vendor interest in the amount of one-half percent per month for any portion of the Agreement Price paid after the Time of Payment.

3. Agreement Time.

The Vendor will complete the Services and affect Delivery of the Truck to the Village by the Delivery Date.

4. Termination for Convenience.

The Village may terminate this Agreement for any reason or no reason at all, by providing written notice to the Vendor, and paying a portion of the Agreement Price and Vendor's costs, if any, pursuant the following schedule:

A. If the Village terminates the Agreement on or before December 31, 2027, the Village will not be required to pay the Agreement Price and will be fully relieved of all liability for any payments related to this Agreement.

B. If the Village terminates the Agreement on or before May 1, 2028, the Village will be required to pay 10 percent of the Agreement Price plus any unrecoverable costs incurred by the Vendor pursuant to this Agreement between the Effective Date and the termination date.

C. If the Village terminates the Agreement within six months to the Delivery Date, the Village will be required to pay the lesser of the any costs incurred by the Vendor or full Agreement Price unless the termination was caused by Vendor's breach of this Agreement or Contractor's indication that it will breach this Agreement.

D. If the Vendor does not affect Delivery of the Truck by the Delivery Date and the Village terminates the Agreement after December 31, 2029, the Village will not be required by

pay the Agreement Price and will be fully relieved of all liability for any other payments related to this Agreement.

5. Indemnification; Penalties.

A. Indemnification. The Vendor agrees to and will indemnify and defend the Village against all damages, liability, claims, actions, losses, and expenses (including attorneys' fees) that may arise or be alleged to have arisen out of or in connection with the Vendor's performance of or failure to perform under this Agreement. The Vendor also agrees to and will indemnify and defend the Village against all claims and actions for wrongful use of patented processes, devices, components, or other elements or any other intellectual property.

B. Penalties. The Vendor will be liable for all fines and civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise or be alleged to have arisen out of or in connection with the Vendor's performance of or failure to perform under the this Agreement.

5. Insurance.

The Vendor must acquire and maintain, until delivery and Village acceptance of the Truck, all of the insurance coverage and terms stated in the Quote or the Village Addenda. The Vendor must file certificates of insurance with the Village reflecting all of the required insurance coverage and naming and endorsing the Village as an additional insured.

6. Performance Bond.

Within five days after the Effective Date, the Vendor will provide the Village a performance bond in a form satisfactory to the Village and in the amount of the Agreement Price, issued by a surety company listed as one of the U.S. Treasury Department's list of approved sureties, as published in Circular 570, as of the Effective Date. Notwithstanding any other provision of this Agreement, the performance bond will not limit or affect in any way (1) any Vendor obligation or warranty as set out in the Quote, Village Addenda, or elsewhere, (2) any third party warranty, or (3) any Village right or remedy under this Agreement.

7. Vendor's Representations and Warranties.

A. Truck Warranty. The Vendor warrants that the Truck and all of its components:

(1) Will be free from any latent or patent defects and flaws in workmanship, materials, design, and function (collectively a "**Defect**") for at least one year after Acceptance by the Village except for the following Components, which shall be subject to the following warranty periods:
   i. Parts: One year following Acceptance;
   ii, Labor: One year following Acceptance.
   iii. Travel Charges: 90 days following Acceptance.

iv. Structural integrity of the booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables: as long as the Village owns the Truck.

v. Vendor's standard limited warranty for all Vendor-supplied Components which make up the Truck and its installation, but not for the chassis.

(2) Will conform to the requirements of the Quote, including the Specifications and the performance standards set forth in this Agreement.

(3) Will be fit, sufficient, and suitable for the purposes expressed in or reasonably inferred from the Specifications.

In the event of a Defect, the Vendor will cause the Defect to be repaired or replaced at no cost to the Village, including without limitation transportation costs. The warranties expressed herein will be in addition to any other warranties applicable to the Components (including any third-party manufacturer's warranties) or expressed or implied by law which are hereby reserved unto the Village.

This warranty does not apply (a) to normal maintenance and adjustments, (b) if the defect or flaw has been repaired or altered by the Village or a third party in any way so that adversely affected the Truck, (c) if the Truck has been subject to misuse, neglect, or accident, or has been operated at speeds exceeding the factory-rated speed, or has been loaded beyond the factory-rated load capacity, and (d) to the chassis and associated equipment furnished with the chassis, signaling devices, generators, batteries, and other trade accessories but only to the extent that they are warranted separately by a third-party Vendor.

B. Compliance with Laws. The Truck and each of its components and equipment will comply with, and the Vendor agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations. Every provision required by law to be inserted into the Agreement is deemed to be inserted herein.

C. Not Barred. The Vendor is not barred by law from contracting with the Village or with any other unit of state or local government as a result of (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Vendor is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax as set forth in 65 ILCS 5/11-42.1-1, (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.*, or (3) for any other reason.

D. Qualified. The Vendor has the requisite experience, ability, inventory, capital, facilities, equipment, plant, organization, and staff to enable the Vendor to deliver the Truck at the Agreement Price and by the Delivery Date set forth above.

8. Acknowledgments.

The Vendor and Village acknowledge and agree that:

A. Reliance. The Village is relying on all warranties, representations, and statements made by the Vendor in this Agreement, including the Quote.

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

C. Time; Days. Time is of the essence for Delivery of the Truck.

D. Notices. Notices shall be deemed properly given hereunder if in writing and either hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, or by email transmission with the sending Party retaining confirmation of receipt, to the Parties at their respective addresses provided below, or as either Party may otherwise direct in writing to the other Party from time to time:

If to Village:
Village of Winnetka
Attn: Kristin Kazenas
510 Green bay Road
Winnetka, IL 60093
Email: kkazenas@winnetka.org

If to Vendor:
Altec Industries, Inc.
Attn: Ms. Toni Tribby
5201 W 84th Street
Indianapolis, IN 46268
Email: toni.tribby@altec.com

Notices personally delivered shall be deemed given on the date of delivery, notices sent by certified mail shall be deemed delivered the second business day following deposit in the mail, and notices sent by email transmission shall be deemed given on the date of transmission if sent on or before 5:00 PM on a business day, or, if later, the next business day.

E. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by the Village, whether before or after the Village's acceptance of the Truck; nor any information or data supplied by the Village; nor any payment for or acceptance, possession, or use of the Truck; nor any extension of time granted by the Village; nor any delay by the Village in exercising any right under the this Agreement; nor any other act or omission of the Village will constitute or be deemed or construed to be an acceptance of any defective, damaged, or nonconforming product or Component; nor operate to waive or otherwise diminish the effect of any representation or warranty made by the Vendor or of any requirement or provision of this Agreement or of any remedy, power, or right of the Village.

F. Assignment. Neither the this Agreement, nor any interest herein, may be assigned or subcontracted in whole or in part by the Vendor except with the prior written consent of the Village.

G. Governing Law. This Agreement and all rights of the parties under this Agreement will interpreted according to the laws of, but not the conflict of law rules of, the State of Illinois.

H. Informative Attachment. Attachment 1 is included as an informative document with the sole purpose of providing additional context and detail with regards to the Components. All other sections and provisions of Attachment 1 including will neither govern nor inform any interpretation, subject matter, rights, or duties provided in this Agreement. The terms and provisions of this Agreement, other than Attachment 1, provide all mandatory rules governing the Services, Specifications, Components, and Delivery under this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Village and Vendor have executed this Agreement on the dates set forth below, effective as of the date first set forth above.

VILLAGE:
VILLAGE OF WINNETKA

By: _____

Printed name: _____

Title: _____

VENDOR:
ALTEC INDUSTRIES, INC.

[redacted]

By: _____

Printed name: Toni Tribbett

Title: Account Manager

ATTACHMENT 1

Quote

[see attached pages]

June 3, 2026
Our 97th Year

Ship To:
VILLAGE OF WINNETKA
ALTEC INDIANA SERVICE CENTER
5201 W 84TH ST
INDIANAPOLIS, IN 46268
US

Attn: NICK NARHI
Phone: 847-7163553
Email: nnarhi@winnetka.org

Bill To:
VILLAGE OF WINNETKA
510 GREEN BAY ROAD
WINNETKA, IL 60093
United States

Altec Quotation Number: 1947001 - 3
Account Manager: Toni L Tribby
Technical Sales Rep: Dasia Marie Stalder

Item	Description	Qty	Price
	Unit & Hydraulic Acc.		
1.	Hydraulic Oil Cooler , Dual Fan	1	
2.	Install frame mount, below deck -To have access door in cargo floor large enough to allow return filter to be easily changed and clear line of sight to a sight glass	1	
3.	Hydraulic Oil, HVI-22 with Ultraviolet Dye (Standard)	75	
4.	Standard Pump For PTO	1	
5.	Hot Shift PTO (for Automatic Transmission)	1	
6.	Altec PTO/Transmission Functionality with PTO Auto Neutral for Allison Automatic Transmissions: -Once the PTO switch is on and the transmission is in a near stationary condition (i.e., below 5 mph) the transmission will be forced into neutral. -When the Parking Brake is engaged in addition to the above requirements the PTO will engage.	1	
7.	Rear Mounted Hydraulic Winch Custom Option 1 Braden/Paccar BP200C with 20K continues line pull capacity, -2-speed, with free spool option and level wind -Drum brake, underwound -To be mounted at the front of body -Cable to run under false floor to rear -Standard winch controls at rear of truck with removable cover (No wirelesss controls needed) -Winch to be mounted directly behind body bulkhead -Body floor shall be cut out and winch will be mounted directly to chassis frame -Ensure brake is set so in free-spool is has slightly tension so it can pulled	1	

Altec Industries, Inc.

Quote Number: 1947001
Opportunity Number: 25182253
Sourcewell Contract #: 110421-ALT
Date: 6/3/2026

Quoted for: Village of Winnetka
Altec Account Manager: Toni Tribby

REFERENCE ALTEC MODEL		Sourcewell Price
GB5-108D	**General service body (GB), built for a dual rear wheel chassis**	**$93,462**

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1	PTO-HM	PTO Hour Meter Digital with 10,000 Hour Display	$182
2	PSWI2	Inverter with minimum 3000W 120V @ 25A pure sine wave output, hardwired to outlets and 12VDC input.	$3,766
3	VRI	120 Volt GFCI Receptacle, Includes Weather-Resistant Enclosure	$365
		SOURCEWELL OPTIONS TOTAL:	$97,775

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

2	UNIT & HYDRAULIC ACC	Reservoir, Hydraulic Accessories, Winch, Winch Rope, Winch Controls, Tool Circuit, Swivel Sheave, Power Pack Outriggers, Capstan and Controls	$79,268
3	BODY	Custom Winch Body	$44,670
4	BODY & CHASSIS ACC	Dock Bumpers, Safety Chain D_Rings, Rear Access Steps	$1,303
5	ELECTRICAL	Stobe Beacons, Spotlight, 9-Way Trailer Receptacle, AMPS Panel. PDM, Electric Brake Controller,	$1,985
6	FINISHING	Special Fleet, Yellow Body Accessories, Inbound Freight	$59,015
7	CHASSIS	Freightliner M2-106 Plus ILO Ford F350	$23,698
8	OTHER	GB6 Custom Winch Truck ILO GB5-108D	$20,190
		OPEN MARKET OPTIONS TOTAL:	$230,129

SUB-TOTAL FOR UNIT/BODY/CHASSIS: **$327,904.00**
Delivery to Customer: **$3,071.00**

TOTAL FOR UNIT/BODY/CHASSIS: **$330,975.00**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are considered budgetary due to potential cost inflation, market volatility, and tariff implications. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model years beyond the current open order bank are estimates only. Altec's turn-key pricing is subject to change based on chassis pricing received from the OEM. Chassis model year, specifications, and price will be reviewed and confirmed when specific model year information becomes available from the OEM, and any chassis price difference, including adjustments for tariffs, will be passed through to the customer.

PAINT COLOR: Village of Winnetka Yellow
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: 30-36 Months
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information

Item	Description	Qty	Price
	off by hand without birds nesting -Install meterable pendant controller used with a 7-way receptacle at rear of tailshelf to operate winch		
8.	Winch Cable Custom Option 1 1500 feet of 7/16", 19 strand, 1960 grade, rotation resistant rope -NBS 23,800 lbs	1	
9.	Winch Control, Remote Mounted, Electrohydraulic, Single Axis Control Lever (Meterable)	1	
10.	Hydraulic Capstan, Braden PCD24B, 20 GPM, 4000 LBS Install underside of frame rails	1	
11.	Capstan Control, Remote Mounted, Air, Single Axis Control Lever (Non-Meterable), Industry Preferred Remote Mount Air Controller	1	
12.	Altec recommends any connection made to the tool circuit be done with Non-Conductive hose. If ordering a Hose reel, Altec recommends ordering a hose reel with Non-Conductive hose. The lower tool circuit hoses may be, or become, conductive. Death or serious injury could occur if the unit becomes energized while lower tool circuit is in use.	1	
13.	Install Tool Circuit With Quick Disconnects Below Rotation (Male Pressure, Female Return)	1	
14.	Additional Unit/Hydraulic Accessory Power Pack Outriggers 3000074 -3.5 inch bore, 20 inch stroke, 24,000 lb capacity -Install at rear so as not to protrude above cargo area floor -Install outrigger out of stow sensors	1	
15.	Additional Unit/Hydraulic Accessory Swivel Sheave -Install at rear of flatbed -Sheave to withstand 30,000 LB line pull -Reinforce subbase for vertical pulling	1	
16.	Additional Unit/Hydraulic Accessory Subbase	1	
	Body		
17.	Custom body supplier Dakota	1	
18.	Aluminum body	1	
19.	Body is to be built in accordance with the following Altec standard specifications:	1	

Item	Description	Qty	Price
	A. Basic body fabricated from 3003 grade mill finish aluminum. **B.** All doors are full, double paneled, self-sealed with built-in drainage for maximum weather-tightness. aluminum hinge rods extend full Length of door. **C.** Welded aluminum frame construction with structural channel crossmembers. **D.** Integrated door header drip rail at top for maximum weather protection. **E.** Fender panels are either roll formed or have neoprene fenderettes mechanically fastened. **F.** Aluminum treated for improved primer bond and corrosion resistance. **G.** Automotive type non-porous door seals fastened to the door facing.		
20.	General service body (GB), built for a dual rear wheel chassis	1	
21.	Finish paint body custom color 991-YR-021 Ref Gelcoat Yellow -Need aluminum body to match	1	
22.	132 in overall body length	1	
23.	94 in body width	1	
24.	40 in body compartment height	1	
25.	20 in body compartment depth	1	
26.	2 in x 6 in drop-In composite retaining board at rear of body Install on top of false floor at rear	1	
27.	No step bumper required	1	
28.	Adhesive strip lighting (LED) around top and sides of compartment door facings	8	
29.	Stainless steel rotary paddle latches with keyed locks	8	
30.	Standard master body locking system	8	
31.	Gas shock (Gas spring) rigid door holders on all vertical doors	1	
32.	Two chock holders on each side of body with retaining lip In fender panel	1	
33.	Hotstick shelf extending from rear of first vertical to rear of body on streetside	1	
34.	Standard drop-down hotstick door for one (1) shelf on streetside, stainless steel slam paddle latch with keyed lock	1	
35.	1st Vertical (SS) - Adjustable shelf with removable dividers on 4 in centers	3	
36.	2nd Vertical (SS) - Adjustable shelf with removable dividers on 4 in centers	4	
37.	1st Horizontal (SS) - Adjustable shelf with removable dividers on 4 in in centers	2	
38.	Rear Vertical (SS) - Adjustable shelf with removable dividers on 4 in centers	1	
39.	Rear Vertical (SS) - Locking swivel hooks on an adjustable rail - left wall	2	

Item	Description	Qty	Price
40.	Rear Vertical (SS) - Locking swivel hooks on an adjustable rail - rear wall	3	
41.	Rear Vertical (SS) - Locking swivel hooks on an adjustable rail - right wall	2	
42.	1st Vertical (CS) - Adjustable shelf with removable dividers on 4 in centers	1	
43.	1st Vertical (CS) - Locking swivel hook(s) on a fixed rail - left wall	2	
44.	1st Vertical (CS) - Locking swivel hook(s) on a fixed rail - right wall	2	
45.	1st Vertical (CS) - Custom hook option Install three (3) locking swivel hooks on front door	3	
46.	1st Vertical (CS) - First and second verticals combined, opened with two (2) overlapping doors	1	
47.	1st Vertical (CS) - Louvered panel on rear wall to ventilate compartment	1	
48.	1st Vertical (CS) - Custom miscellaneous compartment option Vertical divider in compartment	1	
49.	1st Vertical (CS) - Inverter storage Inside of body compartment with guard, louvered panel on rear wall, and provisions for remote GFCI receptacle (Mounted on bottom shelf unless otherwise specified)	1	
50.	2nd Vertical (CS) - Custom drawer kit Pull Out Drawer Kit - 9 x 3 Configuration	1	
51.	1st Horizontal (CS) - Adjustable shelf with removable dividers on 4 in centers Install above drawers	1	
52.	1st Horizontal (CS) - 3 in high aluminum drawer kit on slides, as wide as possible, latched Install below 5"H drawers	3	
53.	1st Horizontal (CS) - 5 in high aluminum drawer kit on slides, as wide as possible, latched Install above 3"H drawers	3	
54.	Rear Vertical (CS) - Locking swivel hooks on an adjustable rail - right wall	2	
55.	Rear Vertical (CS) - Locking swivel hooks on an adjustable rail - left wall	3	
56.	Rear Vertical (CS) - Locking swivel hooks on an adjustable rail - rear wall	2	
57.	Rear Vertical (CS) - Custom hook option Install two (2) locking swivel hooks on door	2	

Item	Description	Qty	Price
58.	Rear Vertical (CS) - Louvered panel on rear wall to ventilate compartment	1	
	Install on back face of compartment, towards tail shelf		
59.	18 in long aluminum tailshelf, width to match body	1	
60.	Aluminum cross storage located between tailshelf floor and top of chassis frame rail, with drop down doors and keyed latches on streetside and curbside, as wide as possible	1	
	To have separate door from storage box		
61.	Aluminum storage box built Into streetside of tailshelf, with drop down door and keyed latch. If cross storage Is also required, one door will be used to access both	1	
	To have separate door from cross storage		
62.	Smooth aluminum tailshelf floor	1	
63.	Small aluminum grab handle Installed at rear	2	
	Install two (2) CS and SS inboard of back face of rear verticals		
64.	Aluminum sloped ladder rack with roller	1	
	Install on SS compartment -132"L -Elevated at front of the body		
65.	Custom aluminum ladder storage	1	
	Ladder Rack to hold 3 Ladders -Install on CS -Bottom rack to be 132"L -Middle and top rack to be 174"L -Bottom rack to be flat, directly on top of compartment -Middle and top rack to be elevated at front of the body -Roller		
66.	Aluminum end opening box, side opening door hinged toward cargo area, keyed latch	1	
	Install on SS -Box to be split up in 3 sections 58", 58", 16" -To be end opening and side opening -Drop down doors		
67.	Fixed locking swivel hooks evenly spaced for material rails	6	
68.	Custom aluminum material rail	1	
	Install on CS, full length on cargo wall as high as possible		
69.	Additional body option	1	
	False Floor -To be 132"L -Approx 5"H		

Item	Description	Qty	Price
70.	Additional body option Under False Floor Sections -Middle of section to be open for winch payout -Each side to have drop down door with paddle latch -To go full length underneath false floor -Ref photos in TC	1	
71.	Additional body option Capstan -Installed in CS 1st Vertical -Cutout in rear compartment for capstan -Body door to have hold for capstan head to fit in	1	
	Body and Chassis Accessories		
72.	Dock Bumpers (Pair), D-Shaped (Heavy-Duty), Installed at Rear Frame Rail at the furthest point back	1	
73.	Set of Safety Chain D-Rings	1	
74.	Underride Protection	1	
75.	Rear Access Steps Option 1 Rear Fold Down Step -Install at rear, CS and SS -Steps to fold in/out -Pin retainer -Ref photo in TC	2	
76.	Outrigger Pad Holder, 20 L x 20 W x 3 H Fits 19.5 x 19.5 x 2 and Smaller Pads Bolt-On Bottom, Washout Holes with 3/4 Inch Lip Retainer, Aluminum	1	
77.	Wheel Chocks Rubber with Metal Hairpin Handle 9.75 L x 7.75 W x 5 H (Pair) (Industry Preferred)	2	
78.	5 LB Fire Extinguisher with Light Duty Bracket Shipped Loose (Amerex #B402T)	1	
79.	Triangular Reflector Kit (Contains 3 Reflectors), Shipped Per DEPS 042	1	
80.	Vinyl Manual Pouch for Storage of All Operator and Parts Manuals	1	
	Electrical Accessories		
81.	Compartment Lights Wired to Dash Mounted Master Switch in Chassis Cab	1	
82.	Strobe Beacon Amber LED with Brush Guard (Standard) (Tecniq #K10-AAAD-1) (Permit May Be Required) (Industry/Stock Preferred) Install one (1) at SS rear, mounted on top of ladder rack -Install one (1) CS front of body	2	

Item	Description	Qty	Price
	-Install on brackets		
83.	Spotlight, LED, With Chrome Housing, 6 Inch DIA, Permanent Mount	1	
	Install on SS, rear of strobe light bracket		
84.	PTO Hour Meter, Digital, With 10 000 Hour Display	1	
85.	Trailer Receptacle Option	1	
	9-Way Trailer Receptacle		
86.	Altec Standard Trailer Plug Wiring	1	
87.	Electric Trailer Brake Controller	1	
88.	Altec Modular Panel System (AMPS) - Includes Mounting Panel And Accessory Switches	1	
89.	Inverter with Minimum 3000W, 120V @ 25A, Pure Sine Wave Output, Hardwired to Outlets and 12VDC Input. Features Include Surge Ratings at 9000W for 1ms, 6000W for 0.1s and 4/0 AWG 12V Wiring.	1	
	Install CS 1st Vertical, bottom of compartment		
90.	Inverter Wired Ignition Hot with Switch Near the Inverter	1	
91.	Electrical Receptacle, 120 Volt, GFCI, Includes Weather-Resistant Enclosure	1	
	Install near inverter		
92.	120 Volt Non-GFCI Receptacle Includes Weather-Resistant Enclosure Requires at least 1 GFCI Receptacle	2	
	Install two (2) at rear CS and SS on rear compartment face, towards bottom		
93.	Hard Wire GFCI Receptacle To Protect Additional Non-GFCI Receptacles	1	
94.	Power Distribution Module 10 is a Compact Self-Contained Electronic System that Provides a Standardized Interface with the Chassis Electrical System	1	
	Finishing Details		
95.	Direct Ship to Upfitter	1	
	Special Fleet		
96.	Altec Supplied Upfit Kit	1	
97.	Front and Rear Frame Mounted and Under Body Mounted Components (With the Exception of Rust Resistant Components) Will Be Painted Black DEPS 005 DEPS 095 (Includes Non OEM Front Bumpers and Cabguards)	1	
98.	Finish Paint Body Accessories Custom Color (Specify Color Code)	1	
	Village of Winnetka Yellow		

Item	Description	Qty	Price
99.	Apply Non-Skid Coating (Black) to All Walking Surfaces DEPS 057	1	
100.	Safety and Instructional Decals English	1	
101.	Vehicle Height Placard Installed In Cab DEPS 002	1	
102.	HVI-22 Hydraulic Oil Placard	1	
103.	Delivery Of Completed Unit	1	
104.	As Built Electrical and Hydraulic Schematics to be Included In the Manual Pouch (Deps 024)	1	
105.	Completed Test Forms To Be Included In The Manual Pouch: -Stability Test Form -Dielectric Test Form (For Insulated Units)	1	
106.	GB6-132D-A	1	
	Chassis		
107.	Altec Supplied Chassis	1	
108.	Chassis	1	
109.	2027 Model Year	1	
110.	Freightliner M2-106 Plus	1	
111.	Dual Rear Wheel	1	
112.	Set Back Axle	1	
113.	4x2	1	
114.	Chassis Cab	1	
115.	Regular Cab	1	
116.	Other Chassis Color	1	
	L0933EY Yellow Elite EY		
117.	Chassis Without Front Frame Extensions	1	
118.	No Air Horn	1	
119.	AM/FM Radio	1	
120.	Block Heater	1	
121.	Cruise Control	1	
122.	84 Clear CA (Round To Next Whole Number)	1	

Item	Description	Qty	Price
123.	Other Chassis Wheelbase Length 151 1/8"	1	
124.	GVWR 33,000 LBS	1	
125.	13,000 LBS Front GAWR	1	
126.	20,000 LBS Rear GAWR	1	
127.	Spring Suspension	1	
128.	Cummins B6.7	1	
129.	Diesel	1	
130.	Allison 3000 RDS Automatic Transmission (Left and Right Side PTO Openings Only)	1	
131.	204-215 Freightliner 50 Gallon Fuel Tank (Left Hand Under Cab)	1	
132.	23U-001, 43X-002 Freightliner 6 Gallon DEF Tank (Under Cab Left Hand)	1	
133.	016-1C3 - Freightliner Horizontal Exhaust (Right-Horizontal-Under Cab-Horizontal)	1	
134.	No CARB Clean Idle Certification Required	1	
135.	EPA Clean Idle Certification	1	
136.	CARB Compliant	1	
137.	No Idle Engine Shut-Down Required	1	
138.	Air Brakes	1	
139.	Park Brake In Rear Wheels	1	
140.	3 Chassis Batteries	1	
141.	Freightliner Code 556-1AP- Three Piece 14 Inch Painted Steel Bumper with Collapsible Ends	1	
142.	Freightliner - Clear Area Around Allison PTO Openings (362-2JV) and (363-011)	1	
143.	Freightliner - Radiator (700 Square Inch) for ISB/B6.7 or DD8 (266-100)	1	
144.	Freightliner - Rear Cab Crossmember Flush With Back Of Cab (561-010)	1	
145.	Freightliner Transmission Dipstick Tube Enters Curbside of Transmission (346-013)	1	
146.	Freightliner - Cab Backwall Pass-Thru Only (33U-010)	1	
147.	Air Ride Drivers Seat	1	
148.	Air Ride Passenger Seat	1	
149.	Additional Chassis Option	1	

Item	Description	Qty	Price
	Chassis kill switch in cab		
150.	Additional Chassis Option	1	
	Backup camera		
	Additional Pricing		
151.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
	Miscellaneous		
152.	Special Fleet	1	
153.	Non-CARB Registered State	1	

Unit / Body / Chassis Total	**330,975.00**
Additional Total	**0.00**
FET Total	**0.00**
Total	**330,975.00**

Altec Industries, Inc.

BY

Dasia Marie Stalder

*Pricing in this quote does not include potential cost impacts related to the EPA emission regulations scheduled to take effect in calendar year 2027 for all medium and heavy duty engines. **Chassis OEM's anticipate these regulatory changes may result in additional increases estimated between $15,000 and $25,000.**

Notes:

1 Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date.

For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the

OEM.

2 Estimated Delivery: 30-36 months after receipt of order PROVIDING:
A. Customer supplied chassis (if applicable) is received a minimum of sixty (60) days before scheduled delivery.
B. Customer approval drawings are returned by requested date.
C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.

3 This quotation is valid until JUN 30,2026. After this date, please contact Altec Industries, Inc. for a possible extension.

4 F.O.B. - Customer Site

5 Interest charge of 1/2% per month to be added for late payment.

6 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.

7 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

8 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

9 Any payment made by a credit card may be subject to a surcharge fee.

10 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

11 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

12 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

13 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

14 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

15 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

Outrigger pads (When Applicable)
Fall Protection System
Fire extinguisher/DOT kit
Platform Liner (When Applicable)
Altec Sentry Training
Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

16 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and it's subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

17 RECOMMENDED OPTIONS AND ACCESSORIES: These options are not included in the quote total price. Selected options will change the quote total. Any options added after initial order will be re-quoted.

ATTACHMENT 2

Village Addenda

NONE

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Resolution No. R-53-2026: Approving a Contract with Crystal Maintenance Plus Corp. for Custodial Services (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: June 16, 2026

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:
None.

EXECUTIVE SUMMARY:
As part of its on-going responsibilities, the Public Works Departments oversees custodial services at multiple facilities. These services have historically been performed by a third-party contractor and customized for each specific facility. The most recent contract was awarded in 2023 and is set to expire in July.

Over the course of the winter and early spring, staff reviewed the scope of services and edited it to match current needs. The two primary changes were to pull floor waxing from this contract (to be awarded separately) and adding the Fire Department for a few semi-annual deep cleaning services. Staff then prepared a new scope of services for bid,

On May 5, 2026, a bid notice (RFB #026-019) was advertised in the Winnetka Talk and Demand Star. The bid notice included a base scope of services for a three-year agreement with the possibility of two one-year extensions. A mandatory pre-bid walkthrough was held on May 11 with nine contractors in attendance.

On May 21, the Village received six responsive proposals. Proposers were asked for cost and hour proposals to better understand the level of service to be provided. The results are summarized below:

Company	Annual Cost	Proposed Hours Per Year
Crystal Maintenance Plus Corp.	$74,880.00	3,490
Skyward Building Services	$94,789.00	3,788
Perfection Plus, Inc.	$98,929.50	4,866
Perfect Cleaning System, Inc.	$99,922.00	3,002

Advantage Building Services LLC	$144,000.00	4,224
The Tidy Queens	$147,864.93	4,086

All bidders were required to provide a bid bond. Crystal Maintenance Plus Corp. of Wheeling, Illinois ("Crystal") submitted the lowest, most responsive proposal. Crystal has not recently performed services for the Village but currently has contracts with the Villages of Arlington Heights, Wilmette, Kenilworth and Barrington. Staff spoke with contacts at each and found their references to be satisfactory. Staff has also built a number of accountability and enforcement mechanisms into the contract for performance. For those reasons, staff feels confident that Crystal can successfully complete the work as specified.

The Fiscal Year 2026 Budget contains $96,590.00 for custodial services in various General, Water and Electric Fund accounts. Crystal's total proposed cost per year is $74,880.00 which staff will projects will be bring the custodial lines under budget for this fiscal year.

RECOMMENDATION:
Consider adoption of Resolution No. R-53-2026: Approving a contract with Crystal Maintenance Plus Corporation for Custodial Services.

ATTACHMENTS:
1. Resolution No. R-53-2026: Approving a Contract with Crystal Maintenance Plus Corp. for Custodial Services

RESOLUTION NO. R-53-2026

A RESOLUTION APPROVING A CONTRACT WITH
CRYSTAL MAINTENANCE PLUS CORP. FOR CUSTODIAL SERVICES

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

WHEREAS, on May 5, 2026, the Village issued Bid #026-010 (***"Request for Bids"***) for custodial services for Village facilities (***"Services"***); and

WHEREAS, the Village received six bids (***"Bids")*** to provide the Services; and

WHEREAS, pursuant to Chapter 4.12 of the Village Code and the Village's purchasing manual, the Village Council has determined that Crystal Maintenance Plus Corp. (***"Contractor"***), is the lowest responsible bidder to provide the Services; and

WHEREAS, the Village Council desires to enter into a three-year contract with Contractor for the provision of the Services from Contractor in an amount not to exceed $224,640.00 (***"Contract"***); and

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

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

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

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

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

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

ADOPTED this 16th day of June, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Signed

_____

Village President

Countersigned:

_____

Village Clerk

EXHIBIT A

Crystal
Maintenance Plus

"We Do It Crystal Clean"

Village of Winnetka
RFB # 026-010

Monika Talar
(847) 228 - 6555
(847) 228 - 6588 Fax
(708) 307 - 8090
service@crystalmsc.com

Crystal
Maintenance Plus

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WELCOME TO CRYSTAL MAINTENANCE PLUS, CORP.

Crystal Maintenance Plus, Corp., is a full-service cleaning contractor, serving Chicagoland area. We specialize in providing professional cleaning services to commercial building owners and managers.

Crystal Maintenance Plus, Corp., will provide you with the standards of cleanliness that your building requires, at a price that makes sense. And price, while important, is only one of the factors that must be considered when choosing your cleaning contractor.

What can Crystal Maintenance Plus, Corp., do for you?

1. Provide you with a clean, safe, and healthy environment for your customers and employees.

    - Clean buildings project a first-class image.
    - Clean buildings improve the longevity of the building.
    - Healthy buildings ensure a working environment free from contaminates.
    - Healthy buildings provide a safer workplace and decrease the number of workers comp claims due to slip/fall accidents and the spread of viruses.
    - Healthy buildings reduce the amount of sick time taken by employees working in the building.

2. Improve employee morale.

    - Clean buildings are proven to increase employee productivity.
    - Employees who work in a clean building are happier – and happy employees means reduced turnover.

3. Reduce costs and increase revenue.

   - Clean buildings are less expensive to maintain.
   - Clean buildings help to increase tenant satisfaction and reduce tenant turnover.
   - Clean buildings ensure that property values will remain high because having a clean building improves the longevity of the building.

4. Offer you a full-service partnership for all your building maintenance needs.

   - With our service, you'll no longer have to worry about restroom and cleaning supplies and equipment, because we manage it all for you and provide our own supplies and equipment.

   - We provide quick response to your needs and offer specialized cleaning services such as carpet spotting, carpet cleaning, hard floor care, window washing, and construction clean-up.

   - Our operation is fully automated. We track sales and costs of each building in order to measure productivity and efficiency. We use a computerized Telephone Timekeeping System that allows us to accurately track each employee's time and location and ensure proper coverage for each building. Our accounting system is also automated, ensuring accurate and timely billing.

   - We believe our most important asset is our people – the success of our business depends on them. Our people are well-trained and well-supervised. New employees are thoroughly screened, including criminal history checks.
     We believe that in order to achieve results for our customers, we need to keep our employees motivated to provide the best service available. Our employees are paid highly competitive wages; they participate in various incentive programs, and are rewarded for a job well done.

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May 19, 2026

To whom it may concern,

Thank you for taking the time to learn about our company, Crystal Maintenance Plus Corp. Our goal is to provide you with the highest quality service, and to be the ideal contractor to partner with.

At Crystal Maintenance Plus, Corp. we pride our-selves on doing the best job, safely and efficiently. We believe that achieving excellence in all we do make us the successful company that we are to-day!
We firmly that by providing our customers with the most professional and trusted services, they can rest easy knowing that their building is in good hands. We guarantee that through efficient administration, we will not only be competitive in terms of cost, but we will also provide five-star service.

We are excited for the potential opportunity to bid on your cleaning needs. Please do not hessite to reach out with any questions.

Thank you

Sincerely,

[redacted]

Monika Talar
President
Crystal Maintenance Plus, Corp

COMPANY HIGHLIGHTS

Crystal Maintenance Plus, Corp. was established in 2011, State of Illinois incorporation at 749 Prestwick Ln. Wheeling, IL 60090 and doing business from our office location at 1699 Wall Street, Suite 112, Mount Prospect, IL 60056

- Crystal's employees' total number 116, they are all legally certified to work in the United States
- Our Crew are thoroughly trained, uniformed, display a company I.D. badge & are able to communicate in English.
- Crew's illnesses, vacation and no shows are thoroughly monitored by Crystal's Management and back filled by "special tasks group" that is always available for extra services. Each crew member is supposed to report to Crystal's Supervisor any situation that makes them unable to work.
- Our New Equipment and Brand Name supplies will serve your facility and will remain in the designated area.
- Floor & carpet refinishing services will be performed as specified, by "floor service crew" so the regular cleaning people are not disturbed.
- Crystal's Account Representative will be always available to attend quality control inspections.
- Bonding and public Insurance of $ 7,000,000.00 is carried to cover all of our operations for your protection.
- List of references is submitted; we encourage you to check them.
- Our telecommunication system is designed with Emergency Phone feature, available 24 hours a day, and 7 days a week to serve both: Customer & Contractor in a professional manner.

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ENVIRONMENTAL STATEMENT

As a company with over 30 years of experience in the janitorial business we at CRYSTAL MAINTENANCE PLUS CORPORATION believe in respecting and protecting the environment.

Each of our employees is a proud family member on his/her own and we also consider CRYSTAL as our second family. You spend a lot of time at work and especially here at Crystal we appreciate good working environment with the same employees working for years.

For us, the idea of protecting world environment derives directly from the basic principles that have guided us from the beginning. Our objectives have always extended beyond financial growth to include broader social goals. Foremost among these is promoting the health and well-being of families - not only the families of today, but also the families of tomorrow - our children and children of our children.

As a company, we will apply our belief in respecting and protecting the environment to all phases of our business. It is our goal to develop our services, so they are compatible with the environment and, beneficial as you use them.

One of the greatest challenges we face today is making those vital decisions that will determine the quality-of-life ensuing generations. We will display leadership in pursuit of this by bringing to all of our services, supplies and manufacturing the technological innovations that promote clean air, clean water and clean earth....a better environment for us all.

CRYSTAL MAINTENANCE PLUS CORPORATION dedicates itself and its employees to act, knowing that we are part of a larger community.



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EMPLOYEE TRAINING PROGRAM

CRYSTAL'S employees at all times shall be courteous and present a neat and clean appearance and shall wear identifiable work garments and identification to indicate that they are employed by Crystal Maintenance Services, Corp.

CRYSTAL'S employees have knowledge of Material Safety Data Sheets, of all chemicals used for cleaning.

CRYSTAL'S employees shall always do their work during the hours described by Crystal's supervisors accordingly to facility requirements.

CRYSTAL'S employees shall keep all equipment being used for cleaning, in proper working order and let know area managers and supervisors about any problems regarding those.

CRYSTAL'S supervisors shall run periodic checks on equipment and replace any if those are not in proper working order.

Crystal's Staff rules

1. Personal calls on office telephones are prohibited.
2. Breaks and meals are to be taken in designated areas only.
3. No smoking is allowed in any facility.
4. All doors should be secured and locked at all times. Do not allow the public to enter through any of the door.
5. Report breakage immediately.
6. When leaving facility, make sure proper lights are left on.
7. Do not go into cabinets, closets, desks, drawers, or any storage areas if you haven't been authorized to do so.
8. Report lost or stolen keys within 24 hours. No keys are to be duplicated.
9. When leaving a building, check every exterior door.
10. Set building security alarms as required

TRANSITION PLAN FOR NEW CONTRACTS

When we begin working with a new client, we have a very specific transition process that we go through
to ensure that the relationship gets off to a good start and work begins in a timely manner.

1. When we are awarded a contract, we always begin by visiting location(s) where service will be provided. Photos of deficiencies are cataloged and a plan is created to bring these deficiencies
   up to the customer's standard.
   This helps us establish a baseline of cleanliness so employees understand the daily standard they must achieve. At this time, we also determinate the equipment needed for the location(s), and we set up the project teams needed to bring the cleanliness up to standard and deliver equipment to appropriate locations.

2. Next, "Train the Trainer" is initiated so all staff is trained on all processes for the location(s).
   This begins with selecting the Area Manager and training him or her on the scope of work, chemicals
   and equipment to be used on the site.

3. Background checks are performed on all personnel who will be working on – site.
   Daily team meetings also begin at this point in the process and include procedural, safety and
   equipment training as well as familiarizing the team with the scope of work schedule.

4. Once equipment and supplies are delivered to the location(s), a final walk – through with our
   managers take place before work begins. Management does a final review with staff on scope of work, chemicals to be used, and equipment procedures. Management also walks through the location(s) with the customer to outline the first night's start-up cleaning and project work.

5. After initial cleaning is completed, the start- up and project team turns the site over to the cleaning staff and management team. Here the daily workflow and accountability schedule is transitioned to the Area Manager.

Crystal Maintenance Plus

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CRYSTAL MAINTENANCE PLUS CORP.

QULITY CONTROL SHEET

Classifications
P = Poor
D = Fair
G = Good
E = Excellent

COMPANY NAME _____
ADDRESS _____
_____

Inspected by: Date:

LOBBIES
P F G E Corners
P F G E Dusting
P F G E Floor Appearance
P F G E Glass & Metal
P F G E Spot Cleaning

RESTROOMS/ LOCKER ROOMS
P F G E Dispensers
P F G E Floor Appearance
P F G E Fronts, Tops of Lockers
P F G E High/ Low Dusting
P F G E Mirrors

OTHER AREAS
P F G E Ash Trays
P F G E Corners
P F G E Floor Appearance
P F G E Furniture/ Counters
P F G E Phones
P F G E Sinks
P F G E Sweeping & Vacuuming
P F G E Waste Baskets

OFFICE AREAS / CONFERENCE ROOMS
P F G E Corners
P F G E Floor Appearance
P F G E Furniture/ Counters
P F G E High/ Low Dusting
P F G E Phones
P F G E Sweeping & Vacuuming
P F G E Waste Baskets

COMMENTS :
_____
_____
_____
_____
_____
_____

EATING AREAS/ LUNCH ROOMS
P F G E Chairs
P F G E Counter Tops
P F G E Floor Appearance
P F G E Kitchen Appliances
P F G E Kitchen Cabinets
P F G E Tables
P F G E Walls
P F G E Waste Baskets

TOTALS	1	2	3	4
Areas	**Poor**	**Fair (Below Standard)**	**Good (To Standard)**	**Excellent**
Entrance				
Lobby				
Trash				
Elevators				
Stairwells				
Dusting				
Detail Dusting				
Breakrooms / Coffee Centers				
Restrooms				
Restrooms Detailing				
Other Floors				
Vacuuming				
Detail Vacuuming				
Miscellaneous Detail Cleaning				
Closing Checklist				
Equipment / Janitor Closet				
Vehicle Inspection				
Total # of Checks				

1 = Poor (0 – 1.4)

(1.5 – 2.4) 2 = Fair, (Below Standards)

(2.5 – 3.4) 3 = Good (To Standards)

(3.5 – 4) 4 = Excellent (Exceeds Standards)

Comments:

Crystal
Maintenance Plus

1699 WALL STREET · SUITE 112 · MOUNT PROSPECT, IL 60056

COMPANY INFORMATION

LEGAL NAME:

CRYSTAL MAINTENANCE PLUS, CORP.

ADDRESS:

749 PRESTEICK LN
WHEELING, IL 60090

MAILING ADDRESS:

1699 WALL STREET
SUITE 112
MOUNT PROSPECT, IL 60056

TELEPHONE NUMBER:

(847) 228-6555
(708) 307-8090

FAX NUMBER:

(847) 228-6588

E-MAIL:

SERVICE @CRYSTALMSC.COM

LIST OF EQUIPMENT, MATERIALS AND SUPPLIES

Equipment	Will be Left on Site	Will be Removed from Site
Vacuum Cleaner	V	
Backpack Vacuum Cleaner	V	
Mop Buckets	V	
Brooms, Mops, Dust Pans	V	
Dusters	V	
Flat Dust Mops	V	
Auto -Scrubber Machine		V
Power Wash Machine		V
Stripper Machine		V
Extractor		V
Rotary Machine		V
Buffer		V

List of Green Clean certified cleaning products and methods to be used in the facilities

Name of Cleaning Product	Product Usage & Method of Usage
Glass Cleaner	clean mirrors, glass doors
Toilet bowl cleaner	Clean toilets, urinals
Floors cleaner	Clean floors
Stainless steel cleaner	Clean stainless-steel surfaces
Comet cleanser	Clean sinks
All-purpose cleaner	Clean countertops, sinks
Pledge wood cleaner	Clean wood surfaces
Pro- force bathroom cleaner	Clean showers, tile walls
Hand Dishwashing Liquid	Wash dishes
Carpet & Upholstery cleaner	Clean carpet & upholstery chairs, couches
Method tub & tile cleaner	Clean bathrooms
Method stain remover	Clean carpet
Method antibacterial toilet bowl cleaner	Clean toilets
Method hard floor cleaner	Clean floors
Method glass cleaner	Clean mirrors & glass doors
Method all- purpose cleaner	Clean counter tops
Method kitchen cleaner	Clean sinks, microwave
Method stainless steel cleaner	Clean water fountains, elevators

REFERENCES

Village of Arlington Heights - (Municipal facility)
33 S Arlington Heights Rd
Arlington Heights IL 60005
Contact: John Giannetti
Phone: (708) 417-9086
Start 2016 – to present

Village of Mount Prospect (Municipal facility)
50 S Emerson
Mount Prospect, IL 60056
Contact: Paul Fahey
Phone: (847) 875-0886

Village of Elk Grove Village (Municipal facility)
901 Wellington Ave
Elk Grove Village IL 60007
Contact: Brian Misiak
Phone: (847) 357-4098

Lake Villa Public Library
140 N Munn Rd
Lindenhurst IL
Contact: Kevin Knodel
Phone: (847) 345-9799

Village of Buffalo Grove (Municipal facility)
50 Raupp Blvd
Buffalo Grove, IL 60089
Contact Brad Curtis
Phone: (847) 366-8031
Phone:
Start 2020 -Present

***Additional references available upon request**

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LIST OF PROJECTS UNDER CONTRACT

Village of Wilmette - (Municipal facility)
1200 Wilmette Ave
Wilmette IL 60091
Janitorial Services, Carpet Shampoo, Floor Strip & Wax, Floor Buff

City of Park Ridge - (Municipal facility
505 Butler PL
Park Ridge IL 60068

City of Rolling Meadow - (Municipal facility)
3600 Kirchoff Rd
Rolling Meadow

Village of Barrington- - (Municipal facility)
200 S Hough St
Barrington IL 60010

Indian Trail Library
355 Schoenbeck Rd
Wheeling, IL 60090

Elmwood Public Library
10 Conti Parkway
Elmwood Park, IL 607014
Janitorial Services, Carpet Shampoo, Floor Strip & Wax, Floor Buff, Window Washing

COMMUNICATION AND QUALITY ASSURANCE

We have found that communication between the **Customer** and **CRYSTAL MAINTENANCE** is the vehicle to ensure customer satisfaction. By securing a good communication network between the property management and Crystal's operating/supervision departments, our company can better meet your everyday needs.

- Our Account Executives are invariably available to handle any concerns you may have
- All of our Account Executives, as well as our field supervisors, are equipped with cell phones

We believe that communication is multi-pronged and goes both ways. Therefore CRYSTAL MAINTENANCE is continuously researching new methods of exchanging views and different opinions between Customers and our management

- Our Quality Assurance Program the key link between Customer and Operation Personnel.

We implement a program of face-to-face contact with real people to ensure that all services are provided to a complete satisfaction

- Formal monthly or quarterly meetings and walk-through inspections are scheduled according to your availability.

- "Project Work" is pre-scheduled on our master calendar, this way ensuring that all tasks are performed in accordance with your cleaning specification.

CRYSTAL MAINTENANCE prides itself on long term relationships achieved through **Quality Service, Personnel Supervision, Great Communication and Client Satisfaction.**
We look forward to include your Company among our Valued Clients.

Crystal
Maintenance Plus

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What is Green Cleaning?

Green cleaning is the use of effective cleaning practices and products that protect human health and the environment.

Is your business ready to go green?

Crystal Mainenance Plus, Corp.

has a green cleaning program for your business!

Why Green Clean Certified Products?

- ***Reduces Illness***
  Less exposure to harsh chemicals means improved indoor air quality and lower illness rates in the workplace.
- ***Improved Cleaning Efficiency***
  Green cleaning products work just as well, if not better, than traditional industrial products.
- ***Environmentally Friendly***
  Green products and methods reduce the negative impact of cleaning on the environment, such as indoor air quality. Many also have less packaging than traditional cleaning chemicals, which means less waste.
- ***Cost control***
  Use of green products keeps costs down because they are concentrated, which means a small amount of chemical can go a long way.

What is Crystal Maintenance Plus Corp. Green Program?

- We use microfiber cloths to keep dust from becoming airborne in your building.
- We use microfiber mops and color-coded cloths that use less water and chemicals, and help prevent cross-contamination.
- We use vacuums that have HEPA filters to prevent dust and other contaminants from re-entering the air.

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Maintenance Plus

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GCI Silver Certification

Green Clean Institute certifies Crystal Maintenance Plus, Corp. as a GCI Silver Certified firm, based upon the diligent completion of the educational requirements of the frontline workers and management. As such, this firm will have the ability to deliver environmentally sound services that will convey value to all facilities being served. With this GCI Silver service, this firm may now provide the resources to meet the Green and Healthy Building award. This certificate is awarded to:

[redacted]intenance Plus, Corp.

Candace Richmond, President

Issued:10/03/2024 Expires:10/04/2025
Certification #98272573

ProBloodborne
By ProTrainings

ProTrainings hereby certifies that

Crystal Maintenance Services, Corp.

has successfully completed the education in

Workplace Bloodborne Pathogens

This course includes the following objectives and is consistent with OSHA Bloodborne Pathogens Standard 29 CFR 1910.1030

- How Bloodborne Pathogens are Spread
- Hepatitis B Virus
- Hepatitis C Virus
- HIV and AIDS
- Skin Diseases
- How to Reduce Your Risk
- Work Practice and Engineering Controls
- Universal Precautions
- Regulated Waste
- Body Fluid Cleanup
- Personal Protective Equipment
- Handwashing
- Exposure Incident and Reporting
- Course is 1 contact hour

INSTRUCTOR
ROY W. SHAW #100

[redacted]

CERTIFICATE NUMBER
172659267114719

DATE ISSUED 17 Sep 2024
RENEW BY 17 Sep 2025

ProTrain[illegible] [illegible], Ada, [illegible] 1-88-406-[illegible] support@protrainings.com protrai[illegible]

Crystal
Maintenance Plus

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Biz Broker Inc
Biz Broker Inc 5051 N Harlem Ave Unit 1 Chicago IL 60656	PHONE (A/C, No, Ext): (773) 777-1040 FAX (A/C, No): (773) 777-4443 E-MAIL ADDRESS: CERT@BIZ1040.COM

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Ohio Security Insurance Co	24082
INSURER B: GEICO Marine Insurance Company	37923
INSURER C: Ohio Casualty Insurance Co	24074
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Crystal Maintenance Plus Corp
749 Prestwick Ln
Wheeling IL 60090-6234

COVERAGES **CERTIFICATE NUMBER:** Master 2025 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			BLS60469536	11/25/2024	11/25/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			9300051547	05/09/2024	05/09/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE Per accident	$ $ 250,000 $ 500,000 $ 100,000
C	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION $ 10,000			USO60469536	11/25/2024	11/25/2025	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		XWS60469536	11/25/2024	11/25/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

PROOF OF INSURANCE
CRYSTAL MAINTENANCE PLUS CORP
749 Prestwick Ln
Wheeling IL 60090

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE [redacted]

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Village of Winnetka, Illinois

510 Green Bay Road
Winnetka, IL 60093

Phone: (847) 501-6000 Fax: (847) 446-1139
General Email: dduckworth@winnetka.org

REQUEST FOR BIDS:	#026-010	**BID ISSUE DATE:** 05/05/2026
BID DESCRIPTION:	**VILLAGE CUSTODIAL SERVICES**	
BID OPENING DATE:	05/21/2026	**BID OPENING TIME:** 11:30AM
SUBMIT 1 ORIGINAL BID PACKAGE PLUS 2 COPIES		

BID RESPONSES MUST BE RECEIVED AND TIME STAMPED NO LATER THAN THE PUBLIC BID OPENING DATE AND TIME (LOCAL TIME) SPECIFIED ABOVE. BIDS WILL BE OPENED AND READ ALOUD AT THAT TIME AT THE LOCATION INDICATED IN THE BID DOCUMENT. LATE BIDS WILL NOT BE CONSIDERED.

TO ALL PROSPECTIVE BIDDERS:

You are hereby requested to submit your bid for the item(s) or service(s) to be furnished and delivered, shipped F.O.B. delivered, to the address specified herein.

The original bid package and the required number of copies must be received in a sealed envelope that has your name and address in the upper left corner and the bid number and name on the lower left corner.

All bids are subject to staff analysis. The Village of Winnetka reserves the right to accept or reject any and all bids received and waive any and all technicalities.

Bids may be submitted electronically via email to bids@winnetka.org or delivered to the physical address. Bids must be delivered and time stamped, prior to the public bid opening date and time to:	**VILLAGE OF WINNETKA** **ATTN: DEPUTY CHIEF FINANCIAL OFFICER** **510 GREEN BAY ROAD** **WINNETKA, ILLINOIS 60093**

Any communication regarding this request between the date of issue and date of award is required to go through the Bid Coordinator or the Buyer listed below (or, in the Buyers absence, the Deputy Chief Financial Officer).
Unauthorized contact with other Village of Winnetka staff or officers is strictly forbidden.

BUYER:	Dell Duckworth	PHONE:	(847)716-3560
EMAIL:	dduckworth@winnetka.org		

FULL NAME OF BIDDER	CRYSTAL MAINTENANCE PLUS, CORP
BID CONTACT PERSON	MONIKA TALAR
TELEPHONE NUMBER	(708) 307-8090

VILLAGE OF WINNETKA

REQUEST FOR CONTRACT PROPOSALS AND CONTRACT

RFB #026-010

OWNER:

Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Owner will receive sealed proposals for the Work generally described as follows: ***Village Custodial Services***

TO BE SUBMITTED TO: Village of Winnetka, 510 Green Bay Road, Winnetka, Illinois 60093
Attention: Deputy Chief Financial Officer, no later than **11:30 AM** (local time), ***Thursday, May 21, 2026***

INSTRUCTIONS TO BIDDERS

Pre-Bid Conference

A **mandatory** pre-bid meeting will be held Wednesday, May 11th, 2026 at 10:00am. The meeting location will be at the Municipal Maintenance Yards Building/Facilities at 1390 Willow Road in Winnetka, Illinois. **This meeting is mandatory for all bidders. Failure to attend will result in disqualification of the bid.**

Inspection and Examination

Each bidder shall, before submitting its contract proposal, carefully examine the Contract form attached to this Request. Each bidder also shall inspect in detail the Work Site described in the Contract form and the surrounding area and shall familiarize itself with all conditions under which the Work is to be performed; with the obstacles, unusual conditions, or difficulties that may be encountered, whether or not referred to in the Contract; and with all other relevant matters concerning the Work Site and the surrounding area, including subsurface, underground, and other concealed conditions. The bidder whose contract proposal is accepted will be responsible for all errors in its contract proposal, including those resulting from its failure or neglect to make a thorough examination and investigation of the Contract form or the conditions of the Work Site and the surrounding area.

Preparation of Contract Proposals

All contract proposals for the Work shall be made only on the Contract form attached to this Request for Proposals and shall be complete with a price for each and every item named in the Schedule of Prices section of the Contract form. All contract proposals must be dated and must be signed by an authorized official. Proposals that contain omissions, erasures, alterations, or additions not called for, conditional or alternate bids unless called for, or that contain irregularities of any kind may be rejected.

Clarifications

Owner reserves the right to make clarifications, corrections, or changes in this Request for Contract Proposals at any time prior to the time proposals are opened. All bidders or prospective bidders will be informed of said clarifications, corrections, or changes. If any prospective bidder has questions about this Request for Proposals, contact ***Dell Duckworth, Deputy Chief Financial Officer*** via email only at ***dduckworth@winnetka.org*** no later than **May 15, 2026.**

Delivery of Proposals

Each proposal shall be submitted in a sealed envelope plainly marked with the title of the contract and bidder's full legal name and shall be addressed and delivered to the place and before the time set forth above. Contract proposals may be delivered by mail or in person. Contract proposals received after the time specified above will be returned unopened.

Opening of Contract Proposals

Contract proposals will be publicly opened and read at the time and place specified above. Bidders, their authorized agents, and interested parties are invited to be present.

Withdrawal of Contract Proposals

No contract proposal shall be withdrawn for a period of 45 days after the opening of any proposal.

Rejection of Contract Proposals

Contract proposals that are not submitted on the Contract form or that are not prepared in accordance with these Instructions to Bidders may be rejected. If not rejected, Owner may demand correction of any deficiency and accept the deficiently prepared proposal upon compliance with these Instructions to Bidders.

Acceptance of Contract Proposals

Proposals submitted are offers only and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the bidders.

Owner may accept the proposal that is, in its judgment, the best and most favorable to the interests of Owner and to the public; reject the low price proposal; accept any item of any proposal; reject any and all proposals; or waive irregularities and informalities in any proposal submitted or in the request for proposal process. The waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Bidders should not rely on, or anticipate, any waivers in submitting their contract proposals.

On acceptance of the successful Bidder's contract proposal by Owner, the successful Bidder's proposal, together with Owner's notification of acceptance, shall become the Contract for the Work.

DATED: May 5, 2026

Village of Winnetka

By: Dell Duckworth

Title: Deputy Chief Financial Officer

VILLAGE OF WINNETKA

RFB #026-010

CONTRACT FOR

Village Custodial Services

Full Name of Bidder CRYSTAL MAINTENANCE PLUS, CORP ("Bidder")
Principal Office Address 749 PRESTWICK LN WHEELING IL 60090
Local Office Address 1699 WALL ST. SUITE 112 MT. PROSPECT IL-60056
Contact Person MONIKA TALAR Telephone Number (708) 307-8090

TO: Village of Winnetka ("Owner")
510 Green Bay Road
Winnetka, IL 60093
Attention: Deputy Chief Financial Officer

Bidder warrants and represents that Bidder has carefully examined the Work Site described below and its environs and has reviewed and understood all documents included, referred to, or mentioned in this bound set of documents, including Addenda Nos. 2 ***[if none, write "NONE"]****, which are securely stapled to the end of this Contract.*

1. Work Proposal

A. Contract and Work. If this Contract is accepted, Bidder proposes and agrees that Bidder shall, at its sole cost and expense, provide, perform, and complete, in the manner specified and described, and upon the terms and conditions set forth, in this Contract and Owner's written notification of acceptance in the form included in this bound set of documents, all of the following, all of which is herein referred to as the "Work":

1. Labor, Equipment, Materials and Supplies. Provide, perform, and complete, in the manner specified and described in this Contract/Proposal, all necessary work, labor, services, transportation, equipment, materials, supplies, information, data, and other means and items necessary for the ***Village Custodial Services***.

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

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

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

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

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

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

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

D. Inspection/Testing/Rejection. Owner shall have the right to inspect all or any part of the Work and to reject all or any part of the Work that is, in Owner's judgment, defective or damaged or that in any way fails to conform strictly to the requirements of this Contract and Owner, without limiting its other rights or remedies, may require correction or replacement at Bidder's cost, perform or have performed all Work necessary to complete or correct all or any part of the Work that is defective, damaged, or nonconforming and charge Bidder with any excess cost incurred thereby, or cancel all or any part of any order or this Contract. Work so rejected may be returned or held at Bidder's expense and risk.

2. Contract Price Proposal

If this Contract is accepted, Bidder proposes, and agrees, that Bidder shall take in full payment for all Work and other matters set forth under Section 1 above, including overhead and profit; taxes, contributions, and premiums; and compensation to all subcontractors and suppliers, the compensation set forth below.

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

B. Basis for Determining Prices. It is expressly understood and agreed that:

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

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

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

4. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

C. Time of Payment. It is expressly understood and agreed that all payments shall be made in accordance with the following schedule:

Invoice to Village upon Work completion. Payment upon acceptance by Village.

All payments may be subject to deduction or set off by reason of any failure of Bidder to perform under this Contract/Proposal.

3. Contract Time

If this Contract is accepted, Bidder proposes and agrees that Bidder shall commence the Work within 10 days after Owner's acceptance of the Contract provided Bidder shall have furnished to Owner all bonds and all insurance certificates specified in this Contract (the "Commencement Date"). If this Contract is accepted, Bidder proposes and agrees that Bidder shall perform the Work diligently and continuously and shall complete the Work by **July 1st, 2026** and terminate on or around ***June 30, 2029.***

4. Financial Assurance

A. Bonds. Each Bidder's Proposal shall be accompanied by a security deposit of at least 10 percent of the Bidder's Price Proposal in the form of (1) a Cashier's Check or Certified Check drawn on a solvent bank insured by the Federal Deposit Insurance Corporation and payable without condition to Owner or (2) a Bid Bond in a form satisfactory to Owner from a surety company licensed to do business in the State of Illinois with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide. Furthermore, the awarded bidder must furnish performance and payment bonds totaling 100% of the contract amount no less than fourteen (14) days prior to the Contract start date.

B. Insurance. If this Contract is accepted, Bidder proposes and agrees that Bidder shall provide certificates of insurance evidencing the minimum insurance coverage and limits set forth below within 10 days after Owner's acceptance of this Contract. Such insurance shall be in form, and from companies, acceptable to Owner and shall name Owner, including its Council members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives, as an Additional Insured. The insurance coverage and limits set forth below shall be deemed to be minimum coverage and limits and shall not be construed in any way as a limitation on Bidder's duty to carry adequate insurance or on Bidder's liability for losses or damages under this Contract. The minimum insurance coverage and limits that shall be maintained at all times while providing, performing, or completing the Work are as follows:

1. Workers' Compensation and Employer's Liability

Limits shall not be less than:

Worker's Compensation: Statutory

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

Such insurance shall evidence that coverage applies to the State of Illinois and provide a waiver of subrogation in favor of Owner.

2. Commercial Motor Vehicle Liability

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

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

3. Commercial General Liability

Limits shall not be less than:

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

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

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

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

4. Umbrella Liability

Limits shall not be less than:

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

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

C. Indemnification. If this Contract is accepted, Bidder proposes and agrees that Bidder shall indemnify, save harmless, and defend Owner against all damages, liability, claims, losses, and expenses (including attorneys' fees) that may arise, or be alleged to have arisen, out of or in connection with Bidder's performance of, or failure to perform, the Work or any part thereof, or any failure to meet the representations and warranties set forth in Section 6 of this Contract.

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

5. Firm Contract

All prices and other terms stated in this Contract are firm and shall not be subject to withdrawal, escalation, or change provided Owner accepts this Contract within 45 days after the date the bidder's contract proposal is opened.

6. Bidder's Representations and Warranties

To induce Owner to accept this Contract, Bidder hereby represents and warrants as follows:

A. The Work. The Work, and all of its components, (1) shall be of merchantable quality; (2) shall be free from any latent or patent defects and flaws in workmanship, materials, and design; (3) shall strictly conform to the requirements of this Contract, including without limitation the performance standards set forth in Section 1B of this Contract; and (4) shall be fit, sufficient, and suitable for the purposes expressed in, or reasonably inferred from, this Contract and the warranties expressed herein shall be in addition to any other warranties expressed or implied by law, which are hereby reserved unto Owner. Bidder, promptly and without charge, shall correct any failure to fulfill the above warranty at any time within ***one*** year after final payment or such longer period as may be prescribed in the performance standards set forth in Section 1B of this Contract or by law. The above warranty shall be extended automatically to cover all repaired and replacement parts and labor provided or performed under such warranty and Bidder's obligation to correct Work shall be extended for a period of two years from the date of such repair or replacement. The time period established in this Section 6A relates only to the specific obligation of Bidder to correct Work and shall not be construed to establish a period of limitation with respect to other obligations that Bidder has under this Contract.

B. Compliance with Laws. The Work, and all of its components, shall be provided, performed, and completed in compliance with, and Bidder agrees to be bound by, all applicable federal, state, and local laws, orders, rules, and regulations, as they may be modified or amended from time to time, including without limitation the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 et seq. and any other prevailing wage laws; any statutes requiring preference to laborers of specified classes; the Illinois Steel Products Procurement Act, 30 ILCS 565/1 et seq.; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification; and any statutes regarding safety or the performance of the Work.

C. Prevailing Wage Act. **All work activities shall comply with the Prevailing Wage Act.**

D. Not Barred. Bidder is not barred by law from contracting with Owner or with any other unit of state or local government as a result of (i) a violation of either Section 33E-3 or Section 33E-4 of Article 33 of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq.; or (ii) a violation of the USA Patriot Act of 2001, 107 Public Law 56 (October 26, 2001) (the "Patriot Act") or other statutes, orders, rules, and regulations of the United States government and its various executive departments, agencies and offices related to the subject matter of the Patriot Act, including, but not limited to, Executive Order 13224 effective September 24, 2001. Bidder is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and Bidder is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation.

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

7. Acknowledgements

In submitting this Contract, Bidder acknowledges and agrees that:

A. Reliance. Owner is relying on all warranties, representations, and statements made by Bidder in this Contract.

B. Reservation of Rights. Owner reserves the right to reject any and all proposals, reserves the right to reject the low price proposal, and reserves such other rights as are set forth in the Instructions to Bidders.

C. Acceptance. If this Contract is accepted, Bidder shall be bound by each and every term, condition, or provision contained in this Contract and in Owner's written notification of acceptance in the form included in this bound set of documents.

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

E. Time. Time is of the essence for this Contract and, except where stated otherwise, references in this Contract to days shall be construed to refer to calendar days.

F. No Waiver. No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, whether before or after Owner's acceptance of this Contract; nor any information or data supplied by Owner, whether before or after Owner's acceptance of this Contract; nor any order by Owner for the payment of

money; nor any payment for, or use, possession, or acceptance of, the whole or any part of the Work by Owner; nor any extension of time granted by Owner; nor any delay by Owner in exercising any right under this Contract; nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, or nonconforming Work, nor operate to waive or otherwise diminish the effect of any representation or warranty made by Bidder; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

G. Severability. The provisions of this Contract/ Proposal shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

H. Amendments. No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Bidder, except that Owner has the right, by written order executed by Owner, to make changes in the Work ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Work, then an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Work caused by any Change Order shall entitle Bidder to make any claim for damages, anticipated profits, or other compensation.

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

J. Governing Law. This Contract, and the rights of the parties under this Contract shall be interpreted according to the internal laws, but not the conflict of law rules, of the State of Illinois. Every provision of law required by law to be inserted into this Contract/Proposal shall be deemed to be inserted herein.

Dated: 05-19, 2026

Bidder's Status: ( ) IL Corporation ( ) _____ Partnership ( ) Individual Proprietor

(State) (State)

Bidder's Name:

CRYSTAL MAINTENANCE PLUS, CORP

Doing Business As (if different):

N/A

Signature of Bidder or Authorized Agent:

[redacted]

(corporate seal) (if corporation)

Printed Name: MONIKA TALAR

Title/Position: PRESIDENT

Bidder's Business Address:

749 PRESTWICK LN

WHEELING IL. 60090

Bidder's Business Telephone: (708) 307-8090 Facsimile: _____

If a corporation or partnership, list all officers or partners:

NAME	TITLE	ADDRESS
MONIKA TALAR	OWNER	1680 CHARLES DR. WHEELING IL. 60090

ATTACHMENT A: SPECIFICATIONS

1. Introduction

The Village of Winnetka is accepting sealed bids for janitorial/custodial services for several public properties. These properties include the Winnetka Village Hall, Municipal Maintenance Yards Building/Facilities, Elm Street Train Station, Hubbard Woods Train Station, Police Station, Electric Plant and Water Plant.

The proposed contract would be for a period of thirty-six (36) months with an option to extend an additional two (2) years. This agreement is expected to commence on or around **July 1st, 2026** and terminate on or around **June 30th, 2029** unless otherwise extended as provided within this contract.

The Village reserves the right: to accept the bid that is, in its judgment, the best and most favorable to the interests of the Village and to the public; to reject the low price bid; to accept any item of any bid; to reject any and all bids; to reduce the work scope due to budgetary constraints; modify the hours bases on business and budget needs at the hourly rate established in this pricing table; award individual sections of the projects to the lowest bidder; and to waive irregularities and informalities in any bid submitted or in the request for bids process; provided, however, the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Bidders should not rely upon, or anticipate, such waivers in submitting their bid.

2. Scope of Service

The contractor shall become fully acquainted with the nature of the work, the areas at which work is to be accomplished, and the conditions affecting the cost and performance of the equipment necessary to complete the cleaning and custodial service in an acceptable manner in accord with these specifications.

3. Location and Schedule of Work

Work under the terms of these specifications will be conducted at the below locations.

A. Village Hall (510 Green Bay Road): A three-level (excluding attic) historic facility. Scope of work includes entire facility except the attic space.
B. Police Station (410 Green Bay): A two-level policing facility with secured and non-secured areas. of work includes entire facility.
C. Fire Station (428 Green Bay): A three-level emergency response facility. Scope of work is limited to semi-annual tasks.
D. Village Yards (1390 Willow Road): A single-level facility with multiple garages. The scope of work only includes two primary office areas as well as adjacent locker rooms, gym and lunchroom areas.
E. Elm Street Train Station (754 Elm): A single-level train station with tenants. Scope of work includes public areas only (waiting area and adjacent restrooms).

F. Hubbard Woods Train Station (1065 Gage): A single-level train station with no other operations. Scope of work includes public areas only (waiting area and adjacent restrooms).
G. Water/Electric Plant (725 and 735 Tower): A multi-level operating water treatment facility and electrical plant. Work areas are limited to specific portions of the facility as outlined later in the specifications. This facility requires prior coordination before entering.

Work shall be scheduled as detailed in **Attachment B** (Schedule of Facilities).

4. Term

The proposed contract is for a period of thirty-six (36) months with an option to extend, at the Village's sole discretion, for no more than two (2) additional one-year periods.

For each optional, additional periods, contractor will be permitted to increase the rates and charges by a percentage not to exceed the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) for the Chicago-Naperville-Elgin, IL Area issued by the United States Department of Labor between March 15th of the preceding calendar year and March 15th of the current calendar year; provided, however, than no increase in the Agreement Price shall exceed 2.5% over the previous year. Contractor must provide the Village with written notice of proposed increase in the Agreement Price no later than 90 days prior to the beginning of years 4 and 5.

5. Termination or Suspension for Convenience

The Village has the right, for its convenience, to terminate or suspend the Work in whole or in part at any time by written notice to the Contractor. Every such notice must state the extent and effective date of such termination or suspension. On such effective date, the Contractor must, as to the extent directed, stop any Work under this contract, cease all placement of further orders or subcontracts, terminate or suspend work under existing orders and subcontracts, cancel any outstanding orders or subcontracts that may be cancelled and take any actions necessary to protect any property in its possession in which the Village has or may acquire any interest and to dispose of such property in the manner as may be directed by the Village.

6. Contractor Qualification

Qualified vendors must have at least five (5) years' experience in building cleaning and custodial maintenance at municipal operations. References for these firms shall be provided at the request of the Village.

7. Contractor Responsibilities

A. Personnel Requirements

All employees assigned by the Contractor shall be fully capable, experienced, and trained in the work employed to perform. All employees assigned by the contractor shall comply fully with all State and Federal laws. They shall be physically able to do their work and be free from any communicable diseases. The Foreperson shall be fluent in the English language and be authorized by the Contractor to accept and act upon all directives issued by the Director of Public Works or designee. The Contractor is responsible and liable for any wrongful actions of his employees.

The Contractor is responsible for scheduling and ensuring coverage for all employees in the event of an absence as to ensure that services are continuously and reliably provided.

B. Work Crew Supervision

The Contractor shall provide a qualified foreperson to supervise each crew engaged in working under this agreement. The foreperson must be able to converse in the English language and shall be authorized by the Contractor to accept and act on directives from an authorized representative of the Village. Failure to do so shall be sufficient cause for the Village to give notice that the Contractor is in default of the agreement unless such directives would create potential personal injury or safety hazards, or such directives are contrary to the intent of these specifications. In the event only one person is assigned under this agreement, such person shall be considered the foreperson and must meet the previously stated requirements. Except for emergencies, the same personnel shall perform the same work each day. An English-speaking person must be with the cleaning crew at all times when at the facility.

It shall be the Foreperson's duty to train all staff in proper techniques and supervise the work being completed. It is the Foreperson's responsibility to ensure all work is completed in an acceptable manner.

C. Protection of Public and Private Property

i. The Contractor shall exercise all necessary caution to protect pedestrian traffic in the building and to protect all public and private property from injury or damage caused by the Contractor's operations.

ii. Any practice deemed hazardous an authorized Village representative shall be immediately discontinued by the Contractor upon receipt of either written or oral notice to discontinue such practice.

iii. The Contractor shall comply with all OSHA and other Federal and State safety standards including Employee Right to Know Programs. The Contractor shall provide evidence that each and every work crew member has received satisfactory training in Universal Precautions and safe handling of materials in regards to blood borne pathogens and other infectious waste. The

Contractor shall maintain an appropriate on-site file of all required material safety data sheets for any and all products used in the course of completing this Contract.

D. Contractor to furnish.

The Contractor shall provide at his sole expense all materials, equipment and supplies needed to complete the work with the exception of those items being provided by the Village as itemized in Section 8. The items to be furnished by the Contractor shall include but not be limited to the following:

i. All cleaning materials including detergents, soaps, waxes, cleaners, and shampoos. **(Exception is cleaning material for the Water Plant laboratory).** All cleaning materials must be certified by one of the following: UL ECOLOGO, Green Seal and/or the EPA's Safer Choice Standard. The Village maintains the right to audit and refuse products at its sole discretion.
ii. All power and hand equipment including wiping and dust rags, mops, brooms, buckets, vacuum cleaners, and specialty equipment including mobile waste collection containers.
iii. A listing of equipment and materials to be used. All materials and equipment shall be of industrial or commercial type and are to be approved by the Village prior to their use.
iv. A record of all Safety Data Sheets (SDS) for those products and materials used or stored on Village property shall be maintained on-site at all times for public reference. The Contractor shall also notify the Village's representative of all products used prior to beginning the contract and as new products are either introduced or removed.
v. All appropriate protective/safety equipment and clothing necessary for work crew members to perform tasks safely in compliance with federal and state regulations and product manufactures instructions.

E. Completion of Work/Schedule:

The Contractor shall establish a general **schedule for the completion of the work in conformance with the activities outlined in Attachment B of this contract**. This general schedule shall include the either the day of week, month or other increment of time as appropriate each task shall be completed to allow the Village to verify completion. Such copies shall be posted in the area reserved for the Contractor in each facility as well as made available to the facility's staff. For the work to be considered satisfactorily completed, the following conditions shall apply:

a. Schedule: The general schedule shall include a listing of tasks and their scheduled days for completion. The scheduled days be as specified below in Section B (Intervals).
b. Intervals: The expected intervals for the completion of the work are defined as outlined below:

1. Daily: Every workday unless otherwise specified in Attachment C.
2. Weekly: Once per week on a designated day (ex. Monday, etc.)
3. Biweekly: Every other week on a designated day (ex. the second and fourth Mondays, etc.)
4. Monthly: Once per month a specific day each month (ex. the 10th of the month or next working day, etc.)
5. Semi-Annual: On a specific date every six months (ex. the 1st of February and August or next working day, etc.)

c. Deviations: Schedule deviations are permitted provided notice is provided at least one working day before the proposed deviation unless otherwise approved by the Village's representative.

d. Work to Be Identified in Advance: For certain tasks, work shall be identified in advance. Such items are noted in the schedules attached under Attachment B. The Contractor and Village shall identify an appropriate, practical way for that work to be clearly identified.

e. Remediation: In the event that work is either not completed or done in an unsatisfactorily manner, the Contractor shall have 48 hours to remediate the situation after first contact. Failure to do so will result in either a $100 per day administrative damage fee or the cost for the Village to remediate such work itself. These fines or fees may only be waived by the Village's representative and shall be deducted from any payments due. As outlined in Section 5 of these Specifications, the Village may also elect to terminate the contract for convenience at its discretion.

f. Reporting: It shall be the duty of the Contractor to provide regular reports to designated staff about any of the following:
   i. General Conditions including issues encountered, needed supplies, etc.
   ii. Necessary changes in work schedule or deviations from calendar
   iii. Any other conditions which the Contractor feels should be brought to the Village's representative's attention

g. Checklist: For daily tasks, the Contractor shall post a checklist of activities at each facility. The Contractor's employees shall check each task as they are completed and sign and date the list. Such lists shall be posted for staff review.

F. Working Hours, Holidays, Supplemental Work and Emergency Work

1. Hours of Work:
   a. Standard Hours: The standard working hours for each facility shall be as outlined in Attachment C.
   b. Scheduling: Contractor shall establish and schedule routine working hours within the standard hours allowed under this agreement. This schedule may be adjusted from time to time as conditions require though any large discrepancies (more than one hour deviation from normally scheduled times) required advanced permission from the Director or designee.

2. Village Holidays: No work shall be completed on any Village-recognized holidays (except at the Electric and Water Plant) including New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, the Day after Thanksgiving, Christmas Eve and Christmas and any other days so designated by the Village throughout the duration of this contract. Should the Village elect to increase, decrease or otherwise modify the number of Village-recognized holidays, Village shall issue Contractor notice of such change.
3. Supplemental Work: From time to time, Village may require additional scheduled supplemental cleaning work above and beyond the scope of work included in this agreement. The scope of such work shall be agreed to by both parties and reduced to a written agreement. Payment for such services shall be as agreed by both parties.
4. Emergency Work: Village may require the performance of emergency cleaning work (including disinfection, flood damage response, etc.) from time to time. Contractor shall provide a telephone number to be utilized for emergency contact telephone number in such cases. The expenses for such emergency work shall be billed at the rates established under Supplemental Pricing. It is expressly understood that the labor rates included in such Exhibit are all inclusive of costs for emergency service and no other fees shall be applied.

G. Security and Access

The Contractor will be working in several areas which have limited access. All such areas shall be maintained in a secured condition at all times and these areas shall be locked immediately upon completing the required work. The contractor shall furnish, and each employee shall display identification while on the premises. The employees assigned to the Police Station by the contractor will remain consistent and will not rotate from week to week. On the initial visit to the Police Station, each employee and foreperson shall provide a government issued photo ID to a police designee. The police reserve the right to reject any employee from the premises.

The Contractor shall be issued no more than two fobs for use at Village facilities as well as keys as appropriate. In the event these items are lost or broken, the Contractor must immediately advise the Village's representative of the matter.

8. Cleaning Standard and Workmanship

It is the intent of these specifications for the Contractor to provide a high level of service in building maintenance and custodial care. The following statements indicate general standards and workmanship to be furnished under this agreement:

A. Floor and Carpets
A satisfactory and acceptable floor or carpet will not have visible dust, streaks, mars or dirt, including corners, behind doors or under furniture. All paper clips, staples, etc. shall be picked up. The use of vacuuming equipment and/or treated dust mops will be used to keep the floors and stairs clean.

B. Wet Mopping
Satisfactory and acceptable wet mopping will present a clean floor free from streaks, smears and dried dirt. The products used should be non-corrosive and not damage the finish of the floors. Proper warning signs, in good repair, shall be placed advising of wet or slippery floor conditions where appropriate.

C. Glass
Glass, mirror or vitreous surfaces will be free from streaks, smears, and spots.

D. Dusting
No feather dusters are allowed. When dusting the use of techniques are required to prevent airborne dust. Satisfactory and acceptable dusting on any or all flat horizontal services will present a surface free from all dust and other loose material. Dusting must be wiped clean.

E. Vacuuming
HEPA vacuums are required and to be verified by the Public Works Department.

F. Rest Rooms
A satisfactory and acceptable rest room cleaning shall be of "hospital" quality. All porcelain fixtures, chrome and metal work, and glass shall be cleaned and polished to a shiny appearance free from streaks, dirt or grime. Bowls, urinals, and sinks shall be free from water stains, rings and biological stains. Floors, walls and partitions shall be clean and free from stains, dirt, grime or streaks. Fixtures shall be sanitized with Village approved disinfectant. Rest rooms shall be free of objectionable odors. Signs shall be placed for any occupied building when facilities are out of service or any hazardous condition is present.

G. Kitchen, Kitchenette, and Lunchrooms
Kitchen, kitchenette and lunch room area cleaning shall be of "restaurant" quality. All fixtures, appliances (including refrigerator doors and sides), chrome and metal work and glass shall be cleaned and polished to a shiny appearance free from streaks, dirt, grease and grime. Sinks shall be free from rings, stains and objectionable odors. Floor, walls, cabinets, tables, chairs and garbage receptacles shall be free from stains, dirt, grime, odors, grease and streaks. Appliances shall be cleaned and sanitized to remain free from objectionable odors. Microwaves (internal and external) and range tops shall be clean and free from "cooked on" food. All areas shall meet applicable Village Health standards.

H. General
All products used must be approved prior to application and Safety Data Sheets shall be provided and maintained in the janitorial area. All storage areas and janitorial closets shall be maintained in a clean and orderly condition with all materials and equipment properly sorted at all times.

I. Notify Public Works when performing work other than daily tasks.

9. Village Responsibilities.

Village to furnish. In support of this agreement, the Village will supply the following at no cost to the Contractor:

A. All paper products including toilet paper, paper towels, etc.
B. All liquid/bar hand soaps and creams used and all deodorant blocks for urinals.
C. Locations for storage of contractor's equipment and supplies.
D. Adequate trash receptacles for refuse disposal.
E. Plastic liners for trash receptacles.
F. A central point for refuse disposal.
G. All cleaning chemicals to be used in the Water Plant laboratory.

10. Criminal Background Checks and Village Reserves Right to Exclude

2. Mandatory Background Checks: Due to the presence of certain sensitive documentation/information/property within the Department Offices/Facilities, the Contractor must complete and return criminal background checks of any and all employees who will be assigned to the Police Department. Such background checks must be completed and accepted by Village prior to starting the Work. Such checks must also be completed whenever there is a change in staffing at the Police Department. Contractor shall bear the costs for such background checks.
3. Other Background Checks: The Village may, at any time, elect to conduct background checks on Contractor employees at its own expense. Contractor shall furnish such information as may be necessary to complete such checks. Village may, at its sole discretion, deny access to any Contractor employee it so deems based on these checks.

11. Contractor Access

The Contractor shall be allowed access to the facilities to perform the required work in accordance with the times set forth in Attachment C. At times, the Contractor shall be required to shift work to accommodate meetings or other scheduled activities. In the event a meeting or scheduled event prevents work from being completed in a specific room or facility, Contractor shall shift its schedule to accommodate cleaning following the event. Village shall, to the greatest extent possible, inform Contractor of such conflicts in advance.

12. Premise

This agreement under which these contractual services are to be provided will be under the direct supervision of the Director of Public Works or authorized representatives. Any alterations or modifications of the work performed under this agreement shall be made only by written agreement between the Contractor and the Village and shall be made

prior to commencement of the altered or modified work. No claims for any extra work or materials shall be allowed unless covered by written agreement.

13. Modifications

During the life of this contract, the Village anticipates that a number of renovations and modifications of existing facilities may be completed. Prior to or during such work, the Village and Contractor shall confer and determine an appropriate adjustment in service and costs depending on the situation. Such adjustments shall be reduced to either writing or a formal change order as appropriate and only become effective upon acceptance by the Village. Nothing in this contract shall be construed as to require the Village to accept any adjustment.

14. Schedule of Prices

Bidder shall fill-in the estimated number of work crew man hours for each facility for daily, bi-weekly, weekly, monthly and semi-annual tasks. Total man-hours shall reflect the Contractor's estimate of the total hours per facility per year with the Cost Per Year reflecting the total Contractor's cost. Any items of Work not specifically listed or referred to in the Schedule of Prices, or not specifically included for payment under any Unit Price Item, shall be deemed incidental to the Contract Price, shall not be measured for payment, and shall not be paid for separately except as incidental to the Contract Price, including without limitation extraordinary equipment repair, the cost of transportation, packing, cartage, and containers, the cost of preparing schedules and submittals, the cost or rental of small tools or buildings, the cost of utilities and sanitary conveniences, and any portion of the time of Bidder, its superintendents, or its office and engineering staff.

Schedule of Hours and Prices

Location	Daily	Bi-Weekly	Weekly	Monthly	Semi-Annual	Total Man-Hours	Cost Per Year
Village Hall	3	1	1	2	8	830	18,600.
Police Station	3.5	2	1	2	8	980	21,480.
Fire Station					10	20	600.
Yards Facility	3.5	2	1	2.5	10	990	21,000.
Elm Street Station	0.75	0.5	0.5	1	2	190	3,480.
Hubbard Woods Station	0.5	0.5	0.5	0.5	1	145	2,640
Water and Electric Plant	2	1	1	2	2	335	7,080.
						Grand Total Cost Per Year	74,880.
						Total Three Year Cost (Grand Total x 3)	224,640.

Schedule of Supplemental Pricing	
Item	**Cost**
Cost Per Day to Complete all Daily Tasks at Elm Street Station During Farmer's Market Season (Saturdays generally from June through October)	$35.00
Hourly Labor Rate for Additional Cleaning Services as Requested	$29.00
Hourly Labor Rate for Emergency (24 hour) On-Call Services as Requested	$30.00
Hourly Labor Rate for a Day Porter Services (Optional)	$28.00

ATTACHMENT B
TASKS TO BE COMPLETED BY FACILITY
510 GREEN BAY ROAD
VILLAGE HALL
(1 OF 2)

Areas Included:

Public Areas (all of first and second floors and non-locked basement areas)
Non-Public Areas of Basement

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate container.	x				
Empty recycle containers and reline as needed. Deposit recycling in containers.	x				
Floor, Window and Other Surface Cleaning					
Vacuum or otherwise sweep all floors in Public Areas including staircases and elevator.	x				
Clean interior glass (including doors, service windows, mirrors, etc.) in Public Areas. This item does not include perimeter window surfaces except for the east and west entrance doors.	x				
Wet mop hard services in all washrooms and locker rooms with disinfecting cleaner.	x				
Wet mop hard surfaces in office areas, lunch rooms, exercise area and staircases with disinfecting cleaner in Public Areas.		x			
Clean (to remove fingerprints and sanitize) doors, moldings, keypads, light switch plates, office entrances, TVs, elevator buttons and appliances w/ disinfecting cleaner		x			
Dust and wet clean any office desks, tables, furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean carpeting to remove stains (spots to be designated in advance)				x	
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Sweep and wet mop all floors in non-Public Areas with disinfecting cleaner				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Shampoo and clean accessible carpeting					x

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize all counter tops and the tabletops in the lunchroom, break areas and reception desks	x				
Clean and sanitize drinking fountains	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				
Add water to in-floor drains		x			
Clean and sanitize shower areas (including floor, walls, fixtures, etc.)		x			
Clean and sanitize interior of microwaves		x			
Deep clean toilet stalls in locker rooms and areas around toilets in washrooms (including vertical surfaces).			x		
Clean communal refrigerators (items to be removed prior to cleaning)				x	
Deep clean shower stalls to remove grime, dirt and any build up including mold, calcium, lime and rust				x	
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.		x			
Vacuum and spot clean furniture fabric				x	
Dust and remove cobwebs from interior and exterior door ironwork (spring, summer, fall)				x	
Dust overhead light fixtures in hallways				x	
Dust overhead lighting in Council Chambers					x
Dust HVAC fixtures and clean as appropriate					x

410 GREEN BAY ROAD
POLICE STATION
(1 of 2)

Areas: Offices, Conference Rooms, Entrances, Doors, Hallways, Washrooms, Lunchroom and Exercise Room, and Elevator.

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning					
Vacuum or otherwise sweep all floors in areas included (including mats and runners)	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces except the entrance doors.	x				
Wet mop hard services in washrooms and locker rooms with disinfecting cleaner.	x				
Wet mop hard surfaces in office areas, lunch rooms, laundry room and exercise area with disinfecting cleaner.		x			
Clean (to remove fingerprints and sanitize) doors, moldings, keypads, light switch plates, office entrances, TVs, vending machines and appliances with disinfecting cleaner		x			
Dust and wet clean any office desks, furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean carpeting to remove stains (spots to be designated in advance)				x	
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Shampoo and clean accessible carpeting					x

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize all counter tops and the tabletops in the lunchroom, break areas and front reception window	x				
Clean and sanitize drinking fountains	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				
Add water to in-floor drains		x			
Clean and sanitize shower areas (including floor, walls, fixtures, etc.)		x			
Clean and sanitize interior of microwaves		x			
Deep clean toilet stalls in locker rooms and areas around toilets in front washrooms (including vertical surfaces).			x		
Clean communal refrigerators (items to be removed prior to cleaning)				x	
Deep clean shower stalls to remove grime, dirt and any build up including mold, calcium, lime and rust				x	
Deep Clean Cells in Secure Areas (floor, walls, etc.)					x
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.		x			
Vacuum and spot clean furniture fabric					x
Dust overhead light fixtures					x
Dust HVAC fixtures and clean as appropriate					x

428 GREEN BAY ROAD
FIRE DEPARTMENT
(1 of 1)

Areas: Offices, Conference Rooms, Entrances, Doors, Hallways, Washrooms, Lunchroom and Exercise Room, and Elevator.

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Floor, Window and Other Surface Cleaning					
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Shampoo and clean accessible carpeting					x
Housekeeping					
Dust HVAC fixtures and clean as appropriate					x

1390 WILLOW ROAD
MUNICIPAL MAINTENANCE YARDS FACILITY
(1 OF 2)

Areas Included:

Building A (Front Office Area including Offices, Conference Rooms, Entrance Ways, Doors, Hallways, Washrooms, Lunchroom, Exercise Area, Laundry Area and Locker Rooms)

Building B (Fleet Office Areas, Locker Room/Lunch Room)

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning					
Vacuum or otherwise sweep all floors in areas included (including mats and runners)	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces.	x				
Wet mop hard services in washrooms and locker rooms with disinfecting cleaner.	x				
Wet mop hard surfaces in office areas, lunch rooms, laundry room and exercise area with disinfecting cleaner.		x			
Clean (to remove fingerprints and sanitize) doors, moldings, light switch plates, office entrances, TVs, vending machines and appliances with disinfecting cleaner		x			
Dust and wet clean any office desks, furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean carpeting to remove stains (spots to be designated in advance)				x	
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Shampoo and clean accessible carpeting					x

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize all counter tops and the tabletops in the lunchroom, break areas and front reception window	x				
Clean and sanitize drinking fountains	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				
Add water to in-floor drains		x			
Clean and sanitize shower areas (including floor, walls, fixtures, etc.)		x			
Clean and sanitize interior of microwaves		x			
Deep clean toilet stalls in locker rooms and areas around toilets in front washrooms (including vertical surfaces).			x		
Clean communal refrigerators (items to be removed prior to cleaning)				x	
Deep clean shower stalls to remove grime, dirt and any build up including mold, calcium, lime and rust				x	
Clean oven					x
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.		x			
Vacuum furniture fabric					x
Vacuum dust and debris from hanging lights in vestibule/entrance ways					x
Dust overhead light fixtures					x
Dust HVAC fixtures and clean as appropriate					x

754 ELM ST.
ELM STREET TRAIN STATION
(1 OF 2)

Areas Included: Publicly accessible areas only (vestibule and restrooms)

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning					
Vacuum or otherwise sweep all floors in areas included (including mats and runners)	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces.	x				
Wet mop hard services in washrooms and locker rooms with disinfecting cleaner.	x				
Wet mop hard surfaces in vestibule	x				
Clean (to remove fingerprints and sanitize) doors, moldings and light switch plates		x			
Dust and wet clean any furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize drinking fountains	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.		x			
Wipe down public furniture with disinfecting cleaner			x		
Dust/vacuum or otherwise clean overhead light fixtures					x
Dust HVAC fixtures and clean as appropriate					x

1065 GAGE ST.
HUBBARD WOODS TRAIN STATION
(1 OF 2)

Areas Included: Publicly accessible areas only (vestibule and restrooms)

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning					
Vacuum or otherwise sweep all floors in areas included (including mats and runners)	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces.	x				
Wet mop hard services in washrooms and locker rooms with disinfecting cleaner.	x				
Wet mop hard surfaces in vestibule	x				
Clean (to remove fingerprints and sanitize) doors, moldings and light switch plates		x			
Dust and wet clean any furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize drinking fountains	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Note and report damage and/or vandalism	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.		x			
Wipe down public furniture with disinfecting cleaner			x		
Dust overhead light fixtures					x
Dust HVAC fixtures and clean as appropriate					x

735 TOWER ROAD
WINNETKA WATER PLANT
(1 of 2)

Areas: Offices, Entrances, Doors, Hallways, Washrooms, Lunchroom, Laboratory, and Locker Rooms.

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces.	x				
Wet mop hard services **on second floor only** with disinfecting cleaner.	x				
Wet mop hard surfaces in office areas, lunch rooms, laundry room and exercise area with disinfecting cleaner.	x				
Clean (to remove fingerprints and sanitize) doors, moldings, light switch plates, office entrances, TVs, vending machines and appliances with disinfecting cleaner	x				
Dust and wet clean any office desks, furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner		x			
Spot clean carpeting to remove stains (spots to be designated in advance)				x	
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x
Shampoo and clean accessible carpeting					x

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize all counter tops and the tabletops in the lunchroom and break areas	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				
Clean and sanitize shower areas (including floor, walls, fixtures, etc.)	x				
Clean and sanitize interior of microwaves and exterior of all other appliances/vending machines	x				
Deep clean toilet stalls in locker rooms and areas around toilets in front washrooms (including vertical surfaces).			x		
Clean communal refrigerators (items to be removed prior to cleaning)				x	
Deep clean shower stalls to remove grime, dirt and any build up including mold, calcium, lime and rust				x	
Housekeeping					
Refill paper towel dispensers			x		
Refill soap and hand sanitizer dispensers			x		
Check and secure all exterior doors					
Leave only designated lights on					
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.			x		
Vacuum furniture fabric					
Vacuum dust and debris from hanging lights in vestibule					x

725 TOWER ROAD
WINNETKA ELECTRIC PLANT
(1 of 2)

Areas: Offices, Entrances, Doors, Hallways, Washrooms, Lunchroom, and Locker Rooms.

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Garbage/Recycling Collection					
Empty trash and sanitary containers, damp clean exterior and reline as needed. Deposit garbage in appropriate dumpster.	x				
Empty recycle containers and reline as needed. Deposit recycling in dumpster.	x				
Floor, Window and Other Surface Cleaning					
Sweep and wet mop the "breezeway" between the two plant facilities	x				
Clean interior glass (including doors, service windows, mirrors, etc.). This item does not include perimeter window surfaces.	x				
Wet mop hard surfaces in office areas, lunch rooms, laundry room and exercise area with disinfecting cleaner.	x				
Clean (to remove fingerprints and sanitize) doors, moldings, light switch plates, office entrances, TVs, vending machines and appliances with disinfecting cleaner	x				
Dust and wet clean any office desks, furniture and horizontal surfaces (inc. sills, shelving, top of cabinets, etc.) w/ disinfecting cleaner	x				
Spot clean vertical services not otherwise included in these specifications (spots to be designated in advance)				x	
Clean all perimeter windows (remove screens as necessary and clean interior panes only).					x
Detail vacuum corners, edges and hard to reach areas					x

Tasks	Daily	Weekly	Bi-Weekly	Monthly	Semi-Annually
Sanitizing					
Clean and sanitize all sinks and faucets (no dishes)	x				
Clean and sanitize all counter tops and the tabletops in the lunchroom and break areas	x				
Clean and sanitize toilets (including both sides of seats) and urinals. Replace urinal cakes as needed. Apply calcium and lime remover as needed.	x				
Clean and sanitize areas immediately around urinals, sinks and stall handles and fixtures.	x				
Clean and sanitize shower areas (including floor, walls, fixtures, etc.)	x				
Clean and sanitize interior of microwaves and exterior of all other appliances/vending machines	x				
Deep clean toilet stalls in locker rooms and areas around toilets in front washrooms (including vertical surfaces).			x		
Clean communal refrigerators (items to be removed prior to cleaning)				x	
Deep clean shower stalls to remove grime, dirt and any build up including mold, calcium, lime and rust				x	
Housekeeping					
Refill paper towel dispensers	x				
Refill soap and hand sanitizer dispensers	x				
Check and secure all exterior doors	x				
Leave only designated lights on	x				
Dust cobwebs and any other high vertical surfaces and ledges, sills, etc.				x	

ATTACHMENT C

SCHEDULE OF FACILITIES

1. **Village Hall (510 Green Bay Road):**

    a. Operating Hours: 8 a.m. to 5 p.m.
    b. Allowable Work Hours: Monday through Friday after 10:30 p.m. (until 7 a.m. the next day)
    c. Levels: 3 (attic is excluded from Scope)
    d. Flooring Types (square feet):
        i. Carpet: 7,586
        ii. Vinyl (Tile/Plank): 3,075
        iii. Concrete/Sealed Flooring: 4,400
        iv. Ceramic Tile: 2,173
    e. Special Room and Appliance Counts:
        i. Restrooms: 5 (including shower stalls in 2)
        ii. Breakroom: 1
        iii. Conference Rooms: 1
        iv. Kitchenette/Coffee Areas: 4
        v. Total Refrigerators: 8
        vi. Total Microwaves: 4
    f. Special Requirements:
        i. Seating in Council Chambers and Conference Room requires upholstery cleaning as part of monthly tasks.
        ii. Village Hall useless touchless soap dispensers.
        iii. Only neutral pH cleaners certified as safe for stone/terrazzo may be used for mopping floors.
        iv. Second floor offices in the Village Manager's Office area do **NOT** require daily sweeping and vacuuming.

2. **Police Station (410 Green Bay):**
    a. Operating Hours: 24 hours per day
    b. Allowable Work Hours: Monday through Friday after 6 p.m. (until midnight)
    c. Levels: 2
    d. Flooring Types (rough estimates):
        i. Carpet: 10,000 sq. ft.
        ii. Vinyl (Tile/Plank): 4,000 sq. ft.
        iii. Concrete/Sealed Flooring: 10,000 sq. ft.
        iv. Ceramic Tile: 750 sq. ft.
    e. Special Room and Appliance Counts:
        i. Restrooms: 4 (2 are in Locker Rooms)
        ii. Breakroom: 1
        iii. Conference Rooms: 1
        iv. Kitchenette/Coffee Areas: 0
        v. Total Refrigerators: 5 total, conference room, classroom, investigations, (2) lunchroom

vi. Total Microwaves: 4 total, conference room, classroom, investigations, lunchroom

f. Special Requirements:
   i. Prior security clearance required for the Police Department.

3. Fire Station (428 Green Bay)

a. Operating Hours: 24 hours per day
b. Allowable Work Hours: To be discussed when services are needed
c. Levels: 2
d. Flooring Types: Not applicable
e. Special Room and Appliance Counts:
   i. Not applicable
f. Special Requirements:
   i. The Fire Department shall only receive applicable semi-annual tasks.

4. Village Yards (1390 Willow)

a. Operating Hours: 5:30 a.m. to 4 p.m.
b. Allowable Work Hours: Monday through Friday after 4:00 p.m. (until 5:30 a.m. the following day)
c. Levels: 1
d. Flooring Types:
   i. Carpet: 5,410 sq. ft.
   ii. Vinyl (Tile/Plank): 7,573 sq. ft.
   iii. Ceramic Tile: 2,090 sq. ft.
   iv. Athletic: 2,024 sq. ft.
e. Special Room and Appliance Counts:
   i. Restrooms: 6 (2 are included as part of full locker rooms – 1 locker room includes 4 shower stalls; 1 locker room has no current stalls but the capacity for 2)
   ii. Breakroom: 2
   iii. Conference Rooms: 1
   iv. Kitchenette/Coffee Areas: 2
   v. Total Refrigerators: 3
   vi. Total Microwaves: 5
f. Special Requirements:
   i. Work is only required in office/break areas of Buildings A and B. No work required in garage areas.

5. Elm Street Train Station (784 Elm):

a. Operating Hours: Seasonal, generally 6 a.m. to 6 p.m.
b. Allowable Work Hours: Any time
c. Levels: 1
d. Flooring Types (rough estimates):
   i. Vinyl: 1,000 sq. ft.
   ii. Ceramic Tile: 200 sq. ft.
e. Special Room Appliance Counts: Not applicable
f. Special Requirements:

i. Areas of service limited to publicly accessible areas only (foyer and restrooms). Tenant spaces, ticket office and basement level are explicitly excluded.
ii. During summer and fall, an extra daily service is required on Saturdays after the Farmer's Market concludes (after 1 p.m.). See Supplement Pricing for details.

6. Hubbard Woods Train Station (1065 Gage St.):

a. Operating Hours: Seasonal, generally 6 a.m. to 6 p.m.
b. Allowable Work Hours: Any time
c. Levels: 1
d. Flooring Types (rough estimates):
   i. Vinyl: 1,000 sq. ft.
e. Special Room Appliance Counts: Not applicable
f. Special Requirements:
   i. Areas of service limited to publicly accessible areas only (foyer and restrooms). Ticket office, basement level and storage areas are explicitly excluded.

7. Water & Electric Plant (725 Tower)

a. Operating Hours: 24 hours per day
b. Allowable Work Hours: Monday and Thursdays between 8am to 3pm
c. Levels: Upper level at Electric Plant /Filter 2 levels
d. Flooring Types square feet):
   i. Vinyl (Tile/Plank): 320 sq. ft.
   ii. Concrete/Sealed Flooring: 4,160 sq. ft.
   iii. Ceramic Tile: 640 sq. ft.
e. Special Room and Appliance Counts:
   i. Restrooms: 3
   ii. Breakroom: 2
   iii. Conference Rooms: 1
   iv. Laboratory: 1
   v. Kitchenette/Coffee Areas: 2
   vi. Total Refrigerators: 2
   vii. Total Microwaves: 4
   viii. Total Ovens: 2
f. Special Requirements:
   i. Since access is only allowable twice per week, all "daily" tasks should only be completed on those days with access.
   ii. Electric Plant Lunchroom to be cleaned 1st to avoid conflict with afternoon meetings from 12:30pm to 3pm

END OF BID SPECIFICATIONS

VILLAGE OF WINNETKA
CONTRACT FOR VILLAGE CUSTODIAL SERVICES

BID PACKAGE

BIDDER'S SWORN WORK HISTORY STATEMENT

MONIKA TALAR ("Deponent"), being first duly sworn on oath, deposes and states that all statements made in this Sworn Work History Statement are made on behalf of the undersigned Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed and checked this Sworn Work History Statement and that the statements contained in this Sworn Work History Statement are true and correct.

IF NECESSARY FOR FULL DISCLOSURE, ADD SEPARATE SHEETS

JOINT VENTURES MUST SUBMIT SEPARATE SWORN WORK HISTORY STATEMENTS FOR THE JOINT VENTURE AND FOR EACH SIGNATORY TO THE JOINT VENTURE AGREEMENT

1. Nature of Business

State the nature of Bidder's business: JANITORIAL Cleaning

2. Composition of Work

During the past three years, Bidder's work has consisted of:

30 % Federal	100 % As Contractor	0 % Bidder's Forces
50 % Other Public	0 % As Subcontractor	0 % Subcontractors
20 % Private		0 % Materials

3. Years in Business

State the number of years that Bidder, under its current name and organization, has been continuously engaged in the aforesaid business: 15 years

4. Predecessor Organizations

If Bidder has been in business under its current name and organization for less than five years, list any predecessor organizations:

NAME	ADDRESS	YEARS
N/A		

5. Business Licenses

List all business licenses currently held by Bidder:

ISSUING AGENCY	TYPE	NUMBER	EXPIRATION

6. Related Experience

List three projects most comparable to the Work completed by Bidder, or its predecessors, in the past five years:

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Owner Name	Village of Arlington Hts	Elk Grove Village	Village of Buffalo Grove
Owner Address	33 S. ARLINGTON HTS RD ARLINGTON HTS. IL. 60005	901 Wellington Ave ELK GROVE IL 60007	50 Raupp BLVD Buffalo Grove IL. 60089
Reference	John Giannetti	Brian Misiak	Brad Curtis
Telephone Number	(708) 417-9086	(847) 357-4098	(847) 366-8031
Type of Work	Night cleaning Carpet shampoo Floor strip + wax buff, scrub Biohazard	Night cleaning carpet shampoo	night cleaning porter service carpet shampoo Floor strip + wax

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Contractor (If Bidder was) (Subcontractor)	N/A		
Amount of Contract			
Date Completed			

DATED: 05-19, 2026

Bidder

By: [redacted]

Title: PRESIDENT

Attest

By: [redacted]

Title: Personal Banker

Subscribed and Sworn to before me on 5/19/, 2026

[redacted]

Notary Public

My commission expires: 1/27/, 2027.

DIANE E MUSSER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 27, 2027

ACCEPTANCE

The Contract attached hereto and by this reference incorporated herein and made a part hereof is hereby accepted by the order of the Village of Winnetka ("Owner") as of _____, 20___.

This Acceptance, together with the Contract attached hereto, constitutes the entire and only agreement between the parties relating to the accomplishment of the Work and the compensation therefor and supersedes and merges any other prior or contemporaneous discussions, agreements, or understandings, whether written or oral, and shall prevail over any contradictory or inconsistent terms or conditions contained in any purchase order, acceptance, acknowledgement, invoice, or other standard form used by the parties in the performance of the Contract. Any such contradictory or inconsistent terms or conditions shall be deemed objected to by Owner without further notice of objection and shall be of no effect nor in any circumstances binding upon Owner unless accepted by Owner in a written document plainly labeled "Amendment to Contract." Acceptance or rejection by Owner of any such contradictory or inconsistent terms or conditions shall not constitute acceptance of any other contradictory or inconsistent terms or conditions.

VILLAGE OF WINNETKA

Signature: _____

Printed name: _____

Title: _____

Village of
WINNETKA, IL
510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • villageofwinnetka.org

May 6, 2026

Addendum No. 1
Village of Winnetka Request For Bids #026-010
Village Custodial Services

The Request for Bids for the above referenced project has been clarified as follows:

1. Mandatory Walkthrough: The mandatory walkthrough has been scheduled for Monday, May 11th at 10 a.m. at 1390 Willow Rd, Winnetka.

2. Due Date: The due date for bid submittals will still be scheduled for Thursday, May 21th at 11:30 a.m.

Dell Duckworth
Deputy Chief Financial Officer

Village of
WINNETKA, IL
510 Green Bay Road · Winnetka, IL 60093 · 847.501.6000
contactus@villageofwinnetka.org · villageofwinnetka.org

May 15, 2026

Addendum No. 2
Village of Winnetka Request For Bids #026-010
Village Custodial Services

The Request for Bids for the above referenced project has been clarified as follows:

1. At Police, is the Sallyport included as part of the Semi-Annual Deep Clean?

   Yes. The Sallyport should be power washed as part of this operation.

2. At Police, how many conference rooms are there?

   There are two – a smaller traditional conference room and a larger training area. Both of these also have kitchenette/sink areas to be included in the daily cleaning tasks.

3. At the Water/Electric Plant, are the staircases included?

   Yes. Any staircases adjacent to areas to be cleaned are included.

Dell Duckworth
Deputy Chief Financial Officer

Village of
WINNETKA, IL

Agenda Item Executive Summary

TITLE: Ordinance No. M-08-2026: Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue) (One Winnetka) (Introduction/Adoption)

PRESENTER: Scott Mangum

AGENDA DATE: June 16, 2026

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:
01-17-2023 Village Council review of concept plan for One Winnetka Planned Development
03-21-2024 Village Council introduced ordinance granting preliminary planned development approval for the proposed One Winnetka development (Ordinance No. M-01-2024)
04-02-2024 Village Council adopted ordinance granting preliminary planned development approval and adopted resolution approving development agreement for the One Winnetka development. (Ordinance No. M-01-2024 and Resolution No. R-35-2024)
01-21-2025 Village Council adopted ordinance granting final planned development approval and adopted resolution approving final plat of subdivision for One Winnetka development. (Ordinance No. M-01-2025 and Resolution No. R-07-2025)

EXECUTIVE SUMMARY:
On June 16, 2026, the Village Council is scheduled to consider Ordinance No. M-08-2026, Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue – One Winnetka) (**Attachment 2**). The Applicant is seeking approval of a minor change to the planned development to allow changes to the landscape plan approved with the adoption of Ordinance M-01-2025, which approved the Final Planned Development. The proposed change would allow the area originally approved as a plaza, which was a compensating benefit in the Final PD application, to be used as a patio for seasonal outdoor dining.

Staff has determined that the proposed changes to the landscape plan are considered a minor change to the planned development. Per the Zoning Ordinance, minor changes are presented directly to the Village Council, without consideration by any advisory body. The Council may approve “minor changes in the planned development without further proceedings, provided it finds that the proposed change does not change the concept or intent of the development.”

Attached is a staff report summarizing the proposed changes to the landscape plan.

RECOMMENDATION:

Consider only introduction of Ordinance No. M-08-2026, OR (b) consider waiving introduction of Ordinance No. M-08-2026 and consider adoption of the Ordinance.

ATTACHMENTS:

1. Attachment 1: Staff Report Regarding Proposed Amendment to One Winnetka Planned Development
2. Attachment 2: Ordinance No. M-08-2026: Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue) (One Winnetka)
3. Attachment 3: June 10, 2026, Letter from Applicant and April 8, 2026 Site Plan and Renderings
4. Attachment 4: Ordinance No. M-01-2025: Granting Final Approval of a Planned Development, Zoning Exceptions, and Special Uses (One Winnetka)

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: SCOTT MANGUM, DIRECTOR

DATE: JUNE 12, 2026

SUBJECT: 525 LINCOLN AVENUE – ONE WINNETKA (CASE 2019-15-PD) – AMENDMENT TO PLANNED DEVELOPMENT M-08-2026

INTRODUCTION

On June 16, 2026, the Village Council is scheduled to consider Ordinance M-08-2026, An Ordinance Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue – One Winnetka) (**Attachment 2**). The ordinance is in response to a request by Ballyhoo One Winnetka LLC (the "Applicant"), as the lessee of the property located at 525 Lincoln Avenue (the "Subject Property"), to allow minor changes to the previously approved landscape plan for the Subject Property, to allow an amendment to the approved landscape plan included in Ordinance M-01-2025, an Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street – One Winnetka). The Applicant is proposing outdoor dining within an area that was previously approved as a plaza at the northwest corner of the property.

Pursuant to Section 17.58.130 of the Zoning Ordinance, a proposed minor change to an approved planned development may be presented directly to the Village Council for consideration. ***"The Village Council may approve minor changes in the planned development without further proceedings, provided it finds that the proposed change does not change the concept or intent of the development***." The Applicant has provided a written explanation in a letter dated June 10, 2026, summarizing the proposed outdoor dining within the plaza area and site plans and renderings, dated April 8, 2026 (**Attachment 3**). Additionally, an updated landscape plan is provided as Exhibit B to Ordinance M-08-2026 **(Attachment 2)**.

A mailed notice was sent to property owners within 250 feet of the Subject Property indicating the time and date of the May 19, 2026 Village Council meeting, at which no members of the public indicated that they were attending regarding this matter. As of the date of this memo, staff has received no written comments from the public on this request.

RECENT PROPERTY BACKGROUND

On January 21, 2025, the Village Council adopted Ordinance M-01-2025, Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street – One Winnetka) (**Attachment 4**). Approval of the final development plan included a Plaza Landscape Plan prepared by Kathryn Talty Landscape Architecture, dated January 13, 2025. An excerpt of the approved Landscape Plan is provided in Figure 2 on the following page; the complete landscape plan is included in Attachment 4.

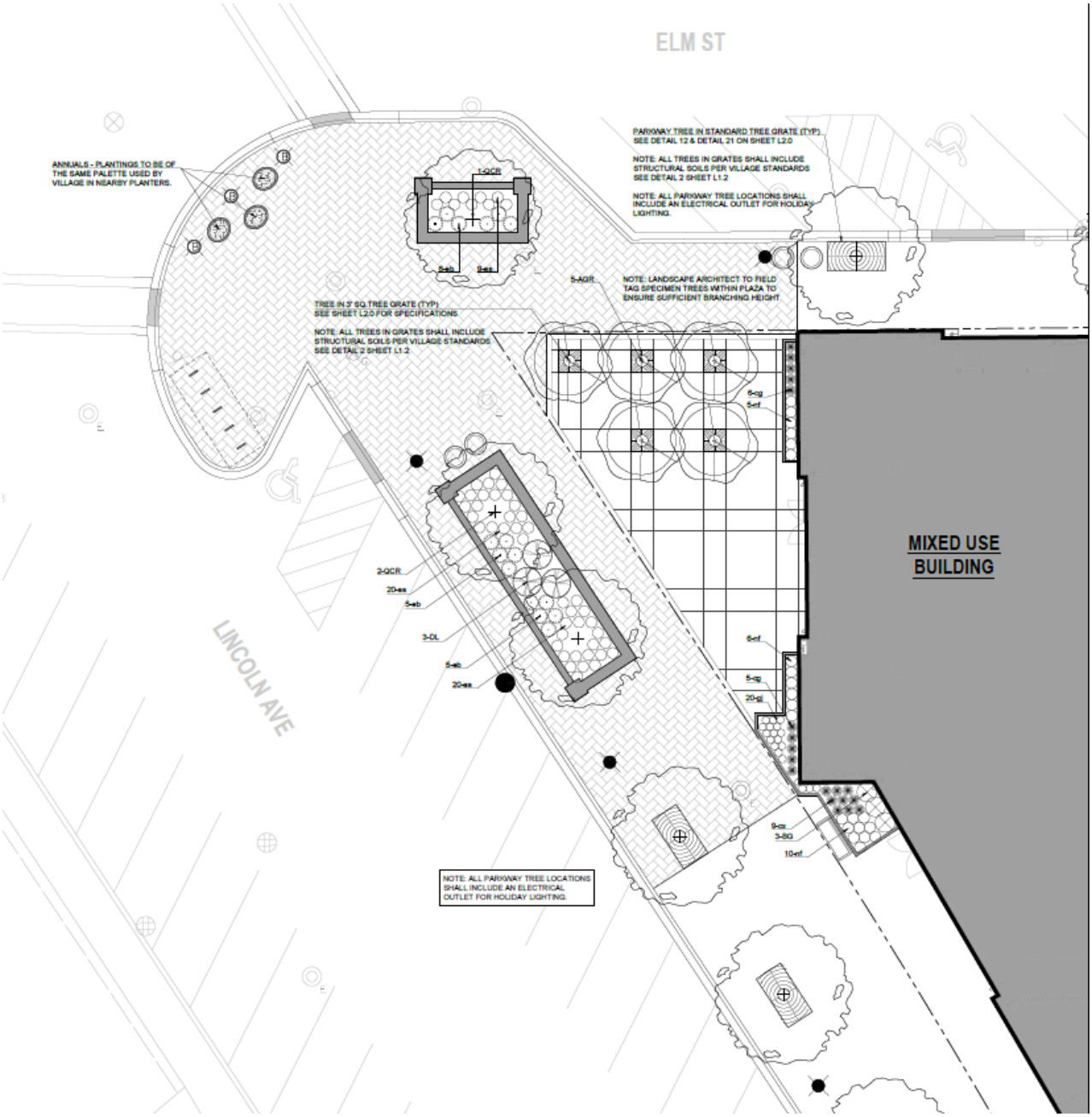


Figure 2 – Excerpt of Approved Plaza Landscape Plan

The Applicant is the proposed commercial tenant for the ground floor space adjacent to the Plaza. In December of 2025, the Applicant presented plans for a proposed addition to the existing building in the same area which would be used for enclosed year-round seating, however, a formal application was never submitted.

Subsequently, on April 9, 2026, the Applicant submitted an initial application for a Minor Change to Planned Development. The attached updated letter to the Council requesting approval of the amended landscape plan was submitted on June 10, 2026 (**Attachment 3**).

UPDATED LANDSCAPE PLAN

The Applicant's attached letter, included in Attachment 3 describes the changes to the proposed landscape plan in detail. Instead of installing the five paperbark maple trees that were shown within the plaza area in the approved plan, four Magnolia Star trees would be planted on private property in a planting area adjacent to the west façade of the building along the Lincoln Avenue frontage and one Paperbark Maple tree would be planted within a tree grate at the northwestern tip of the plaza.

Within the plaza area 17 tables, 10 with umbrellas, are shown along with 74 seats (Figures 3 and 4). The perimeter of the patio area would be lined with planters containing native grasses and plantings. The Applicant proposes that the planter boxes would be approximately 24" tall with plantings varying in height from 6"–18". Ballyhoo plans to place the majority of planters in storage for the winter months while leaving some planters on the patio. The plans show a 7-foot and 10.5-inch clear area on the public sidewalk, which exceeds the Village's 5-foot minimum requirement. Lighting would be strung over the dining area affixed to poles within the planters. The Applicant states that they expect the patio to operate from April to November, weather permitting, which is consistent with the April 1 to November 30 period allowed for outdoor seating area permits on Village property. The proposed hours for the restaurant will be 4:30 pm-9:00 pm on Sunday through Thursday and 4:30-10:00 pm on Friday and Saturday.

As part of the Murphy Development Group's Final Planned Development application for One Winnetka, it indicated that one of the compensating benefits would be a corner plaza to activate the Elm Street and Lincoln Avenue public ways. Additional benefits listed in its application included streetscape improvements, sustainability elements, additional patrons for local businesses living within the development, access easements and a new electrical transformer, and a contribution for the reconstruction of the Village's adjacent parking lot on Elm Street.

In its letter, the Applicant notes that in addition to the additional sales tax revenue projected to be generated by the outdoor dining, it proposes to provide the following public benefits: reimburse the Village for the full cost incurred by the Village in an amount not to exceed $20,000.00 for the purchase and installation of two Level 2 electric vehicle charging stations at locations determined by the Village near the Development and make a one-time donation of an amount sufficient to purchase five (5) native trees (3" or 4" caliper) from the Winnetka Recommended Tree Species List for planting at the Post Office development at the time of the Village's choosing. The exact location of the EV chargers is not yet determined, but options include the adjacent Elm Street parking lot, the Station Park parking lot, or on-street parking spaces.

The Village Forester has reviewed the updated landscape plan and has noted that the plans show 63 caliper inches of trees to be installed in total on private and public property where 69 inches are required. The Landscape Architect has noted that because of the nature of the site, there is no room to plant additional trees. As a result, the Applicant will pay a $300 fee in-lieu of planting for each caliper inch of deficiency ($1,800).

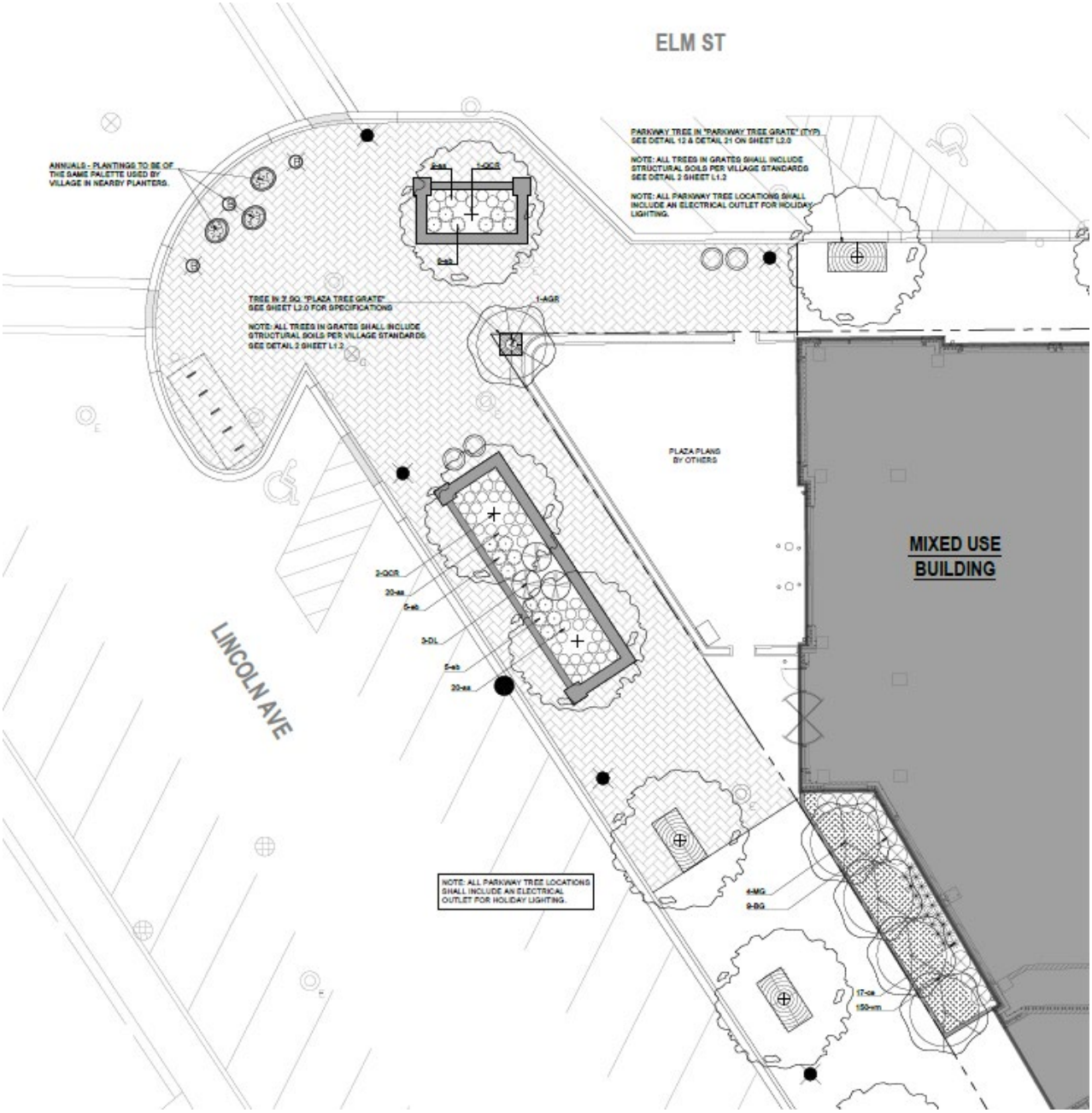


Figure 3 – Excerpt of Proposed Amended Plaza Landscape Plan

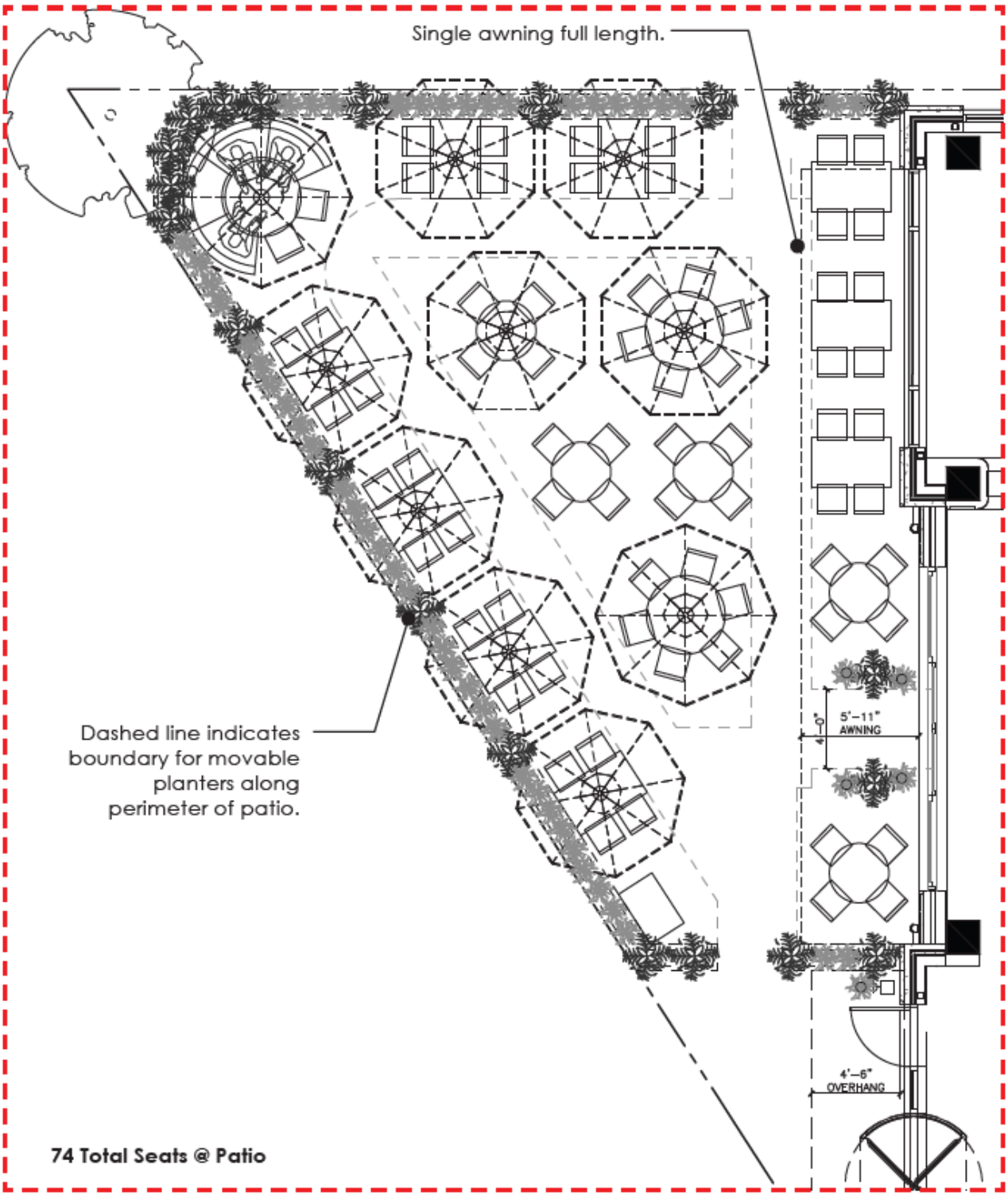


Figure 4 – Excerpt of Proposed Amended Plaza Outdoor Seating Plan

SUMMARY

At the June 16, 2026, Village Council meeting, after hearing from the Applicant and the public, the Council is scheduled to consider Ordinance M-08-2026, An Ordinance Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue – One Winnetka).

ATTACHMENTS

Attachment 2: Ordinance M-08-2026 An Ordinance Approving a Minor Change and Amending a Planned Development (525 Lincoln Avenue – One Winnetka)

Attachment 3: June 10, 2026, Letter from Applicant and April 8, 2026 Site Plan and Renderings

Attachment 4: Ordinance M-01-2025, An Ordinance Granting Final Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, and Special Use Findings for Medical and Financial Services Uses (511-515 Lincoln Avenue and 714-740 Elm Street – One Winnetka).

ORDINANCE NO. M-08-2026

AN ORDINANCE APPROVING A MINOR CHANGE AND AMENDING A PLANNED DEVELOPMENT (525 Lincoln Avenue) (One Winnetka)

WHEREAS, MDG Winnetka One, LP is the record title owner of property commonly known as 515 Lincoln Avenue, 525 Lincoln Avenue, 720 Elm Street, 730 Elm Street, and 736 Elm Street, Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (***"Subject Property"***); and

WHEREAS, on January 21, 2025, the Village Council adopted Ordinance No. M-01-2025, approving, among other things, a final development plan (***"Final Development Plan"***) for a planned development for the Subject Property consisting of a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (collectively, ***"Development"***), zoning exceptions, a special use for ground floor parking, and special use findings for medical and financial services to construct the Development (collectively, ***"Approval Ordinance"***); and

WHEREAS, Ballyhoo One Winnetka, LLC (***"Applicant"***) is the prospective lessee of the approximately 6,700 square foot portion of the ground-floor commercial space of the Development, which includes an outdoor plaza, located at the portion of the Subject Property known as 525 Lincoln Avenue at the southeast corner of Lincoln Avenue and Elm Street in the Village (***"Tenant Space"***); and

WHEREAS, the Applicant desires to lease the Tenant Space for the operation of a restaurant (***"Restaurant"***); and

WHEREAS, the Final Development Plan included a Landscape & Lighting Plan for the Development (***"Landscape Plan"***), which Landscape Plan was attached and incorporated into the Approval Ordinance; and

WHEREAS, Section 8.J of the Approval Ordinance identified that the Owner would construct a corner plaza in the Tenant Space, which the Owner committed to provide as a material inducement for the Village's approval of the Development (***"Original Public Benefit"***); and

WHEREAS, the Applicant has now submitted to the Village an updated landscape plan for the Development in which the Applicant desires to (i) remove and relocate the five ornamental trees within the Tenant Space and (ii) repurpose the outdoor portion of the Tenant Space previously designated as a public plaza into a 1,200 square foot 74-seat outdoor patio dining area (***"Outdoor Patio"***) for the operation of the Restaurant (***"Updated Landscape Plan"***); and

WHEREAS, in connection with its application, the Applicant has proposed that the Outdoor Patio will only be allowed to operate between April 1 – November 30 each year, with hours of operation for the Restaurant and Outdoor Patio from 4:30 p.m. to 9:00 p.m. Sunday through Thursday and 4:30 p.m. to 10:00 p.m. on Friday and Saturday; and

WHEREAS, to offset the change in the Original Public Benefit due to the Updated Landscape Plan, the Applicant has proposed to provide additional public benefit to further the Village's physical, cultural, environmental, and social objectives, including proving a one-time payment of $20,000 to the Village for the purchase and installation of two Level 2 electric vehicle charging stations to be installed near the Development and; and an amount to purchase five native trees (3" or 4" caliper) for planting; and

WHEREAS, pursuant to Section 17.58.130 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Development must be developed in accordance with the approved Final Development Plan, unless an amendment is approved; and

WHEREAS, in order to install the landscaping as proposed in the Updated Landscape Plan, the Applicant has filed an application with the Village to amend the Final Development Plan (***"Requested Relief"***); and

WHEREAS, Village staff have determined that the Applicant's Requested Relief is a minor change pursuant to Section 17.58.130.C of the Zoning Ordinance; and

WHEREAS, pursuant to Section 17.58.130.C of the Zoning Ordinance, the Village Council may approve minor changes to a planned development, provided it finds that the proposed change does not change the concept or intent of the development; and

WHEREAS, the Village Council has determined that the Requested Relief does not change the concept or intent of the Development, subject to the terms and conditions of this Ordinance; and

WHEREAS, the Village Council has determined that approval of the Requested Relief for the installation of the landscaping as proposed in the Updated Landscape Plan is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka do ordain as follows:

SECTION 1: RECITALS. The foregoing recitals are hereby incorporated into this Section 1 as the findings of the Village Council of the Village of Winnetka, as if fully set forth herein.

SECTION 2: APPROVAL OF PLANNED DEVELOPMENT AMENDMENT. Subject to, and contingent upon, the terms and conditions set forth in Section 3 of this Ordinance, the amendment to the Final Development Plan is hereby granted as minor change, pursuant to Section 17.58.130 of the Zoning Ordinance and the home rule powers of the Village, to allow the installation of the landscaping as proposed in the Updated Landscape Plan.

SECTION 3: CONDITIONS. The approval granted by Section 2 of this Ordinance is subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. Commencement of Construction. The Applicant must begin installation of the landscaping as proposed in the Updated Landscape Plan no later than 12 months after the effective date of this Ordinance.

B. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the landscaping as proposed in the Updated Landscape Plan and the Subject Property must comply at all times with all applicable Village codes and ordinances, as they have been or may be amended over time.

C. Compliance with Plans. The development, use, and maintenance of the landscaping as proposed in the Updated Landscape Plan at the Subject Property must be in strict accordance with the Updated Landscape Plan prepared by Kathryn Talty, consisting of the most recent revision date of May 5, 2026, and consisting of four sheets, by this reference made a part of this Ordinance as **Exhibit B**, except for minor changes and site work approved by the Director of Community Development or the Director of Engineering (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards.

D. Reimbursement of Village Costs. In addition to any other costs, payments, fees, charges, contributions, or dedications required under applicable Village codes, ordinances, resolutions, rules, or regulations, the Applicant must pay to the Village, promptly upon presentation of a written demand or demands therefor, all fees, costs, and expenses incurred or accrued in connection with the negotiation, preparation, consideration, and review of this Ordinance. Payment of all such fees, costs, and expenses for which demand has been made shall be made by a certified or cashier's check. Further, the Applicant must pay upon demand all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

E. Outdoor Patio Days and Hours of Operation. The Outdoor Patio will only be allowed to operate between April 1 – November 30 each year, with hours of operation of the Restaurant as 4:30 p.m. to 9:00 p.m. Sunday through Thursday and 4:30 p.m. to 10:00 p.m. on Friday and Saturday.

F. Electrical Vehicle Chargers. The Applicant will reimburse the Village for the full cost incurred by the Village in an amount not to exceed $20,000.00 for the purchase and installation of two Level 2 electric vehicle charging stations at locations determined by the Village near the Development.

G. Tree Donation. The Applicant will make a one-time donation of an amount sufficient to purchase five (5) native trees (3” or 4” caliper) from the Winnetka Recommended Tree Species List for planting at the Post Office development at the time of the Village’s choosing

H. Applicant-Specific Approval. The approval of the Requested Relief granted by this Ordinance applies only to the Applicant’s use of the Outdoor Patio, and if the Applicant is no longer the tenant or operator of the Restaurant within the Development, this approval will automatically terminate and will not apply to any successor tenant or operator unless separately approved by the Village Council pursuant to applicable procedures under the Village Code.

I. Compliance with Village Outdoor Dining Rules. The approval of the Requested Relief approved by this Ordinance is conditioned upon the Applicant complying with all Village outdoor seating standards and rules that apply to all outdoor seating operations in the Village.

SECTION 4: RECORDATION; BINDING EFFECT. A copy of this Ordinance shall be recorded with the Recording Division of the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of and are binding upon the Applicant and its heirs, representatives, successors, and assigns.

SECTION 5: FAILURE TO COMPLY. Upon the failure or refusal of the Applicant or the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Council may not so revoke the approval granted in Section 2 of this Ordinance unless it first provides the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Council. In the event of revocation, the development and use of the Subject Property will be governed solely by the regulations of the applicable zoning district and the applicable provisions of the Zoning Ordinance, as the same may be amended from time to time. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village Council in the manner required by law;

2. Publication in pamphlet form in the manner required by law; and

3. The filing by the Applicant and Owner with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit C** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event that the Applicant and Owner do not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 6.A.3 of this Ordinance within 60 days after the date of passage of this Ordinance by the Village Council, the Village Council shall have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of____, 2026, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2026.

Signed:

_____
Village President

Countersigned:

_____
Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ___ day of _____, 2026.

Introduced: June 16, 2026

Passed and Approved: _____, 2026

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN ONE WINNETKA SUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION, TOGETHER WITH A PART OF BLOCK 24 IN WINNETKA, BOTH SUBDIVISIONS IN THE NORTHEAST ¼ OF SECTION 20, AND THE FRACTIONAL NORTH ½ OF FRACTIONAL SECTION 21, TOWNSHIP 24 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 515 Lincoln Avenue, 525 Lincoln Avenue, 720 Elm Street, 730 Elm Street, and 736 Elm Street

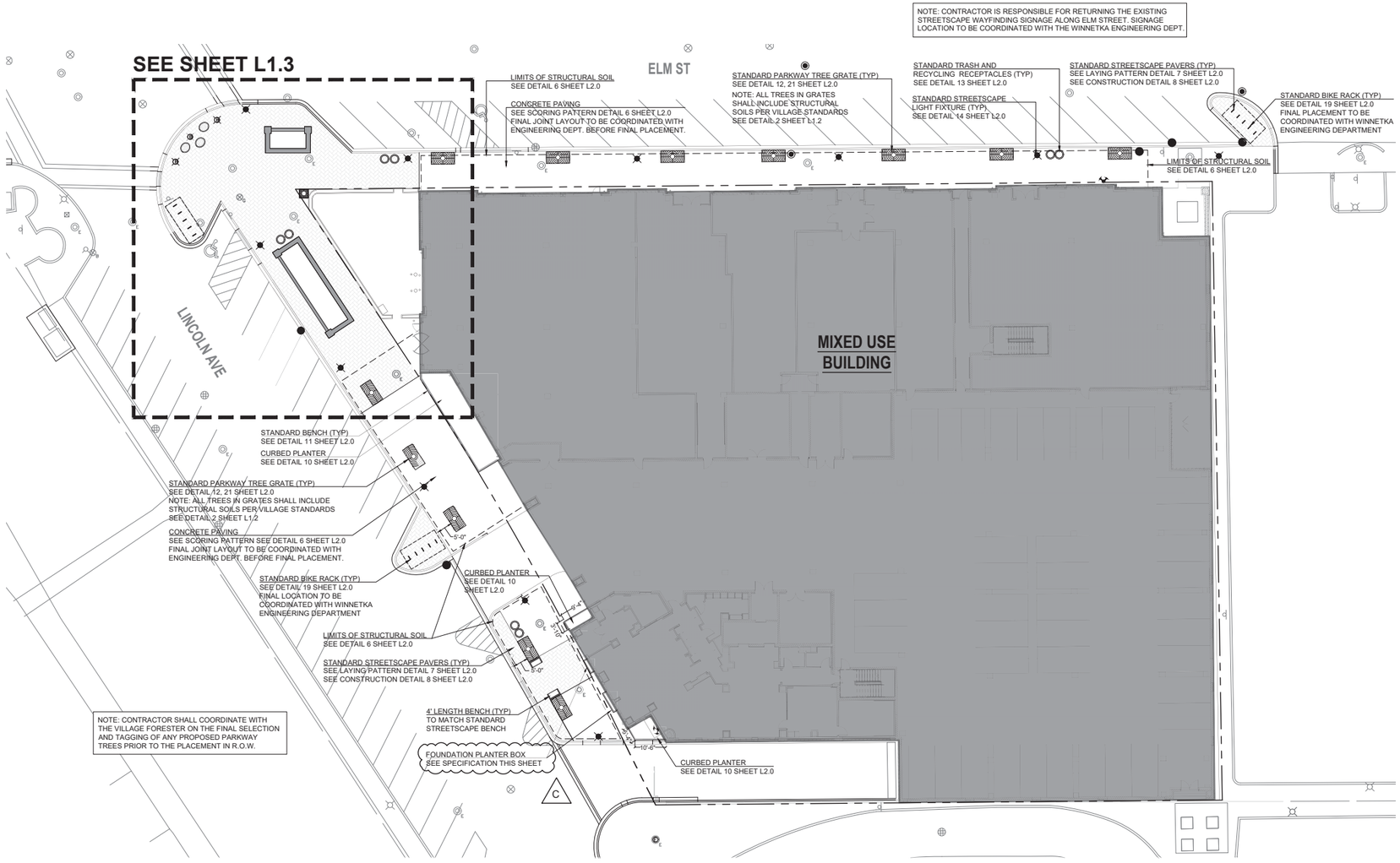
PINs: 05-20-213-004-0000; 05-20-213-005-0000; 05-20-213-006-0000; 05-21-109-003-0000; 05-21-109-012-0000; 05-21-109-017-0000

EXHIBIT B

UPDATED LANDSCAPE PLAN

(SEE ATTACHED EXHIBIT B)

ATTACHMENT 2



OVERALL HARDSCAPE PLAN

SCALE: 1" = 20'-0"

C

FOUNDATION PLANTER BOX

QTY.	MANUFACTURER	MODEL	MATERIAL	COLOR / FINISH	DIMENSIONS
1	TOURNESOL	WCR-601824	GFRC	SHADOW / TRAVERTINE	60" L x 18" W x 24" H
1	TOURNESOL	WCR-1201824	GFRC	SHADOW / TRAVERTINE	120" L x 18" W x 24" H

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE. ALL TREES MUST BE SOURCED FROM A NURSERY WITHIN 100 MILES OF THE VILLAGE OF WINNETKA.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. SIX FOOT HEIGHT CHAIN LINK FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE CONSTRUCTION SITE. FENCING SHALL ALSO INCLUDE AN OPAQUE SCREENING TO OBSCURE CONSTRUCTION ACTIVITIES AND CONTROL CONSTRUCTION DUST.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL CURBED PLANTERS AND PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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STATE OF ILLINOIS
REGISTERED LANDSCAPE ARCHITECT

no.	revision description	initial	date
	FOUNDATION / DEMO PERMIT REVISIONS 2	KMT	2025/05/01
	BULLETIN 1	KMT	2025/08/28
	ISSUED FOR REVIEW	DJW	12/01/2025
	BULLETIN 2	DJW	02/12/2026
	PER SITE PLAN COORDINATION	DJW	05/05/2026

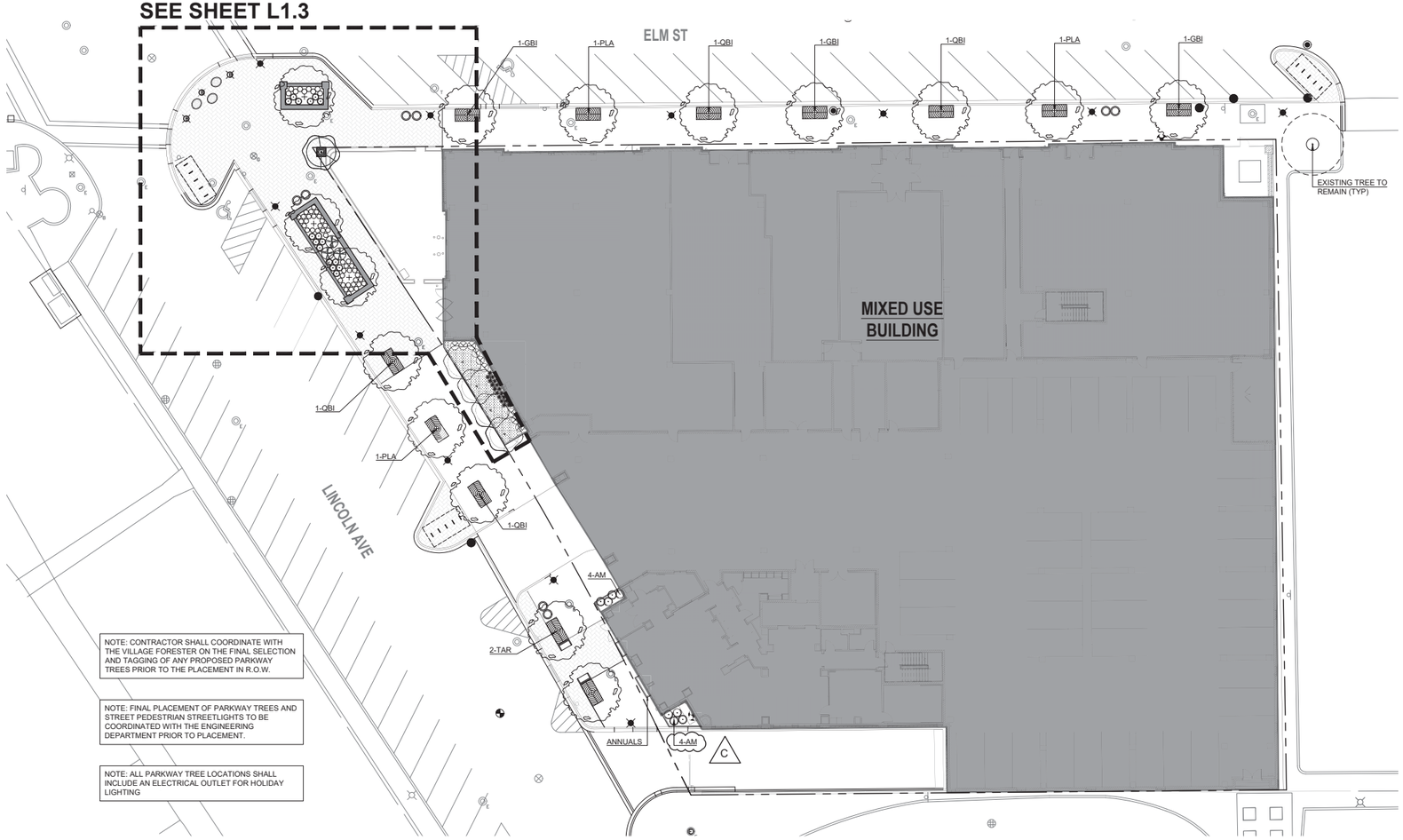
ONE WINNETKA
WINNETKA, IL

OVERALL HARDSCAPE PLAN

date. 08-09-24
drawn DJW
checked KMT

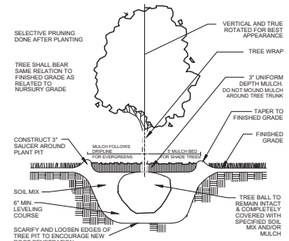
job no. 23070

sheet no. L1.1



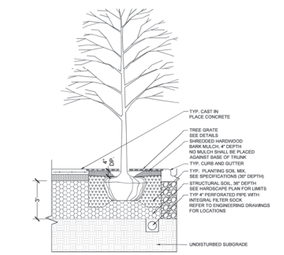
OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



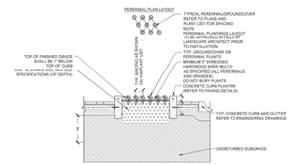
1 L1.2 TREE PLANTING DETAIL
SCALE: NO SCALE

VILLAGE OF WINNETKA STANDARD DETAIL

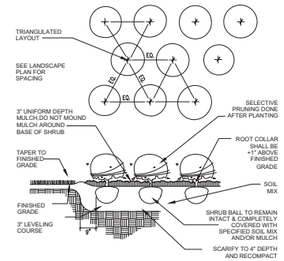


2 L1.2 TREE IN TREE GRATE WITH STRUCTURAL SOIL
SCALE: NO SCALE

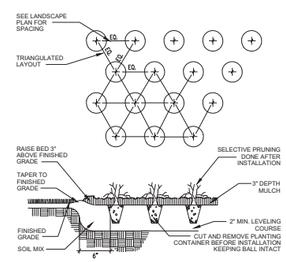
VILLAGE OF WINNETKA STANDARD DETAIL



3 L1.2 PERENNIAL PLANTING IN CONCRETE CURB
SCALE: NO SCALE



4 L1.2 SHRUB PLANTING DETAIL
SCALE: NO SCALE



5 L1.2 GROUNDCOVER DETAIL
SCALE: NO SCALE

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ONE WINNETKA
WINNETKA, IL

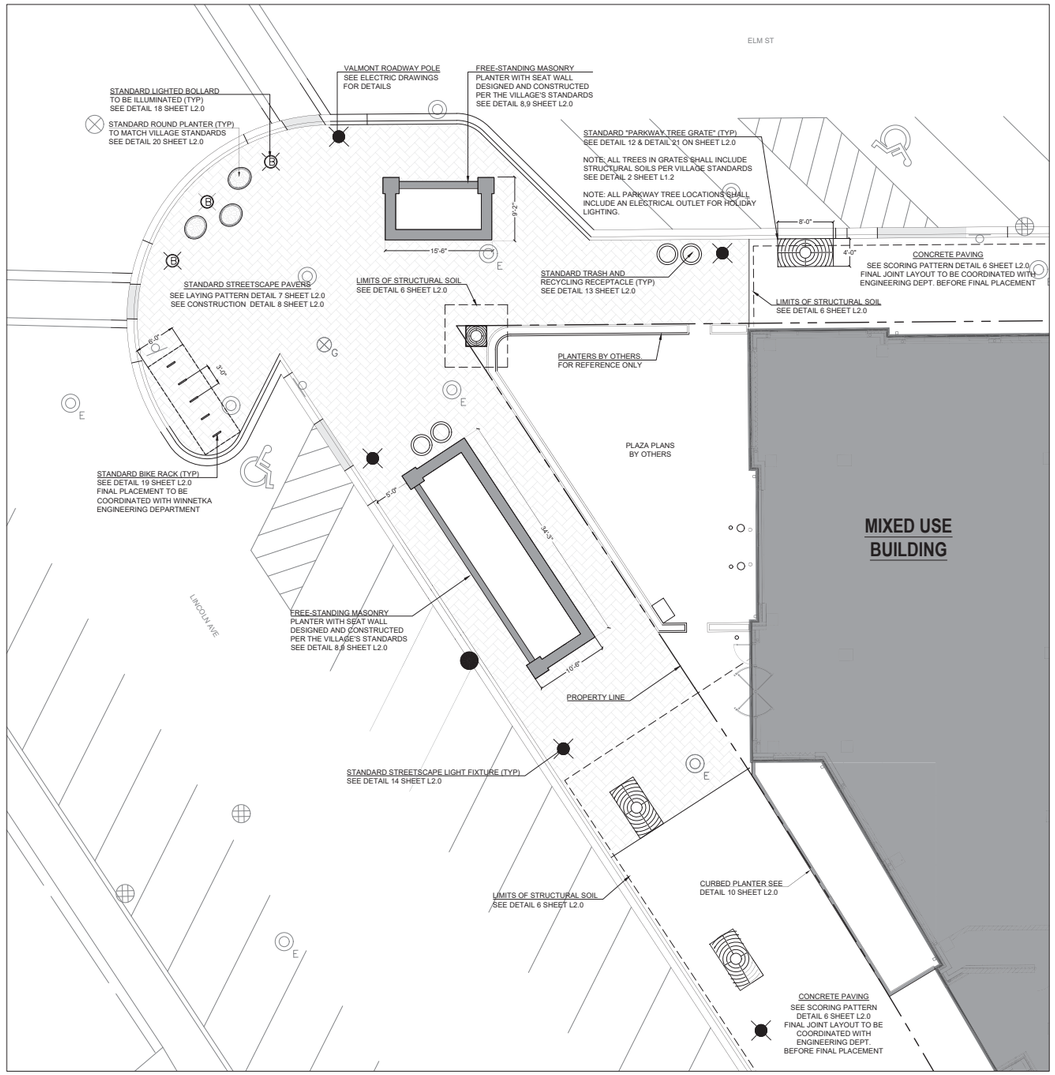
OVERALL LANDSCAPE PLAN

date. 08-09-24
drawn. DJW
checked KMT

job no. 23070

sheet no. L1.2

ATTACHMENT 2

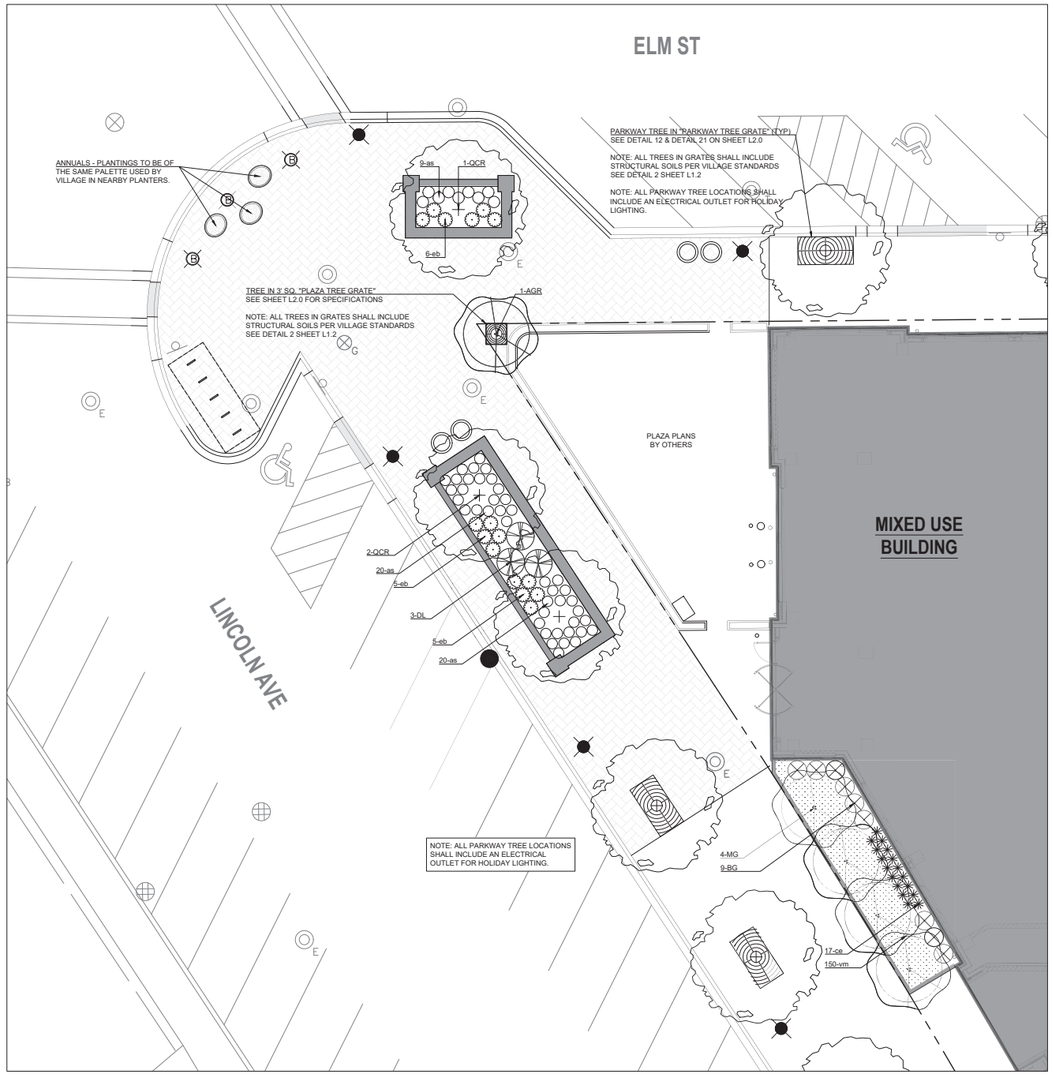


PLAZA HARDSCAPE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

N

0 4' 8' 16'



PLAZA LANDSCAPE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

N

0 4' 8' 16'

HARDSCAPE SPECIFICATIONS

MATERIAL		FINISH	COLOR	DIMENSIONS
CONCRETE PLAZA				
A	SIKA INTEGRAL	BROOM FINISH	U14 PEWTER	84" x 96"
B	SIKA INTEGRAL	BROOM FINISH	U27 MOCHA	36" WIDTH
C	SIKA INTEGRAL	BROOM FINISH	U29 SOAPSTONE	36" x SQUARE

PAVER WALK

VILLAGE OF WINNETKA STANDARD STREETSCAPE PAVERS (SEE DETAIL 9)

CONCRETE CURBED PLANTER

CONCRETE (SEE DETAIL 8 THIS SHEET)

FREE-STANDING MASONRY PLANTER

VILLAGE OF WINNETKA STANDARD STREETSCAPE MASONRY PLANTER (SEE DETAIL 9 THIS SHEET)

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ONE WINNETKA
WINNETKA, IL

PLAZA HARDSCAPE PLAN
PLAZA LANDSCAPE PLAN

date. 08-09-24
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job no. 23070

sheet no. L1.3

Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QCR	3	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" BB		
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
Ornamental Trees						
AGR	1	ACER GRISEUM	PAPERBARK MAPLE	3" BB		SPECIMEN, 5 MATCHING
MG	4	MAGNOLIA STELLATA	STAR MAGNOLIA	6' BB		
Evergreen Shrubs						
BG	9	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB		
Deciduous Shrubs						
AM	8	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVE	
DL	3	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	NATIVE	
Groundcover						
vm	180	VINCA MINOR	PERIWINKLE	3" POTS		
Perennials						
as	49	ALLIUM 'SUMMER BEAUTY'	WILD ONION	1 GAL		12" PURP
eb	16	ECHINACEA 'BALSOMENCO'	SOMBRERO ORANGE CONEFLOWER	1 GAL	NATIVAR	
Grasses						
ce	17	CAREX ELATA 'GURRE SOE'	NORDIC BLADE SEDGE	1 GAL		

ATTACHMENT 2

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUITY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

Kathryn Talty
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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
1	FOUNDATION / DEMO PERMIT REVISIONS 2	KMT	2025/05/01
2	BULLETIN 1	KMT	2025/08/28
	ISSUED FOR REVIEW	DJW	12/01/2025
3	BULLETIN 2	DJW	02/12/2026
4	PER SITE PLAN COORDINATION	DJW	05/05/2026

ONE WINNETKA
WINNETKA, IL

MASTER PLANT LIST
LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

date. 09-09-24
drawn DJW
checked KMT

job no. 23070

sheet no. L2.1

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ("***Village***"):

WHEREAS, MDG Winnetka One, LP is the record title owner of property commonly known as 515 Lincoln Avenue, 525 Lincoln Avenue, 720 Elm Street, 730 Elm Street, and 736 Elm Street Winnetka, Illinois (***"Subject Property"***); and

WHEREAS, on January 21, 2025, the Village Council adopted Ordinance No. M-01-2025, approving, among other things, a final development plan (***"Final Development Plan"***) for a planned development for the Subject Property consisting of a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (collectively, ***"Development"***), zoning exceptions, a special use for ground floor parking, and special use findings for medical and financial services to construct the Development (collectively, ***"Approval Ordinance"***); and

WHEREAS, Ballyhoo One Winnetka, LLC (***"Applicant"***) is the prospective lessee of the approximately 6,700 square foot portion of the ground-floor commercial space of the Development, which includes an outdoor plaza, located at the portion of the Subject Property known as 525 Lincoln Avenue at the southeast corner of Lincoln Avenue and Elm Street in the Village (***"Tenant Space"***); and

WHEREAS, the Applicant desires to lease the Tenant Space for the operation of a restaurant (***"Restaurant"***); and

WHEREAS, the Final Development Plan included a Landscape & Lighting Plan for the Development (***"Landscape Plan"***), which Landscape Plan was attached and incorporated into the Approval Ordinance; and

WHEREAS, Section 8.J of the Approval Ordinance identified that the Owner would construct a corner plaza in the Tenant Space, which the Owner committed to provide as a material inducement for the Village's approval of the Development (***"Original Public Benefit"***); and

WHEREAS, the Applicant has now submitted to the Village an updated landscape plan for the Development in which the Applicant desires to (i) remove and relocate the five ornamental trees within the Tenant Space and (ii) repurpose the outdoor portion of the Tenant Space previously designated as a public plaza into a 1,200 square foot 74-seat outdoor patio dining area (***"Outdoor Patio"***) for the operation of the Restaurant (***"Updated Landscape Plan"***); and

WHEREAS, in connection with its application, the Applicant has proposed that the Outdoor Patio will only be allowed to operate between April 1 – November 30 each year, with hours of operation for the Restaurant and Outdoor Patio from 4:30 p.m. to 9:00 p.m. Sunday through Thursday and 4:30 p.m. to 10:00 p.m. on Friday and Saturday; and

WHEREAS, to offset the change in the Original Public Benefit due to the Updated Landscape Plan, the Applicant has proposed to provide additional public benefit to further the

Village's physical, cultural, environmental, and social objectives, including reimbursing the Village for the purchase and installation of two Level 2 electric vehicle charging stations to be installed near the Development and donating an amount sufficient to purchase five trees to be installed at the Post Office development; and

WHEREAS, pursuant to Section 17.58.130 of the Winnetka Zoning Ordinance (***"Zoning Ordinance"***), the Development must be developed in accordance with the approved Final Development Plan, unless an amendment is approved; and

WHEREAS, in order to install the landscaping as proposed in the Updated Landscape Plan, the Owner has filed an application with the Village to amend the Final Development Plan (***"Requested Relief"***); and

WHEREAS, Ordinance No. M-08-2026, adopted by the Village Council on _____, 2026 (***"Ordinance"***), grants to the Owner the Requested Relief; and

WHEREAS, Section 6 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Owner have filed, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner and Applicant hereby agree and covenant as follows:

1. The Owner and Applicant hereby unconditionally agree to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner and Applicant acknowledge that public notices and hearings, if applicable, have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner and Applicant acknowledge and agree that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant or Owner against damage or injury of any kind and at any time.

4. The Owner and Applicant hereby agree to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the Requested Relief for the Subject Property.

5. The Owner and Applicant hereby agree to pay all expenses incurred by the Village in defending itself with regard to any and all of the claims mentioned in this Unconditional Agreement and Consent. These expenses will include all out-of-pocket expenses, such as

attorneys' and experts' fees, and will also include the reasonable value of any services rendered by any employees of the Village.

Dated: _____, 2026

ATTEST:	**BALLYHOO ONE WINNETKA, LLC**
By: _____	By: _____
Its: _____	Its: _____
ATTEST:	**MDG WINNETKA ONE, LP**
By: _____	By: _____
Its: _____	Its: _____

CANNING & CANNING LLC
[redacted]

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
[redacted]

June 10, 2026

VIA EMAIL
Robert Dearborn
Village President
Village of Winnetka
c/o Scott Mangum
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: Ballyhoo - Application for Patio at One Winnetka

Dear President Dearborn and Members of the Village Council:

I am writing on behalf of Ballyhoo One Winnetka, LLC ("Ballyhoo"). As set forth more fully below, Ballyhoo believes that the corner of Elm Street and Lincoln Avenue is a perfect location on the North Shore to expand their restaurant group to serve guests who have enjoyed dining at Pomeroy and her sister properties in Wilmette, Lake Forest, and Glenview. Due to the prior approval of the One Winnetka development, Ballyhoo must seek a minor amendment to the Ordinance Granting Final Approval of a Planned Development M-01-2025 for patio adjacent to the One Winnetka building. For the reasons set forth below, Ballyhoo respectfully requests that the Village of Winnetka grant its requested amendment.

I. About Ballyhoo

Anna and Ryan O'Donnell met while working at Keefer's Restaurant in River North. Not only did that work relationship lead to marriage but it also led to Anna and Ryan's desire to open a restaurant. In 2009, Anna and Ryan opened Gemini in Chicago with a clear belief that great restaurants are built on relationships. This approach became the foundation for Ballyhoo Hospitality, which initially included four Chicago restaurants— Gemini, Coda di Volpe, and Old Pueblo Cantina — in its portfolio. Despite this success, Anna and Ryan looked to expand outside of Chicago. Sophia's opened in Wilmette in the early days of the pandemic in May 2020 and Pomeroy opened in Winnetka in September 2021. Today, Pomeroy has the highest gross revenue of any restaurant in Winnetka and generates the most sales tax of any restaurant in Winnetka.

Since the opening of Pomeroy, Ballyhoo has opened restaurants in Lake Forest, Highland Park, Glenview, Hinsdale, and Chicago. The proposed Ballyhoo restaurant at One Winnetka will bring a Mediterranean ambiance that complements the French atmosphere of Pomeroy.

II. The Subject Property

The subject property is situated on the southeast corner of Elm Street and Lincoln Avenue, within the C-2 Commercial Overlay District. This location is home to the One Winnetka Planned Development. Ballyhoo plans to lease approximately 6,700 square feet (the "Leased Space") in the One Winnetka development. As part of the lease arrangement, the Landlord has granted Ballyhoo the right to utilize the plaza as an outdoor seating area.

Outdoor seating plays a crucial role in the success of any North Shore restaurant, and the addition of outdoor space will substantially enhance the dining experience for Ballyhoo's patrons. The seating area will contribute to a more upscale appearance for the northwest corner of the One Winnetka project, allowing for an extended outdoor dining season. The design of the patio will seamlessly continue the interior aesthetic of the restaurant, ensuring that the sophisticated look of the restaurant is visible to both pedestrians and drivers. This visibility is expected to attract attention and add vibrancy to the One Winnetka development.

III. The Proposed Patio

Ballyhoo proposes to have an approximately 1,200 sq. ft. patio on the plaza as depicted in the proposed plans. The area will have seating for 74 patrons. The proposed hours for the restaurant will be 4:30pm-9pm on Sunday through Thursday and 4:30 pm to 10 pm on Friday and Saturday. Ballyhoo expects that the patio to operate from April to November, weather permitting. The patio will have planters containing native grasses and plantings. Ballyhoo proposes that the planter boxes be approximately 24" tall with plantings varying in height from 6"–18". Ballyhoo plans to place the majority of planters in storage for the winter months but does expect to keep some planters on the patio to provide seasonal color. The dimension from the Ballyhoo planters to the sidewalk planter is 7'-10.5". With respect to the five ornamental trees approved in M-01-2025, one Paperbark Maple tree (3" BB) will be located at the northwest corner of the patio. The other four ornamental trees that were to be Paperbark Maples, will now be four Star Magnolia trees (6' BB) and located adjacent to the west façade of the building. Ballyhoo will maintain the planters and vegetation. Ballyhoo will install string lighting over the patio area. Poles will be installed in the planters, and lighting will be strung between the poles. No lights will be affixed to the building or to public infrastructure. Currently, Ballyhoo does not have plans to enclose the patio with a temporary structure during different seasons, but Ballyhoo respectfully requests the opportunity to revisit this topic if circumstances change. Ballyhoo is projecting that the availability of seating on the patio will increase the amount of sales tax generated by the restaurant. More importantly, it will energize a plaza on private property that Winnetka residents do not realize is a "public benefit" and turn it into a focal point for Winnetka dining.

Ballyhoo recognizes that the plaza on the One Winnetka development and the five trees were considered a "public benefit" under M-01-2025. Ballyhoo believes its use of the patio will be more beneficial to the public than an underused plaza. Nevertheless, Ballyhoo recognizes that the "purpose of compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies." To that end, Ballyhoo proposes to provide the following public benefits: (i) a one time payment of $20,000 for the Village to purchase two Level 2 EV chargers to be installed at a location in the Village, and (ii) an amount to purchase five (5) native trees (3" or 4" caliper) from the Winnetka Recommended Tree Species List for planting at the Post Office development at the time of the Village's choosing. Ballyhoo believes these public benefits advance the Village's objectives. In particular, the need for EV chargers was specifically noted in several comments in the Winnetka Caucus Annual Survey. Ballyhoo will also pay the sum of $1,800.00 ($300 x 6 inches) for the difference between the total number of caliper inches approved under M-01-2025 for the plaza and the total amount proposed to be installed in the plaza.

IV. Standards of Review for Planned Developments

Pursuant to the Village of Winnetka Zoning Ordinance, no planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

1. *That the proposed development and the use or combination of uses furthers the goals and objects of the Comprehensive Plan.*

The Ballyhoo patio furthers the goals and objectives of Winnetka Futures 2040 Plan. The Community Conversation section of the Plan describes the community's desire for more restaurants and vibrancy: "The housing stock among North Shore communities is similar, and the schools are all great so **the business districts are what makes one place stand out over another…**.Restaurants and entertainment uses are more attractive than retail business-places where you can bring a baby and a dog and hang out for a few hours. The new restaurants opening are seen as positive" (pg.26), "Winnetka's Downtown areas are a point of concern for residents, with many preferring to visit Glencoe or Highland Park due to the **greater variety of restaurant and business offerings."** (pg. 27), "While long-time residents noted that there are many more restaurants than there used to be, expanding upon this restaurant base would create a more vibrant community sense" (pg.28). Pillar 2 of the Plan states a vision of Winnetka as "A community with a strong commitment to supporting and enhancing its unique walkable, mixed-use business districts, which serve both as the community commercial and social centers." Initiative 2.4.3 urges the community to "Explore how to leverage the Village's current retail market strengths of high-end apparel stores, home good stores, interior design businesses and dining establishments to attract complementary and compatible business." Most importantly, Initiative 3.4.4 states "Maintain a vibrant dining experience throughout the Village's commercial area by encouraging more outdoor dining opportunities." (Emphasis in original).

The Ballyhoo patio meets all these objectives by bringing a successful restaurant brand to a corner of the Village that has been dormant for years. The Ballyhoo patio will immediately create vibrancy that outdoor dining brings and that the comments section of the 2025 Winnetka Caucus Annual Survey suggests is sorely needed in Winnetka. The open look of the patio invokes the Mediterranean style of the restaurant that will attract friends to stop in when they see friends and neighbors dining outside. The Winnetka Caucus Annual Survey suggests a desire for more upscale dining. The Ballyhoo patio is consistent with that desire. While the restaurant will generate sales tax for the Village of Winnetka and will generate the most sales tax of any One Winnetka tenant, the Ballyhoo patio will create memorable dining experiences for Winnetka residents and their neighbors and help to foster community building.

2. *That the establishment, maintenance, and operation of the planned development will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare, or have a negative environmental impact on the neighborhood or Village.*

The Ballyhoo patio will not endanger the public health, safety, comfort, morals, and general welfare of the Village. On the contrary, the establishment of the Ballyhoo patio will restore vibrancy to the East Elm district by turning a long-vacant corner into a vibrant hub to benefit the Village.

3. *That the planned development will not impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity.*

The establishment of Ballyhoo patio will not impede the use and enjoyment of other properties nor diminish or impair property values. On the contrary, the Ballyhoo patio may facilitate a revival in the vibrancy of the East Elm district, and the residents of Winnetka will now have another dining option that the Community Conversations section of the Winnetka Futures 2040 Plan and the comments section of the Winnetka Caucus Annual Survey suggested is needed.

4. *That the planned development will not unreasonably 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 Ballyhoo patio will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The establishment of the Ballyhoo patio will draw guests to the East Elm district where it is hoped that they will patronize other businesses in the community.

5. *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.*

No additional ingress and egress will be necessary for the establishment of the Ballyhoo patio. The location has access to public transportation and ample parking spaces available nearby

for employees. Guests will use the valet service that Ballyhoo has successfully used at other locations.

6. *That 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 for the operation of the Ballyhoo patio exist and no additional facilities are necessary. As detailed in the Parking Study provided as part of the application, ample public parking exists a short walk from the Ballyhoo patio.

7. *That planned development in all other respects conforms to the applicable regulations of this and other village ordinances and codes.*

The use conforms to the applicable regulations of this and other Village ordinances and codes. Ballyhoo defers to Village Staff for a final determination that there are no other non-conforming aspects to consider in the context of this Application.

Ballyhoo looks forward to bringing vibrancy to the One Winnetka development. Ballyhoo believes that the patio will be a destination for guests and a place where neighbors will gather to enjoy each other's company. Such encounters only strengthen the bonds among neighbors in our community. Ballyhoo looks forward to the opportunity to appear at the Public Hearing on the application and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,



Christopher S. Canning

BALLYHOO

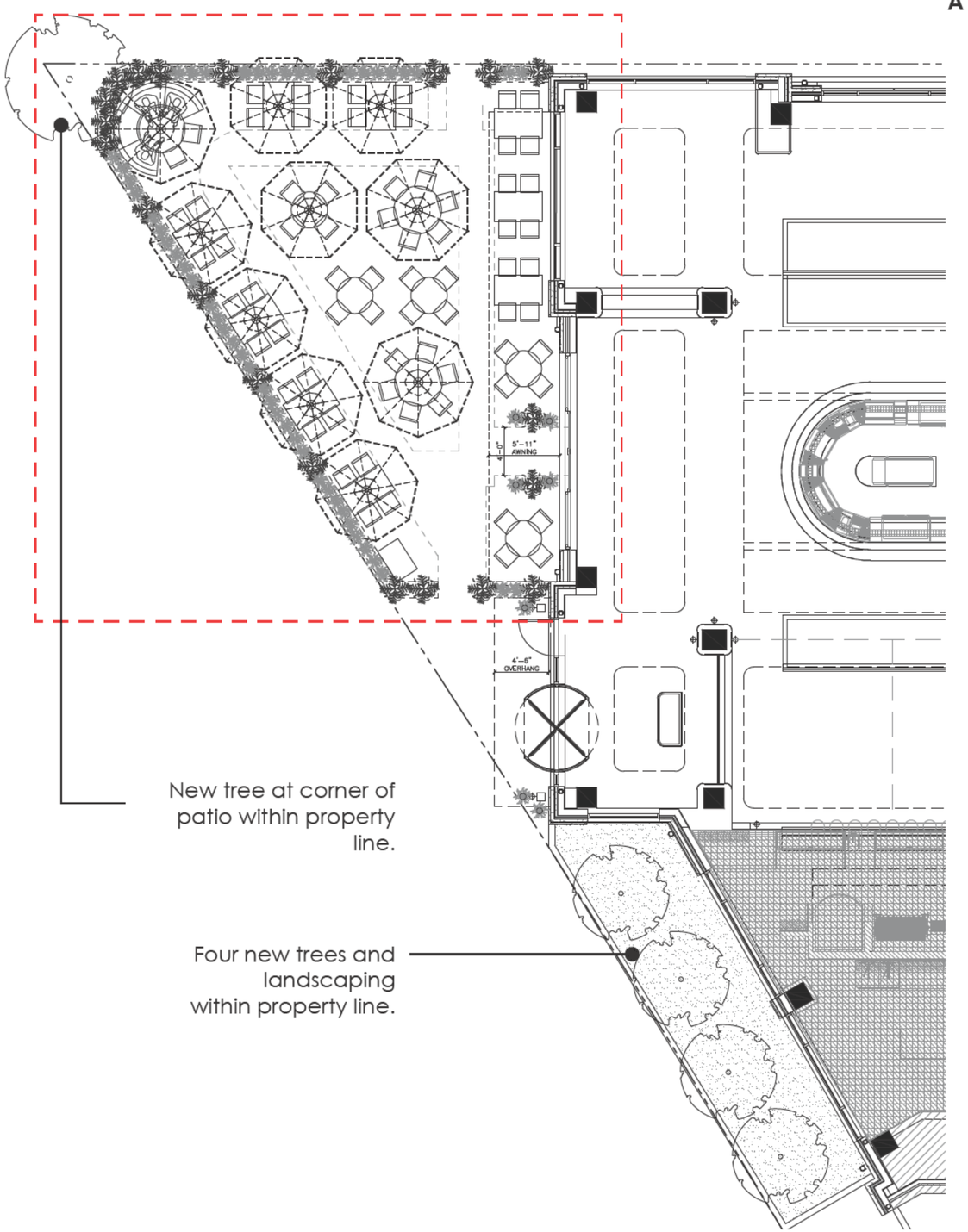
WINNETKA, IL

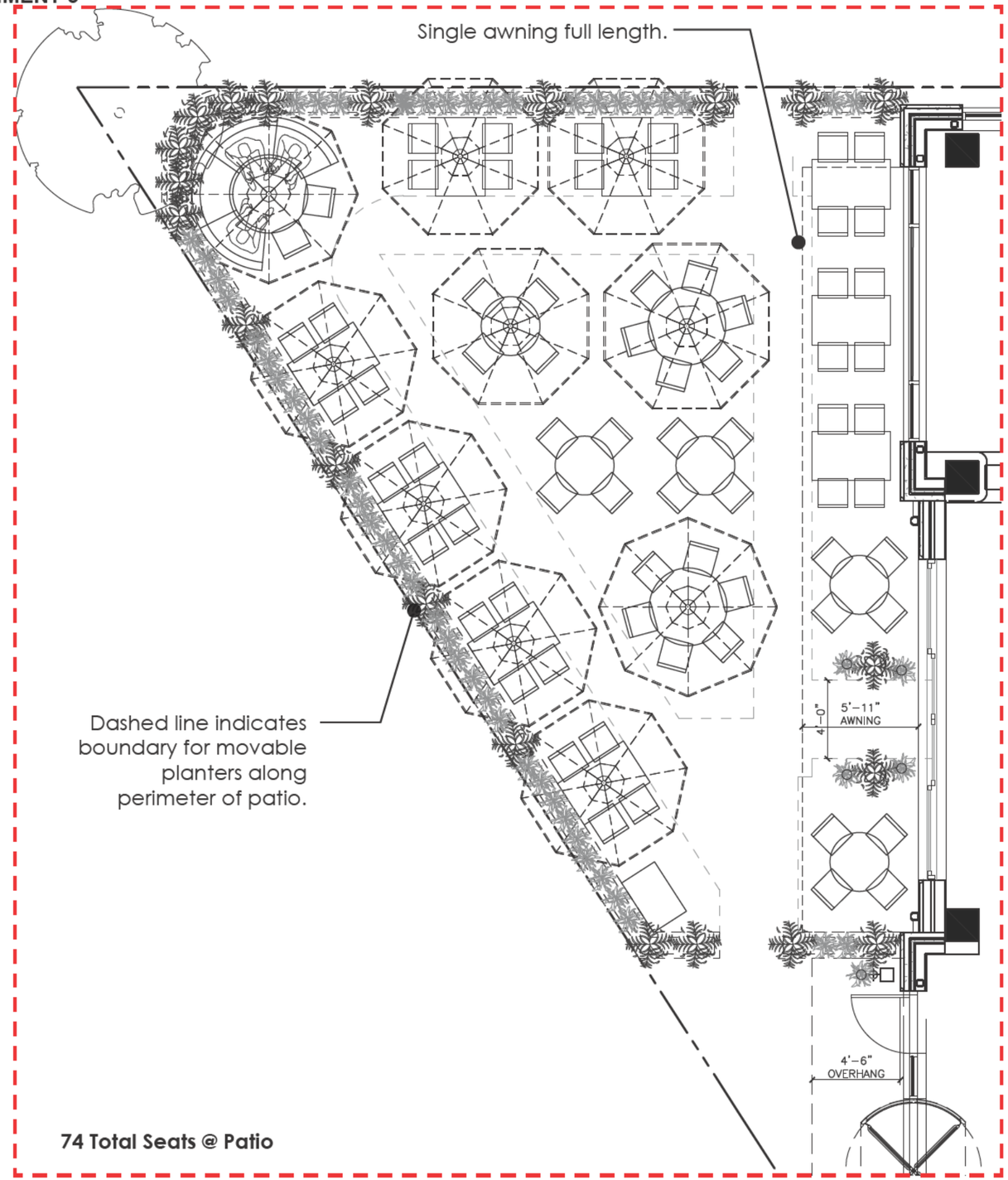
Arkadia Patio

Ballyhoo HOSPITALITY | Arkadia

APRIL 8TH, 2026

rockwellgroup





Ballyhoo HOSPITALITY | Arkadia

PLAN - CONNECTED AWNING

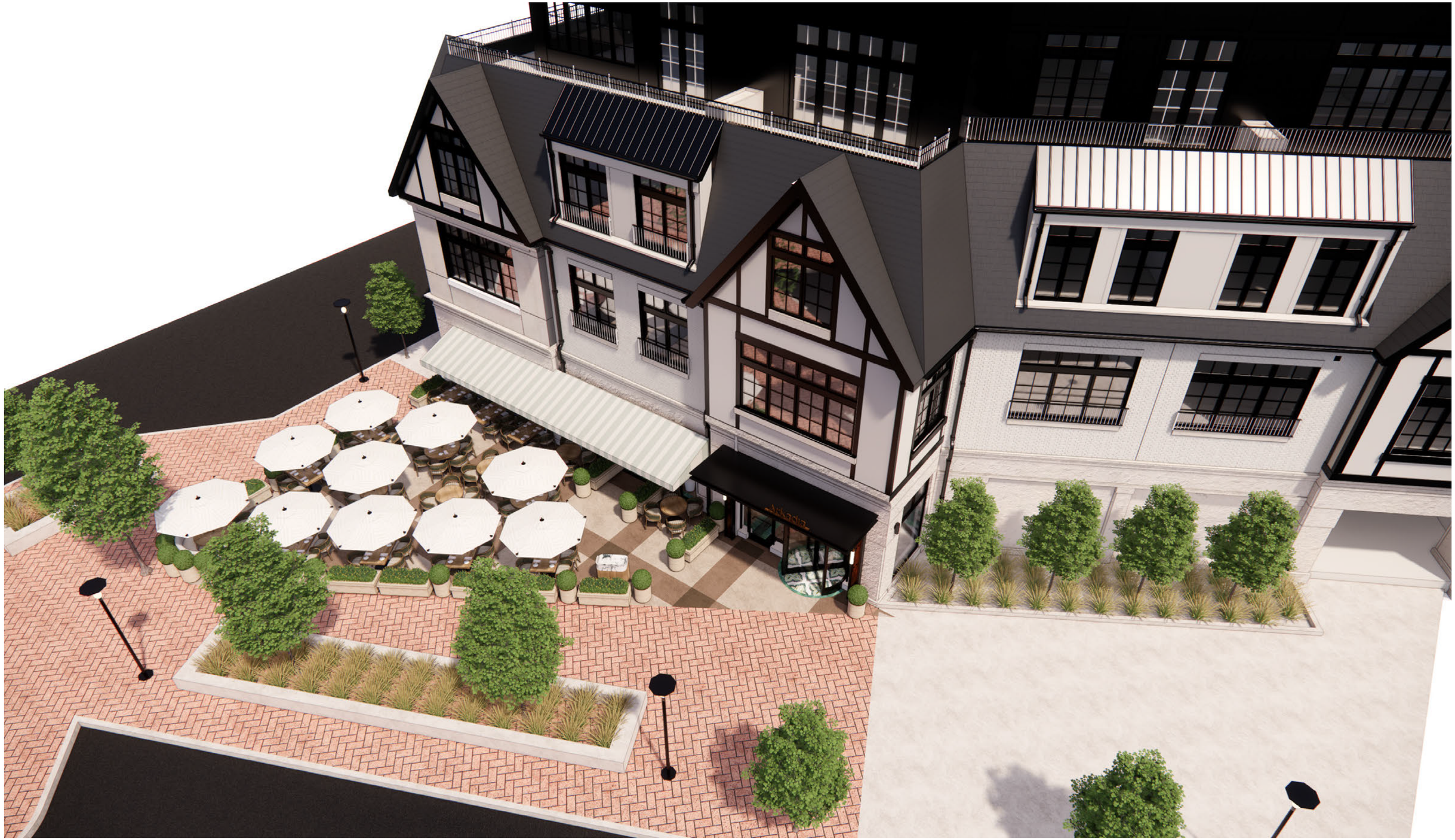
rockwellgroup



Ballyhoo HOSPITALITY | Arkadia

PATIO APPROACH

rockwellgroup



Ballyhoo HOSPITALITY | Arkadia

PATIO AXON

rockwellgroup


Arkadia

Village of
WINNETKA, IL
Office of the Village Manager
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contactus@villageofwinnetka.org • **villageofwinnetka.org**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, do hereby certify that I am the duly appointed, qualified and Deputy Village Clerk of the Village of Winnetka, Cook County, Illinois (the "Village") and as such officer I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the Council (the "Village Council") thereof.

I do further certify that attached hereto is a full, true, and complete copy of an Ordinance entitled:

ORDINANCE NO. M-01-2025

AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, AND SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES (511-515 LINCOLN AVENUE AND 714-740 ELM STREET) (ONE WINNETKA SUBDIVISION)

Adopted by the Winnetka Village Council on January 21, 2025.

I do further certify that the deliberations of the Council on the adoption of said Ordinance were taken openly; that the vote on the adoption of said Ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice of said meeting; that said meeting was called and held in strict accordance with the provisions of the Open Meetings Act of the State of Illinois, as amended; and that the Council have complied with all of the applicable provisions of said Act, their procedural rules and the Village charter in the adoption of said Ordinance.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village this 21st day of January 2025.

[SEAL]

By: [redacted]
Berina Gradjan
Deputy Village Clerk

ORDINANCE NO. M-01-2025

AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED DEVELOPMENT, ZONING EXCEPTIONS, A SPECIAL USE FOR GROUND FLOOR PARKING, AND SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES USES (511-515 LINCOLN AVENUE AND 714-740 ELM STREET) (One Winnetka)

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***"Previous Owner"***) is the previous owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (***"East Parking Lot"***); and

WHEREAS, currently located on the Property are several one- and two-story buildings that have been occupied by various street level retail users (***"Existing Buildings"***); and

WHEREAS, the Previous Owner desired to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, ***"Prior Proposed Development"***); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (***"Planned Development Regulations"***) of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, on October 18, 2022, Previous Owner, with the assistance of Murphy Development Group LLC, filed an application (***"Application"***) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the "Winnetka Village Code," as amended (***"Village Code"***) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (***"Preliminary Development Plan"***); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area

to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, ***"Prior Requested Relief"***); and

WHEREAS, on January 17, 2023, the Village Council conducted a concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Prior Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission (***"PDC"***) held a public hearing on the Application and the Prior Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Preliminary Development Plan for the Prior Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Prior Proposed Development; and

WHEREAS, on April 2, 2024, the Village Council adopted Ordinance No. M-01-2024 preliminarily approving the Prior Requested Relief, including the Preliminary Development Plan (***"Preliminary PD Ordinance"***); and

WHEREAS, as a condition of the Preliminary PD Ordinance, the Previous Owner was required to enter into a development agreement with the Village, which the Owner executed on April 29, 2024 (***"Development Agreement"***); and

WHEREAS, the Development Agreement authorized the Previous Owner to transfer ownership of the Property to Murphy Development Group, LLC, or a subsidiary thereof, via a transferee assumption agreement, which transfer assumption agreement, among other things, required Murphy Development Group, LLC, or a subsidiary thereof to assume the obligations of the Previous Owner under the Development Agreement; and

WHEREAS, the Previous Owner and MDG Winnetka One, LP, an Illinois limited partnership and subsidiary of Murphy Development Group, LLC, entered into a purchase and sale agreement whereby MDG Winnetka One, LP (***"Owner"***) obtained ownership of the Property to develop the Prior Proposed Development and agreed to comply with all terms, requirement, and obligations of the Development Agreement; and

WHEREAS, pursuant to Section 17.58.090 of the Zoning Code, an applicant for a planned development is required to apply for approval of a final development plan, which final development plan must be in substantial conformance with the Preliminary Development Plan; and

WHEREAS, the Owner modified the Prior Proposed Plan and desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (***"Building"***); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (***"Revised Proposed Development"***) (the Prior Proposed Development, as modified by the Revised Proposed Development, is the ***"Proposed Development"***); and

WHEREAS, on September 13, 2024, the Owner submitted an application for final approval of the Prior Requested Relief, including approval of a final development plan (***"Final Development Plan"***) and a final plat of subdivision (***"Final Plat of Subdivision"***); and

WHEREAS, under the Final Development Plan, variations to the Prior Requested Relief were revised to include (i) an exception to Section 17.46.020.B of the Zoning Code to allow for a increased building height of 65 feet to accommodate firefighters on the rooftop stairwell; and (ii) an exception to Section 17.46.020.B of the Zoning Code to allow an increase in the height of the parapet on the northeast corner of the Building to 57.10 feet to meet energy code insulation requirements (***"Revised Requested Relief"***) (the Prior Requested Relief, as modified by the Revised Requested Relief, is the ***"Requested Relief"***); and

WHEREAS, the Final Development Plan also includes the following modifications from the Preliminary Development Plan: (i) a reduction in the number of residential parking spaces from 113 to 111; (ii) changes to window and door fenestrations on all levels with the most significant changes along a portion of Elm Street; (iii) periodic use of the western row of parking spaces in the Elm Street parking lot as a safety zone for demolition of the existing adjacent building and for portions of the vertical construction for the Proposed Development; and (iv) use of one parking space in the southwest corner of the Elm Street parking lot for the location of a temporary electric transformer; and

WHEREAS, pursuant to proper notice and in accordance with the Village Zoning Ordinance, the Village Council considered the Final Development Plan and Final Plat of Subdivision at its meeting on January 21, 2025; and

WHEREAS, on January 21, 2025, the Village Council adopted Resolution R-07-2025, approving the Final Plat of Subdivision for the Proposed Development (***"Final Plat of Subdivision Resolution"***); and

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

WHEREAS, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka Futures 2040*.

B. Subject to the terms and conditions of this Ordinance, and pursuant to Sections 17.58.090 and 17.58.100 of the Zoning Ordinance, the Final Development Plan is in substantial conformance with the Preliminary Development Plan.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan comply or will comply with all applicable Village ordinances.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

E. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in the Final Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Final Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT AND A CERTIFICATE OF APPROPRIATENESS.

A. **Special Use Permit.** Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Village Council hereby grants a special use permit for a planned development for the Proposed Development for the Property in accordance with, and pursuant to Chapter 17.58 of the Zoning Ordinance and the home rule powers of the Village.

B. **Certificate of Appropriateness.** Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the Certificate of Appropriateness is granted for Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

SECTION 4: APPROVAL OF A FINAL DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the Final Development Plan for the Proposed Development of the Property, is hereby, approved, and consists of the following documents (collectively, ***"Final Development Plan"***):

A. The ***Floor and Site Plan***, consisting of seven sheets, prepared by OKW Architects with a latest revision date of January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B***;

B. The ***Elevation, Materials, & Diagram Plan***, consisting of 16 sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit C***;

C. The ***Renderings and Aerial Views Plan***, consisting of seven sheets, prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

D. The ***Landscape & Lighting Plan***, consisting of 14 sheets, prepared by Kathryn Talty, consisting of the most recent revision date of January 13, 2025, and consisting of five sheets prepared by OKW Architects, dated January 13, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

E. The ***Final Site Engineering Plans***, consisting of 13 sheets, prepared by Erikkson Engineering Associates, Ltd., a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

F. The ***Building Material Details***, consisting of 21 pages, prepared by OKW Architects, dated July 31, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as ***Exhibit G***;

G. The ***Construction Schedule and Staging Plan***, consisting of seven pages, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit H***;

H. The ***Preservation Plan***, which elements are incorporated in the Final Site Engineering Plan and the Landscape & Lighting Plan; and

I. The ***Vibration & Movement Construction Monitoring Plan***, dated December 20, 2024, consisting of two pages, a copy of which is attached to and by this reference made a part, of this Ordinance as ***Exhibit I***.

SECTION 5: APPROVAL OF SPECIAL USE FOR PARKING. Subject to the terms, conditions, and restrictions, set forth in Sections 8 through 14 of this Ordinance, the special use approval in Section 5.A of the Preliminary PD Ordinance is hereby ratified. The approval provided in Section 5 of this Ordinance will remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as ***Exhibit H***. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, are resolved in favor of the latter.

SECTION 6: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 8 through 14 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are granted:

A. Lot Lines. An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. Building Height. An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.10 feet for the parapet on the northeast corner of the building; and (ii) 65 feet for the rooftop mechanical screening on top of the building specifically depicted in **Exhibit C**.

C. Upper Story Setback. An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. Front Yard Setback. An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 1 inch.

E. Corner Yard Setback. An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. Rear Yard Setback. An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. Landscape Area. An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

SECTION 7: PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS FOR MEDICAL AND FINANCIAL SERVICES.

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 7.B of this Ordinance are satisfied:

   a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;

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

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

2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 8 through 14 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 7.B of this Ordinance are satisfied:

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

   b. The proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will

provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

B. Conditions.

1. The findings and approvals set forth in Section 7.A of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:

   a. No medical or financial use must occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.

   b. Financial uses and medical uses must not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.

   c. No individual financial use must occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.

   d. No individual medical use must occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code, and except for those standards found to be satisfied in Section 7.A.1 of this Ordinance, as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 7.A.2 of this Ordinance.

2. The findings and approvals provided in Section 7.A of this Ordinance will be effective only for a period of 10 years from the date of this Ordinance.

SECTION 8: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Winnetka Village Code or the Zoning Ordinance, or any other rights Owner, individually or collectively, may have, the approvals granted in Sections Three, Four, Five, Six, and Seven, of this Ordinance are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. The redevelopment, use, operation, and maintenance of the Property must comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

B. Single Phase Development. The construction of the Proposed Development must take place in one continuous phase.

C. Parking.

1. The Owner must construct and provide (i) 111 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space (***"Commercial Parking Lot"***) all as specifically provided in the Preliminary Development Plan.

2. The Owner must pay to the Village $225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

D. Vehicular Ingress and Egress. The Owner must ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access as depicted in the Final Site Engineering Plans submitted and approved as part of the Final Development Plan.

E. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property must comply with Chapter 15.60 of the Village Code.

F. Existing Streetscape Lights, Furnishings, Trees, and Landscaping. The Owner must preserve or relocate any existing streetscape lights, furnishings, trees and landscaping during construction of the Proposed Development as depicted in the Preservation Plan.

G. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development must be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

H. Building Materials and Design Elements. The building materials and design elements must be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

I. Video Surveillance System. The Owner must install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system, as approved by the Village Police Chief prior to the issuance of any building permit for the Proposed Development.

J. Landscaping. The Owner must install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

K. Site Utilities. As further provided and required pursuant to the Development Agreement and in the Final Site Engineering Plans as provided in the Final Development Plan, the Owner must provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village will retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, prior to issuance of any building permit for the project the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

L. Electrical Power Cables. Pursuant to the Final Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. When Owner proceeds with the construction of the Proposed Development, the Owner, at its sole cost, must remove such electrical power cables and transformers in a manner approved by the Director of Water and Electric.

M. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue

which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development. Owner will also (i) construct a retaining wall, pad, and fence for a transformer and lighting controller; (ii) install lighting controller on the pad, and purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

N. Use and Maintenance of the Property. To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property apply:

1. Prior to demolition, the Owner must maintain the current conditions of the Property or any of the Existing Buildings on the Property and must promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner must also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.

2. As used in this subsection, "proper" means:

   a. That the Owner must use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

   b. That the Owner must use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and

   c. That the Owner must promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

3. All materials used in maintaining and repairing the Property and the Existing Buildings must be of equal or better quality than the existing materials.

O. Taxes and Utilities. The Owner must pay all taxes and utility fees as and when due and provide proof that the Property is free of utility, tax or other liens as a condition for the issuance of any permits.

P. Term of Building Permit. The building permit issued for the construction of the Proposed Development will be in effect for a term of 24 months from the date of issuance.

Q. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and insure solely to the benefit of the Owner, and are binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance will be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

R. No Third-Party Beneficiaries. Nothing in this Ordinance creates, or may be construed or interpreted to create, any third-party beneficiary rights.

S. Continued Cooperation. Owner will meet separately on a regular basis with the Hadley Institute and representatives from the 711 Oak Street property in order to eliminate, or reduce to the greatest extent possible, the impact on those properties and operations of the construction and use of the Proposed Development. Unless the Owner and the respective representatives of the Hadley Institute and 711 Oak Street agree otherwise, these meetings will occur once a month during the first 12 months after commencement of construction and once every two months thereafter until the final certificate of occupancy for the Proposed Development is issued. The Owner will provide the Village with reasonably documented written reports outlining the issues discussed at the meetings undertaken pursuant to this Subsection; provided, however, if the Village is also in attendance at the meeting, a report by the Owner to the Village is not required. Nothing in this paragraph (or the consultations required under this paragraph) will create any different obligations or restrictions than those provided otherwise in this Agreement, except as the Village and the Owner may mutually agree.

T. Interference Mitigation for Businesses. Owner's construction activities for the Development will be performed pursuant to a plan that demonstrates how the Owner will minimize, to the extent reasonably possible, interference with the businesses and pedestrian and vehicular traffic, including parking, in the vicinity of the Property (***"Interference Mitigation Plan"***). The Interference Mitigation Plan will be subject to approval by the Director of Engineering and Director of Community Development and upon that approval will be incorporated into the Construction and Traffic Management Plan approved pursuant to Section 6.F of the Development Agreement. As part of the creation of the Interference Mitigation Plan, the Owner will meet with surrounding businesses in the vicinity of the Property to understand their respective operations in order to tailor the Plan to most effectively minimize business interference and disruption.

U. **License Agreement.** The Owner must execute a license agreement with the Village to allow the Owner to use a portion of the Village's Elm Street Parking Lot for the location of a temporary transformer and a construction safety zone (***"License Agreement"***) in substantially the same form as set forth in **Exhibit J** except for minor changes approved by the Village Attorney. The License Agreement must be executed by the Owner prior to the issuance of any demolition and building permits for the Property.

V. **Protection of Buildings on Adjoining Properties During Demolition, Construction and Seismic Monitoring.** Owner will be solely responsible for protecting the buildings on adjoining properties from damage during Owner's demolition of the Existing Buildings and existing structures and construction of the Proposed Development and will be solely responsible for any damage or injury to such buildings or properties caused by such demolition or construction. The means and methods for providing such protection are included in the Vibration and Movement Construction Monitoring Plan, attached to this Ordinance as Exhibit H, subject to any necessary adjustments approved by the Director of Engineering and Director of Community Development or their designees.

W. **Contribution for Public Streetscape Transformer and Lighting Controller.** As part of the streetscape improvements within the public right-of-way adjacent to the Property that the Applicant has agreed to install, the Applicant agrees to pay 50% of the cost to purchase and install the transformer, lighting controller, retaining wall and pad for the transformer and lighting controller, and electric conduit and cable necessary to provide power to said streetscape improvements. The Village will be responsible for the remaining 50% of said costs. The location of transformer and lighting controller, which is along the west side of Lincoln Avenue, is identified on the Final Site Engineering Plans. The Applicant and Village agree to work together to identify the most cost-effective and optimal design for said items. The Owner must (i) construct a retaining wall, pad, and fence for the transformer and lighting controller; (ii) install a lighting controller on the pad, and; (iii) purchase and install the conduit and cable from the lighting controller to the east side of Lincoln Avenue.

SECTION 9: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Development Agreement, or the Final Plat of Subdivision (collectively, ***"Final Approval Documents"***), the permits and approvals granted in the Final Approval Documents may, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Commercial Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 10: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner must pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions

required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments must be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 11: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development must be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 12: EFFECT OF FINAL PLAN APPROVAL.

A. Duration of Final Approval. Except as provided in Subsection B of this Section, final approval of the Proposed Development will expire 90 days from the effective date of this Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

B. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;

2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner will not be considered a condition beyond the Owner's control; and

3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

C. Construction. The Owner must commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development must be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (C) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

D. **No Work Authorization.** Nothing in this Ordinance will be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 13: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 14: EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent must be in the form of ***Exhibit K*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 14.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance will be of no force or effect and be rendered null and void.

[*signature page to follow*]

PASSED this 21st day of January 2025, pursuant to the following roll call vote:

AYES: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic
NAYS: _____
ABSENT: Trustee Dearborn

APPROVED this 21st day of January, 2025.

Signed:

[redacted]

Village President

Countersigned:

[redacted]

Village Clerk

Published by authority of the President and Village Council of the Village of Winnetka, Illinois, this 21st day of January, 2025.

Introduced: January 21, 2025
Passed and Approved: January 21, 2025

EXHIBIT A

Legal Description of Property

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:
05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

Floor and Site Plan

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

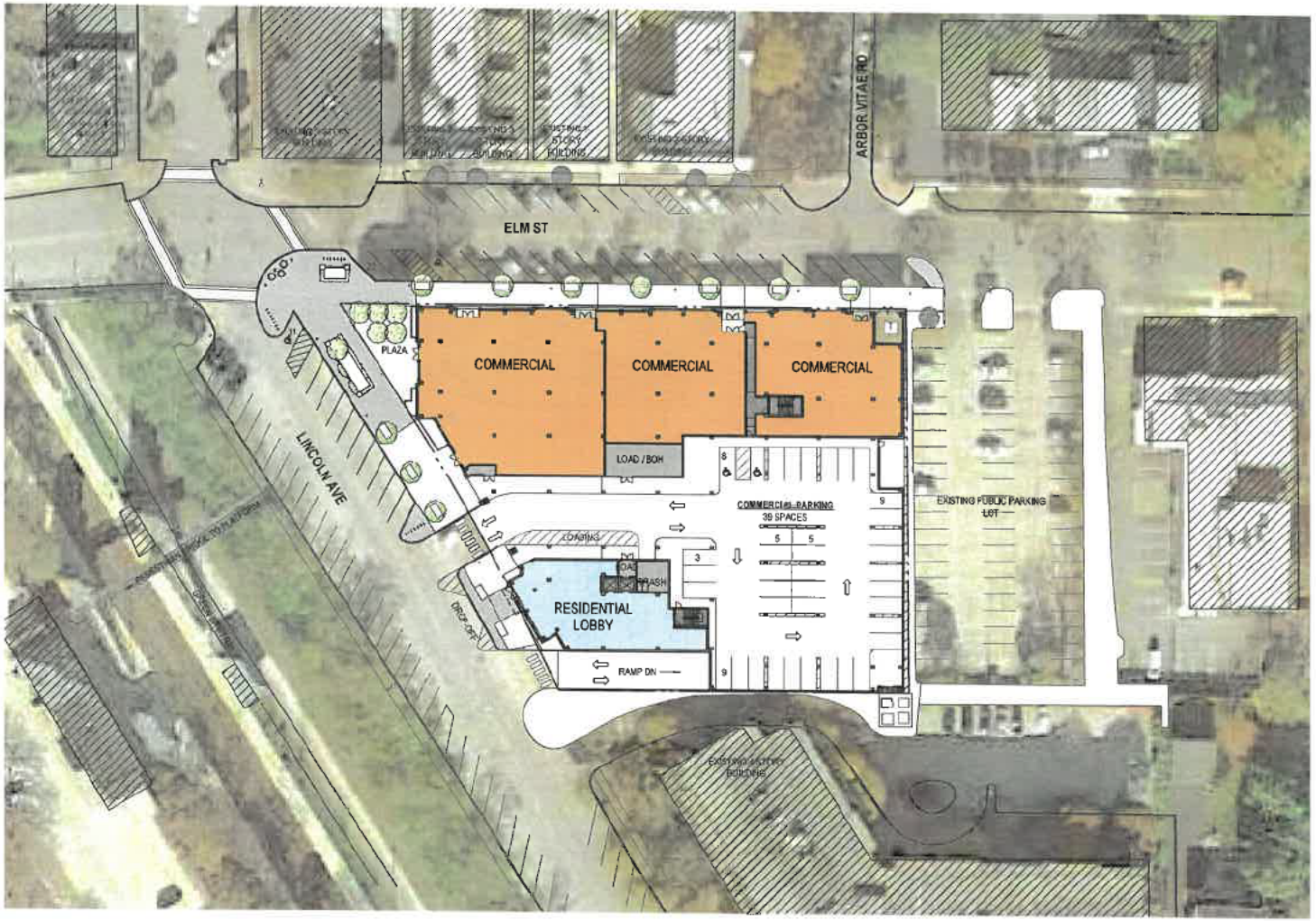
BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01	47,099 SF	--	19,500 SF	22,056 SF
LEVEL 02	36,248 SF	28,735 SF	--	--
LEVEL 03	35,924 SF	30,819 SF	--	--
LEVEL 04	29,454 SF	25,045 SF	--	--
TOTAL:	197,275 SF	84,599 SF	19,500 SF	65,827 SF

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	111		
GROUND LEVEL		39	
TOTAL PROVIDED	111	39	150
RATIO	1 SU/UNIT	2.0/1,000 SF	



1 SITE PLAN
SCALE: 1" = 60'-0"

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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

4

FLOOR PLANS

REQUIRED EXCEPTIONS

FRONT SETBACK - MAXIMUM 42'-0" PROPOSED (ALONG LINCOLN AVE)

CORNER SETBACK - MAXIMUM 18'-10" PROVIDED (ALONG ELM)

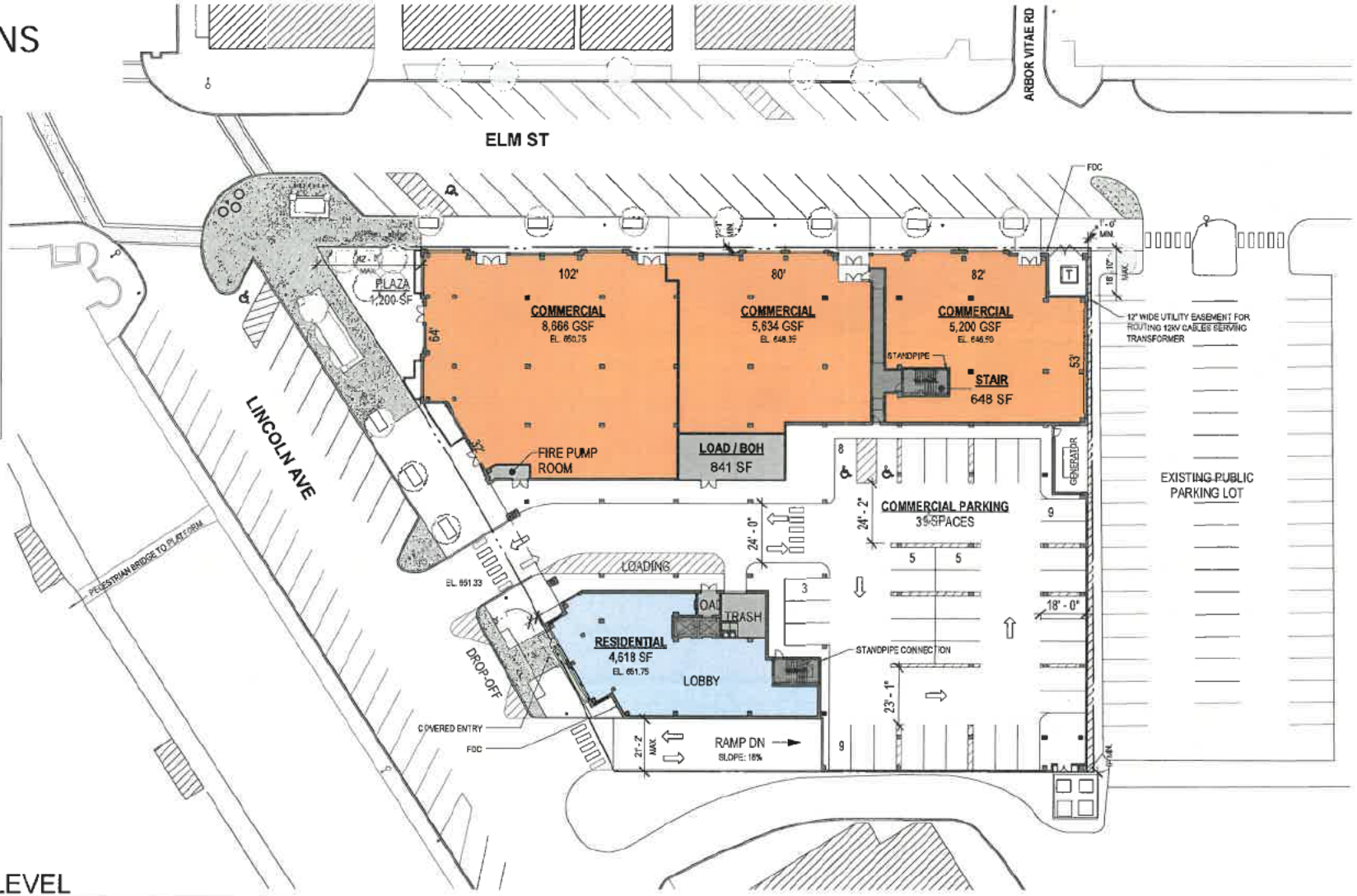
REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)

NO 5'-0" LANDSCAPE AREA PROPOSED (ALONG EAST PROPERTY LINE)

REAR LOT LINE ABUTTING A SIDE LOT LINE EXCEPTION (ALONG EAST PROPERTY LINE)

SPECIAL USE REQUIRED

- PARKING ON STREET (GROUND) LEVEL.
- MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL
SCALE: 1" = 40'-0"

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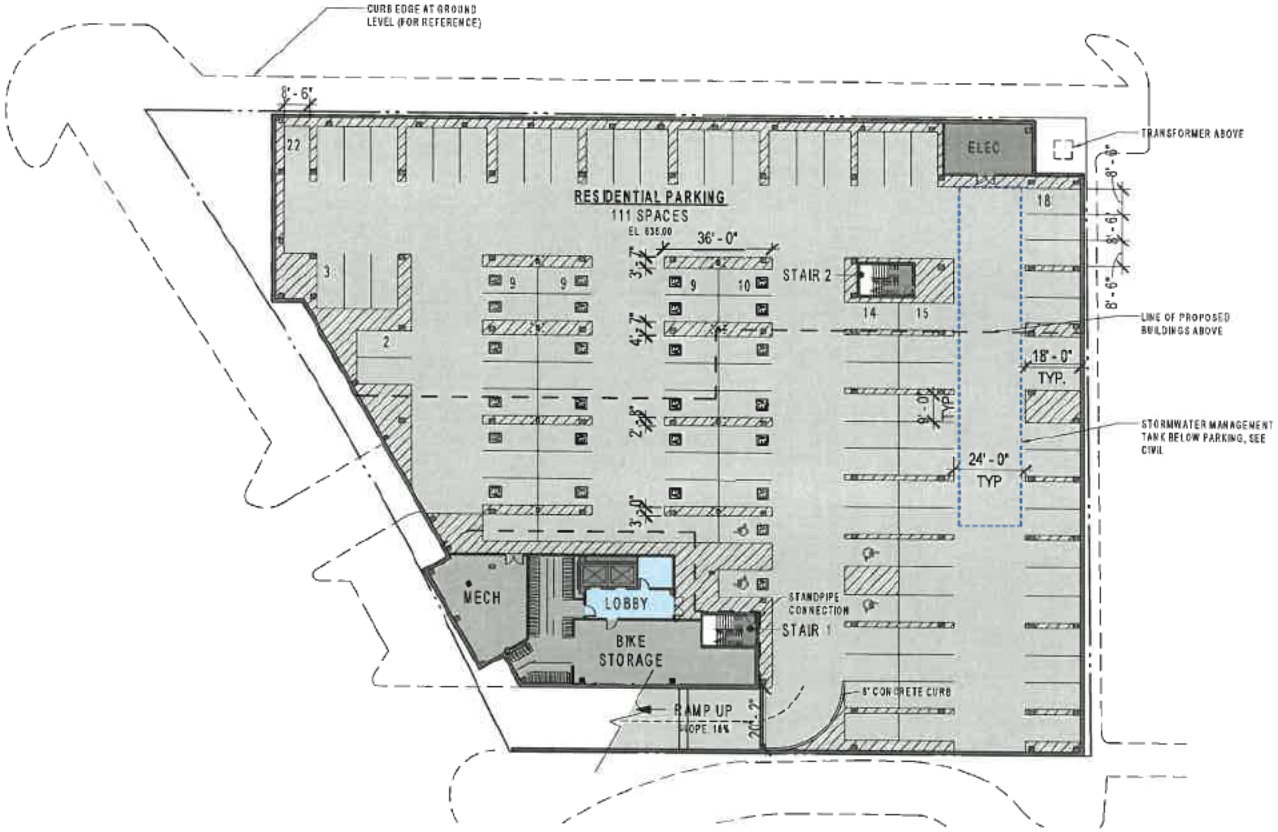
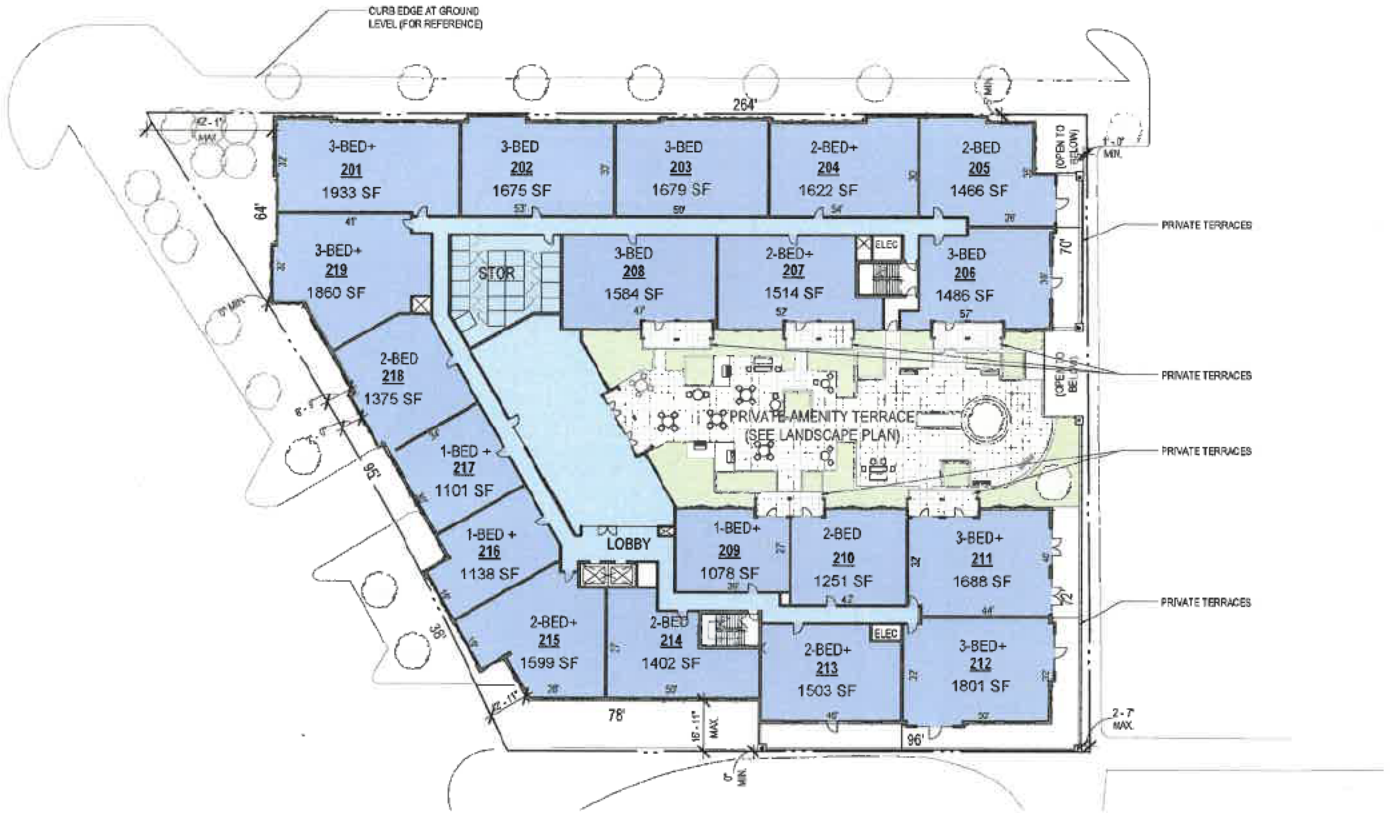
FLOOR PLANS



1 LOWER LEVEL
SCALE: 1" = 40'-0"

FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)
SCALE: 1" = 40'-0"

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FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)
SCALE: 1" = 40'-0"

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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 4 - 29,454 SF (GROSS) - 19 UNITS (25,045 SF RENTABLE)
SCALE: 1" = 40'-0"

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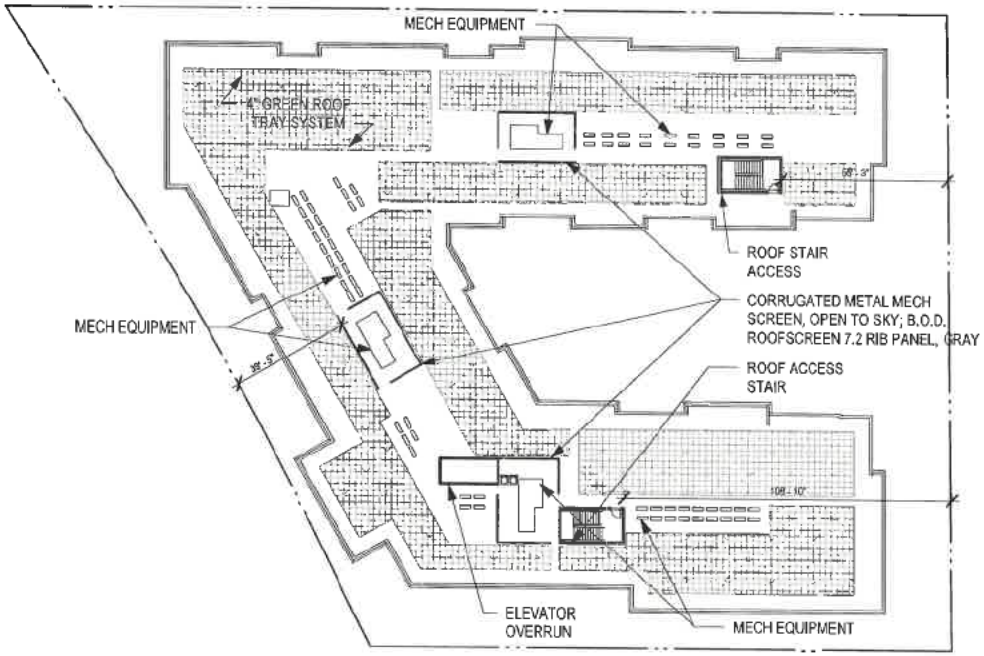
ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	13,946 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF



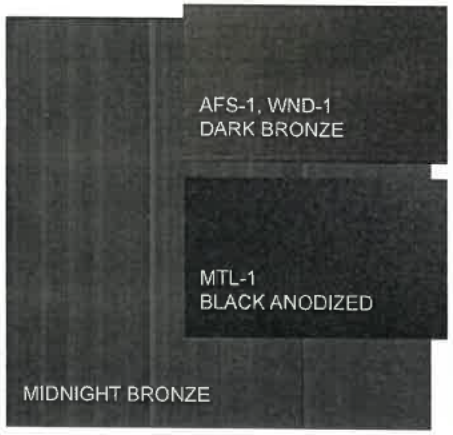


1 ROOF PLAN
SCALE: 1" = 40'-0"

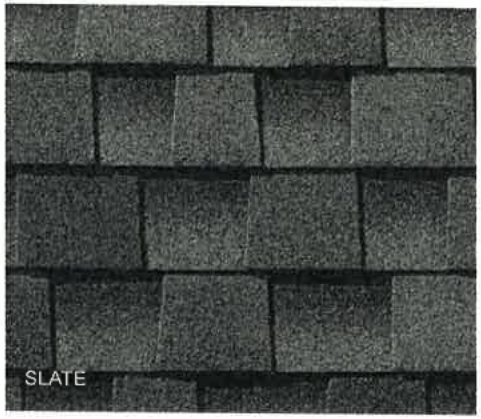
EXHIBIT C

Elevation, Materials & Diagram Plan

BUILDING MATERIALS



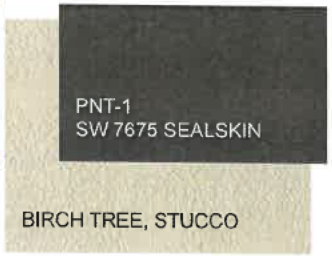
RF-2 STANDING SEAM METAL ROOF



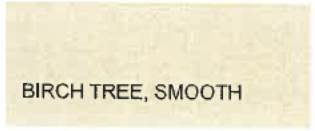
RF-1 ASPHALT SHINGLE ROOF



FC-1 FIBER CEMENT



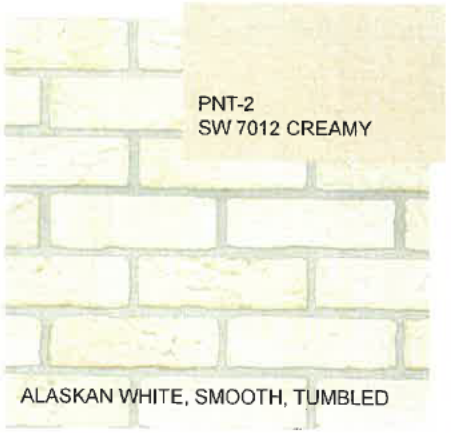
FC-2A FIBER CEMENT



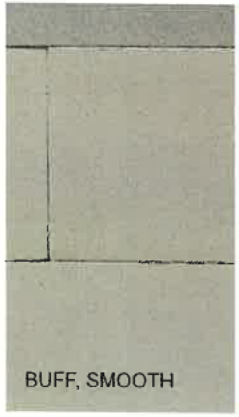
FC-2B FIBER CEMENT



FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR



CS-1 CAST STONE



CS-2 CAST STONE

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2A	FIBER CEMENT PANEL & TRIM	BIRCH TREE, STUCCO	HARDIE PANEL OR EQ.
FC-2B	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	MONTEREY TAUPE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
MTL-3	CORRUGATED METAL MECH SCREEN	GRAY	ROOFSCREEN OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	MIDNIGHT BRONZE	PAC-CLAD OR EQ
SC-1	DECORATIVE SCREEN - ALUM	CREAMY (SW 7012)	ACCENTS OF FRANCE
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

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ELEVATIONS

REFER TO MATERIAL SCHEDULE
ON PAGE 12



2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"

ELEVATIONS

REFER TO MATERIAL SCHEDULE
ON PAGE 12



2 SOUTH ELEVATION

SCALE: 1" = 20'-0"



1 EAST ELEVATION

SCALE: 1" = 20'-0"

PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS
PEDESTRIAN EXPERIENCE ALONG ELM ST.





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ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.





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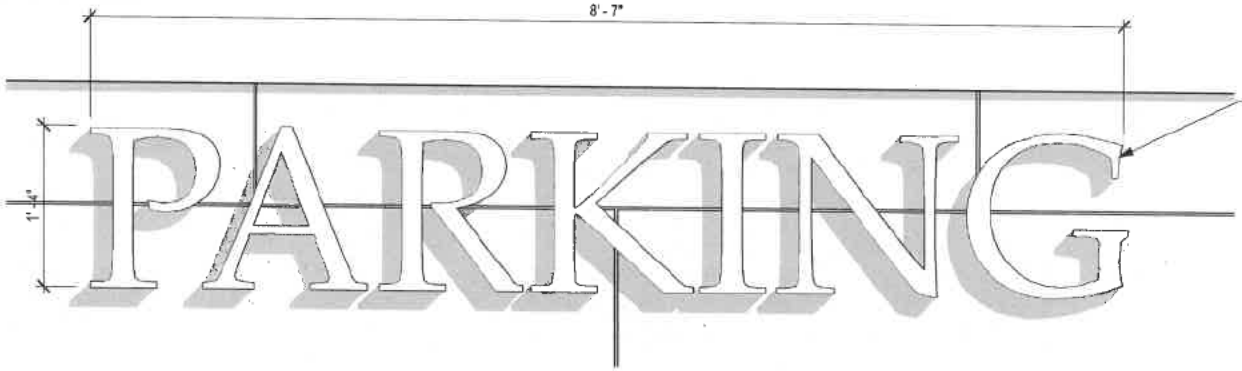
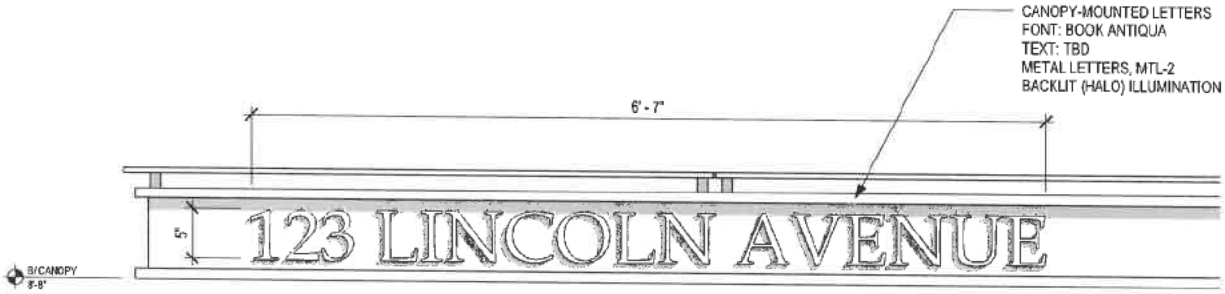
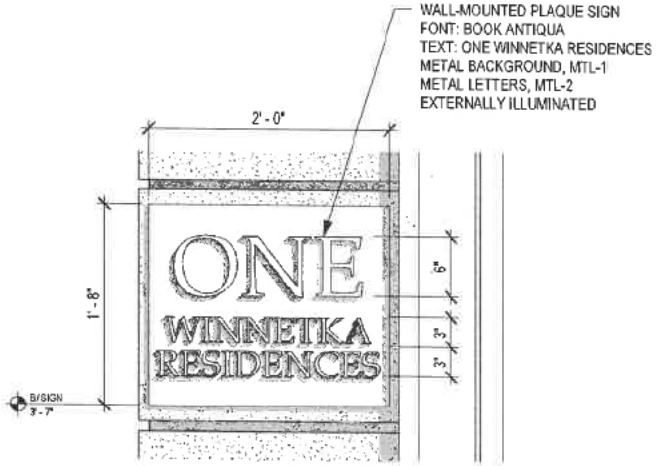
SIGN ELEVATIONS
DEVELOPMENT SIGNAGE



1 SIGN ELEVATION - PARKING
SCALE: 1" = 1'-0"



2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"



3 SIGN ELEVATION - RESIDENTIAL
SCALE: 1" = 1'-0"

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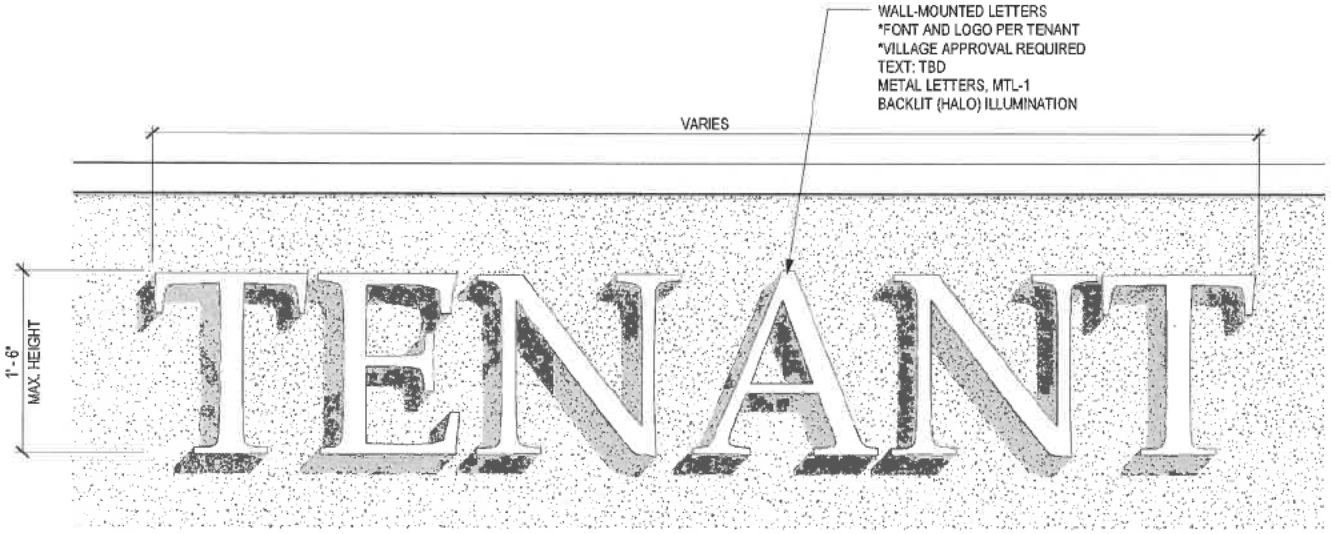
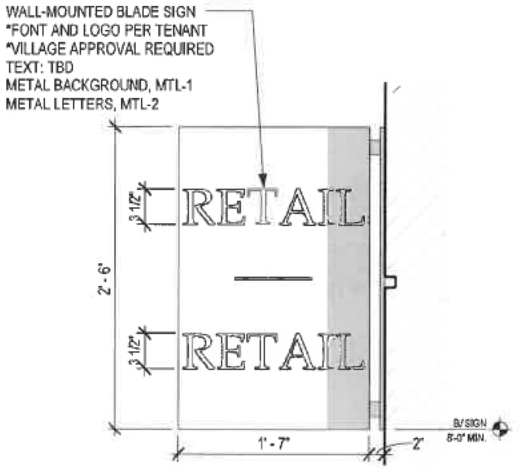
SIGN ELEVATIONS
TENANT SIGNAGE - BASIS OF DESIGN

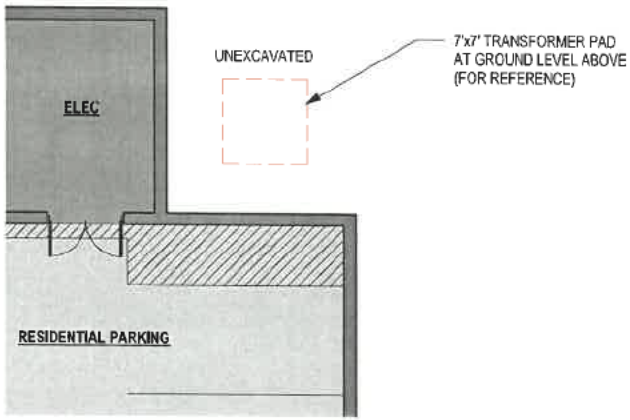


2 SIGN ELEVATION - TENANT 2
SCALE: 1" = 1'-0"

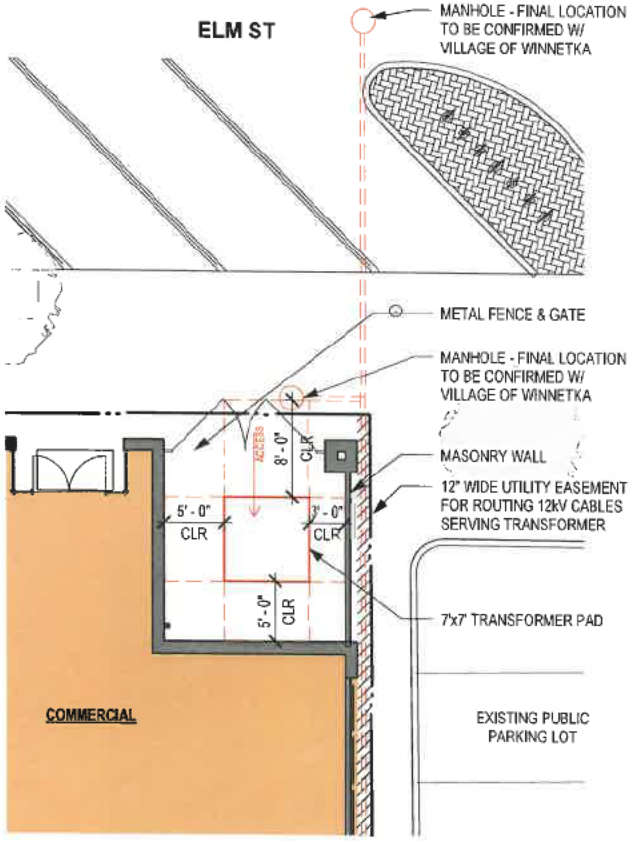


1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

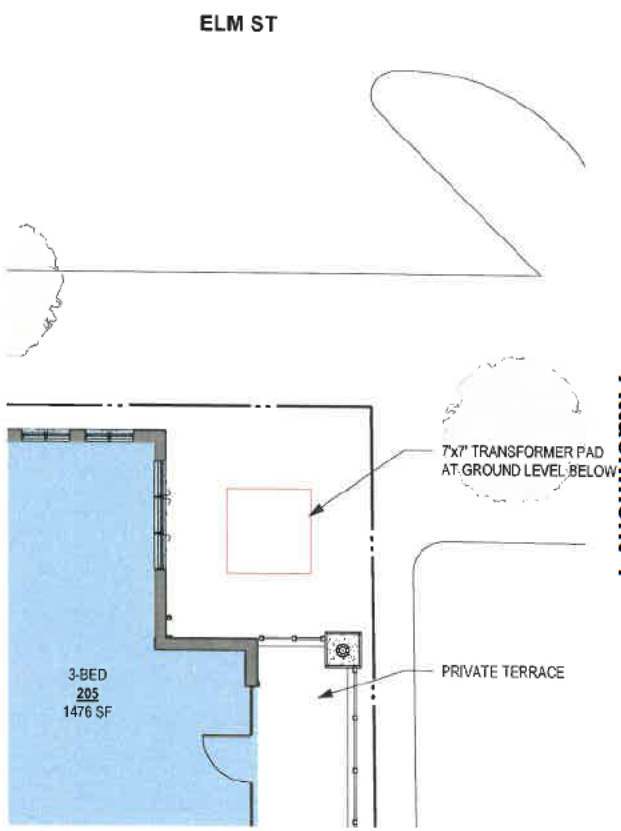
TRANSFORMER LOCATION



0 LOWER LEVEL PLAN
SCALE: 1" = 10'-0"

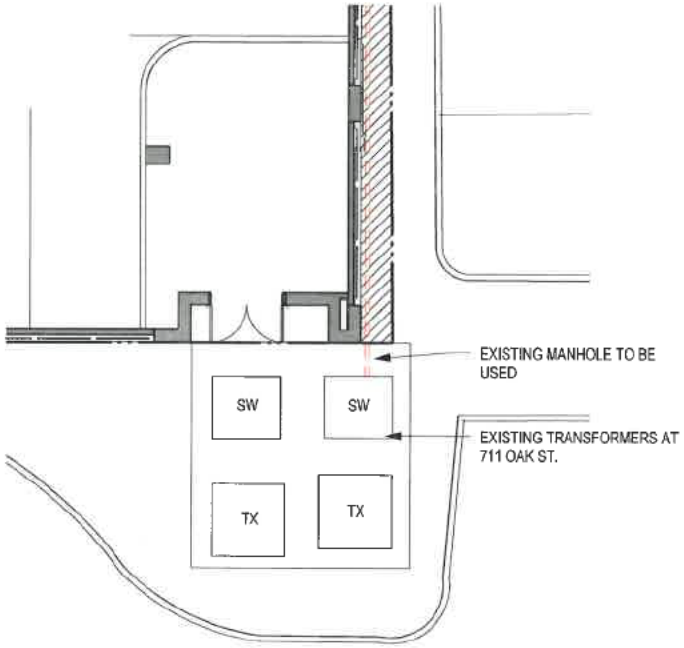


1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"



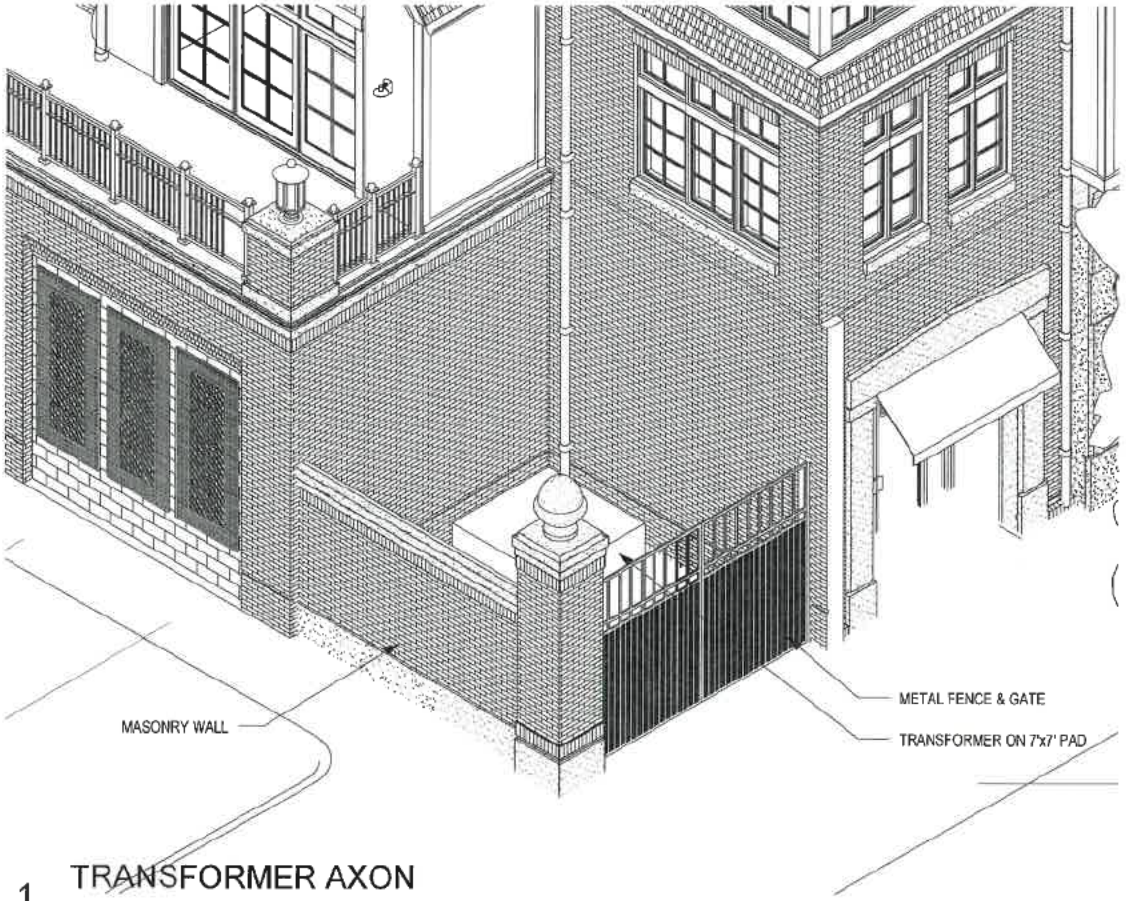
2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

TRANSFORMER LOCATION



2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

N



1 TRANSFORMER AXON
SCALE:

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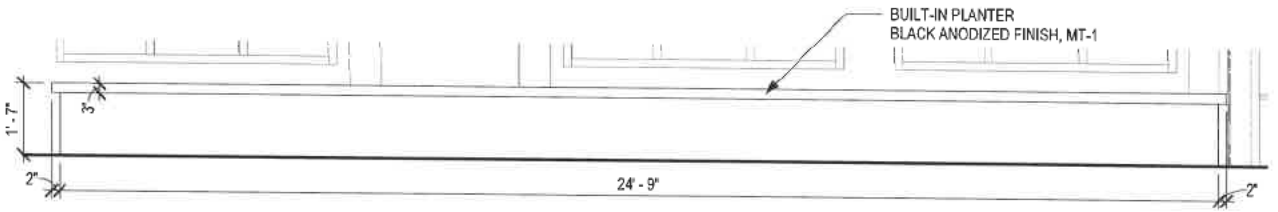
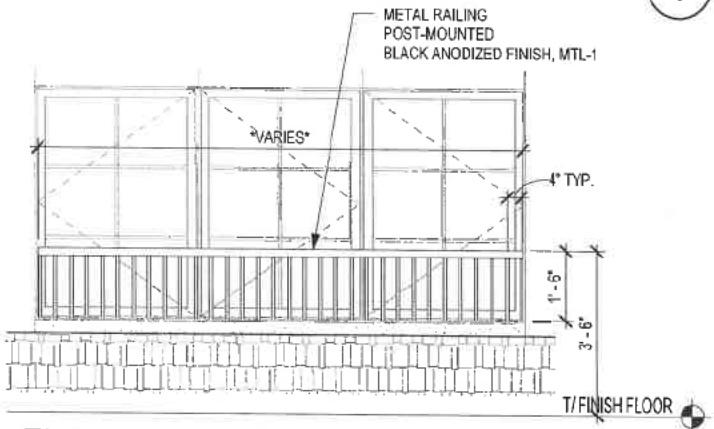
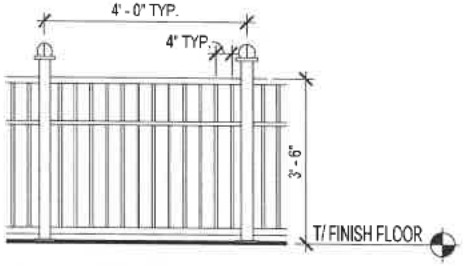
ENLARGED ELEVATIONS



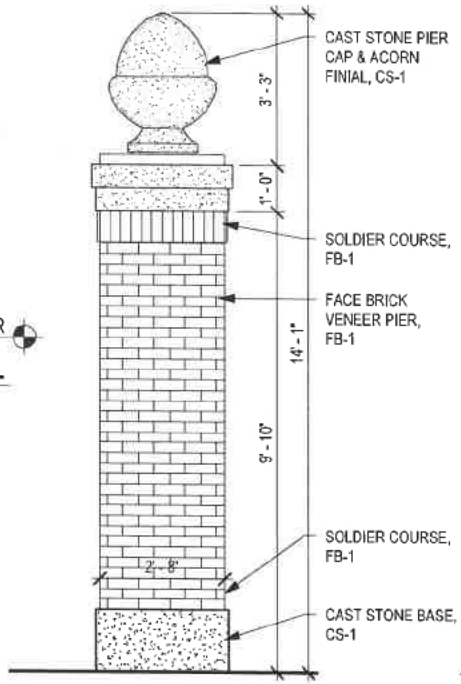
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



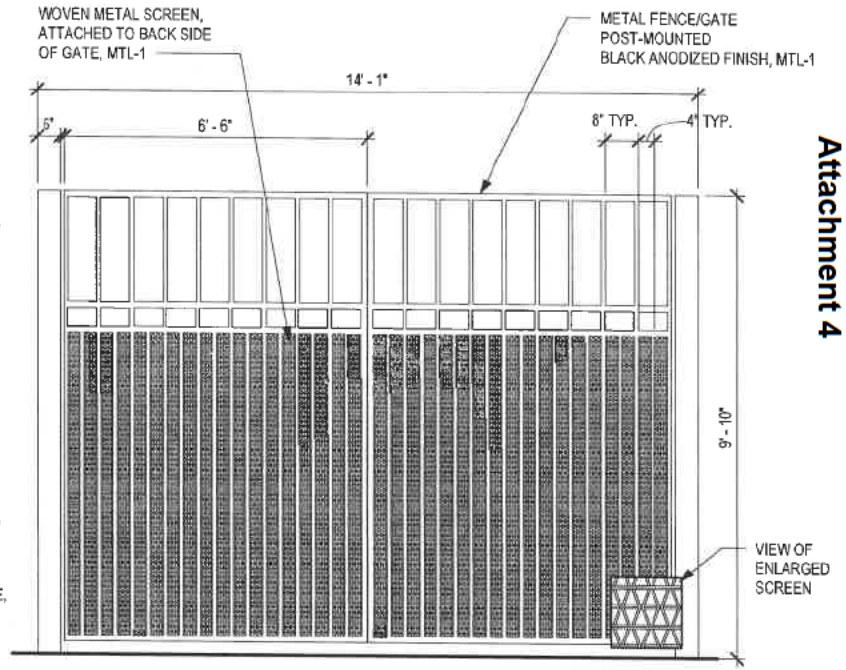
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



3 ELEVATION - TYP. RAILING
SCALE: 3/8" = 1'-0"



4 ELEVATION - PIER
SCALE: 3/8" = 1'-0"



5 ELEVATION - TRANSFORMER FENCE/GATE
SCALE: 3/8" = 1'-0"

STREETSCAPE ELEVATIONS

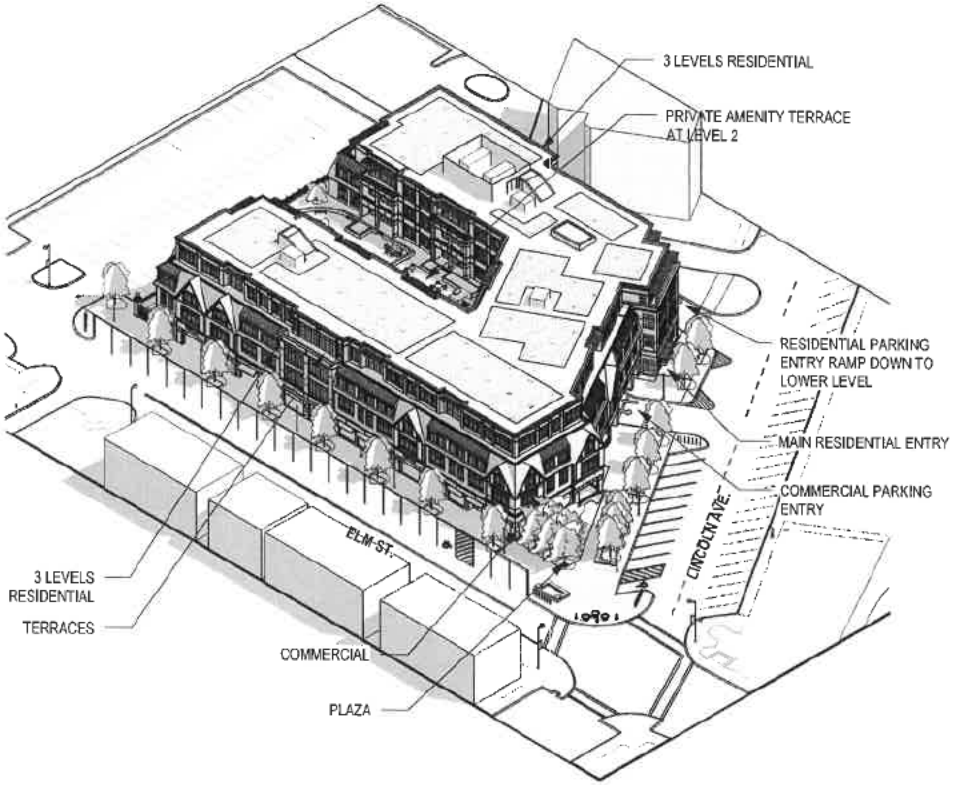


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"

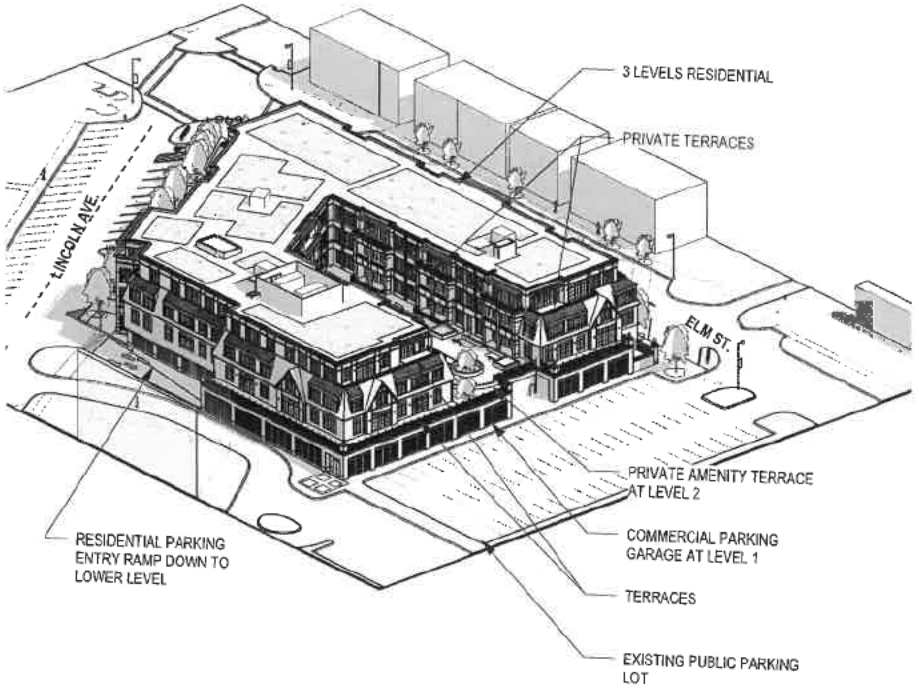


1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:



2 AXONOMETRIC - SOUTHEAST
SCALE:

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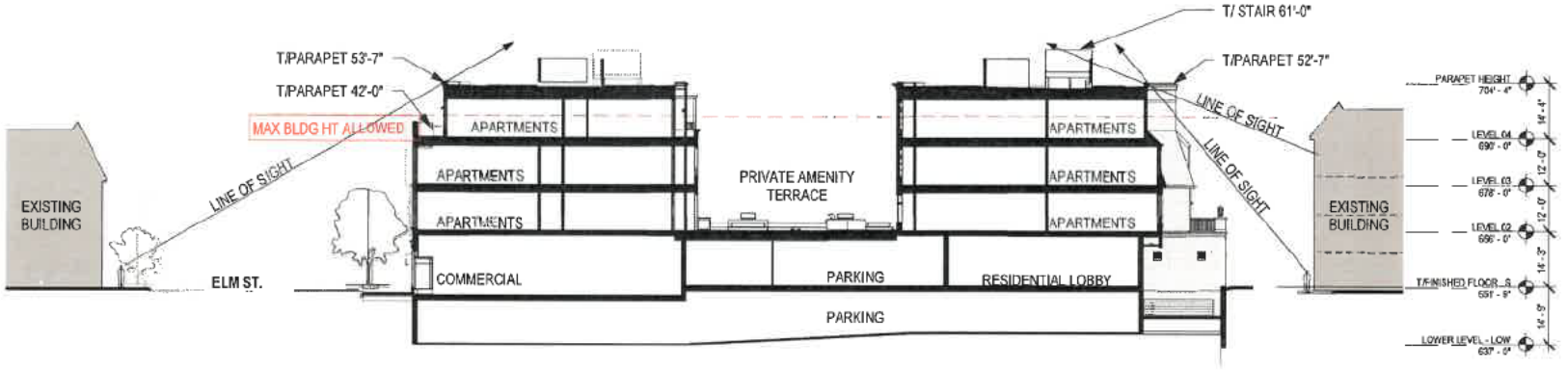
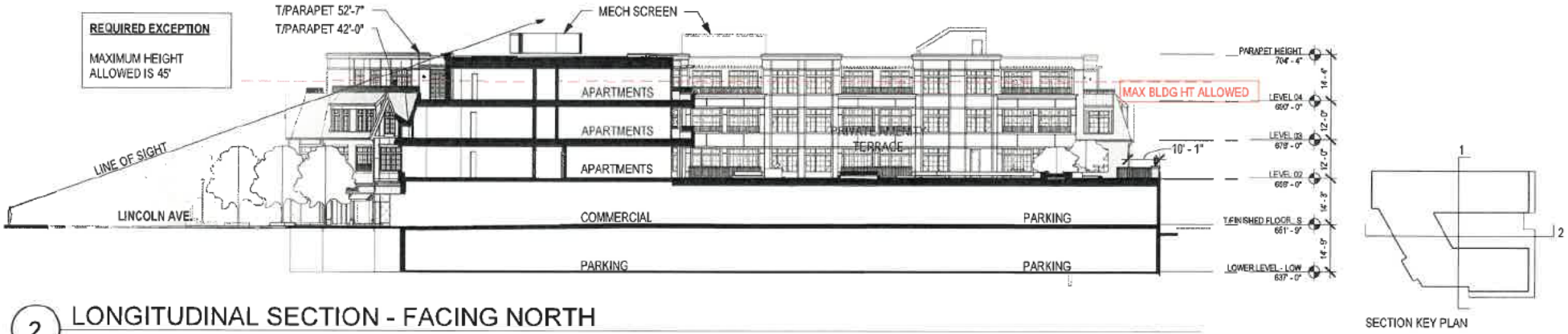
SITE SECTIONS



1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"



2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"

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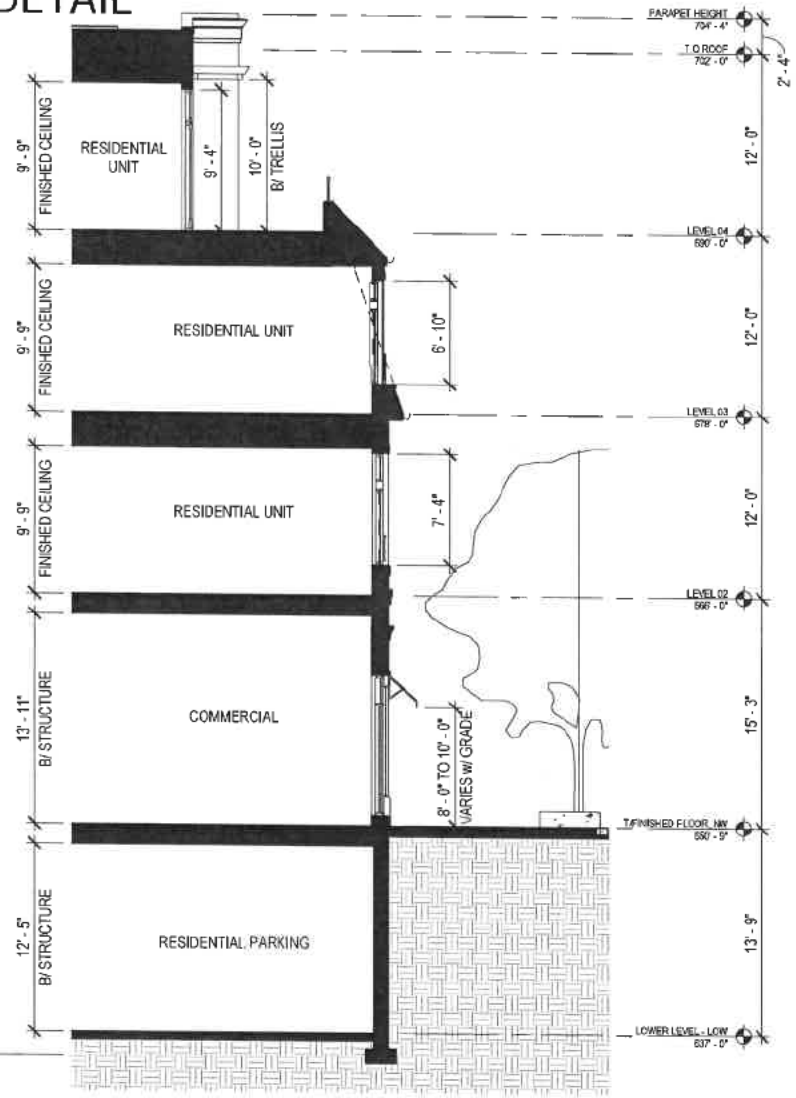
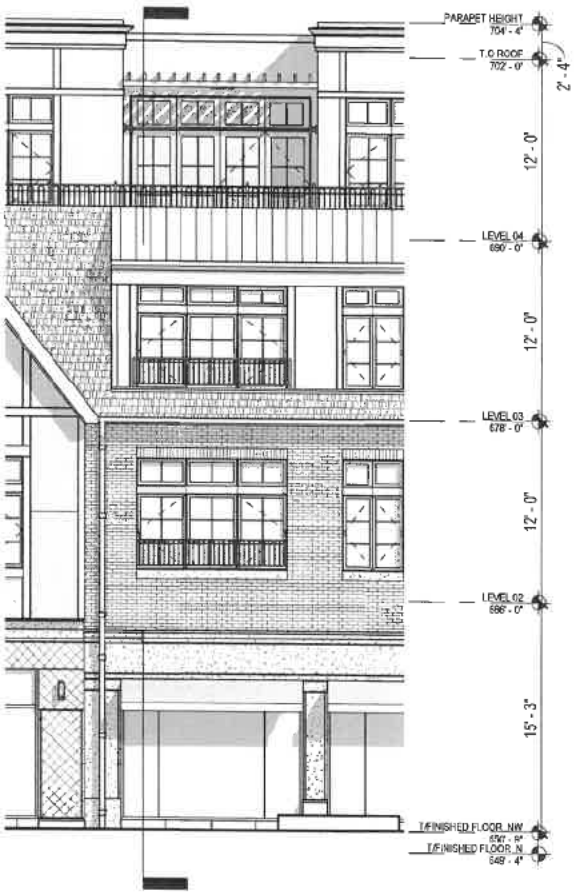
WALL SECTION DETAIL



1 WALL SECTION
SCALE: 1/8" = 1'-0"



2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

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SHADOW STUDY

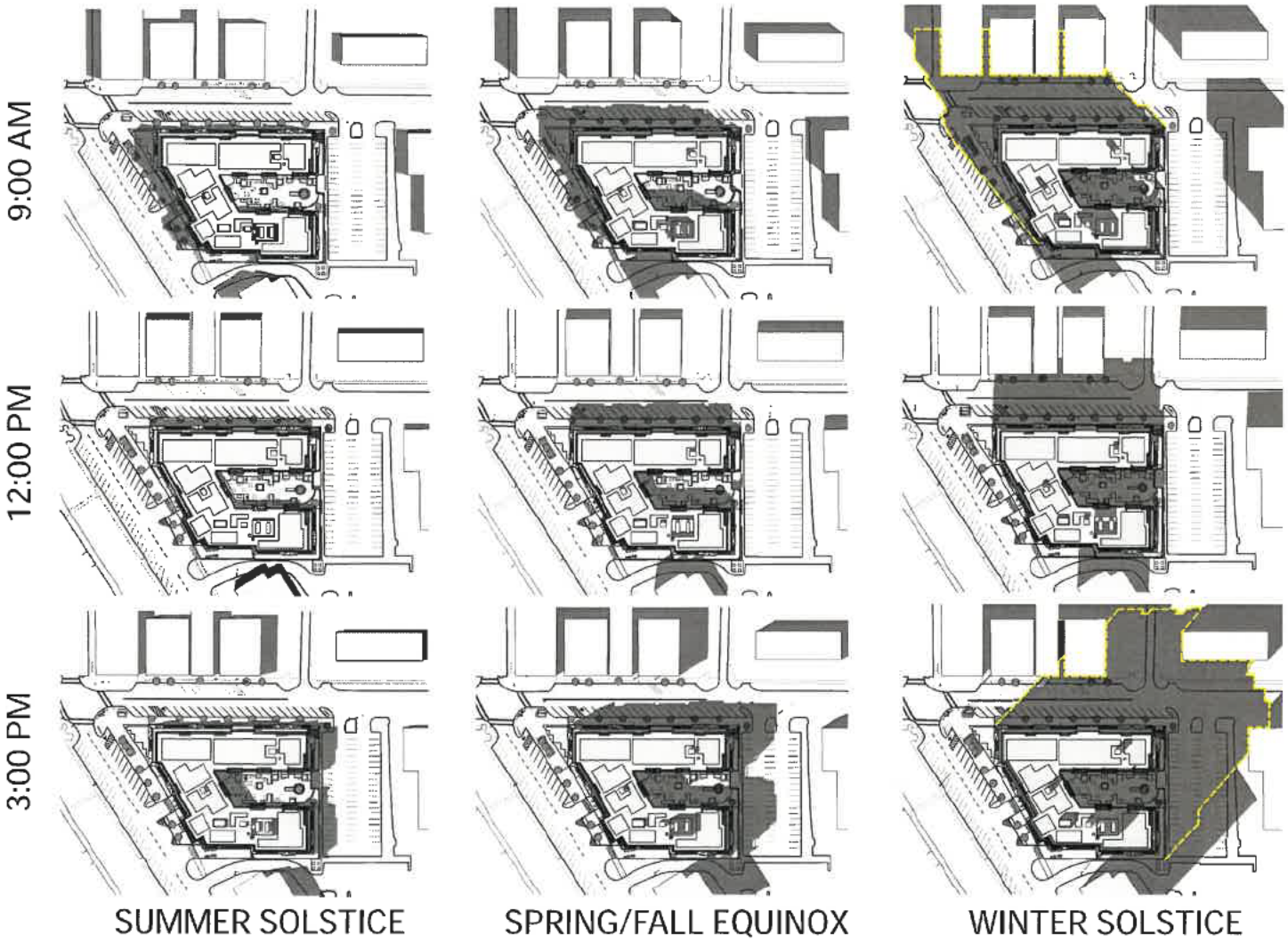

EXHIBIT D

Renderings and Aerial Views Plan

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design



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THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design



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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHEAST

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHWEST

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final façade design.



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THREE-DIMENSIONAL RENDERING
VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST

Renderings provided to illustrate overall design intent; refer to building elevation sheets for final facade design



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THREE-DIMENSIONAL RENDERING
VIEW ALONG LINCOLN AVE. - FACING NORTHEAST

Renderings provided to illustrate overall design intent. Refer to building elevation sheets for final facade design



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MDG

THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE

Renderings provided to illustrate overall design intent, refer to building elevation sheets for final facade design.



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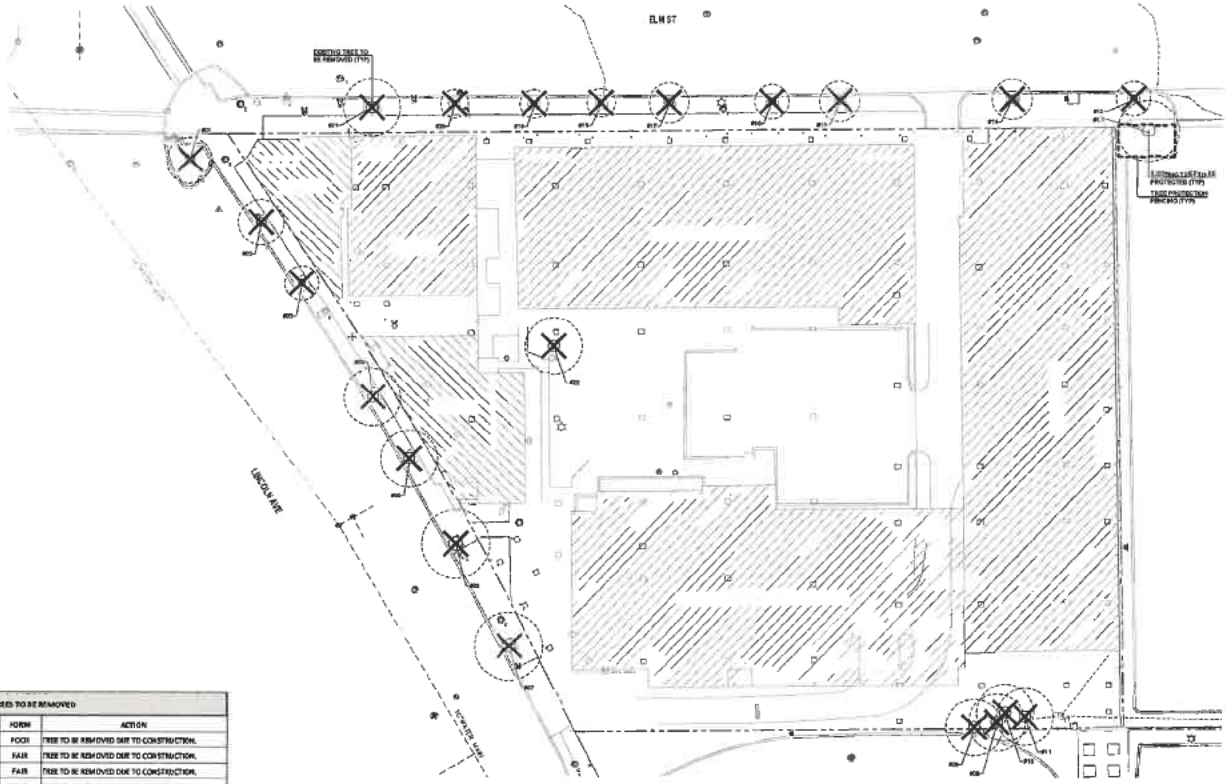
EXHIBIT E

Landscape and Lighting Plan



TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

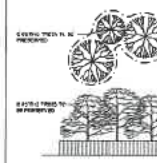
N

0 10' 20' 40'

TREE INVENTORY - TREES TO BE REMOVED					
TAG #	CAL. SIZE	SPECIES	CONDITION	FORM	ACTION
1	8"	LINDEN	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
2	8"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
3	3"	GINKGO	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
4	10"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
5	10"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
6	12"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
7	12"	HONEYLOCUST	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
8	8"	HONEYLOCUST	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
9	8"	ELM	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
10	6"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
11	6"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
12	18"	HONEYLOCUST	GOOD	FAIR	TREE TO BE PRESERVED
13	6"	HACKBERRY	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
14	7"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
15	7"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
16	6"	ELM	POOR	POOR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
17	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
18	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
19	4"	ELM	GOOD	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
20	4"	MAPLE	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
21	4"	MAPLE	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.
22	20"	ELM	FAIR	FAIR	TREE TO BE REMOVED DUE TO CONSTRUCTION.

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMHERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. SIX FOOT HEIGHT CHAIN LINK FENCING IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE WINNETKA ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH WINNETKA ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE WINNETKA FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
9. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
10. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
11. TREE INVENTORY CONDUCTED BY KTLA.
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



TREE FENCING DETAIL

SCALE: NO SCALE

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no.	revision description	initial	date
	ISSUED FOR FINAL PC SUBMISSION	KAT	2024/10/10
	ISSUED FOR VOID 00	KAT	2025/10/21
	FINAL PC COMMENTS ROUND 1	KAT	2025/11/12
	FINAL PC COMMENTS ROUND 2	KAT	2026/12/08
	FINAL PC COMMENTS ROUND 3	KAT	2026/01/12

ONE WINNETKA
WINNETKA, IL

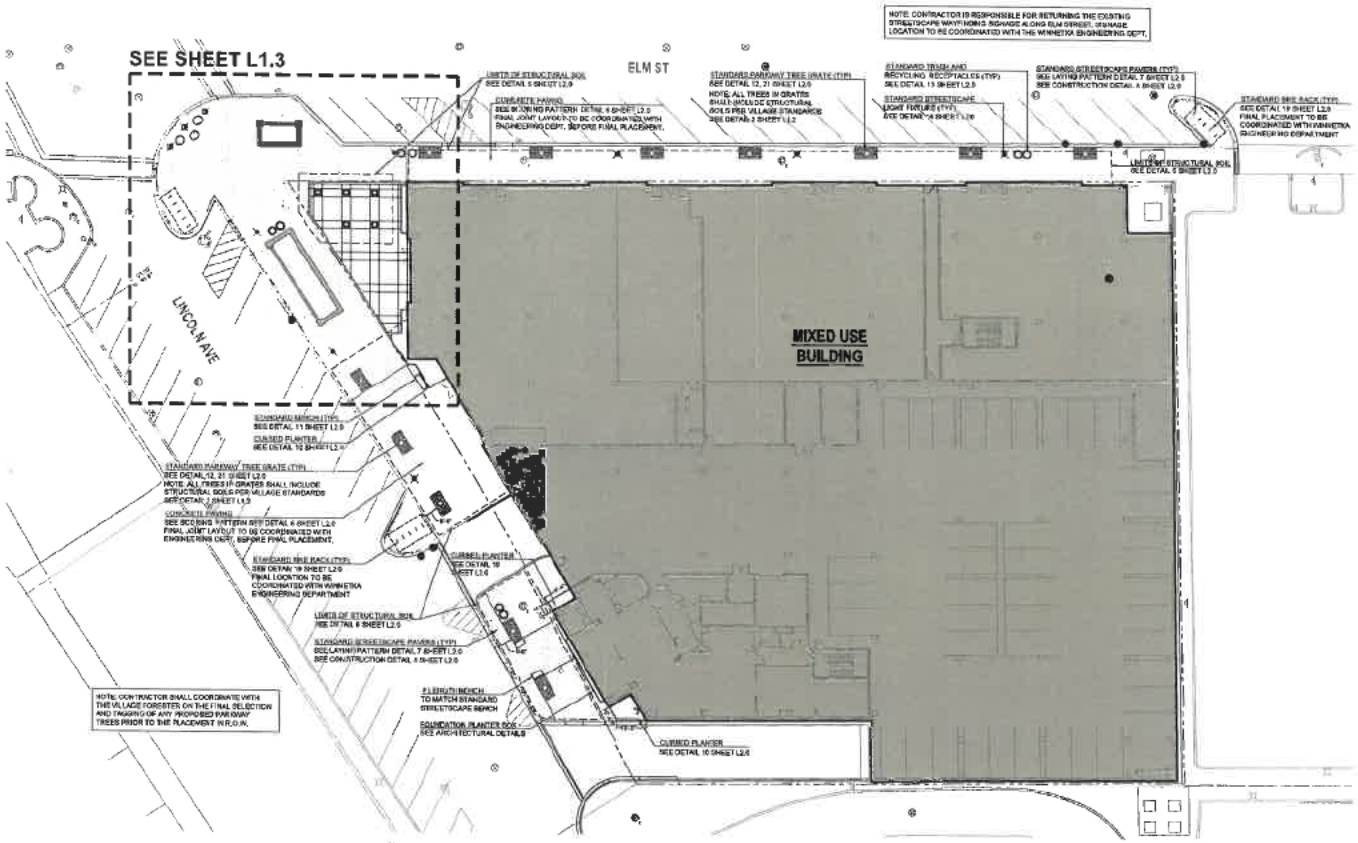
TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date:	08.08.24
drawn:	DJW
checked:	KAT

job no.
23070

sheet no.
TP1.0

Attachment 4



OVERALL HARDSCAPE PLAN

SCALE: 1" = 20'-0"

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE. ALL TREES MUST BE SOURCED FROM A NURSERY WITHIN 100 MILES OF THE VILLAGE OF WINNETKA.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMHERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. SIX FOOT HEIGHT CHAIN LINK FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE CONSTRUCTION SITE. FENCING SHALL ALSO INCLUDE AN OPAQUE SCREENING TO OBSCURE CONSTRUCTION ACTIVITIES AND CONTROL CONSTRUCTION DUST.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL CURBED PLANTERS AND PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (80% TOPSOIL, 20% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAN OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

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no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	KMT	2024/10/10
	ISSUED FOR HDRB	KMT	2024/10/04
	FINAL PD COMMENTS ROUND 1	KMT	2024/09/13
	FINAL PD COMMENTS ROUND 2	KMT	2024/12/18
	FINAL PD COMMENTS ROUND 3	KMT	2025/01/13

ONE WINNETKA
WINNETKA, IL

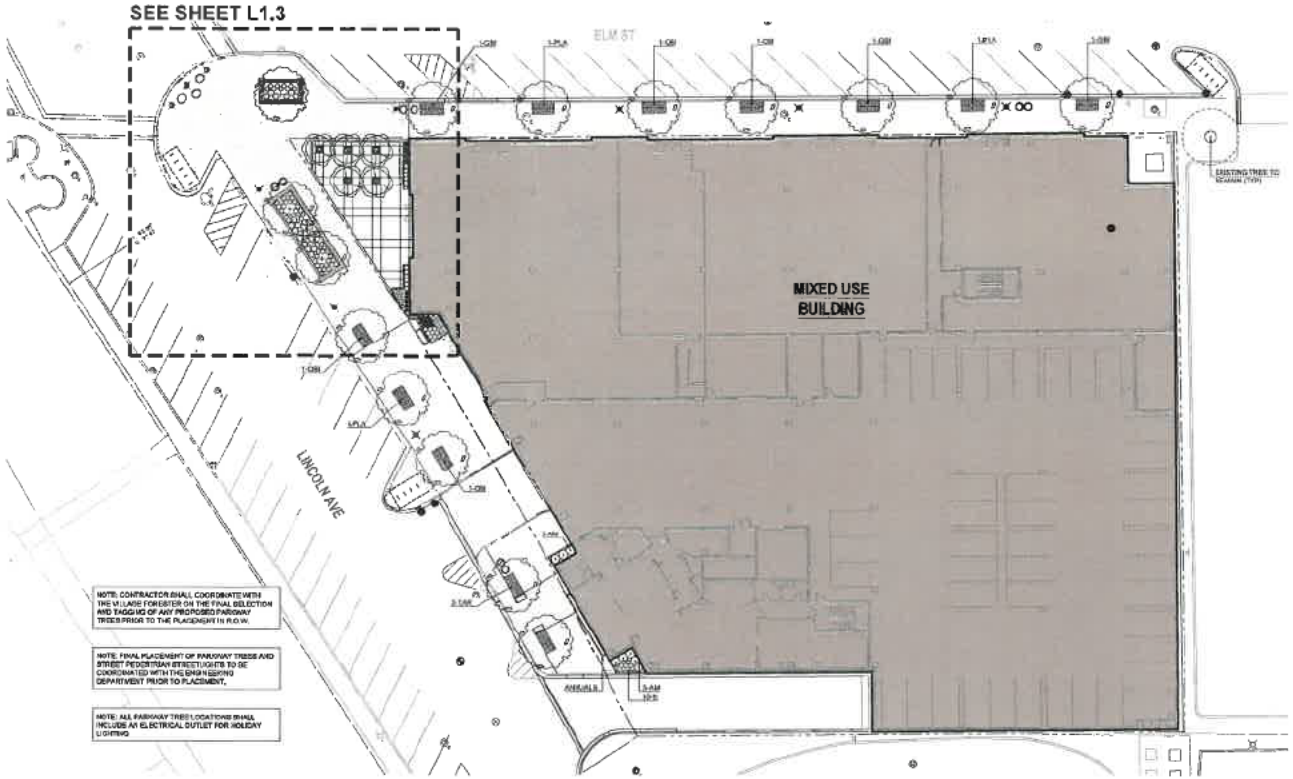
OVERALL HARDSCAPE PLAN

date: 08.09.24
drawn: DAV
checked: KMT

job no.: 23070

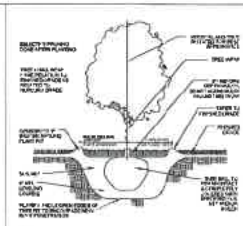
sheet no.: L1.1

Attachment 4



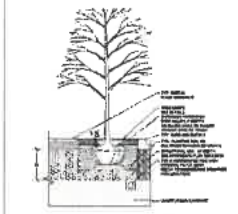
OVERAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



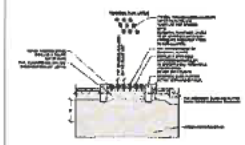
1 L1.2 TREE PLANTING DETAIL
SCALE: NO SCALE

VILLAGE OF WINNETKA STANDARD DETAIL

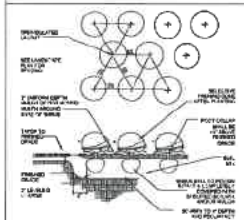


2 L1.2 TREE IN TREE GRATE WITH STRUCTURAL SOIL
SCALE: NO SCALE

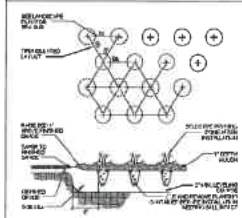
VILLAGE OF WINNETKA STANDARD DETAIL



3 L1.2 PERENNIAL PLANTING IN CONCRETE CURB
SCALE: NO SCALE



4 L1.2 SHRUB PLANTING DETAIL
SCALE: NO SCALE



5 L1.2 GROUNDCOVER DETAIL
SCALE: NO SCALE

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no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	GMT	2024/10/25
	ISSUED FOR 100% DD	GMT	2024/10/21
	FINAL PD COMMENTS ROUND 1	GMT	2024/11/12
	FINAL PD COMMENTS ROUND 2	GMT	2024/12/18
	FINAL PD COMMENTS ROUND 3	GMT	2025/01/13

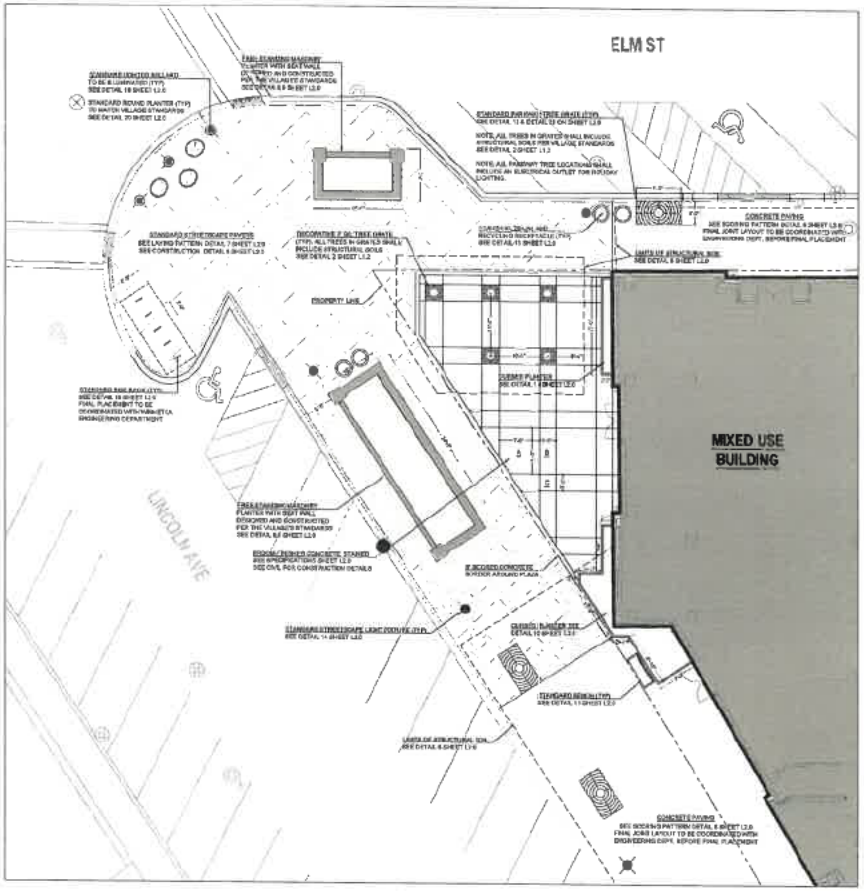
ONE WINNETKA
WINNETKA, IL

OVERALL LANDSCAPE PLAN

date 08-08-24
drawn CJW
checked KMT

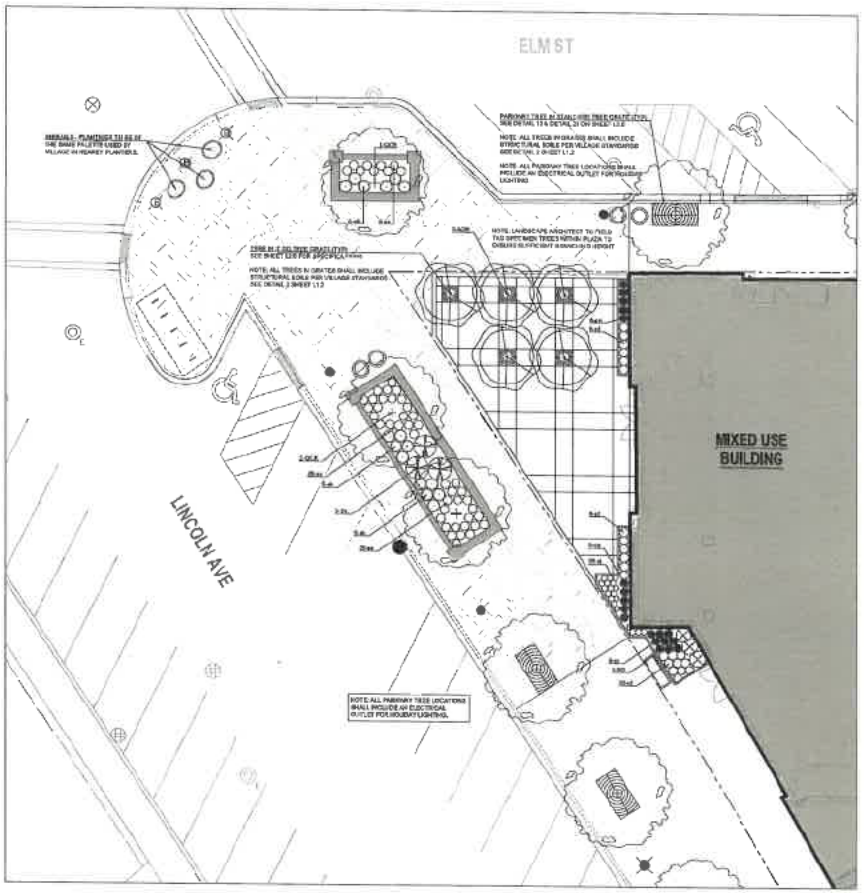
job no. 23070

sheet no. L1.2



PLAZA HARDSCAPE PLAN

SCALE: 1/8" = 1'-0"



PLAZA LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

HARDSCAPE SPECIFICATIONS

MATERIAL	FINISH	COLOR	DIMENSIONS
CONCRETE PLAZA			
A SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 1	84" x 96"
B SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 2	36" WIDTH
C SIKA INTEGRAL	BROOM FINISH	SIKA INTEGRAL 3	36" x SQUARE

PAVER WALK

VILLAGE OF WINNETKA STANDARD STREETSCAPE PAVERS (SEE DETAIL 9)

CONCRETE CURBED PLANTER

CONCRETE (SEE DETAIL 8 THIS SHEET)

FREE-STANDING MASONRY PLANTER

VILLAGE OF WINNETKA STANDARD STREETSCAPE MASONRY PLANTER (SEE DETAIL 9 THIS SHEET)

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no.	revision description	initial	date
1	ISSUED FOR FINAL PPI SUBMISSION	KMT	2024.10.21
2	ISSUED FOR USE 3D	KMT	2024.10.04
3	FINAL PPI COMMENTS ISSUED 1	KMT	2024.11.01
4	FINAL PPI COMMENTS ISSUED 2	KMT	2024.12.16
5	FINAL PPI COMMENTS ISSUED 3	KMT	2025.01.10

ONE WINNETKA
WINNETKA, IL

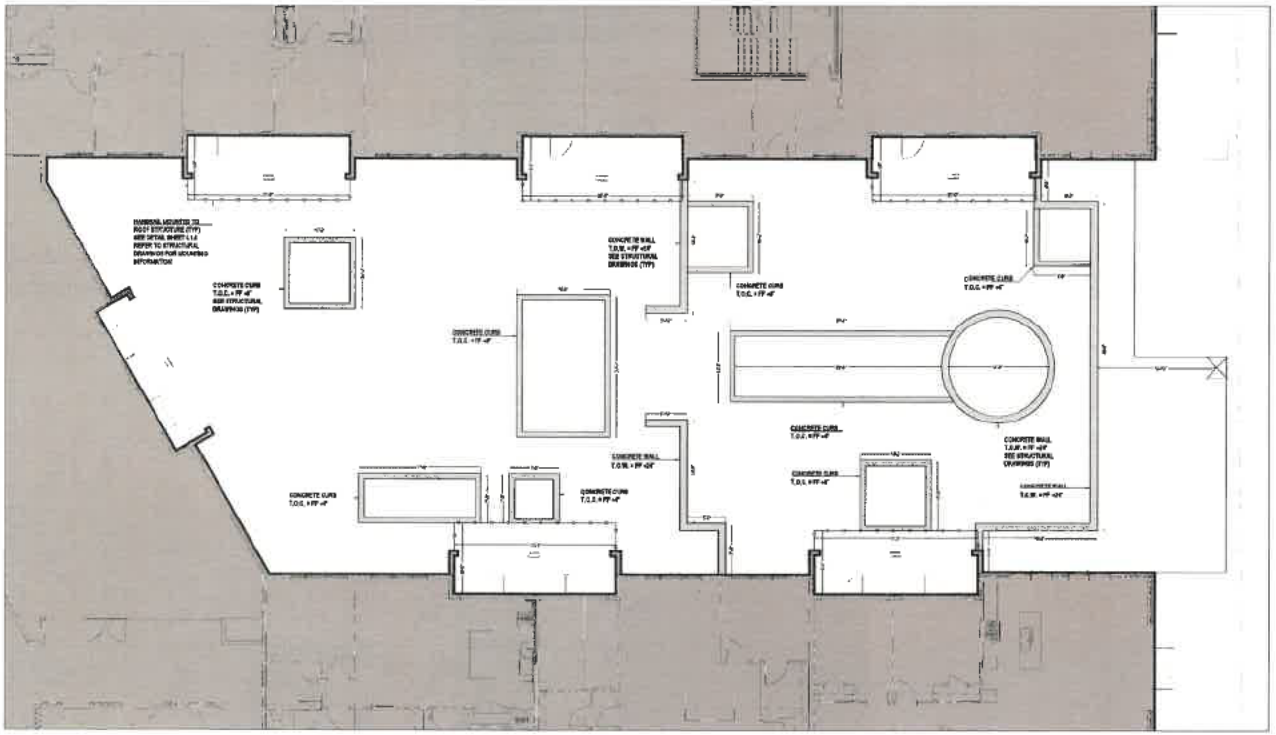
PLAZA HARDSCAPE PLAN
PLAZA LANDSCAPE PLAN

date: 06.06.24
drawn: DJW
checked: KMT

job no.
23070

sheet no.
L1.3

Attachment 4



SECOND FLOOR TERRACE - ROOFTOP STRUCTURES PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8' 16'

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no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	KAT	2024/8/15
	ISSUED FOR ROOS DD	KAT	2024/10/24
	FINAL PD COMMENTS ROUND 1	KAT	2024/11/12
	FINAL PD COMMENTS ROUND 2	KAT	2024/12/18
	FINAL PD COMMENTS ROUND 3	KAT	2025/01/13

ONE WINNETKA
WINNETKA, IL

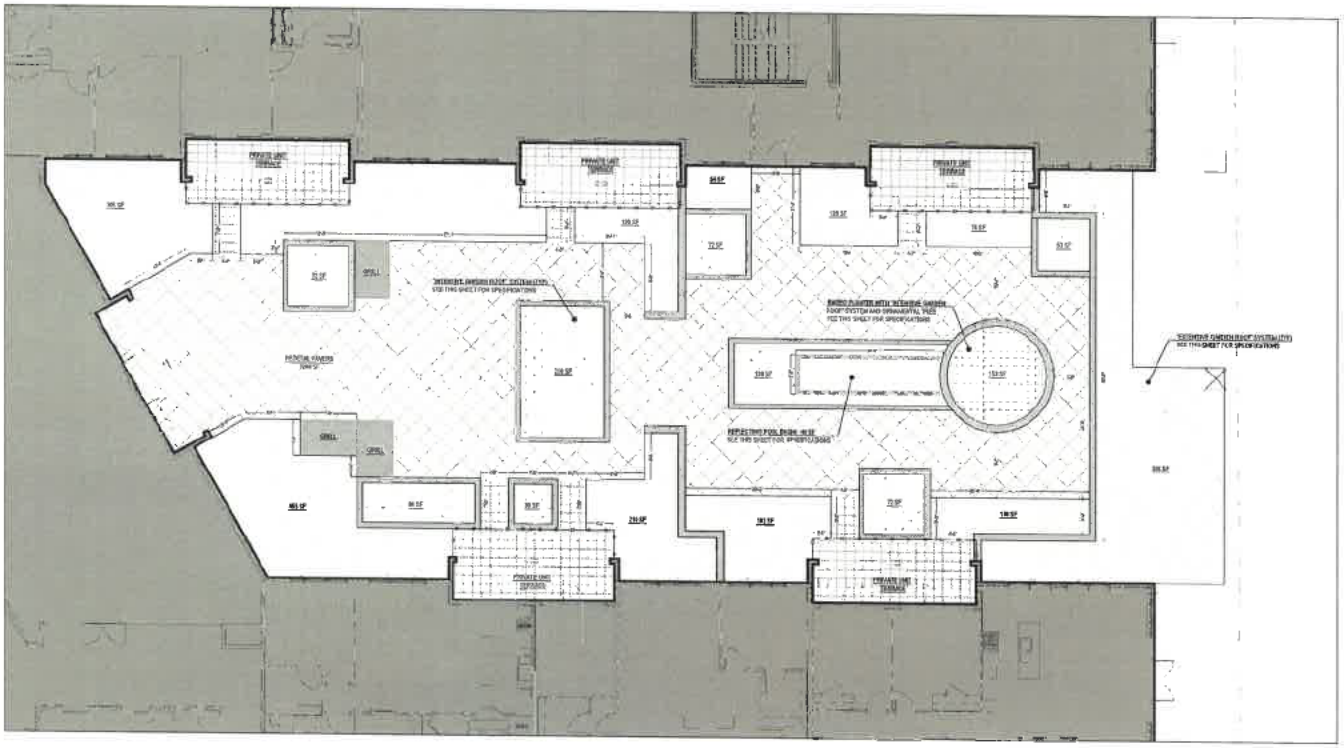
SECOND FLOOR TERRACE PLAN
ROOF STRUCTURES PLAN

date: 08.08.24
drawn: DAW
checked: KMT

job no. 23070

sheet no. L1.4

Attachment 4



SECOND FLOOR TERRACE - HARDSCAPE PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8' 16'

HARDSCAPE SPECIFICATIONS

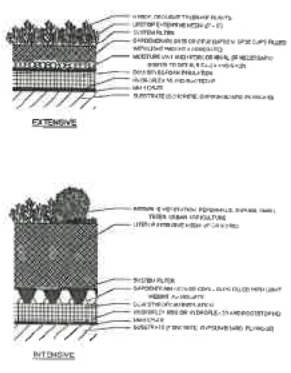
PRODUCT	MANUFACTURER	MATERIAL	FINISH/COLOR	DIMENSIONS
PAVERS - PUBLIC TERRACE				
ARCANA	UNILOCK	CONCRETE	MODENA	24" L x 24" W x 2" H
PAVERS - PRIVATE BALCONY				
ARCANA	UNILOCK	CONCRETE	CORVARA	24" L x 24" W x 2" H

GREEN ROOF KEY

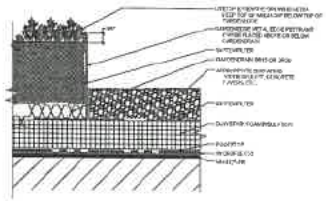
LOW-DEPTH GREEN ROOF SYSTEM
Roof areas that are intended to accommodate plant communities for passive viewing and storm water volume control.
Use American Hydrotech "Extensive Garden Roof" system or equal.

EXPANDED-DEPTH GREEN ROOF SYSTEM
Roof areas that are intended to accommodate larger scale plant communities for passive viewing, screening, and storm water volume control.
Use American Hydrotech "Intensive Garden Roof" system or equal.

RAISED PLANTER WITH EXPANDED-DEPTH GREEN ROOF SYSTEM
Planter areas contained by concrete walls that are intended to accommodate plant communities for passive viewing and storm water volume control.
Use American Hydrotech "Extensive Garden Roof" system or equal.



1 L1.5 GREEN ROOF SYSTEM
SCALE: NO SCALE



2 L1.5 GARDEN EDGE DETAIL
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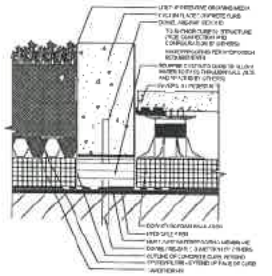

3 L1.5 CAST-IN-PLACE CURB WITH SCUPPER DETAIL
SCALE: NO SCALE

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no.	revision description	initials	date
	ISSUED FOR PLAN BD SUBMITTAL	KAT	2024/09/13
	ISSUED FOR USES BD	KAT	2024/10/04
	PLAN BD COMMENTS BOARD 1	KAT	2024/11/12
	PLAN BD COMMENTS BOARD 2	KAT	2025/01/16
	PLAN BD COMMENTS BOARD 3	KAT	2025/02/13

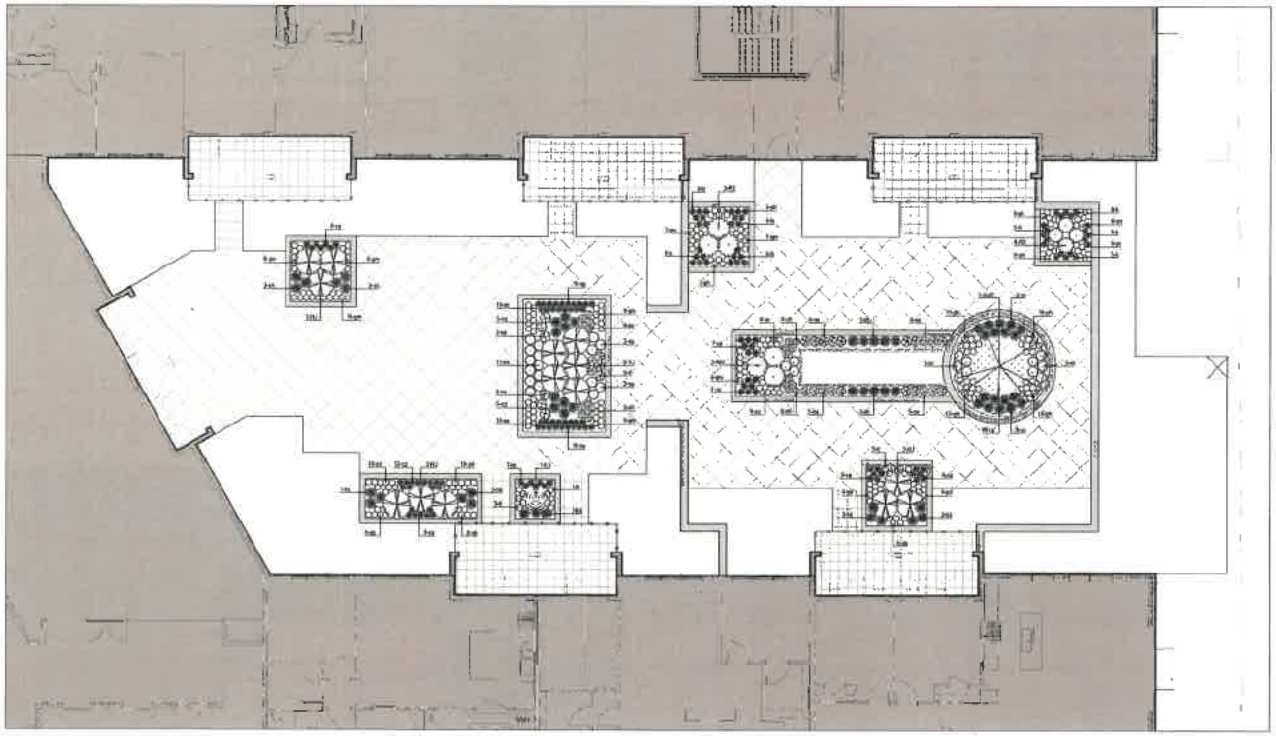
ONE WINNETKA
WINNETKA, IL

SECOND FLOOR TERRACE PLAN
TERRACE HARDSCAPE DETAILS
GREEN ROOF SYSTEM DETAILS

date	drawn	checked
09.09.24	GMV	KAT

job no. 23070

sheet no. L1.5



SECOND FLOOR TERRACE - LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8' 16'

Terrace Plant List						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
			Ornamental Trees			
BEN	1	BETULUS NIGRA	RIVER BIRCH	6" BB	NATIVE	
			Deciduous Shrubs			
AM		ARONIA MELANOCARPA 'LOWSCAPE MOUND'	LOWSCAPE MOUND CHOKEBERRY	5 GAL	NATIVE	
HJ		HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	36" BB		
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB		
			Groundcover			
la		LIRIOPE SPICATA				
			Perennials			
ss		ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL	NATIVE	
cv		COREOPSIS VERTICILLATA 'CRÈME BRULEE'	TICKSEED	1 GAL	NATIVE	
ep		ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
gm		GERANIUM MACULATUM	WILD GERANIUM	1 GAL	NATIVE	
ne		NEPETA X 'MONTROSE WHITE'	MONTROSE WHITE CATMINT	1 GAL		
pd		PHLOX DIVARICATA	WOODLAND PHLOX	1 GAL	NATIVE	
ph		PHLOX SUBULATA	DRUMMOND PINK CREEPING PHLOX	1 GAL	NATIVAR	
pa		PENSTEMON DIGITALIS	FOXGLOVE BEARDTONGUE	1 GAL	NATIVE	
rf		RUDBECKIA FULGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE	
tr		TIARELLA CORDIFOLIA	FOAMFLOWER	1 GAL	NATIVE	
			Grasses			
cp		CAREX PENSYLVANICA	COMMON OAK SEDGE	1 GAL	NATIVE	
hk		HAKONECHLOA MACRA	HAKONE GRASS	1 GAL		
sh		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	

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no.	revision description	initial	date
	ISSUED FOR FINAL PD SUBMISSION	GMT	2024/10/23
	ISSUED FOR 100% DD	GMT	2024/10/24
	FINAL PD COMMENTS ROUND 1	GMT	2024/11/12
	FINAL PD COMMENTS ROUND 2	GMT	2024/11/12
	FINAL PD COMMENTS ROUND 3	GMT	2025/01/13

ONE WINNETKA
WINNETKA, IL

SECOND FLOOR TERRACE PLAN
TERRACE PLANT LIST

date 08.08.24
drawn DMW
checked GMT

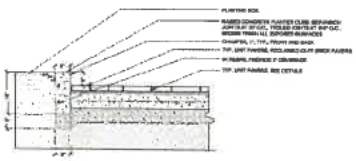
job no. 23070

sheet no. L1.6

Attachment 4

SITE AMENITY SPECIFICATIONS

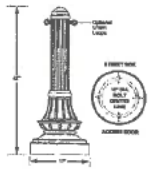
MANUFACTURER	MODEL	MATERIAL	FINISH/COLOR	DIMENSIONS
PARKWAY TREE GRATE				
IRON AGE DESIGNS	MINNONE	IRON	RAW	4' x 8'
CUSTOM FEATURES: 18" DIA OPENING, ELECTRIC ACCESS PANEL				
PARKWAY TREE GRATE FRAME				
IRON AGE DESIGNS	MINNONE	IRON	RAW	4' x 8'
NOTE: TO BE SET IN CIP CONCRETE AND CLAY BRICK PAVERS. FRAME PAT BY MANUFACTURER				
PLAZA TREE GRATE				
IRON AGE DESIGNS	T.B.D	IRON	RAW	36" x 36"
BIKE RACKS				
MAGLIN (OR APPROVED EQUAL)	MBR200 SURFACE MOUNT	STEEL	POWDERCOATED BLACK	18-3/4" W x 53-1/4" HT
PEDESTRIAN LIGHT FIXTURE				
STERNBERG	SSP10143	ALUMINUM	TAVERN MARKET GREEN	14'-6-1/4" GROSS HT
LIGHTED BOLLARD				
STERNBERG	42019	ALUMINUM	TAVERN MARKET GREEN	42" W x 17" HT
POLE MOUNTED SIGN - 4 IN. OD POLE				
STERNBERG	4200 AUGUSTA	ALUMINUM	TO MATCH VILLAGE STANDARDS	11'-8" GROSS HT
POLE MOUNTED REGULATORY SIGN - 3 IN OD POLE				
SPECIAL LITE	AMERICANA WRBB ONE	ALUMINUM	TO MATCH VILLAGE STANDARDS	10' GROSS HT
TRASH AND RECYCLING RECEPTACLE				
STERNBERG (OR APPROVED EQUAL)	SCARSBOROUGH	STEEL	POWDERCOATED BLACK RECYCLING IVY GREEN	49" HT x 29" W
BENCH				
LANDSCAPE FORMS	MELVILLE WITH BACKS AND ARMS	STEEL FRAME WOOD SEAT	POWDERCOATED BLACK T.B.D	49" L x 19" W x 30" HT
ROUND PLANTER				
WAUSAU (OR APPROVED EQUAL)	TP4341	CONCRETE	WOOD WEATHERED FINISH	42" W x 38" W x 29" HT



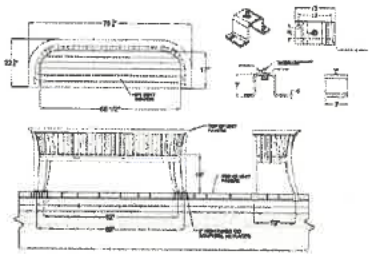
10 UNIT PAVERS AND RAISED CONCRETE PLANTER CURB
L3.0 SCALE: NO SCALE



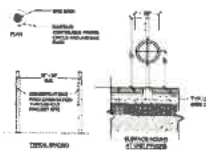
14 PEDESTRIAN LIGHT FIXTURE
L2.0 SCALE: NO SCALE



18 LANDSCAPE BOLLARD (LIT)
L2.0 SCALE: NO SCALE



11 BENCH AND PAVER ADAPTER
L3.0 SCALE: NO SCALE



19 BIKE RACKS
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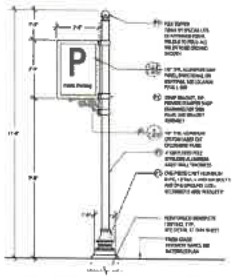
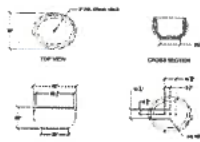
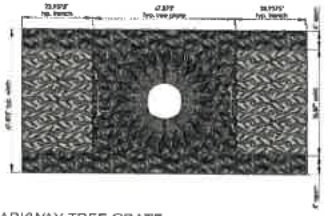


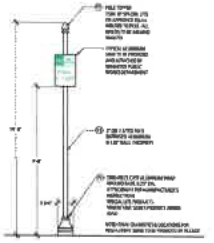
15 POLE MOUNTED SIGN - 4 IN OD POLE
L2.0 SCALE: NO SCALE



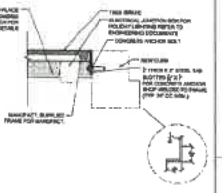
20 ROUND PLANTER
L2.0 SCALE: NO SCALE



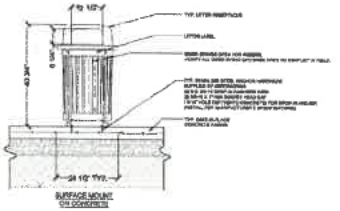
12 PARKWAY TREE GRATE
L3.0 SCALE: NO SCALE



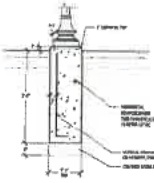
16 POLE MOUNTED REGULATORY SIGN - 3IN OD POLE
L3.0 SCALE: NO SCALE



2 TREE GRATE FRAME AT CONCRETE CURB
L2.0 SCALE: NO SCALE



13 LITTER AND RECYCLING RECEPTACLES
L2.0 SCALE: NO SCALE



17 REINFORCED CONCRETE FOOTING
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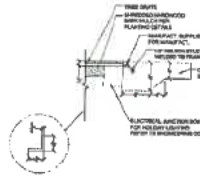
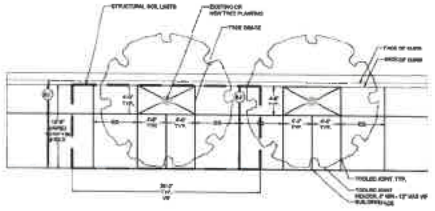


22 TREE GRATE FRAME AT CIP CONCRETE SIDEWALK
L2.0 SCALE: NO SCALE



5 TYPICAL SIDEWALK JOINTING PATTERN
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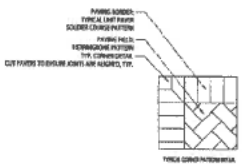
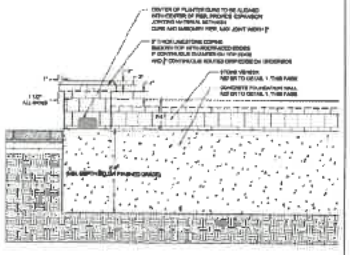
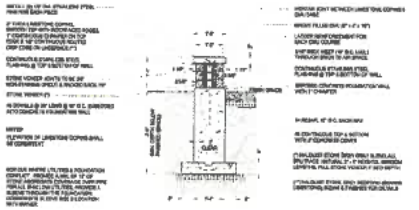


7 PAVER LAYING PATTERN
L3.0 SCALE: NO SCALE



6 FREE-STANDING MASONRY PLANTER
L2.0 SCALE: NO SCALE



9 MASONRY WALL SECTION
L3.0 SCALE: NO SCALE

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no.	revision descriptions	initial	date
1	ISSUED FOR FINAL PD SUBMISSION	KMT	2014/01/24
2	ISSUED FOR FINAL PD	KMT	2014/05/30
3	FINAL PD COMMENTS ISSUE 1	KMT	2014/11/13
4	FINAL PD COMMENTS ISSUE 2	KMT	2015/12/18
5	FINAL PD COMMENTS ISSUE 3	KMT	2016/01/08

ONE WINNETKA
WINNETKA, IL

HARDSCAPE SPECIFICATIONS
AMENITY SPECIFICATIONS
CONSTRUCTION DETAILS

date: 09.09.14
drawn: DJW
checked: KMT

job no. 23070

sheet no. L2.0

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QCR	3	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" BB		
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" BB	NATIVE	URBAN MOIST
Ornamental Trees						
ACR	5	ACER GRISEUM	PAPERBARK MAPLE	1" BB		SPECIMEN, 6 MATCHING
Evergreen Shrubs						
BG	6	BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB		
Deciduous Shrubs						
AM	8	ARONIA MELANOCARPA 'MORGOUS BEAUTY'	MORGOUS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVE	
DIL	3	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	5 GAL	NATIVE	
Perennials						
as	48	ALLIUM 'SUMMER BEAUTY'	WILD ONION	1 GAL		12" PURP
eb	16	ECHINACEA 'BALSOMENCO'	BOMBERO ORANGE CONEFLOWER	1 GAL	NATIVAR	
ii	20	GERANIUM X 'JOHNSON'S BLUE'	JOHNSONS BLUE GERANIUM	1 GAL		18" BLUE
nf	24	NEPETA 'FAASSENII'	FAASSENS CATMINT	1 GAL		12" LAVENDER
Grasses						
ali	11	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		7'
cv	16	CAREX VULPINOIDEA	FOX SEDGE	1 GAL	NATIVE	

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

MAINTENANCE

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS. USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ACCORD WITH THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	6.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.0%
NASH TERM (NO)	100-150 LBS/ACRE	100-150LBS/ACRE
PHOSPHORUS (P2O5)	100-150 LBS/ACRE	100-150LBS/ACRE
POTASSIUM (K2O)	120-150 LBS/ACRE	130-150LBS/ACRE
SOLUBLE SALTS	NOT TO EXCEED 800 PPM/1.5 MMHO/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHO/CM IN HIGH ORGANIC SOIL	NOT TO EXCEED 750 PPM/1.75 MMHO/CM IN SOIL; NOT TO EXCEED 2800 PPM/2.0 MMHO/CM IN HIGH ORGANIC SOIL

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	480 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKSHEET

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL/HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEM EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES, DO NOT BREAK TREES OR SHRUBS, IF PROPER MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND SAW, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMS) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REMOVE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER, OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. EARLY FLOWERING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST ENLARGED OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. PINES AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. FIRES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN OR PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WHICH STIMULATES SUCCESSIVE GROWTH, THIS METHOD IS USED ON CERTAIN APPLES, LILACS, VIBURNUMS, ETC.
10. REMOVAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. REMOVAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, BROOM, AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 8 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 15-5-5 ANALYSIS FERTILIZER AT THE RATE OF 1 POUND PER 100 SQUARE FEET OF BED AREA.
DECIDUOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN

TREES, SHRUBS, & GROUND COVER (CONT'D)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SOD BED, EDGING AND CULTIVATING DISTURBED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS, THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (GRANULATED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE EXTENSION PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: DOCHYTAN AND CONTROL MOST OF ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY NORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVAL.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR - PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWERHEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED, CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW AND WILT NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY PERTILIZER AFTER FLOWERING IN SPRING, FOLIAR, Y AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEADHEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 15-15-15 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 15-30-15 WATER-SOLUBLE FERTILIZERS. NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASE FERTILIZER WAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OF ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS BUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH, IF SOIL IS BARED IN LATE FALL, REMULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE SPREADING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERGROWN THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ANISE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY CATHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOURTY, BY HOUGH PUBLISHERS; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN MINIADE, STIPES PUB LLC.

SCHEDULE OF MAINTENANCE

LAWN MAINTENANCE

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH, IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES, REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIP PATHS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AS NEEDED TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE ENLATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

1. REMOVE ALL MAN-MADE DEBRIS, BLOWEDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE IN CONJUNCTION WITH SITE OPERATIONS.

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no.	revision description	date
1	ISSUED FOR PRE SUBMISSION	2024/04/05
2	ISSUED FOR VARS 60	2024/09/23
3	FINAL PD COMMENTS BOARD 1	2024/10/21
4	FINAL PD COMMENTS BOARD 2	2024/12/18
5	FINAL PD COMMENTS BOARD 3	2025/01/15

ONE WINNETKA
WINNETKA, IL

MASTER PLANT LIST
LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

date	05.09.24
drawn by	SMT
checked by	SMT
job no.	23070
sheet no.	L2.1

Attachment 4

EXTERIOR LIGHTING - GROUND LEVEL



L4
(MATCH EXIST.)



W3 / W3A



EXISTING TO REMAIN



L1
(MATCH EXIST.)



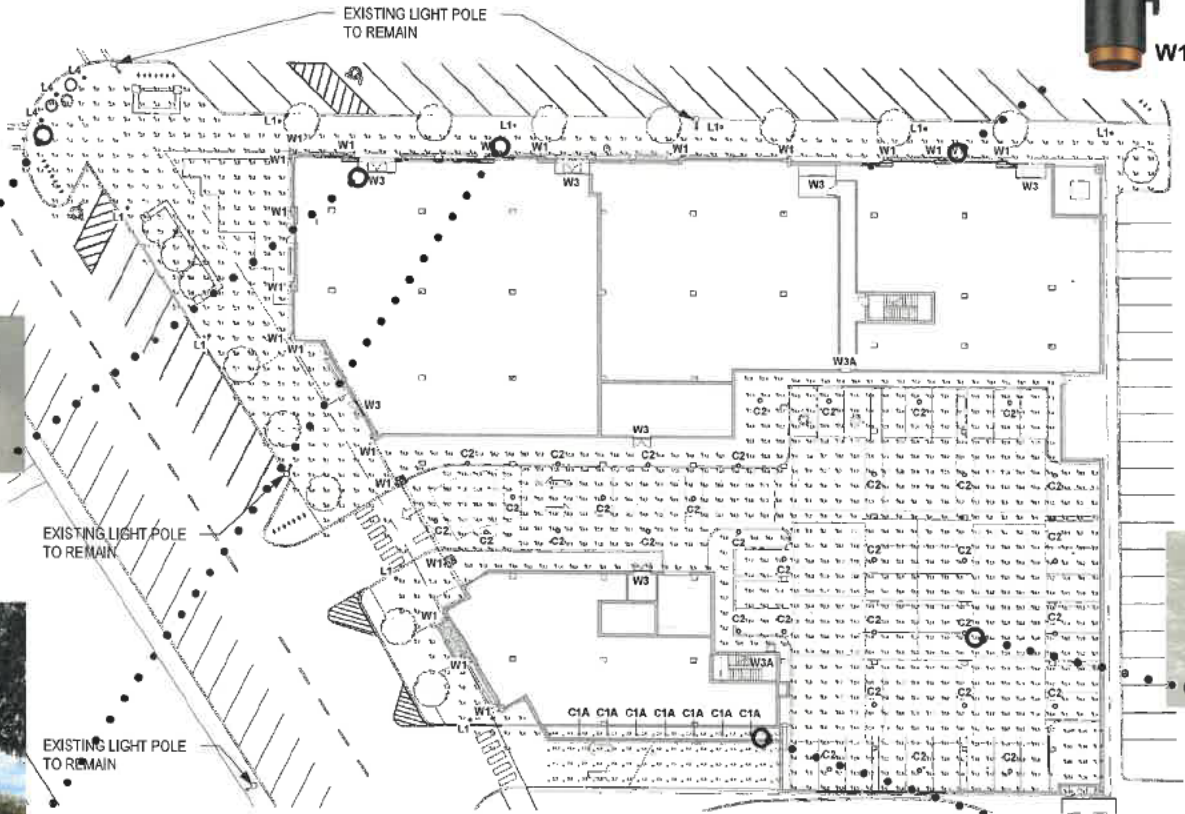
W1



C2 / C2A



C1A



1 GROUND LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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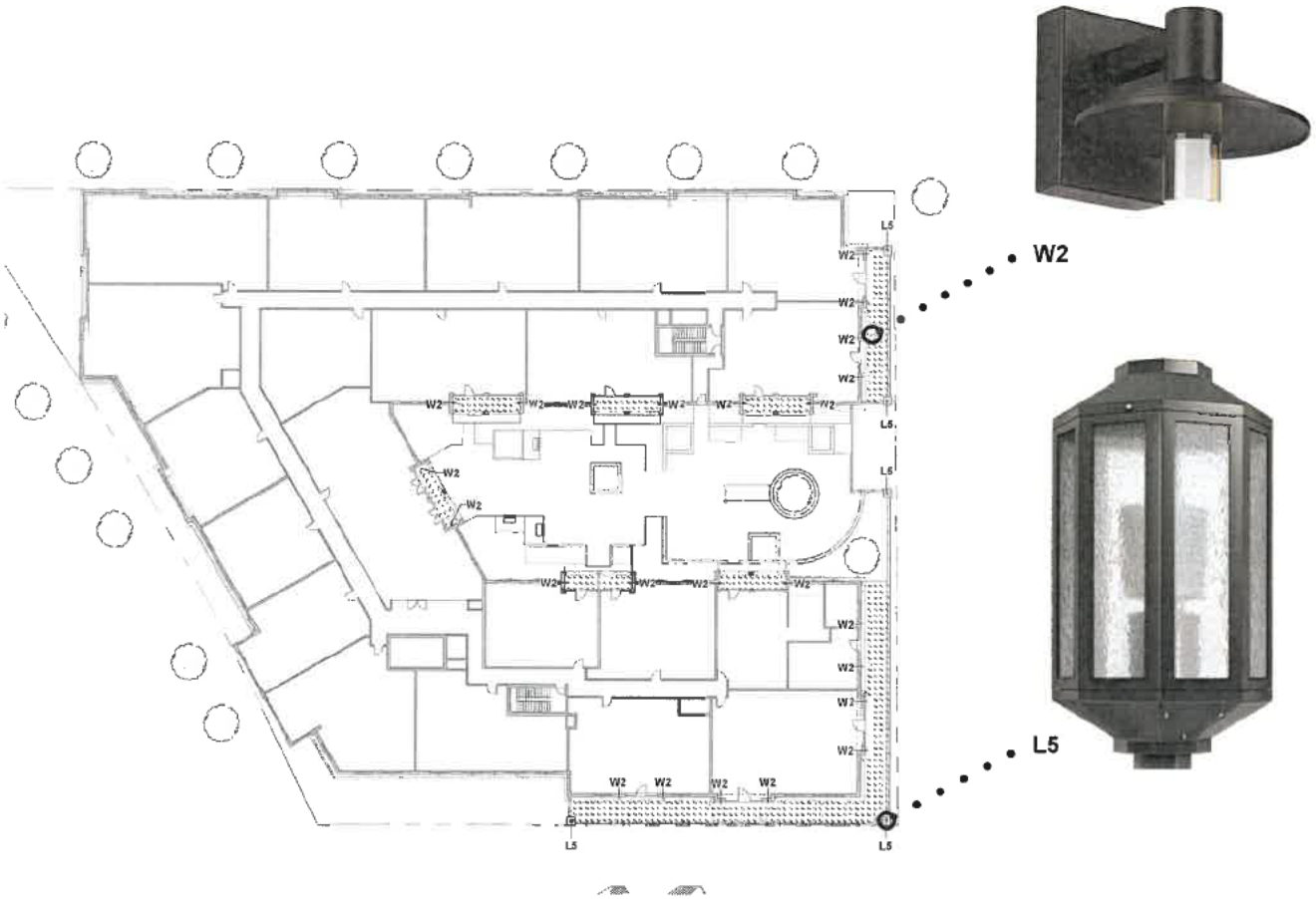
MDG

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 13, 2025 Project #: 21077

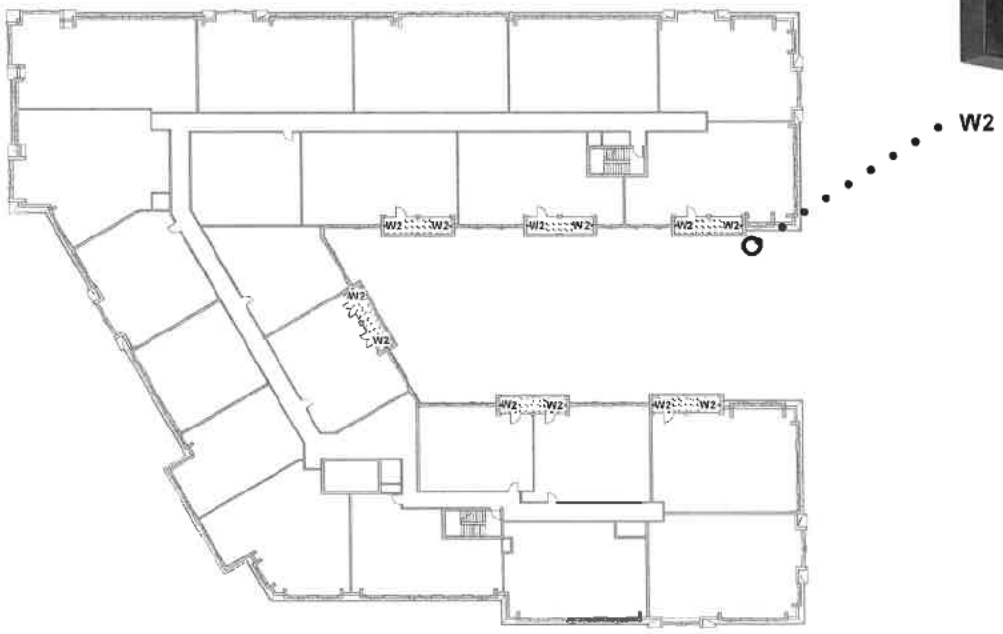
EXTERIOR LIGHTING - LEVEL 2



1 LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 3

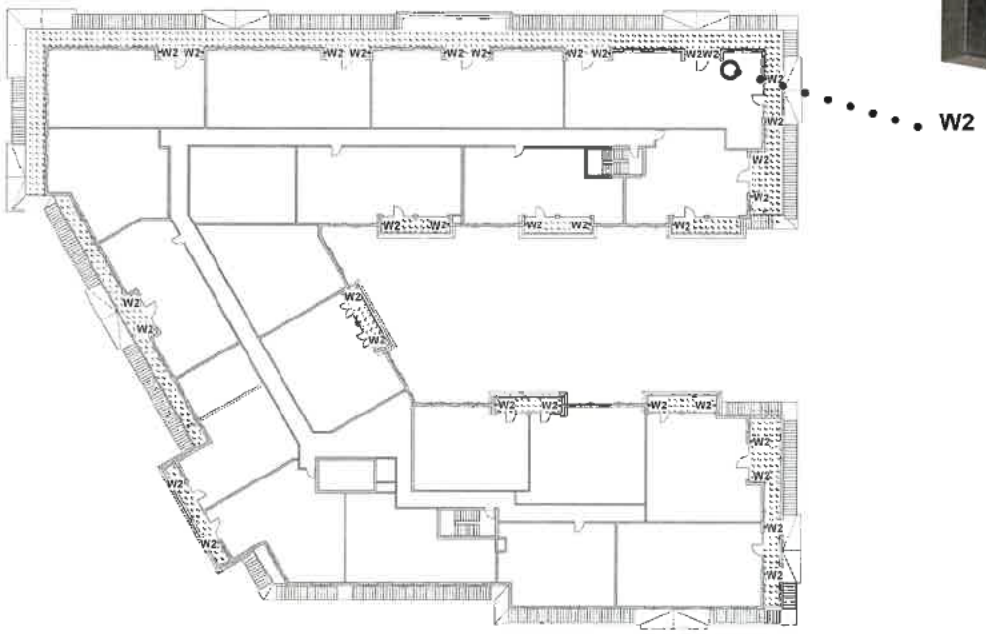




1 LEVEL 3 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 4





1 LEVEL 4 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



C1A



C2 / C2A



W1



L1
(MATCH EXIST.)



EXISTING TO
REMAIN



L4
(MATCH EXIST.)



W2



L5



W3 / W3A

6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4-DCD3M-15-9-35-FL-DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	25	UNV	RECESSED	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4-DCD4M-25-9-35-FL-DCD4T-R-4-H-CD	3000K, 80+CRI 1000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A09-830-SRD-BLR-UNV-DLEA-MW-DC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	96	UNV	SURFACE	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A19-830-SCD-BLR-UNV-DLEA-MW-DC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURFACE	*PROVIDE CLEAR DIFFUSER/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT, NOMINAL 20" ROUND SPHERE WITH SHORT CAP, STEM MOUNT FOR OVERALL HEIGHT OF 25".	VIBIA LIGHTING	DP2444-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AO-25" DIAM	3000K, 80+CRI 5100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FACADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	AIRSPLI3625SLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
L5	LARGE POST TOP MOUNTED LANTERN WITH A DIAMETER OF 17" AND HEIGHT OF 29"	SUN VALLEY LIGHTING	LLC33-LED-P/A-V - 4K-BD-XX-30K-XXXUPT - XX - XX	3000K, 80+CRI 4100 LM	INTEGRAL 0-10V DIMMABLE TO 1%	35	PER E.E.	POST-TOP	ARCHITECT TO DETERMINE FINISH	BALCONY
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE, NOMINAL 4" DIAMETER. DIRECT BEAM SHALL BE 60-DEGREE, INDIRECT BEAM SHALL BE 26-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZCO	DCC LUND-EW3312	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FACADE FINISH AT 11-FEET ABOVE FINISHED GROUND.	BUILDING FACADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	AS15	3000K, 80+CRI 515 LM	INTEGRAL 0-10V DIMMABLE TO 1%	10	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FACADE
W3	LED 12-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VIBIA	DW2454-L30K-MVOLT-FF-*CUSTOM COLOR	3000K, 80+CRI 1550 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VIBIA	DW2463-L30K-MVOLT-FF-*CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

NOTES:
1. PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2. SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3. COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR SYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4. FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5. COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

Pivital Lighting Design

Page 1

EXHIBIT F

Final Site Engineering Plans

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and In Some For The Convenience of The Contractor, However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features Are Different Than Shown On The Drawings
2. Notify the Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify the Owner, Engineer and the Village of Winnetka A Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Important Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to State All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Preliminary Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Erikkson Engineering Associates, Ltd.
8. The Engineer In Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor, Prior To the Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Parts. If Conflicts Exist The User Of This Information Shall Contact The Engineer immediately.
9. Provide An As-Built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewer Structure Locations, Rims, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction, Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

1. Keep All Village Streets Free and Clear of Construction Related Dirt/Mud/Debris.
2. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction And Respective Utility Provisions.
3. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Provisions.
4. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection to Match Existing Pavement, Curb, Sidewalks, etc. All Control Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions. Utilize Existing Joints to Remove Minimum Amount Necessary for Installation of Proposed Improvements.
5. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
6. All Light Poles to Be Removed From Private Property Shall Be Removed In Their Entirety Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
7. Perform Tree Pruning in All Locations Where Proposed Pavement and/or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trees Within The Drip Line Of Existing Trees To Remain Shall Be Done Working Away From Trunk If Roots In Excess of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
8. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Grinded to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
9. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.
10. The Contractor Is Responsible For Returning The Following Existing Streetscape Elements Once Removed To The Village Public Works Yard: Engraved Bricks At The Intersection Of Elm & Lincoln, Any Of The Plaques On Streetscape Benches, The Wayfinding Signage Along Elm Street. The Latter Will Be Replaced With A Parking Directional Sign.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Matching Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint For Specifications. All Cross Hatch Striping Shall Be 18" At 2'-0" Centers.
3. All Accessible Parking Spaces (10'-0) Must Be Placed At The Center of the Space and Within 8 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum into Ground.

UTILITY NOTES

1. Site Project Is Located In A Separate Sewer Area.
2. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate the Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Solid Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation If Discrepancy Exists With These Drawings.
5. Coordinate the Relocation Of Any Utilities Encountered And Replacement In Any Utilities Damaged Within Influence Zone Of Work Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
7. Protection Of Water Supplies Shall Be As Described In Section 370.300 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.05 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. Provide Adequate Coupling Devices and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewers.
10. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
11. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

STRUCTURE NOTES

1. All Catch Basins to Be Installed In Paved Areas Shall Have Neenah R2501-B Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed In Landscaped Areas Shall Have Neenah R3064-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Tapped Manholes. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   - 4' Diameter Structure- 8"
   - 5' Diameter Structure- 8"
   - 6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (D-6.12) Shall Have Neenah R3081-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep 6-6.12) Shall Have Neenah R3081-A Frame & Grate or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-A Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Reset Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Sanitary Manholes Shall Include a Chimney Seal.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done in a Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Restored With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Allowable Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.8%. Contact Engineer If Conflicts Exist.
5. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.

SOIL EROSION & SEDIMENT CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILRC Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted In Such a Manner as To Minimize Erosion, and Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Must Be Maintained In A Continuing State Until The Site Is Permanently Stabilized And All Temporary Erosion and Sediment Control Devices Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Topsoil and Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At the Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of the Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures Shall Be, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Sandy Pap" Inlet Protectors (or equal) and Filter Materials around The Grate in Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Park Chip Saddlebag) In Paved Areas To Prevent Siltation and Discharge into Waterways.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice of Termination", the Permittee Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Records, And Records Of All The Data Used To Complete the Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On the Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspection Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 4:1 or Within Swales with North American Green P300 SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Release of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code #804) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Devices, so as to Not Discharge Sediment Laden Water into Storm Sewers Tributary to Open Water.

INTENDED SEQUENCE OF MAJOR SESC MEASURES

1. Install Stabilized Construction Entrance.
2. Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
3. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.
4. Clear and Stabilize Disturbed Areas As Soon As Possible.
5. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
6. Construct Sedimentation Basins and Structures.
7. Perform Grading Operations and Installation of the Infrastructure and Pavement.
8. Install Permanent Seeding and Plantings.
9. Remove Accumulated Sediment From Basins and Along Silt Fence.
10. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
11. Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   - Standard Specifications For Road And Bridge Construction (Latest Edition) By The Illinois Department of Transportation (IDOT).
   - Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition, By The Illinois Water Well Association.
   - Standard Specifications For Water And Sewer Main Construction In Illinois, Sponsored By The Illinois Municipal League.
   - The Metropolitan Water Reclamation District Of Greater Chicago (MWRD)
   - Watershed Management Ordinance And Technical Guidance Manual.
   - Rules And Regulations For Sewage And Waterworks Construction In Illinois, Latest Edition.
   - Urban Flood Control Site Procedure And Storm Control All Construction.

B. Notifications

1. The MWRD Lead Sewer Systems Section Field Office Must Be Notified At Least Two Working Days Prior To The Commencement Of Any Work (Call 708-588-4059).
2. The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Commencement And Prior To Each Phase Of Work. Contractor Shall Coordinate Home Inspecting Inspection Prior To Start Of Work And Upon Completion Of Each Work Phase.
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call JULIE At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Officials And Employees Against Any And All Claims, Demands, Suits, Etc., Or Liability Of Any Nature Arising Out Of Damage Or Injury Of Any Kind To Any Person Or Property Caused By, Resulting From Or Occurring During The Contractor's Performance Of The Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By Both Agencies. Approval Of The Plans Does Not Relieve The Contractor Of The Responsibility To Meet The Construction Specifications As Presented On The Plans. Also Be Followed Proper Construction Techniques Shall Be Followed On The Improvements Installed On The Site.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are Approximate Only And Proposed Plus Sewer Construction Shall Be Required To Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Slated For To Be Reformed Shall Be Replaced At The Expense Of The Contractor.
7. Materials And Construction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer At The Completion Of The Project. Record Drawings Shall Be Completed By The Contractor Or The Contractor Shall Be Held Liable For Any Revisions Required By The Engineer. Record Drawings Shall Be Shown In Red Pencil. Shall Be Located From Two Permanent Monuments. All Valves, Bi-Plates, Tees Or Crosses Are To Be Tied To A Few Systems.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Sewage, From Entering Any Storm Sewer Or Any Sanitary Sewer.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Any Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until All Upstream Sewers Have Been Tested And Accepted.
3. Dewatering Any Unsuitable Soils Into The Sanitary Sewer For The Purpose Of Sewer Flushing Or Use For The Subsoil Test Shall Be Prohibited Without Prior Approval From The Municipality.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In Combined Sewer Areas) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 4-Inch To 15-Inch Diameter SDR 35	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter	ASTM F-679	ASTM D-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3201, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Gaskets)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 or ASTM F-477
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas) Shall Have Stone Bedding With 3/4" To 1-1/2" Clean Crushed Limestone Stone Extending From 6" Below The Outside Diameter Of The Barrel To The Springline Of The Pipe. Trench Backfill Above Stone Shall Be Compacted With Mechanical Tamps In 6" (Loose) Lifts. The Stone Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Construction Of All Sanitary Sewers.
10. Below The Flood Protection Elevation (FPE = 597 + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Gasketed Watertight Covers With The Word "Sanitary" Cast Into The Lid.
11. Connecting To An Existing Sewer Main Or Any Other Than An Existing Inlet, Or At Locations Shown On The Following Methods Shall Be Used (a) A Cored Hole, Not Larger Than 6 Inches Larger Than A Sleeve-type Coupler Or Standard And Proper Installation Of Mortar, Grouting Or Hub. See Details. (b) Removal Of An Entire Section Of Pipe (Providing Only Two Pipe Ends) And Replace With A Pipe Of The Same Material. (c) Use Of A Tee Or Wye Fitting, Where Available, Of Sufficient Length Of Pipe, With Couplings, Required For Insertion Of "Tapped" Fitting, Using "Band Seal" Or Similar Couplings To Install It Firmly In Place.
12. Wherever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Between The Sewer Is Laid In A Separate Trench, Keeping A Minimum Of 10 Feet Between The Sewer Is Laid In A Separate Trench, Keeping A Minimum Of 10 Feet Between The Sewer Is Laid In The Same Trench With The Watermain Located On An Undisturbed Earth Shelf Located On One Side Of The Common Trench, With The Vertical Separation Of Fitting The Vertical Or Horizontal Distance Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, Flood Storm Manholes In Combined Sewer Areas, Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes (and Storm Manholes In Combined Sewer Areas) Shall Have Precast Rubber Boots That Conform To ASTM C-923 For Pipe Connections. Precast Sections Shall Consist Of Modified Groove Ridges And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-Shrink Concrete Or Mortar Plug.
17. Cement For Foundation/Footing Grains Provided To Protect Buildings Or Structures From Groundwater Shall Be Portland Cement Concrete Type I Or Type III. Any Footing Drains Provided Must Not Be Connected To Sanitary Sewers. Footing Drains Are Not Allowed To Be Connected To Storm Sewers Unless Approved By The Municipality. Footing Drains Shall Be Connected Directly To Combined Sewers Or Separate Storm Sewers Of Size Type As Prohibited And Be Located From Sewer And Perforated Pipe Encountered Within The Project Area Shall Be Plugged Or Repaired And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Negative Pressure Is Required For All Detention Basins Tributary To Combined Sewers. Typical Backflow Preventers Shall Be Inspected And Maintained Annually By The Municipality. Prior To Any Project Completion, And Any Manhole Or Structure Which Is Proposed To Be Connected To The Inlet Of A Sewer Structure Into An Open Detention Basin Or Combined Sewers, The Flow Restrictor Shall Ensure That Back Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

C. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rain Or Of Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. A Sufficient Sterile Cover Or Landscaping Are To Be Put In Place In Phases The Construction Shall Not Be Considered Complete Until Adequate Soil Stabilization Has Been Achieved.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Road, Sidewalk, Street, Alley Or Parking Area Shall Be Removed By Sweeping Or Shoveling. Washing Shall Be Accomplished Without Soil Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Material Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Pervious Control Practices Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Fringe.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blankets.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Improvements That Are Encountered During Construction Unless Otherwise Directed By Drainage Tile Is Encountered During Construction, It Shall Be Reconnected To A Functioning Downstream Drain Tile. Any Drain Tile Encountered Shall Be Immediately Reported To The Engineer And Shall Not Be Covered Or Backfilled Until Approved By The Engineer.
18. If Dewatering Operations Are Required, Inlets And Flamingo Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Operations Shall Be Inspected Daily During Construction And Any Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For Ground Water Or Non-Storm Sewers. Storm Water Shall Be Allowed To Drain Into Sanitary Sewers And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment, Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Discharging Into A Temp Pit, Filter Bag Or Existing Vegetated Upland Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Portion Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

LEGEND

EXISTING	PROPOSED
Manhole	
Catch Basin	
Inlet	
Area Drain	
Clean Out	
Flared End Section	
Storm Sewer	
Sanitary Sewer	
Combined Sewer	
Water Main	
Gas Line	
Overhead Wires	
Electrical Cable (Buried)	
Telephone Line	
Fire Hydrant	
Valve Vault	
Buffalo Box	
Monument	
Sprinkler	
Gas Valve	
Gas Meter	
Electric Meter	
Control Manhole	
Hand Hole	
Light Pole	
Light Pole w/ Mast Arm	
Utility Pole	
Telephone Pedestal	
Telephone Manhole	
Sign	
Fence	
Accessible Parking Stall	
Curb & Gutter	
Depressed Curb	
Curb Elevation	T 782.50 / G 782.00
Gutter Elevation	G 782.00
Pavement Elevation	P 783.85
Sidewalk Elevation	W 785.10
Ground Elevation	±784.0
Top of Retaining Wall	TW 786.50
Swale	
Contour Line	787
Deciduous Tree	
Coniferous Tree	
Shrubbery	
Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal
- 2" Bituminous Surface Mill
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

PAVING & SURFACE LEGEND

- Asphalt Pavement Section: 1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50; 2 1/2" Hot Mix Asphalt, IL-19.0, N50; Prime Coat (0.25 gal/sq yd); 8" Aggregate Base Courses, Type B, Crushed, CA-6; Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Driveway Section: 8" Portland Cement Concrete; 6"x6" W2.9xW2.9 Welded Wire Fabric; 8" Aggregate Base Courses, Type B, Crushed
- Concrete Sidewalk Section: 5" Portland Cement Concrete; 6"x6" W1.4xW1.4 Welded Wire Fabric; 2" Aggregate Base Courses, Type B, Crushed
- Brick Paver Section: See Landscape Plans for Section Details
- Bituminous Overlay: 2" Hot Mix Asphalt,Mix D, IL-9.5, N50; Tack Coat
- Stormwater Overland Flow Path
- Ridge Line/High Point

SOIL EROSION & SEDIMENT CONTROL LEGEND

- Silt Fence
- Catch-All, Park Chip Saddlebag (or equal) Paved or Existing Stabilized Area

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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FAX (847) 223-4864
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No.	Date	Description
	06/06/24	ISSUED FOR FINAL PD SUBMISSION
	05/06/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR VILLAGE/MWRD/IEPA PERMIT
	11/07/24	MWRD SUBMITTAL
	11/22/24	FINAL PD PLAN REVIEW #1 RESPONSE

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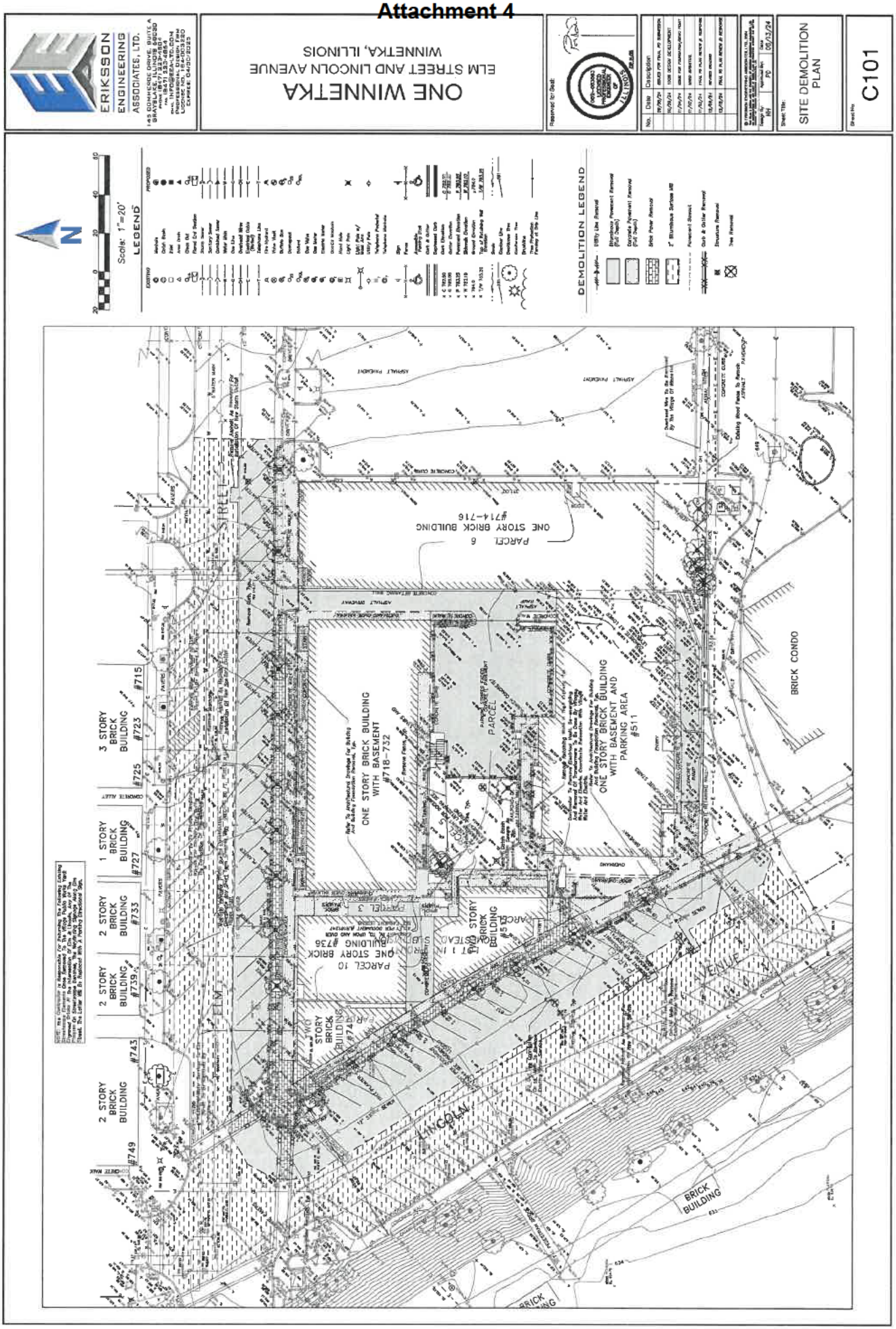
Design By:	Approved By:	Date:
NH	PD	05/13/24

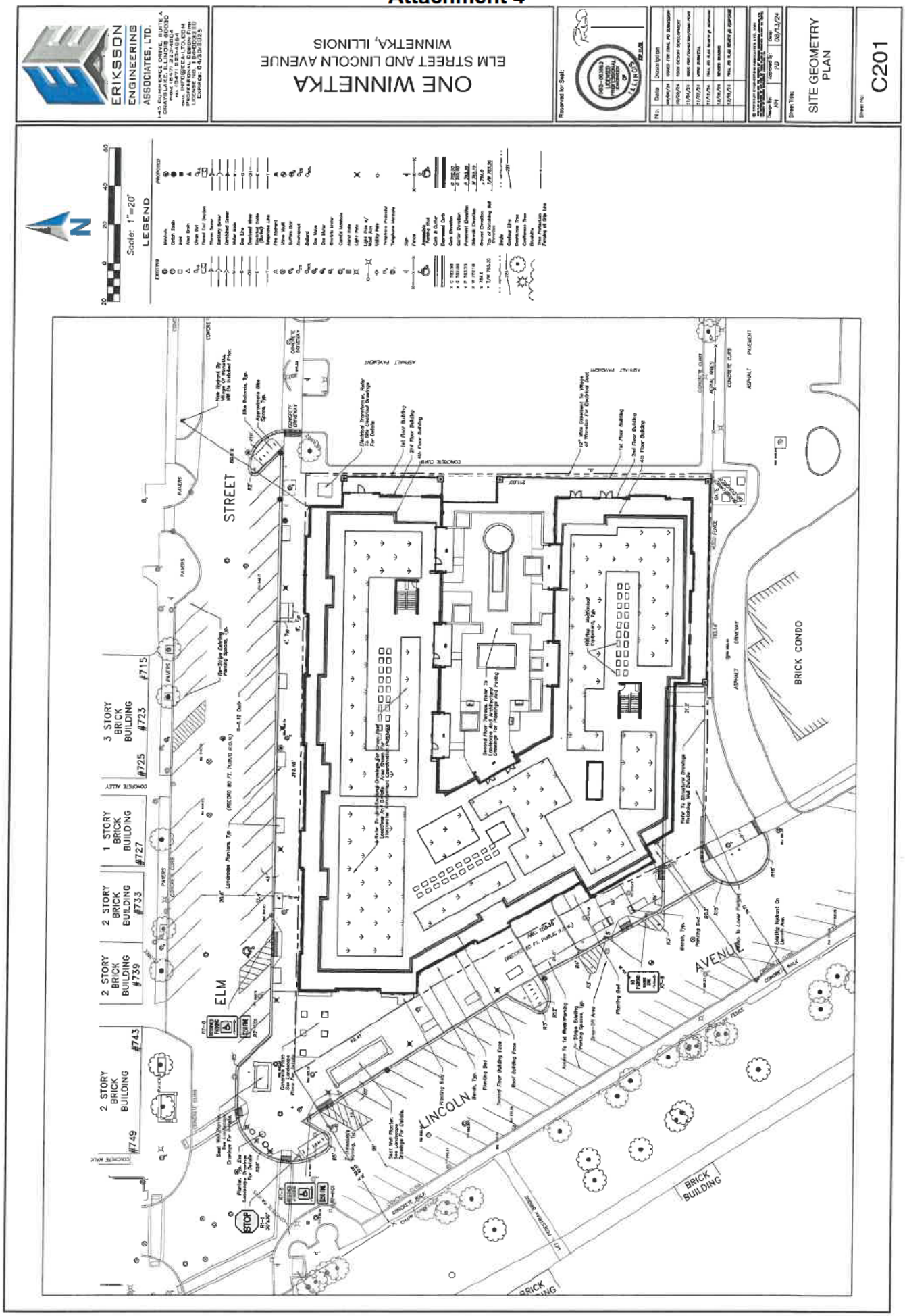
Sheet Title:
SITE NOTES AND LEGENDS

Sheet No:
C001

Attachment 4

EEA - \\EEA-DATA\Projects\22297 - ONW - One Winnetka\Drawings\Civil\Civil Sheets.dwg
Plotted: 11/22/24 @ 2:23pm by: Nick Hart


ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
SITE DEMOLITION PLAN
C101
LEGEND
DEMOLITION LEGEND
Scale: 1"=20'
PARCEL 6
ONE STORY BRICK BUILDING
#714-716
PARCEL 10
ONE STORY BRICK BUILDING #736
ONE STORY BRICK BUILDING WITH BASEMENT #718-732
ONE STORY BRICK BUILDING WITH BASEMENT AND PARKING AREA #511
BRICK CONDO
3 STORY BRICK BUILDING #715
3 STORY BRICK BUILDING #723
#725
1 STORY BRICK BUILDING #727
2 STORY BRICK BUILDING #733
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #743
2 STORY BRICK BUILDING #749
ELM STREET
LINCOLN AVENUE
BRICK BUILDING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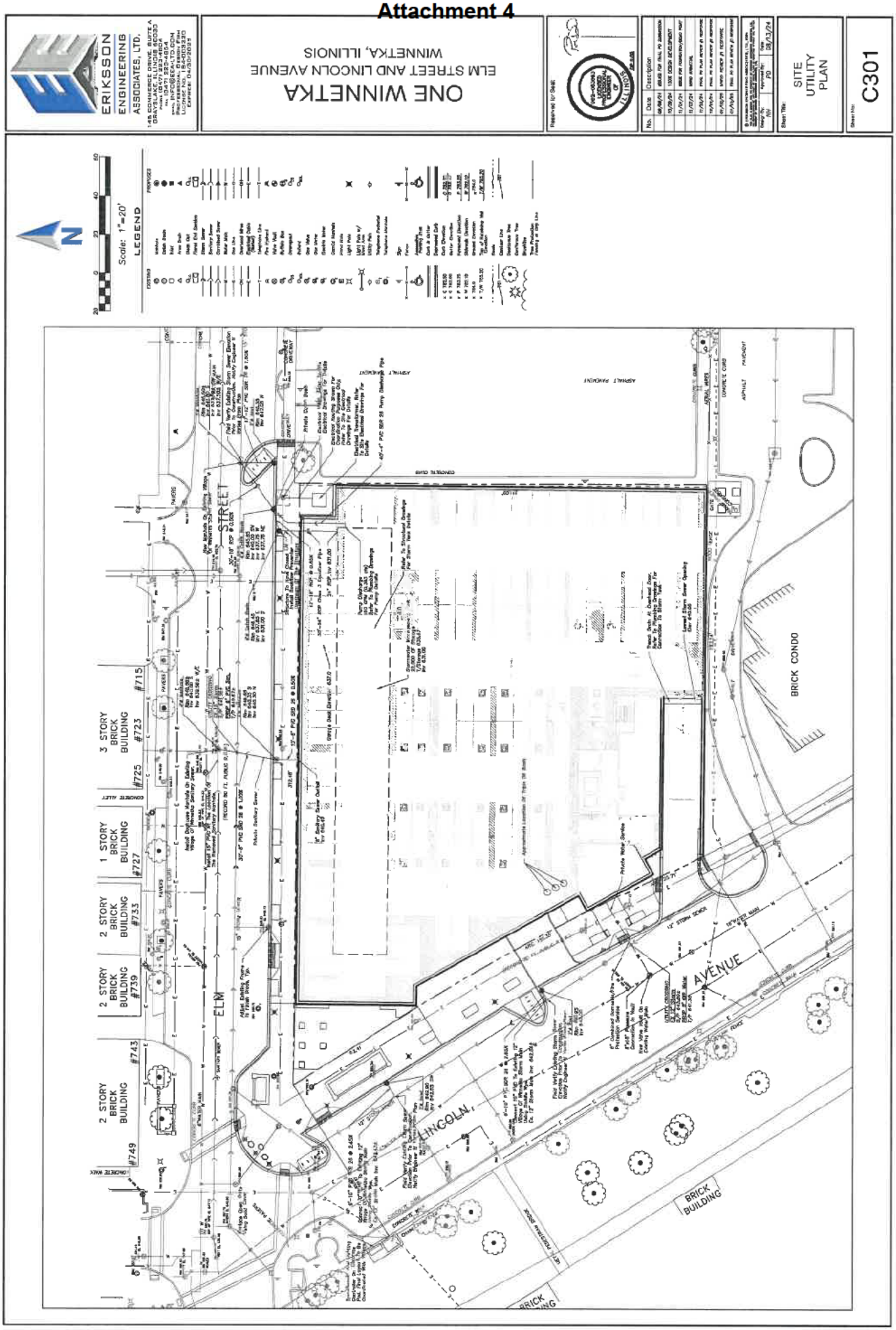
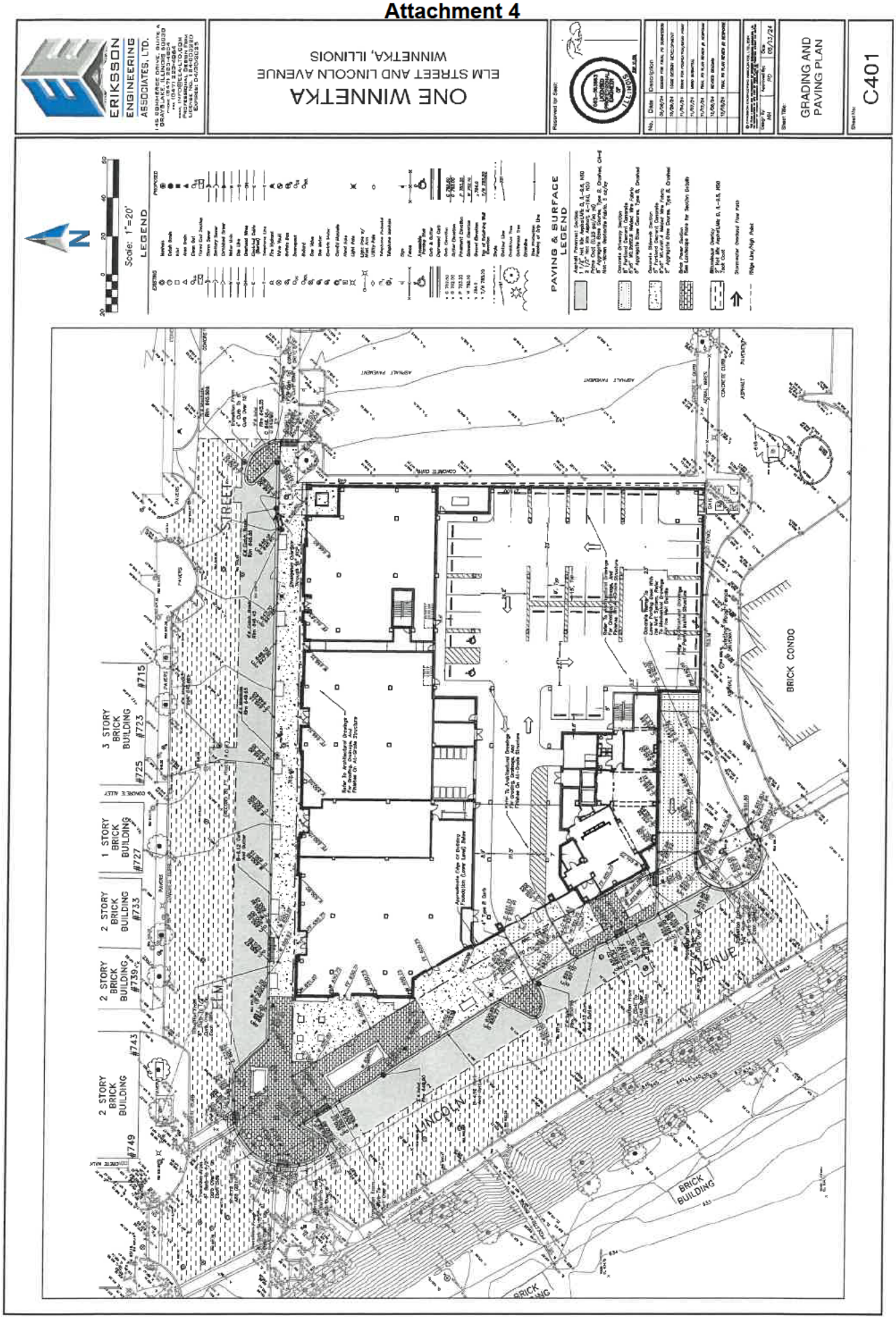
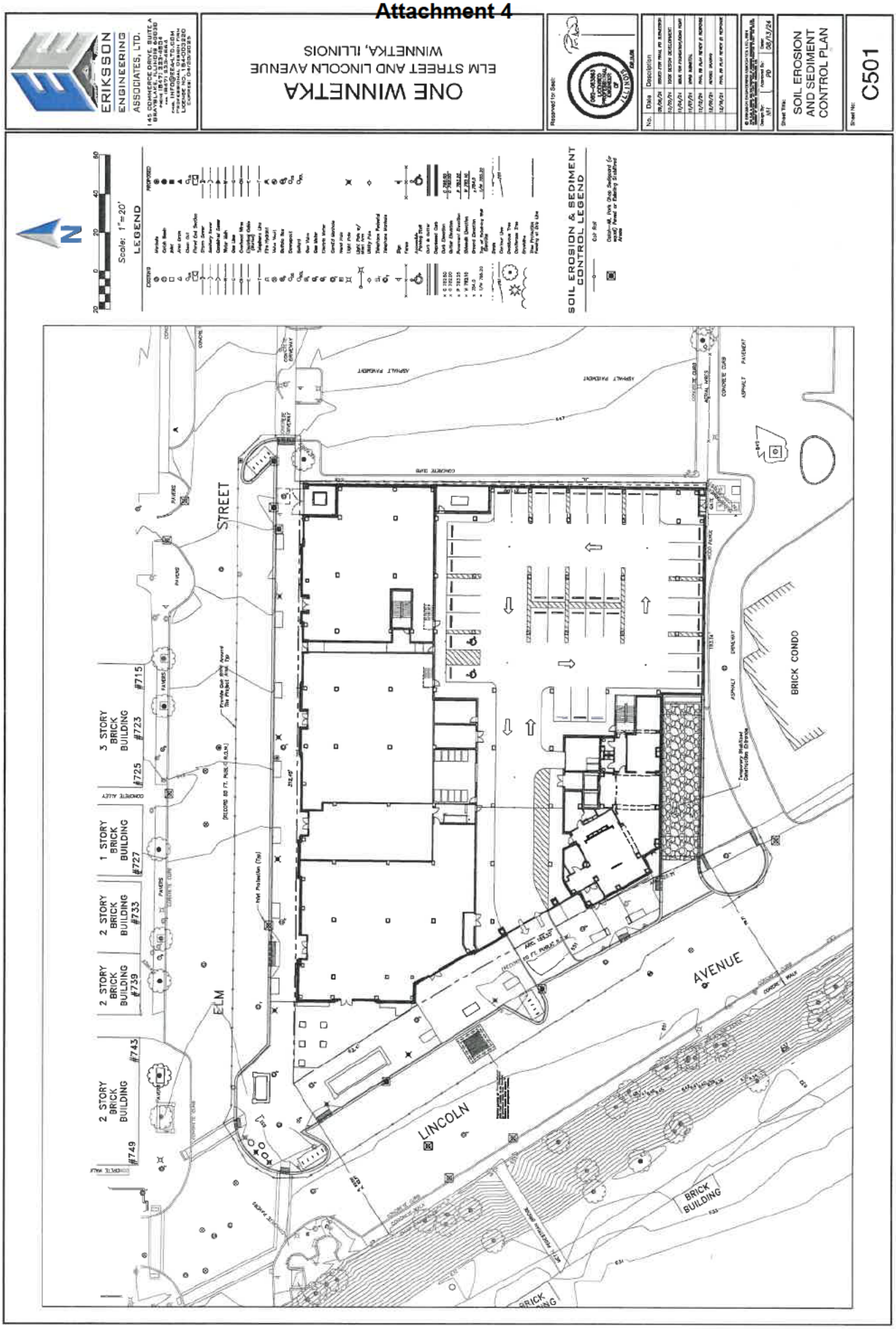
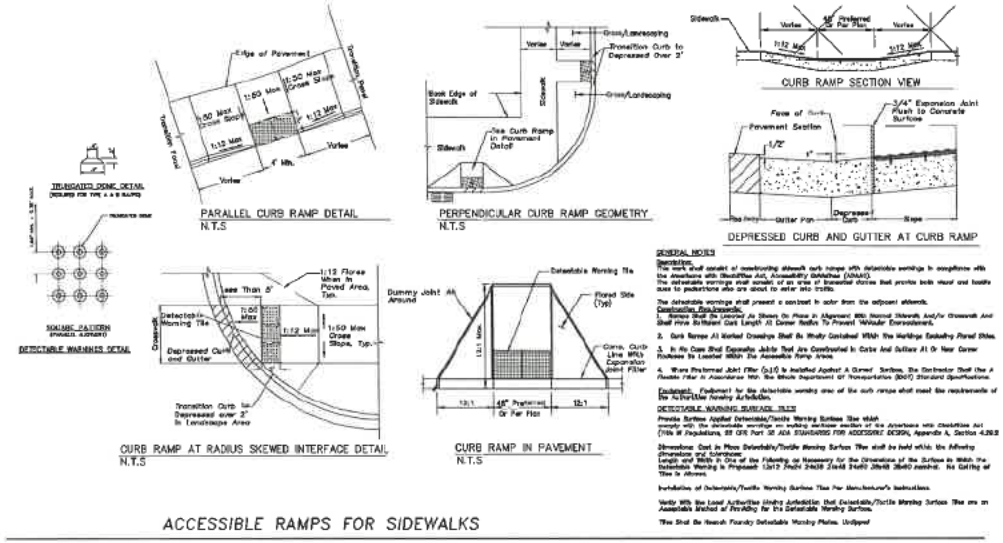
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
Reserved for Seal
No. Date Description
Sheet Title: SITE GEOMETRY PLAN
Sheet No: C201
Scale: 1"=20'
LEGEND
STREET
ELM
LINCOLN
AVENUE
BRICK CONDO
3 STORY BRICK BUILDING #715 #723 #725
1 STORY BRICK BUILDING #727
2 STORY BRICK BUILDING #733
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #743 #749
BRICK BUILDING
STOP

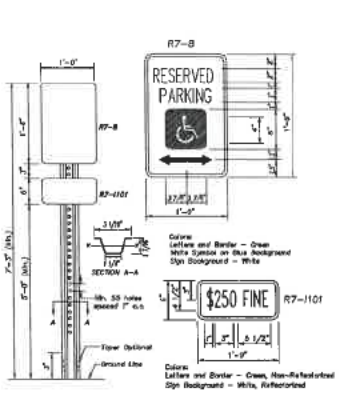

ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
SITE UTILITY PLAN
C301
Scale: 1"=20'
LEGEND
3 STORY BRICK BUILDING #715 #723 #725
1 STORY BRICK BUILDING #727
2 STORY BRICK BUILDING #733
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #743
2 STORY BRICK BUILDING #749
BRICK CONDO
BRICK BUILDING
ELM STREET
LINCOLN AVENUE


ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
GRADING AND PAVING PLAN
C401
LEGEND
PAVING & SURFACE LEGEND
Scale: 1"=20'
STREET
ELM
LINCOLN
AVENUE
3 STORY BRICK BUILDING #715 #723 #725
1 STORY BRICK BUILDING #727
2 STORY BRICK BUILDING #733
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #743 #749
BRICK CONDO
BRICK BUILDING

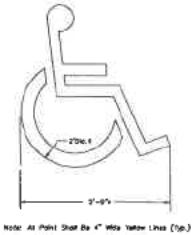

ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN
C501
Scale: 1"=20'
LEGEND
SOIL EROSION & SEDIMENT CONTROL LEGEND
ELM STREET
LINCOLN AVENUE
3 STORY BRICK BUILDING #715 #723 #725
1 STORY BRICK BUILDING #727
2 STORY BRICK BUILDING #733
2 STORY BRICK BUILDING #739
2 STORY BRICK BUILDING #743 #749
BRICK CONDO
BRICK BUILDING



ACCESSIBLE RAMPS FOR SIDEWALKS



ACCESSIBLE PARKING SIGN



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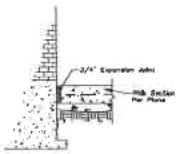
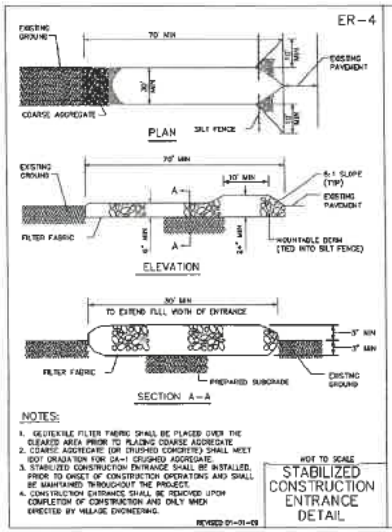
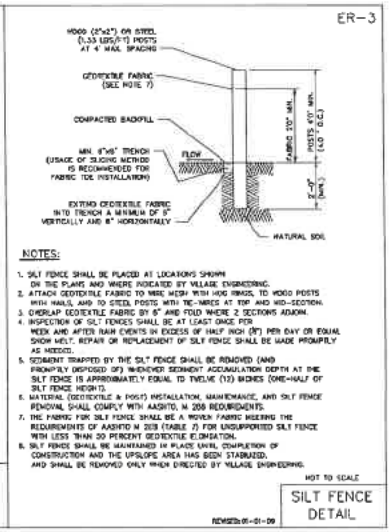
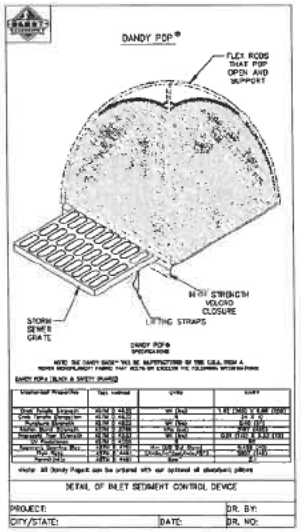
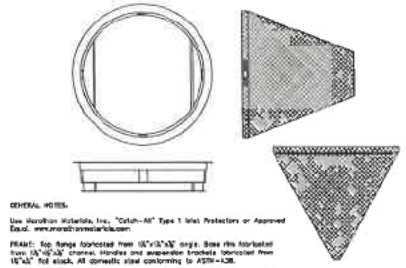


WALK ADJACENT TO BUILDING









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GRAYSLAKE, ILLINOIS 60030
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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-062883
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	08/08/24	ISSUED FOR FINAL PD SUBMISSION
	10/26/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/RADIO PERMIT
	11/07/24	MINOR CORRECTIONS
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

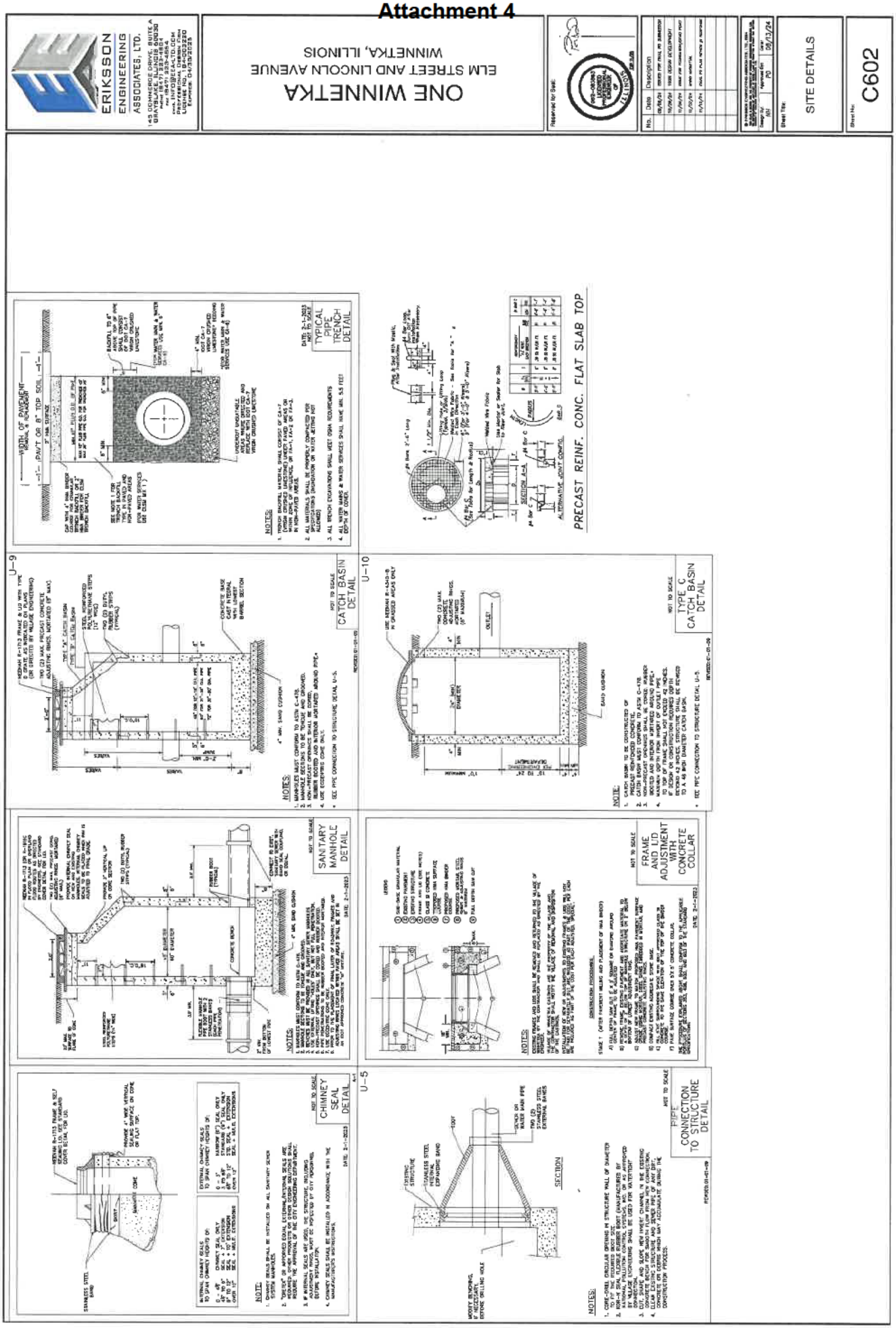
Design By:	Approved By:	Date:
NH	PD	08/13/24

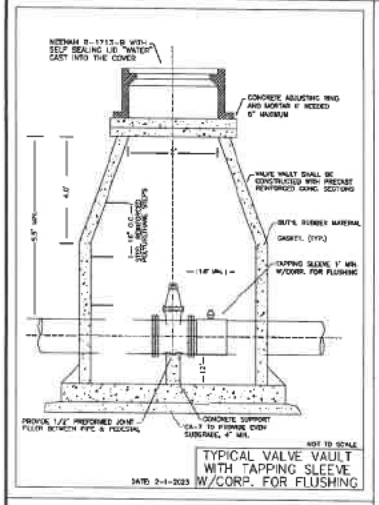
Sheet Title:
SITE DETAILS

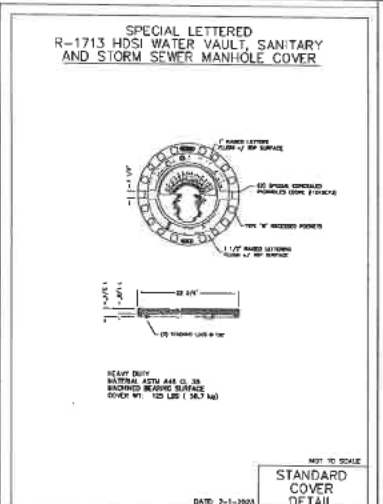
Sheet No:
C601

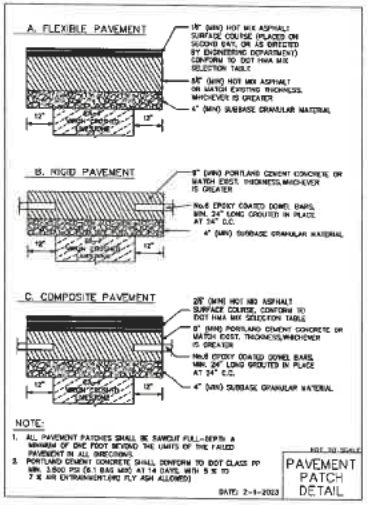
Attachment 4

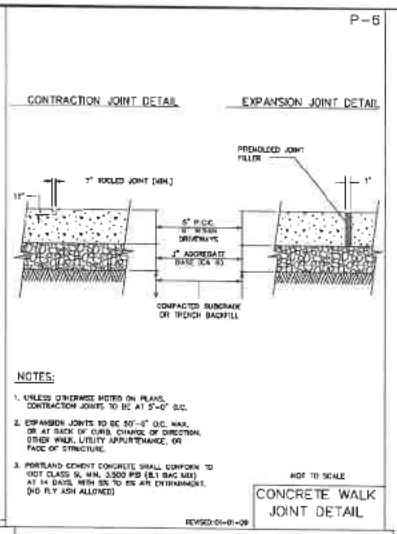
EEA — \\FILE-GRAY\Projects\22297 — One Winnetka\Drawings\Sitepkn Winnetka.dwg
Plotted: 11/08/24 @ 9:31am By: nhart

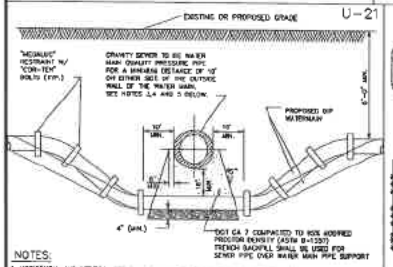

ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
SITE DETAILS
C602
TYPICAL PIPE TRENCH DETAIL
CATCH BASIN DETAIL
SANITARY MANHOLE DETAIL
FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR
TYPE C CATCH BASIN DETAIL
CHIMNEY SEAL DETAIL
PIPE CONNECTION TO STRUCTURE DETAIL
PRECAST REINF. CONC. FLAT SLAB TOP







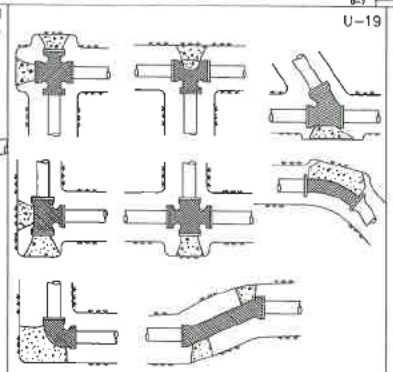




NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR EPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY SHORT WATER MAIN PIPE MATERIALLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH ROOS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "CORTEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (DR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-2,500 LB. BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

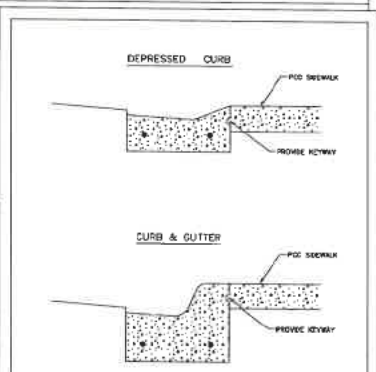
NOT TO SCALE
WATER MAIN CROSSING DETAIL
REVISED:01-01-09

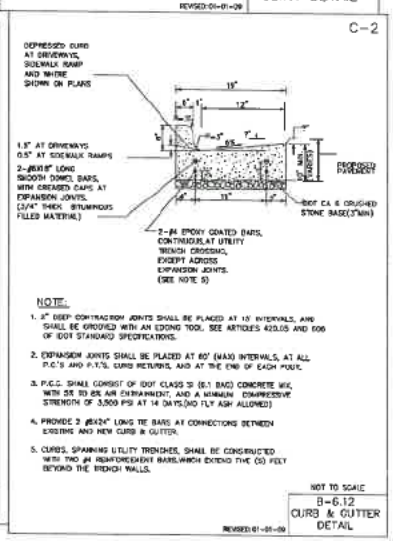


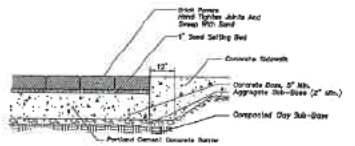
NOTE:

1. ALL BENDS OF 10° AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10°, TEES, CROSSES, VALVES AND FIRE HYDRANTS) SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY VILLAGE ENGINEERING. BOLTS SHALL BE "COR-TEN".
4. NO CONCRETE SHALL BE PLACED DIRECTLY ON WATER MAIN.

NOT TO SCALE
THRUST BLOCK DETAIL
REVISED:01-01-09







BRICK PAVER SIDEWALK

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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EMAIL INFO@ERIKSSONENGINEERING.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

083-013363
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	08/08/24	ISSUED FOR FINAL PD SUBMISSION
	10/09/24	100% DESIGN DEVELOPMENT
	11/04/24	REVISED FOR VILLAGE/RESIDENT REVIEW
	11/07/24	MINOR SUBMITTAL
	11/22/24	FINAL PD PLAN REVIEW AS REQUIRED

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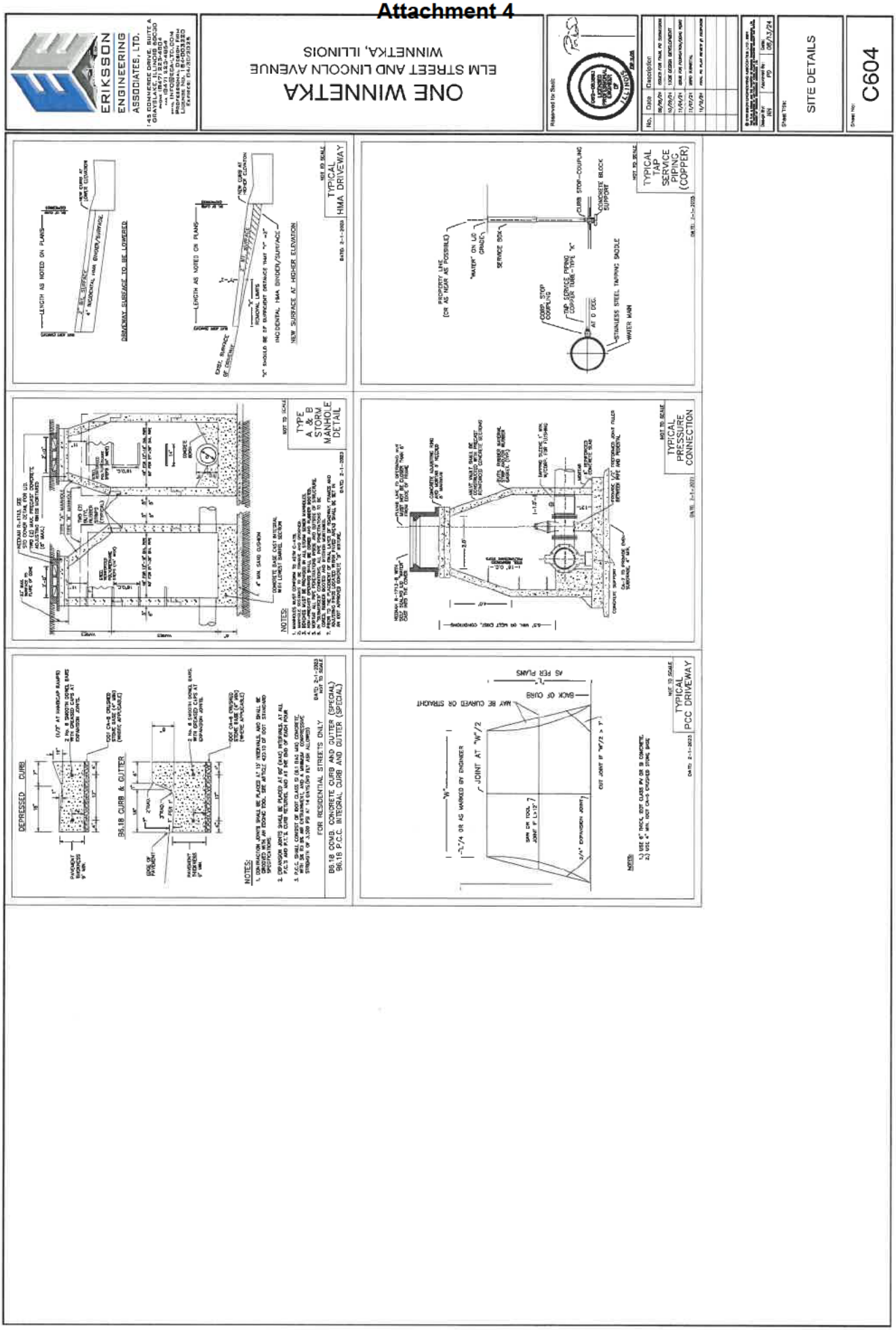
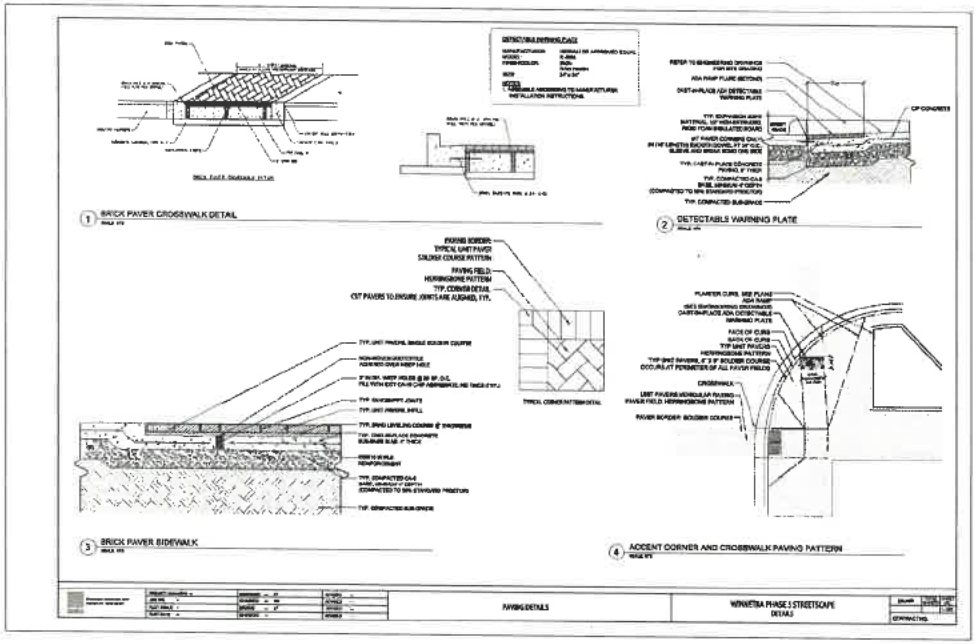
Design By:	Approved By:	Date:
NH	PD	08/13/24

Sheet Title:
SITE DETAILS

Sheet No:
C603

ERA – \\ENG-ERA\Projects\22037 - ONW - One Winnetka\Drawings\Civil\plan Winnetka.dwg
Plotted: 11/08/24 @ 9:32am By: mont


ERIKSSON ENGINEERING ASSOCIATES, LTD.
ONE WINNETKA
ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS
SITE DETAILS
C604
TYPICAL HMA DRIVEWAY
TYPICAL TAP SERVICE PIPING (COPPER)
TYPE A & B STORM MANHOLE DETAIL
TYPICAL PRESSURE CONNECTION
TYPICAL PCC DRIVEWAY
DEPRESSED CURB
B6.18 CURB & GUTTER
B6.18 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.18 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)
FOR RESIDENTIAL STREETS ONLY
NOTES:



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PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063863
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	09/06/24	ISSUED FOR FINAL PD SUBMISSION
	10/29/24	100% DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FOUNDATION/BIDDING PLAN
	11/07/24	MARC CONSULTING
	11/12/24	FINAL PD PLAN REVIEW #1 RESPONSE

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Design By:	Approved By:	Date:
NM	PD	03/13/24

Sheet Title:

SITE DETAILS

Sheet No:

C605

Attachment 4

EEA – \\FILE-GRAY\Projects\32297 – ONW – One Winnetka\Drawings\Sitepian Winnetka.dwg
Plotted: 11/06/24 @ 9:33am By: mhart

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GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
WEB: INFO@ERIKSSONLTD.COM
Illinois Design Firm License No.: 184.003320
Expires: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal

No.	Date	Description
	09/16/24	ISSUED FOR PLAN RE- SUBMISSION
	08/26/24	ISSUE ADDED DEVELOPMENT
	11/14/23	ISSUE FOR PLAN REVIEW - 100%
	11/07/23	ISSUED SUBMITTAL
	10/16/23	PRELIM. PLAN REVIEW BY PLANNING

Design Engineer: JM
Approved By: PD
Date: 08/13/24

Sheet Title: STORMWATER PLAN

Sheet No: CX1

STORMWATER SUMMARY

DISCRETE AREA, I.D. — Acres (Predeveloped, Area)

EXISTING SITE
Pervious Area 0.10 Acres (CN 80) (C 0.45)
Impervious Area 1.11 Acres (CN 98) (C 0.95)
91,736

PROPOSED SITE
Pervious Area 0.01 Acres (CN 80) (C 0.45)
Green Roof Area 0.33 Acres (CN 80) (C 0.50)
Impervious Area 0.77 Acres (CN 98) (C 0.95)
71,195
33,705 ft^3

Required VC Volume
Allowed VC Reduction 3,150 ft^3
19 x 0.6 = 60% Reduction = 158 cf

Green Roof Area 12,500 SF (4" Media Thickness=7.29")
VC Volume Provided 1,520 CF (Extended Wet Vessel)

CN 98.67
C 0.95
Weighted C 0.95
Discharge 0.30 cfs/Acre
0.283 cfs
Provided Rel. 0.04 cfs/Ac (0.03 Hemispan)

BOE AREA, 0.54 — Acres (Attachments: Post Demolition)

EXISTING SITE
Pervious Area 0.01 Acres (CN 80) (C 0.45)
Impervious Area 0.53 Acres (CN 98) (C 0.95)
23,516

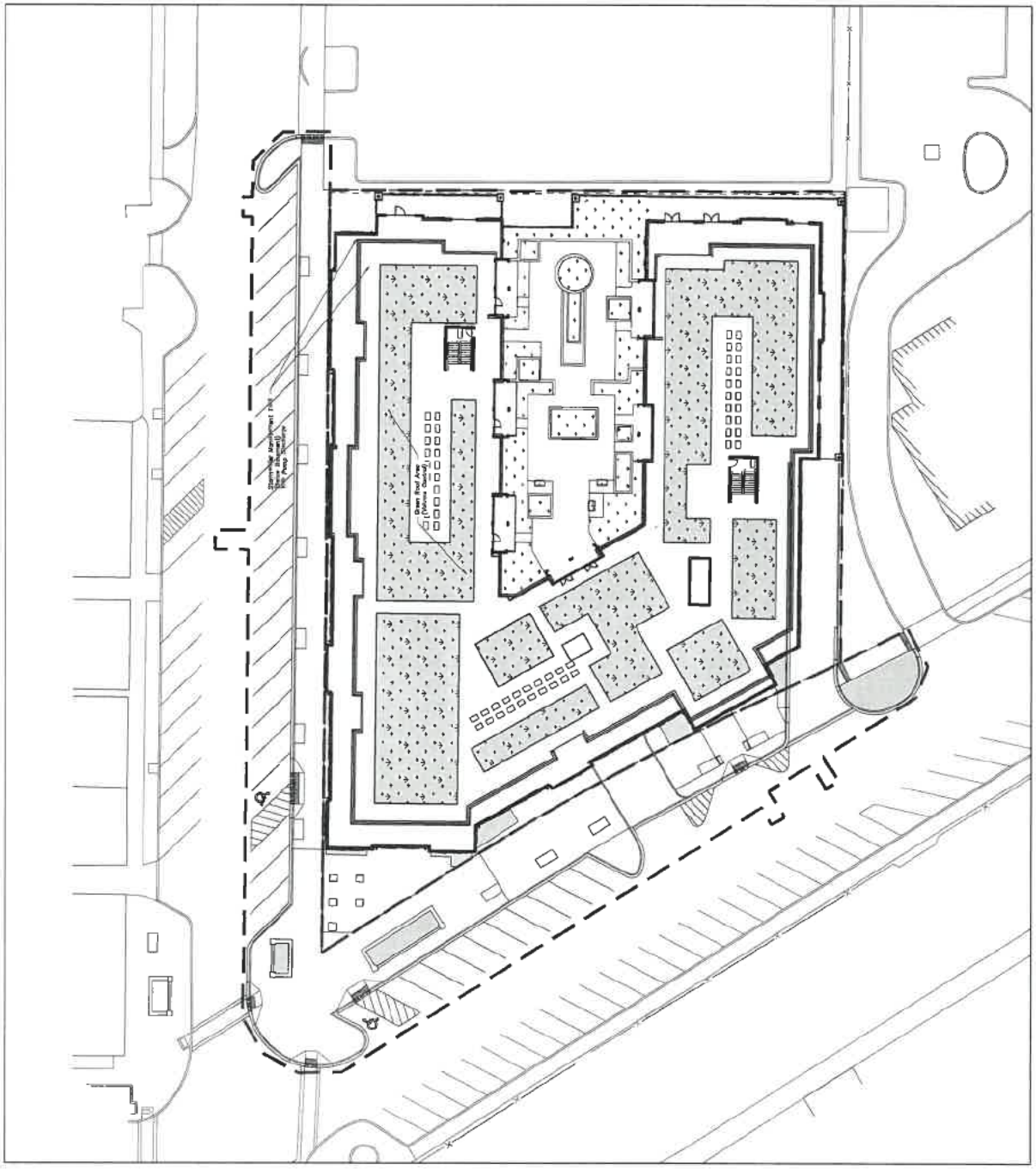
PROPOSED SITE
Pervious Area 0.02 Acres (CN 80) (C 0.45)
Impervious Area 0.51 Acres (CN 98) (C 0.95)
22,436

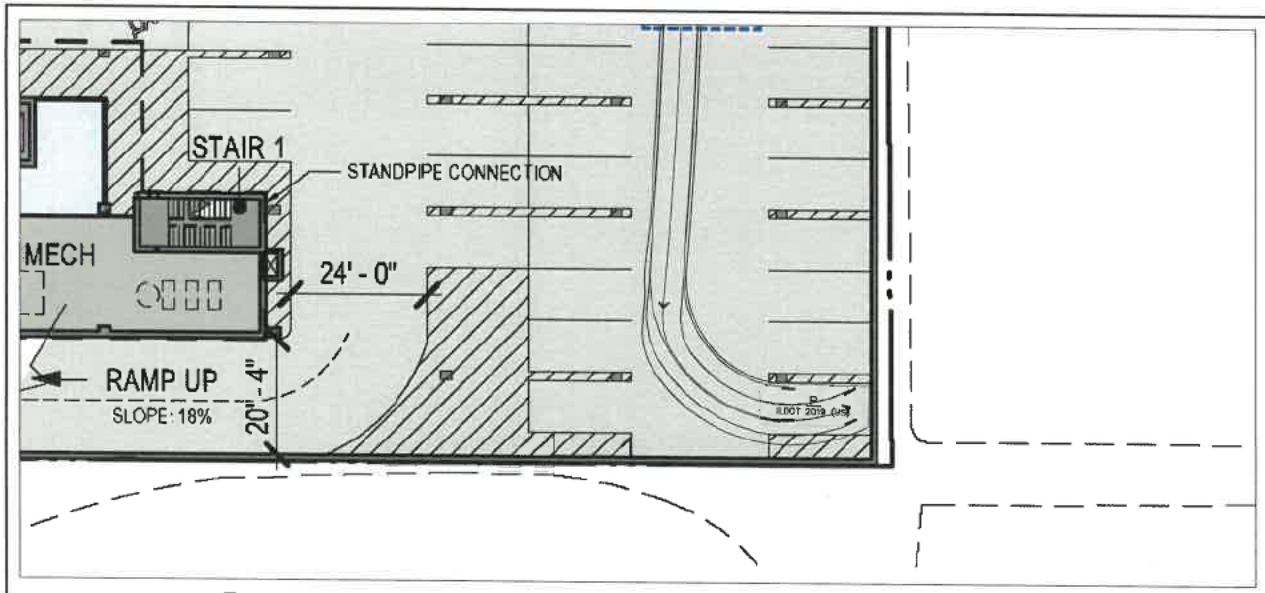
SURFACE LEGEND

PERVIOUS SURFACE
CN 80
C 0.45

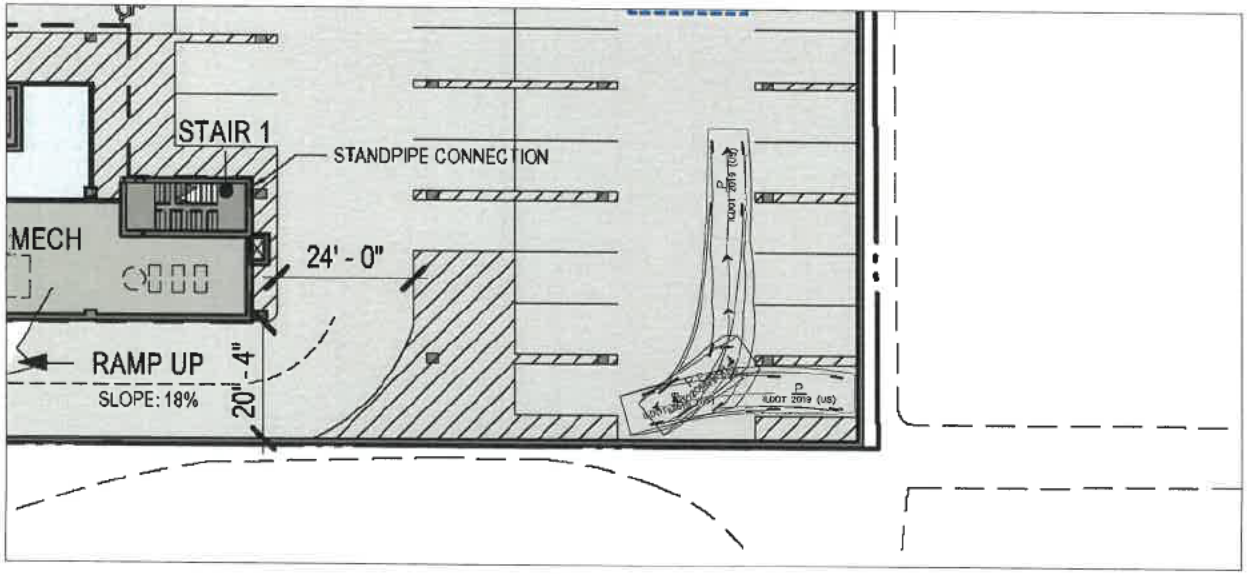
GREEN ROOF
CN 80 (Assumed 4")
C 0.50 4" Media Thickness

IMPERVIOUS SURFACE
CN 98
C 0.95

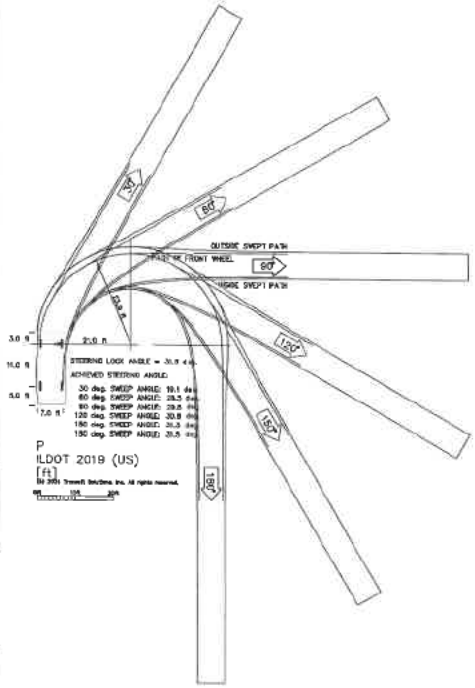


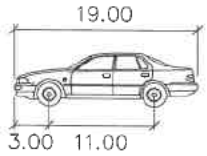


Passenger Vehicle Entering End Stall



Passenger Vehicle Exiting End Stall





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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FAX (847) 223-4854
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2025

ONE WINNETKA

ELM STREET AND LINCOLN AVENUE
WINNETKA, ILLINOIS

Reserved for Seal:

062-063883
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

No.	Date	Description
	09/04/24	ISSUED FOR FINAL PD SUBMISSION
	10/09/24	TOWN DESIGN DEVELOPMENT
	11/04/24	ISSUE FOR FINAL PD SUBMITTAL
	11/07/24	MINOR SUBMITTAL
	11/15/24	FINAL PD PLAN REVIEW #1 RESPONSE

Design By: NH | Approved By: PD | Date: 08/13/24

Sheet Title:
AUTOTURN EXHIBIT

Sheet No:
AT101

Attachment 4

EEA – \\NLC-DFS\Projects\221217 – Oriar – One Wilmette\Drawings\Situation Winnetka.dwg
Plotted: 11/08/24 @ 8:34am By: mart

EXHIBIT G

Building Materials Details

July 11, 2023

David Schoon
Village of Winnetka Community Development
510 Green Bay Road
First Floor
Winnetka, IL 60093

Re: One Winnetka
OKW Project No. 21077

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2A	FIBER CEMENT PANEL & TRIM	BIRCH TREE, STUCCO	HARDIE PANEL OR EQ.
FC-2B	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	MONTEREY TAUPE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
MTL-3	CORRUGATED METAL MECH SCREEN	GRAY	ROOFSCREEN OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	MIDNIGHT BRONZE	PAC-CLAD OR EQ
SC-1	DECORATIVE SCREEN - ALUM	CREAMY (SW 7012)	ACCENTS OF FRANCE
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

KAWNEER

Design + Performance Versatility with Unmatched Fabrication Flexibility



Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

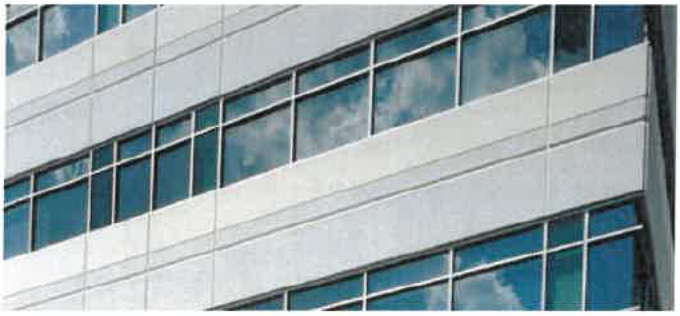
Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
ARCHITECT
ADD Inc., Cambridge, Massachusetts
GLAZING CONTRACTOR
Ipswich Bay Glass Company,Inc., Rowley, Massachusetts
PHOTOGRAPHER
© Gordon Schenck, Jr.

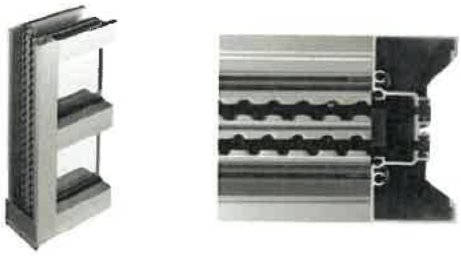
All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.

PERFORMANCE

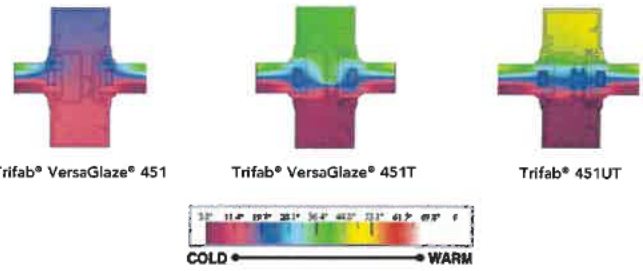
Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

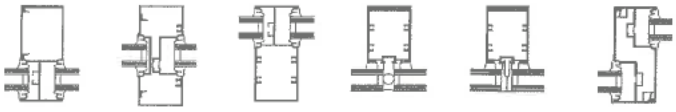
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



Trifab® VersaGlaze® 451 | **Trifab® VersaGlaze® 451T** | **Trifab® 451UT**

PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



Front | **Center** | **Back** | **SSG** | **Weatherseal** | **Multi-Plane**

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Kawneer Company, Inc. Technology Park / Atlanta | 555 Guthridge Court Norcross, GA 30092 | 770.449.5555 kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

FAB-1 - CUSTOM FABRIC

sunbrella



Black

Sunbrella Shade

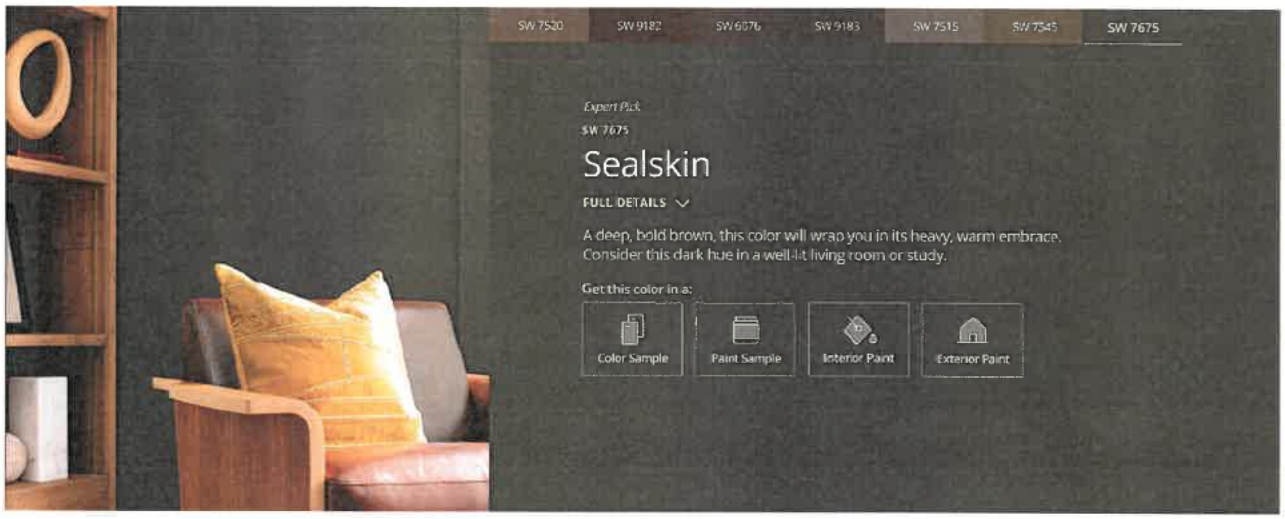
SKU: 4608-0000

Recommended Application

Best For: Awnings / Pergolas, Marine Tops and Covers

Available in these colors

PNT-1



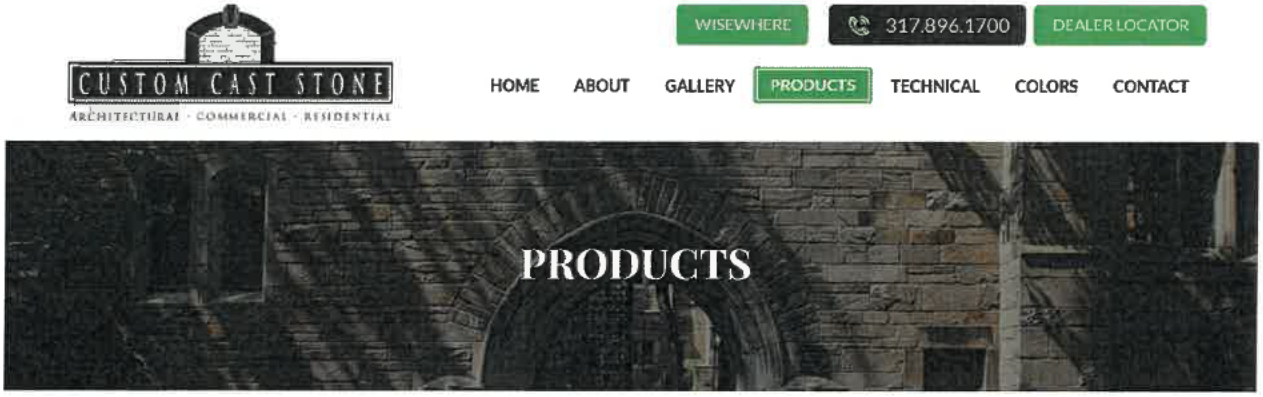
PNT-2



FB-1


ALASKAN
Pueblo Color: 256 (Alaskan)
Production Plant: Pueblo
Color Classification: White
Size Availability: Modular, other sizes special order
Texture Availability: Grain, other textures special order

CS-1/CS-2


CUSTOM CAST STONE
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GALLERY
PRODUCTS
TECHNICAL
COLORS
CONTACT
PRODUCTS
MASONRY VENEER
STYLE
COLOR
WORK SHEETS
Click Here to Order Samples
Order Now
Solid
Blended
Sandstone
Smooth CCS-108
CS-1
Splitface CCS-SF108
CS-2

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

ANODIZED SERIES



www.alpolic-americas.com/anodized

ALPOLIC®
METAL COMPOSITE MATERIALS

ANODIZED SERIES

ALPOLIC®
METAL COMPOSITE MATERIALS

SURFACE TREATMENT

ALPOLIC®/fr Anodized material is a sandwiched aluminum skinned composite panel with a Class 1 anodized finish on the top side. Available stock Anodized finish is CLR Clear Anodized. Custom colors and untreated panels available.

STANDARD PANEL SIZE

Standard stock widths are 50" (1270mm) and 62" (1575mm) and lengths of 148" (3759mm) and 198" (5029mm). Panels are stocked in 4mm thickness. Standard crate is 32 pieces and 24 pieces for 62 x 196. Custom lengths, thickness, and standard polyethylene core available. Please contact Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color:	DE 5.0 (CMC) variation within one lot*
Gloss:	Nominal +/-10 units

*Please note that Anodized panels can not be color controlled as tightly as painted panels and some color variation should be expected.

PRODUCT TOLERANCE

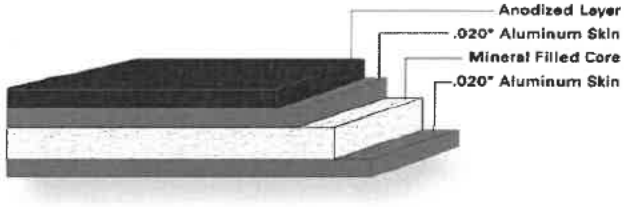
Width:	± 0.08" (2mm)
Length:	± 0.012" per ft (1 mm/meter)
Thickness:	3mm ± 0.008" (0.2mm)
	4mm ± 0.008" (0.2mm)
	6mm ± 0.012" (0.3mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22.5 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty:	10 years
Finish warranty:	5 years

Please call Customer Service for exclusions and warranty details.



FIRE PERFORMANCE

Fire retardant ALPOLIC®/fr Anodized finish panels with a mineral filled core have been tested by independent testing laboratories using nationally recognized tests. This material meets all requirements of the International Building Code for non-combustible construction:

IBC Listed

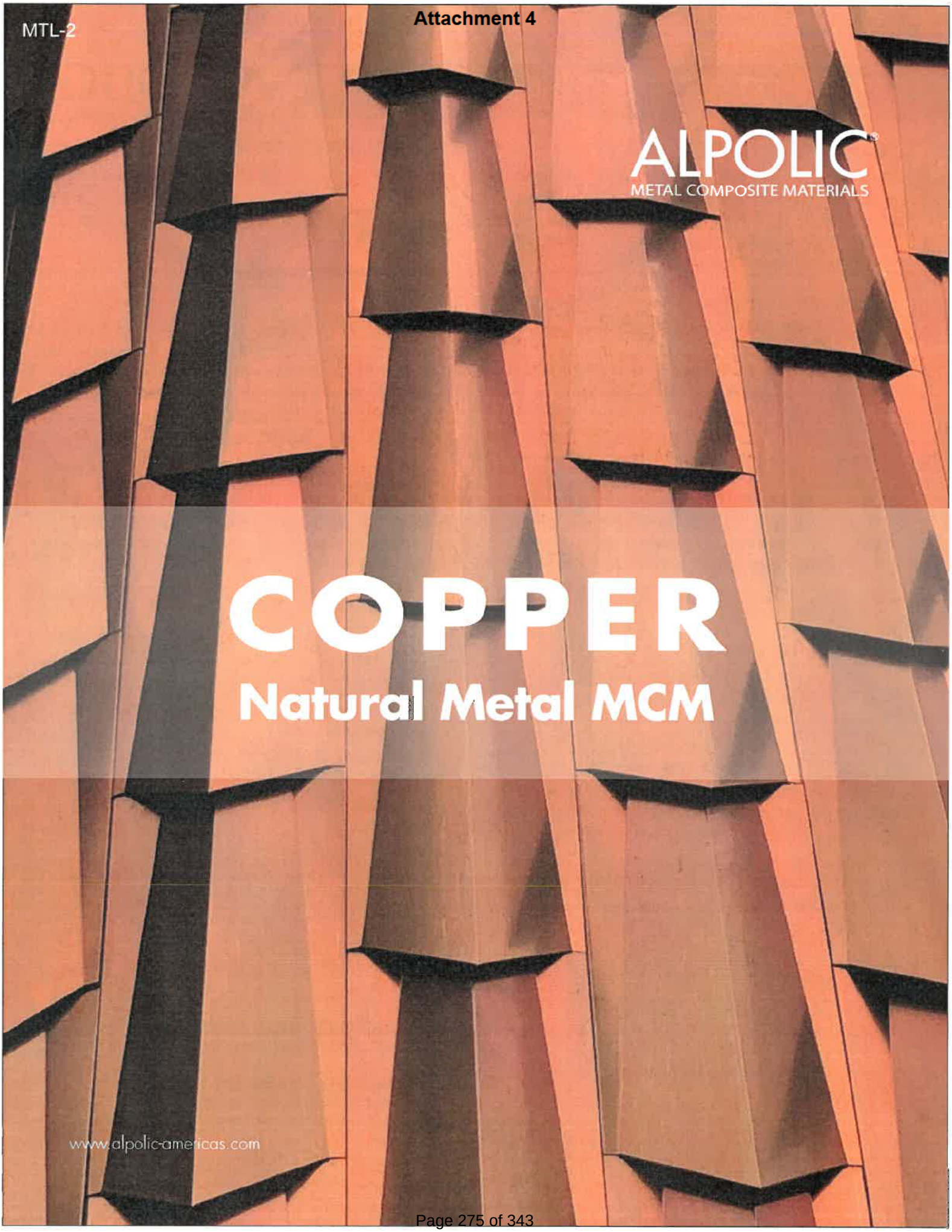
Please visit www.alpolic-americas.com/anodized or call technical support for complete report listings and additional information.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Fabricate panels at temperatures above 55°F.
- Protective film should be removed from panels soon after installation.
- Please refer to ALPOLIC® Anodized Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.
- For best color consistency, ALPOLIC® recommends ordering all required Anodized finish panels at one time in the same width and maintaining consistent panel orientation during installation.
- Different lots of Anodized finish should not be mixed on building elevation.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

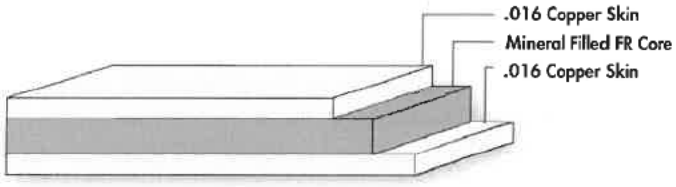
401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com


ALPOLIC
METAL COMPOSITE MATERIALS
COPPER
Natural Metal MCM
www.alpolic-americas.com

NATURAL METALS - COPPER

ALPOLIC®
METAL COMPOSITE MATERIALS

Our Natural Metals Series - Copper features the same flatness and workability of a metal composite material (MCM) but with the copper surface of your choice.



SURFACE TREATMENT

ALPOLIC® Copper Composite Material (CCM) is created by sandwiching two thin layers of copper around a polyehylene (pe) or fire-retardant (fr) core. The genuine surface of copper will weather over time and turn to a classic patina green depending on the microenvironment of the project location, green patina can also be achieved by chemically treating the copper composite before installation. This process of pre-treatment is performed by third party to the Architects satisfaction.

STANDARD PANEL SIZE

Standard stock is 38" x 196" (965mm x 4978mm) in 30 piece crates. Custom lengths and thickness available. Please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Finish color of natural metal can't be controlled, and some variation should be expected.

PRODUCT TOLERANCE

Width:	± 0.08" (2mm)
Length:	± 0.16" (4mm)
Thickness:	4mm ± 0.008" (0.2mm)
Bow:	Maximum 0.5% of length and/or width
Squareness:	Maximum 0.2" (5mm)
Peel Strength:	>22 in lb/in (ASTM D1781)

ALPOLIC® material is trimmed and squared with cut edges to offer the best sheet edge conditions in the industry.

WARRANTY

Standard panel warranty on the manufacturer of Copper Composite Material: 10 Year
Finish warranty: As copper is a natural finish there is no finish warranty due to the fact that the finish is continuously changing.

Please call Customer Service for exclusions and warranty details.

PRODUCT NOTES

- Copper needs to be isolated from aluminum and other dissimilar metals to avoid galvanic corrosion.
- Panels should be stored flat in a dry, indoor environment.
- Protective film should be removed from panels soon after installation.
- Please refer to CCM Fabrication Manual for routing and fabrication recommendations.
- Crating fees apply to orders for less than standard piece crate.

ALPOLIC® TECHNICAL ASSISTANCE
1.800.422.7270 | technicalservices@alpolic.com

401 Volvo Parkway, Chesapeake, VA 23320
Telephone 1.800.422.7270 | Fax 757.436.1896
www.alpolic-americas.com | Email: info@alpolic.com

PD_010720

PRODUCT DATA SHEET

RoofScreen

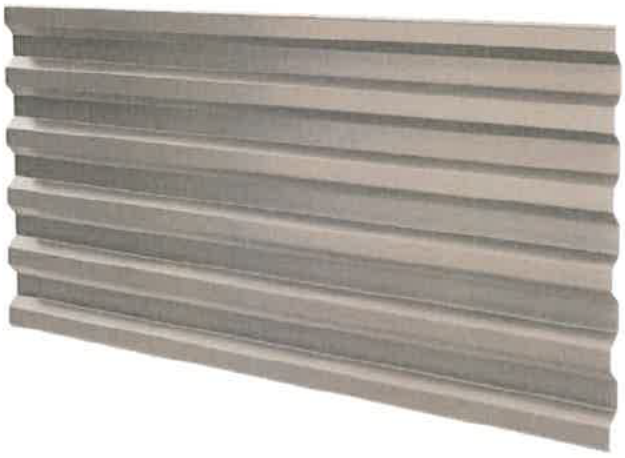
7.2 Rib Panel
Updated 11.09.2022

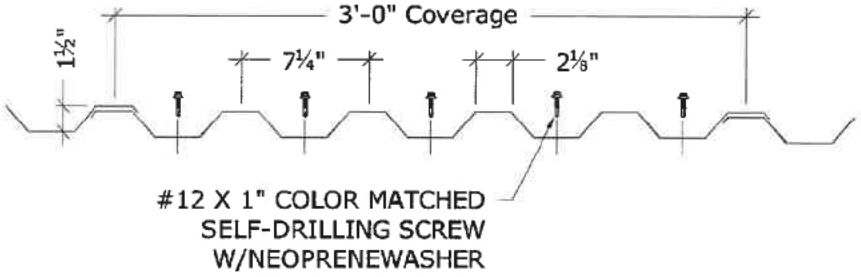
www.roofscreen.com

7.2 Rib Panel

Due to its 1 ½" deep profile, the 7.2 Rib Panel has excellent spanning capabilities, making it an economical choice with a high strength to cost ratio.

- Material: 24ga steel standard, other gauges may be available. Available in perforated aluminum.
- Length: Up to 30'. Extra charges may apply for lengths shorter than 4'.
- Attachment: Exposed fasteners, color matched to panel.
- Finish: Factory applied Kynar.
- Colors: Choose from standard color chart.
- Warranty: 20 years.
- Installation: Orient vertically or horizontally. Color matched exposed fasteners.



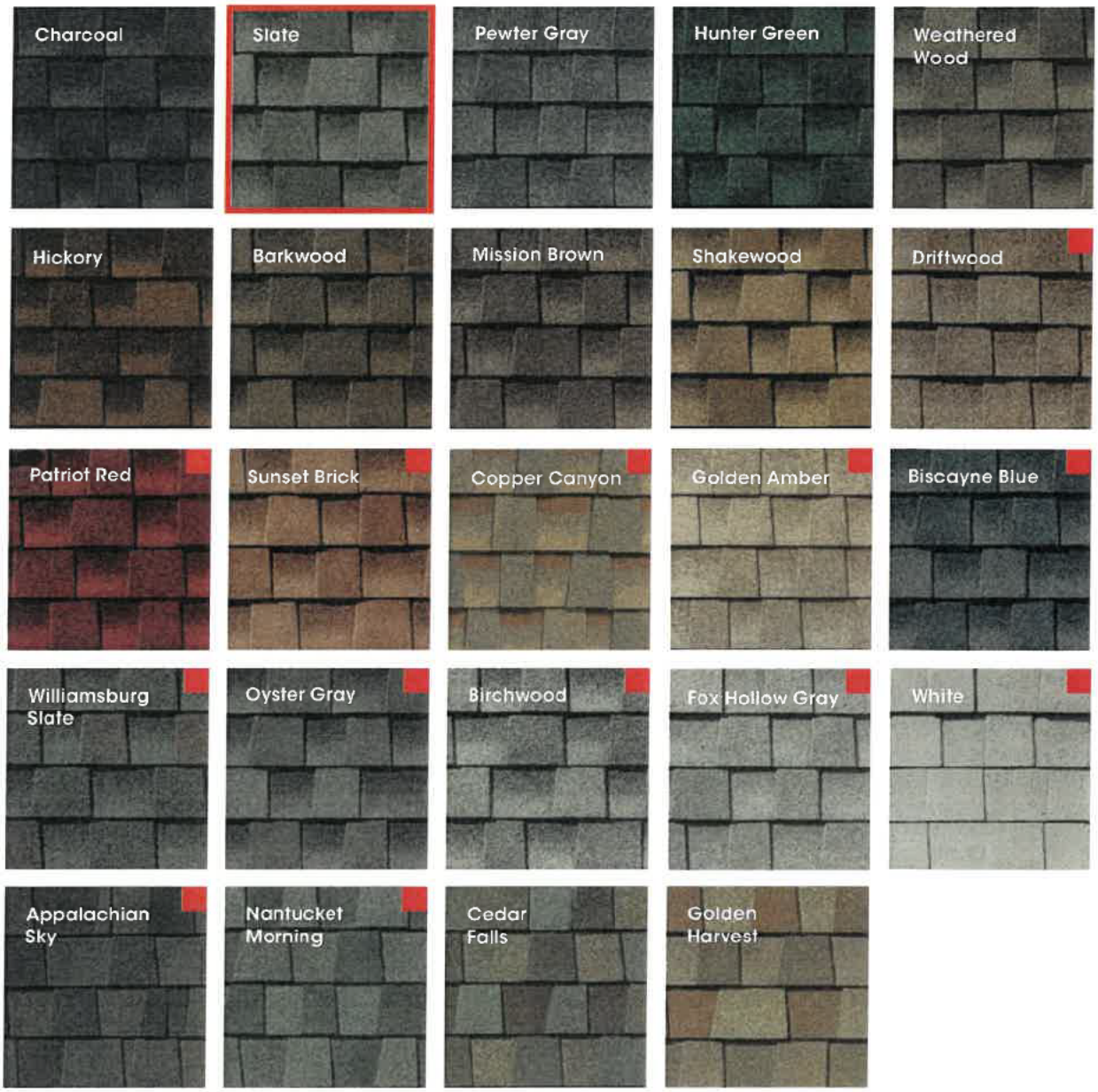


GAF Timberline HDZ®

High Definition® Lifetime† Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock® Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.



For more details visit **gaf.com/TimberlineHDZ**

[1] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock® Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

8 NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Available regionally

Timberline® Shingles LRS

RF-2

SNAP-CLAD PANEL

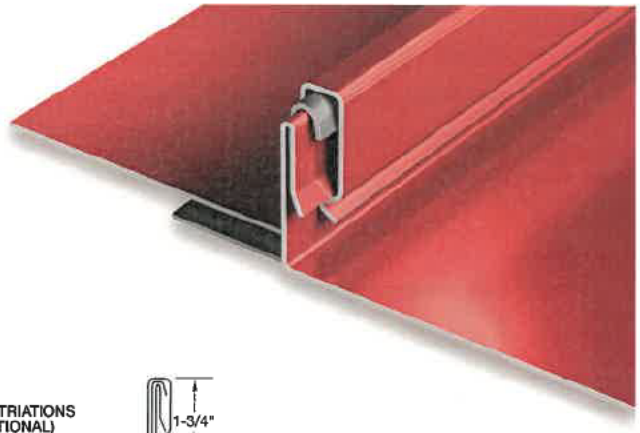
MATERIALS

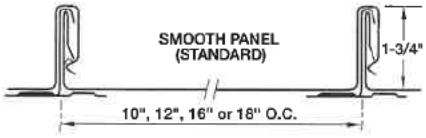
.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

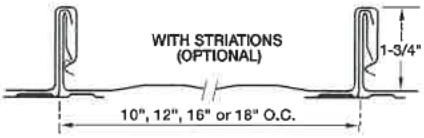
SPECS

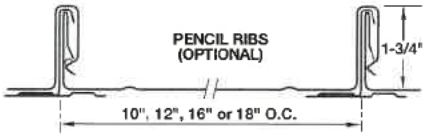
10", 12", 16" or 18" O.C. 1-3/4" High

UL-90









PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

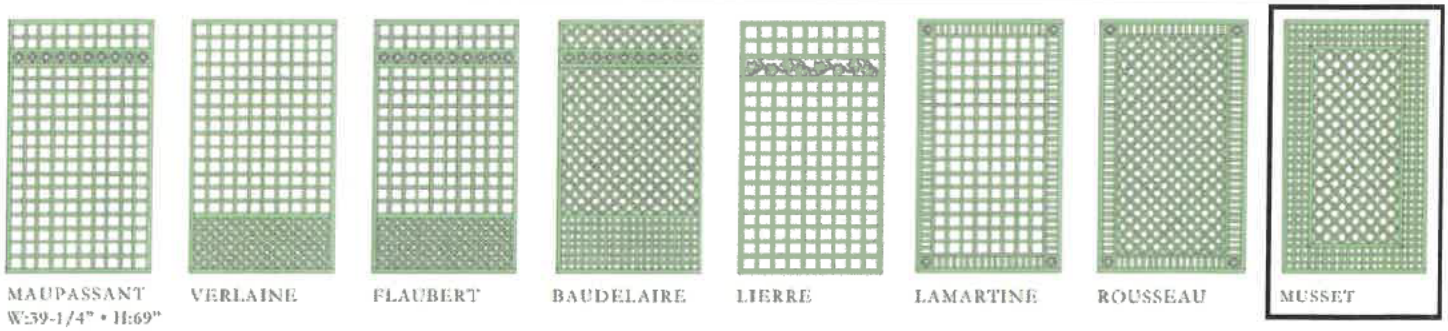
Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

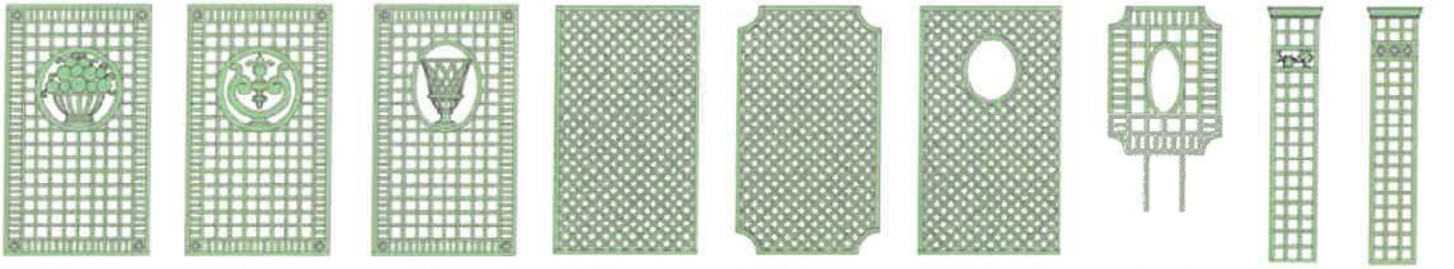
©2020 Petersen Aluminum

SC-1
(ALUMINUM)

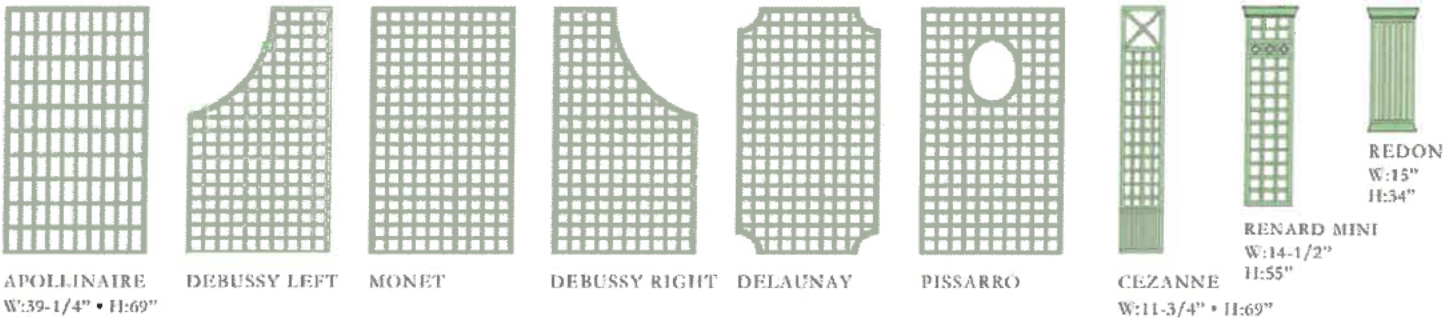
Accents of France | THE STANDARD COLLECTION WOOD OR ALUMINUM



MAUPASSANT W:39-1/4" • H:69" | VERLAINE | FLAUBERT | BAUDELAIRE | LIERRE | LAMARTINE | ROUSSEAU | MUSSET



VIGNY W:39-1/4" • H:69" | HUGO | TOULOUSE | MATISSE | COROT | GUILLAUMIN | RENOIR W:31"• H:56-1/4" | LIERRE P RENARD W:14-1/2" • H:70"



APOLLINAIRE W:39-1/4" • H:69" | DEBUSSY LEFT | MONET | DEBUSSY RIGHT | DELAUNAY | PISSARRO | CEZANNE W:11-3/4" • H:69" | RENARD MINI W:14-1/2" H:55" | REDON W:15" H:34"

Decking Naturale(Solid) Technical Sheet

Model	Photo	Dimension
US01		5.5 x 0.9 in (138 x 22.5 mm)
US07		5.5 x 0.9 in (138 x 22.5 mm)

NO.	Property	Test Method	Test results	Remark
1	Abrasion resistance	ASTM D4060-10	33mg(1000cycles)	
2	Brinell hardness	EN15534	8.2N/mm2	
3	Boiling test	EN15534	Water absorption in weigth: 0.49%	
4	Bond Strength	EN319	Average Bond Strength>2.3MPa No obvious abruption and damage after test	
5	Coefficient Linear Thermal Expansion	ASTM D696	35.6×10^{-6} mm/mm C	
		EN15534	34.0×10^{-6} K^{-1}	
6	Creep behaviour	EN15534	△ S:4.39mm, △ Sr:4.35mm	Span:400mm
7	Content of pentachlorophenol	CE (EN14041(2004))	2.99ppm	
8	Creep Recovery	ASTM D7032	Creep Recovery after 24h: 82.2%	

Attachment 4

NO.	Property	Test Method	Test results	Remark
9	Degree of chalking	EN15534	Rating 0, no chalking.	
10	Fire Resistance	ASTM E84	Flame Spread Index(FSI): 85 Smoke Developed Index(SDI): 300	
11	Falling mass impact resistance	EN15534	Max Crack length(mm): No crack. Max Residual Indentation(mm): 0.14	
12	Formaldehyde Content	EN717-1	Non Detected	
		ASTM D6007-14	Non Detected	
13	Flexural properties	EN15534	Bending Strength:36.3Mpa, Modulus of elasticity:3.72Gpa, Maximum load:4286N, Deflection at 500N:1.23mm	Span:400mm
		ASTM D6109	MOR:26.3MPa, MOE:2620MPa	Span:368mm
14	Heavy Metal Content	EPA3051	Sb:ND, As:ND, Se:ND, Sn:ND	
15	Heat reversion	EN15534 EN479	Test temperature: 100℃ :0.20%	
16	Heat build-up	EN15534	△ T=-3.1℃	
17	Impact Resistance	ASTM D4226	MFE>396J	
18	Lead Content Test	EUNo.628/2015	Non Detected	
19	Mould resistance	ASTM G21	Rating 0	
20	Moisture Content	EN15534 EN322	0.83%	
21	Moisture resistance under cyclic test conditions	EN15534	Original MOR: 36.3Mpa After exposure, MOR: 32.1Mpa, Decrease: 11.7%.	
22	Neutral salt spray test	ASTM B117-2011	After 200 hours tests, there was no visible change appeared on the surface: Front surface: △ E*=1.22, Grey Scale:4-5 Back surface: △ E*=1.06, Grey Scale:4-5	
		EN15534 ISO9227	△ E*=1.42, Grey Scale=4 (Exposure 96h)	

Attachment 4

NO.	Property	Test Method	Test results	Remark
23	Pb, Cd, Hg, Cr^{6+}	RoHs-IEC62321	Pb:ND, Cd:ND, Hg:ND, Cr^{6+}:ND	
24	Resistance to scratch test	ISO4586-2	Rate 2	
25	Resistance to indentation	EN15534	Apply 2000N load Brinell hardness: 72Mpa, Rate of elastic recovery: 65%	
26	Resistance to artificial weathering	EN15534 ISO4892-2	After 2000h exposure △ E*≤1.09, Grey Scale≥4-5	
27	Rockwell Hardness	ASTM D785	78.7R	
28	Slip Resistance	AS/NZS 4586	1. Wet Pendulum Testing: Longitudinal:30; Horizontal:42 2. Oil Ramp Testing: Longitudinal:Rating:R11; Horizontal:Rating:R11	
		CENTS12633(2014) CENTS16165(2012)	Pendulum Testing: Dry condition: PTV46 Wet condition: PTV34	
		EN15534-1, EN15534-4	Pendulum test:Longitudinal:44; Horizontal:56 Inclination plan test:Angle:25.0°, Rating:Class C	
		DIN51130	Oil-wet ramp test: Angle:19.7° Rating:R11	
		DIN51097	Wet-load ramp test: Front View:Angle:31.2° Rating:C Back View:Angle:29.0° Rating:C	
		EN15534 CEN/TS15676	Pendulum test:Longitudinal:59; Horizontal:69 Inclination plan test:Angle:38.2°, Rating:Class C	
29	Swelling and water absorption (24hours immersion)	EN15534	① Swelling: 0.06% in thickness, 0.03% in width, 0.03% in length. ② Water absorption: 0.49%	
30	Swelling and water absorption (28days immersion)	EN15534	① Swelling: 0.67% in thickness, 0.04% in width, 0.07% in length. ② Water absorption: 0.27%	
31	SRI Testing	ASTM C1549, ASTM C1371, ASTM E1980	19	
32	Surface Bond quality	EN319	>2.08MPa	

WD-1

NO.	Property	Test Method	Test results	Remark
33	Thermal Resistance	ASTM C518-2010	Thermal conductivity: 0.1589W/(m·k) Thermal resistance: 0.0830(m^2·K)/W	
34	Thermal conductivity	CE (EN14041(2004))	0.19738W/m·K	
35	UV Weathering test	ASTM G154	After 3000 hours test, Grey Scale3, △ E*=3.56	
36	Uplift Resistance	ICC-ES AC174 ASTM E330	Average ultimate load ≥430psf	
37	VOC&TVOC	ASTM D5116-11	Non Detected	
38	Water absorption	ASTM D1037	Water absorption(24h): 0.12%	

Clad Standard Casement

SIERRA PACIFIC WINDOWS

Known for it's clean lines, smooth operation, and substantial construction our standard casement is a favorite across the country. Combine them with other fixed or operable Sierra Pacific windows to create a true room with a classic view.

Standard Construction:

- 0.050" thick extruded aluminum exterior frame with mitered and sealed injected corners.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness with 2-3/8" stiles and rails.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore dual arm operator and standard folding handle/cover.
- Single lever multi-point locking system (1 lock up to 35" height; 2 locks over 35" up to 47" heights; 3 locks over 47" height).
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Available as an Arched, Springline, or Pushout unit.



MINIMUM / MAXIMUM FRAME SIZES

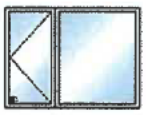
Additional sizes may be available upon approval.

STANDARD CASEMENT – OPERATING		STANDARD CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.1875"	Minimum Frame Width	12"
Minimum Frame Height	16.1875"	Minimum Frame Height	12"
Maximum Frame Width	42.1875"	Maximum Frame Width	120"
Maximum Frame Height	96.1875"	Maximum Frame Height	120"
		Maximum Square Feet	55

Performance Data:



Operating Casement: 36.1875"x 84.1875"
AIR INFILTRATION.....0.01/0.01/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....CW-PG50 (+50/-50)



Casement/Picture: 36.1875/60.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 8.25 PSF
STRUCTURAL.....CW-PG55 (+55/-55)



Operating Casement: 36.1875" x 72.1875"
AIR INFILTRATION.....0.01/0.02/A3
WATER.....NO LEAKAGE @ 7.52 PSF
STRUCTURAL.....LC-PG50 (+50/-50)

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Standard Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

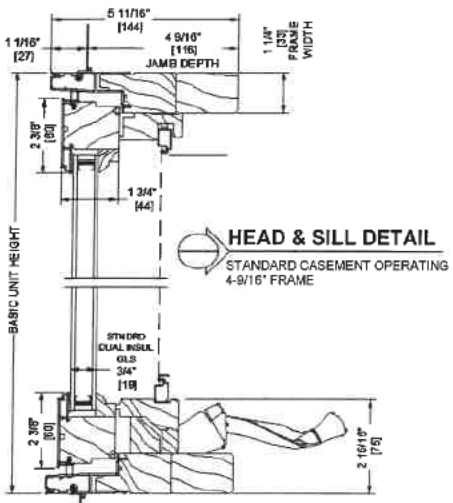
Air Filled			Argon Filled		
Low-E 272 Clear	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**	**Low-E 272 Clear**	**Low-E 366**	**Triple IG (LE272/LE180/LEi89)**
U-FACTOR.....0.29	U-FACTOR.....0.28	U-FACTOR.....0.18	U-FACTOR.....0.26	U-FACTOR.....0.25	U-FACTOR.....0.16
SHGC.....0.28	SHGC.....0.19	SHGC.....0.24	SHGC.....0.28	SHGC.....0.19	SHGC.....0.24
VT.....0.48	VT.....0.43	VT.....0.41	VT.....0.48	VT.....0.43	VT.....0.41
CR.....57	CR.....58	CR.....59	CR.....61	CR.....61	CR.....62

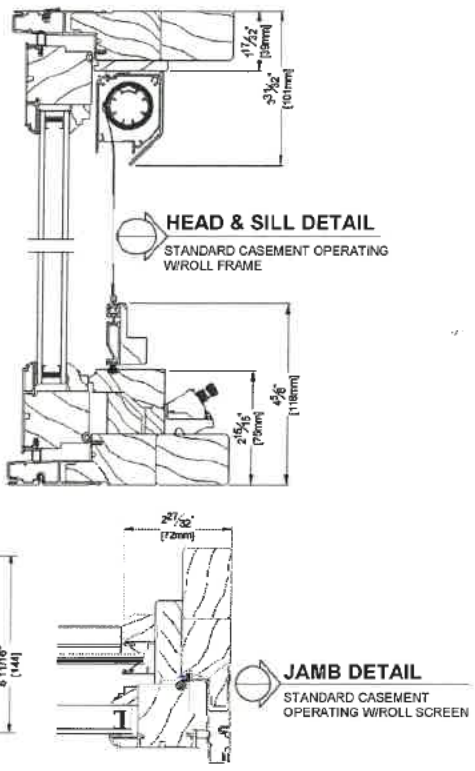
Values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad Standard Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

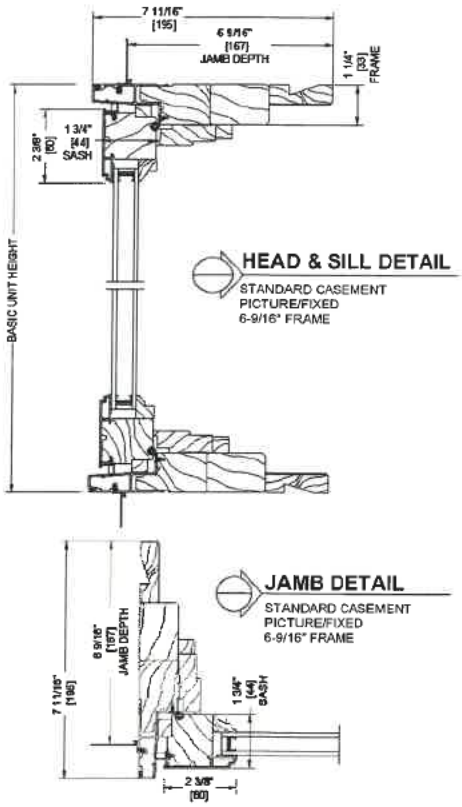
WND-1

Operating Casement

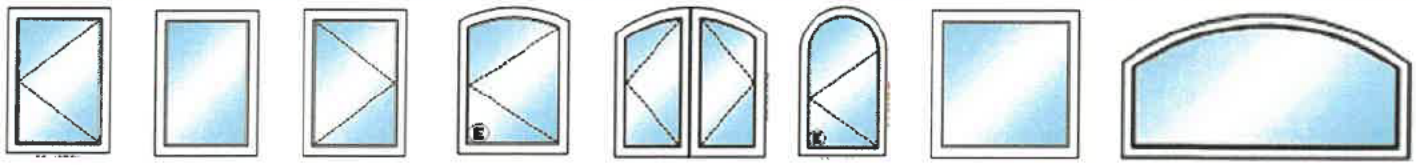




Picture/Fixed Casement



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



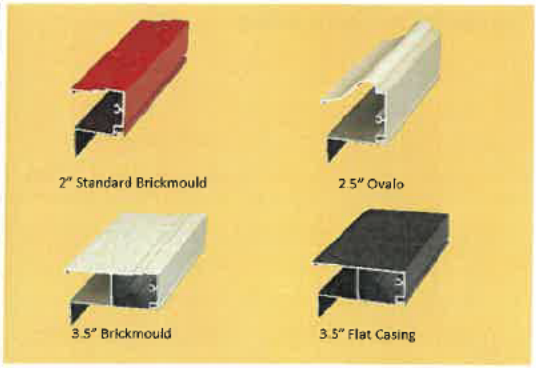
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

Clad Standard Casement Additional Features

- Color Palette of 70 powder coated finishes in six design collections that meet AAMA 2604 specifications. Optional AAMA 2605 available.
- Extensive offering of performance glass available using black warm edge or Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Optional veneer wrapped lift rail screen or roll screen.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR TRIM OPTIONS



Place Business Card or Company Information Here

EXHIBIT H

CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE
January 2025 – Tentative Final PD Approval.

CONSTRUCTION DOCUMENTATION TIMELINE

November 2024
Submit for Demo & Foundation Permit

February 2025
Submit for Building Permit.

April 2025
Contractor mobilization. Assumes an 8-10 week Village review of demo/foundation permit.
Demolition beings; duration 2 months

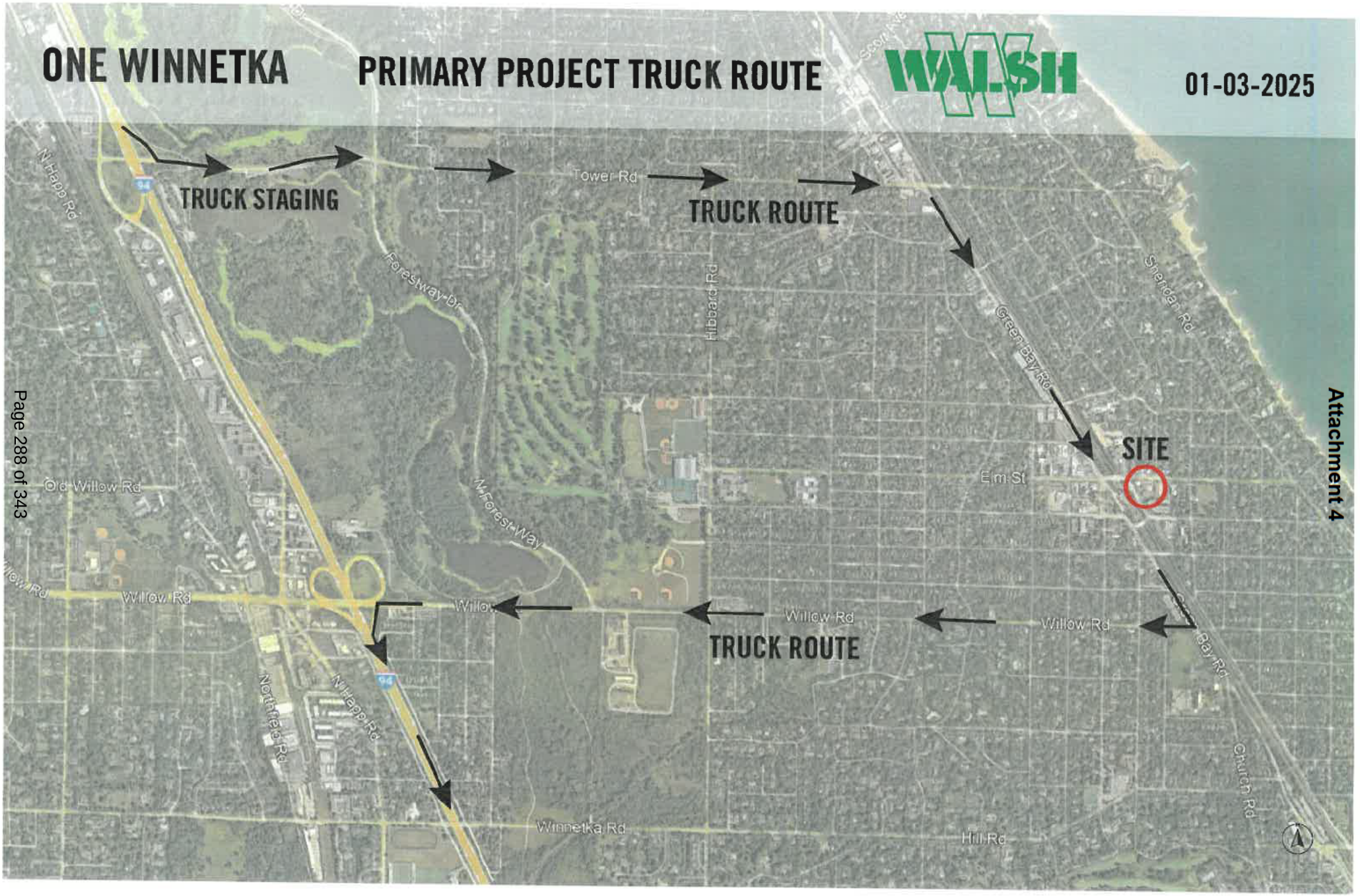
May – July 2025
Foundation / podium work beings; duration 3 months
Receive full building permit. Assumes a 12-week village review of building permit.

August – January 2025
Vertical construction

February – June 2026
Interior buildout completion

July - August 2026
Public Improvements

October 2026
Substantial Completion


ONE WINNETKA
PRIMARY PROJECT TRUCK ROUTE
WALSH
01-03-2025
TRUCK STAGING
Tower Rd
TRUCK ROUTE
N Happ Rd
Forestway Dr
Hibbard Rd
Green Bay Rd
Sheridan Rd
SITE
Elm St
Old Willow Rd
N Forest Way
Willow Rd
Willow Rd
Willow Rd
Willow Rd
TRUCK ROUTE
Green Bay Rd
Northfield Rd
N Happ Rd
94
Winnetka Rd
Hill Rd
Church Rd

ONE WINNETKA

SITE LOGISTICS

PHASE I
MARCH 2025 - APRIL 2026

WALSH

01-03-2025

GATES

DUMPSTER

MOBILE CRANE

TRADE TRAFFIC

SITE FENCE 6' TALL
CHAIN LINK WITH MESH

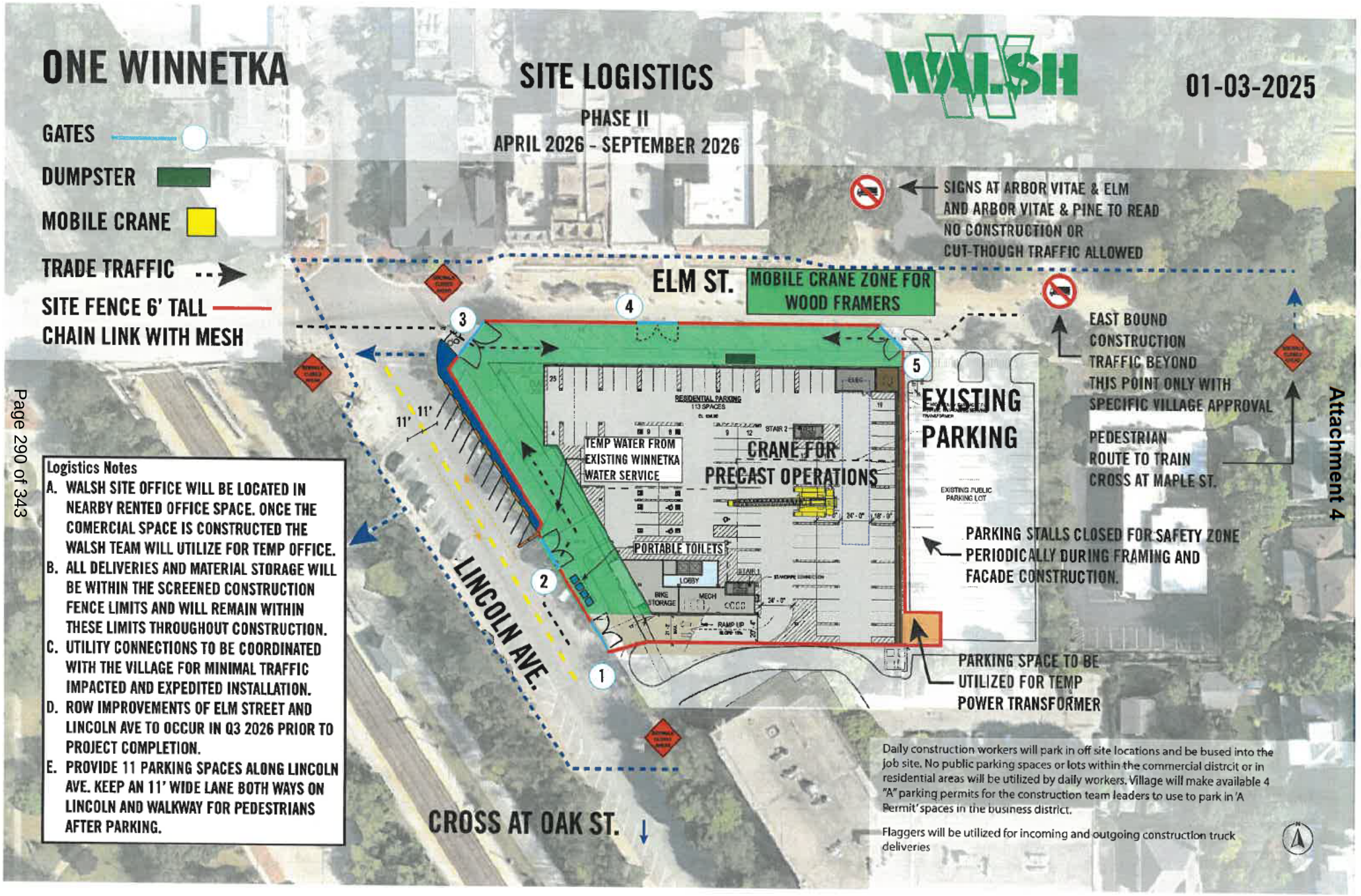


Logistics Notes

A. WALSH SITE OFFICE WILL BE LOCATED IN NEARBY RENTED OFFICE SPACE. ONCE THE COMERCIAL SPACE IS CONSTRUCTED THE WALSH TEAM WILL UTILIZE FOR TEMP OFFICE.
B. ALL DELIVERIES AND MATERIAL STORAGE WILL BE WITHIN THE SCREENED CONSTRUCTION FENCE LIMITS AND WILL REMAIN WITHIN THESE LIMITS THROUGHOUT CONSTRUCTION.
C. UTILITY CONNECTIONS TO BE COORDINATED WITH THE VILLAGE FOR MINIMAL TRAFFIC IMPACTED AND EXPEDITED INSTALLATION.
D. ROW IMPROVEMENTS OF ELM STREET AND LINCOLN AVE TO OCCUR IN Q3 2026 PRIOR TO PROJECT COMPLETION.
E. PROVIDE 11 PARKING SPACES ALONG LINCOLN AVE. KEEP AN 11' WIDE LANE BOTH WAYS ON LINCOLN AND WALKWAY FOR PEDESTRIANS AFTER PARKING.

Daily construction workers will park in off site locations and be bused into the job site. No public parking spaces or lots within the commercial distrcit or in residential areas will be utilized by daily workers. Village will make available 4 "A" parking permits for the construction team leaders to use to park in 'A Permit' spaces in the business district.

Flaggers will be utilized for incoming and outgoing construction truck deliveries


ONE WINNETKA
SITE LOGISTICS
PHASE II
APRIL 2026 - SEPTEMBER 2026
WALSH
01-03-2025
GATES
DUMPSTER
MOBILE CRANE
TRADE TRAFFIC
SITE FENCE 6' TALL
CHAIN LINK WITH MESH
SIGNS AT ARBOR VITAE & ELM
AND ARBOR VITAE & PINE TO READ
NO CONSTRUCTION OR
CUT-THOUGH TRAFFIC ALLOWED
ELM ST.
MOBILE CRANE ZONE FOR
WOOD FRAMERS
EAST BOUND
CONSTRUCTION
TRAFFIC BEYOND
THIS POINT ONLY WITH
SPECIFIC VILLAGE APPROVAL
PEDESTRIAN
ROUTE TO TRAIN
CROSS AT MAPLE ST.
EXISTING
PARKING
TEMP WATER FROM
EXISTING WINNETKA
WATER SERVICE
CRANE FOR
PRECAST OPERATIONS
PORTABLE TOILETS
LINCOLN AVE.
11'
11'
PARKING STALLS CLOSED FOR SAFETY ZONE
PERIODICALLY DURING FRAMING AND
FACADE CONSTRUCTION.
PARKING SPACE TO BE
UTILIZED FOR TEMP
POWER TRANSFORMER
CROSS AT OAK ST.
1
2
3
4
5
Logistics Notes
A. WALSH SITE OFFICE WILL BE LOCATED IN NEARBY RENTED OFFICE SPACE. ONCE THE COMERCIAL SPACE IS CONSTRUCTED THE WALSH TEAM WILL UTILIZE FOR TEMP OFFICE.
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Flaggers will be utilized for incoming and outgoing construction truck deliveries

GISConsortium | **Village Green Block & One Winnetka Block**



Legend

0 350 700 ft

Print Date: 10/9/2024

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GISConsortium | Lincoln Avenue Lot



Legend

0 150 300 ft

Print Date: 10/20/2024

Notes

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GISConsortium | Village Green Block & One Winnetka Block



Legend

0 350 700 ft

Print Date: 10/9/2024

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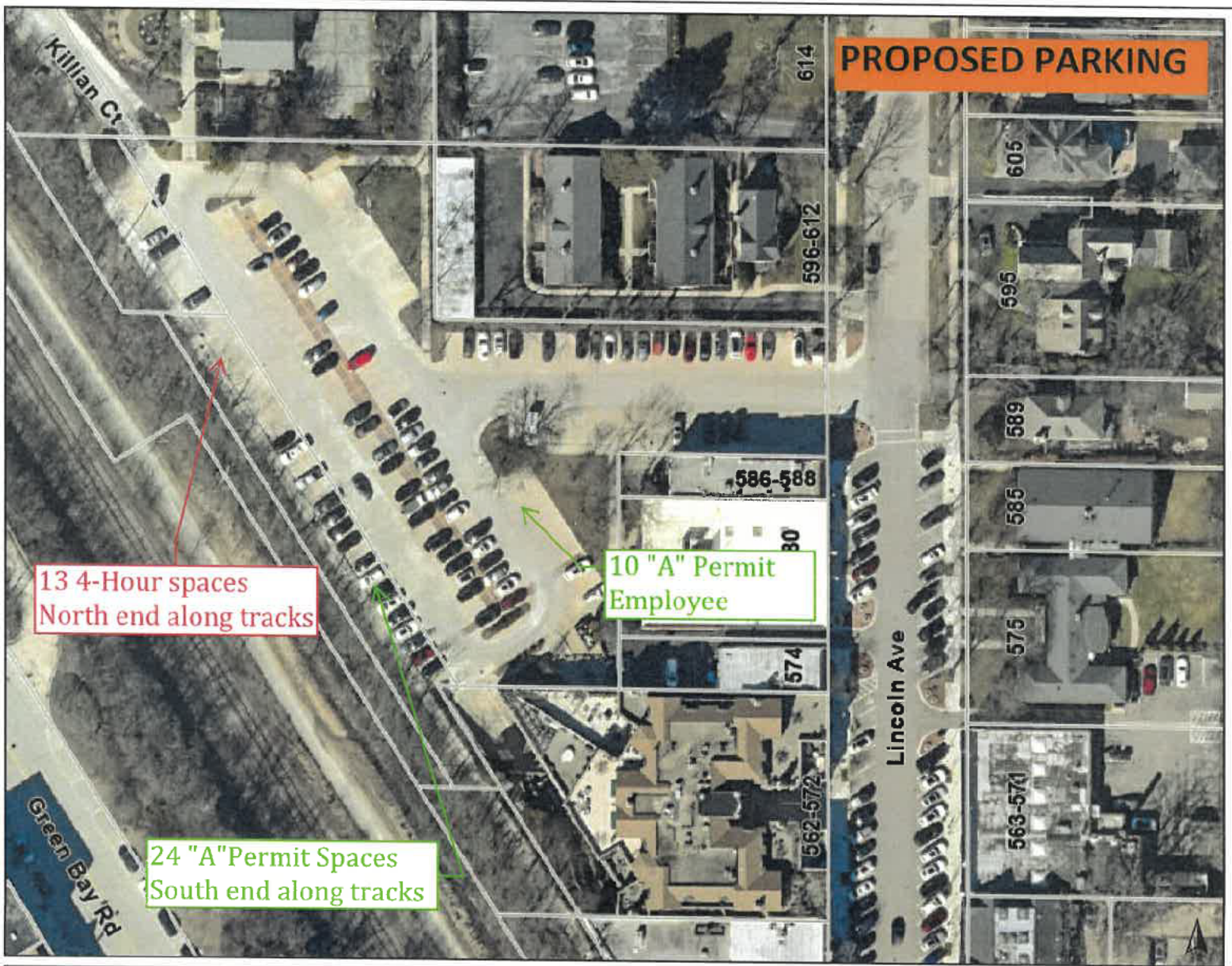
GISConsortium | Lincoln Avenue Lot



Legend

0 150 300 ft

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EXHIBIT I

Vibration and Construction Monitoring Plan

One Winnetka Development

Vibration and Movement Construction Monitoring plan

December 20, 2024

The following represents a proposed plan to measure the construction work vibration and potential movement at adjacent structures near the One Winnetka project:

Prior to the start of demolition

1. A pre-construction visual survey including photographs will be conducted by a third-party consultant to document the existing conditions of the adjacent properties, including but not limited to:
    a. Hadley Institute
    b. 711 Oak condominium structure and site adjacent to building
    c. West side of Lincoln across from project
    d. Buildings on the north side of Lincoln Avenue across from project
    e. Townhomes at 699-707 Elm Street
2. Adjacent property owners will be notified when the survey will be conducted
3. A copy of the survey will be kept onsite and forwarded to the Village for record
4. Contractor will establish a settlement survey to monitor adjacent structures
5. A third-party seismic consultant will develop a Vibration Monitoring & Control Plan (VMCP), which will recommend vibration monitoring locations and site-specific vibration limits for the project. A copy of the VMCP will be provided to the Village prior to the start of demolition.

During demolition activities

1. Seismic monitor devices will be installed within the properties immediately adjacent to the One Winnetka property, including:
    a. Hadley Institute
    b. 711 Oak condominium structure
    c. West side of Lincoln across from project
    d. Buildings on the north side of Lincoln Avenue across from project, as required by Vibration Monitoring & Control Plan.
    e. Townhomes at 699-707 Elm Street
2. If at any point vibration levels exceed the predetermined warning levels (75% of the limits developed in the VMCP) then an automated email alert will be sent to key project personnel at

which time the construction activity causing such vibration levels will immediately stop so that appropriate actions may be taken to stay below the limit.

3. A weekly review by the developer or third party will be performed on the adjacent structures for any damage or changes in existing conditions and will be reported to the building ownership and Village.
4. If damages occur, developer will engage a structural engineer to evaluate if there is structural damage
5. A weekly report will be provided to the Village

During Earth Retainage Activities

1. Seismic monitor devices will be installed within the properties immediately adjacent to One Winnetka property Hadley Institute
   a. Hadley Institute
   b. 711 Oak condominium structure
   c. West side of Lincoln across from project
   d. Buildings on the north side of Lincoln Avenue across from project, as required by Vibration Monitoring & Control Plan.
   e. Townhomes at 699-707 Elm Street
2. If at any point vibration levels exceed the predetermined warning levels (75% of the limits developed in the VMCP) then an automated email alert will be sent to key project personnel at which time the construction activity causing such vibration levels will immediately stop so that appropriate actions may be taken to stay below the limit.
3. Continuous monitoring of the devices will occur including but not limited to days where construction or demolition activities will be occurring immediately adjacent to the structures
4. Inclinometers shall be installed on the ERS at various areas and checked weekly
5. Observations shall be documented and included in the final report
6. The ERS engineer shall develop such parameter of deviation for the shoring
7. A weekly report will be provided to the Village.

Completion of the Development

1. The developer will engage with third party consultant to perform a post construction survey of each of the previously surveyed building to confirm no additional damaged was caused by the construction of the new Chase redevelopment on the adjacent buildings.

2. A copy of the post construction survey will be provided to the Village for their records

EXHIBIT J

License Agreement

TEMPORARY CONSTRUCTION LICENSE AGREEMENT
(Elm Street Parking Lot)

THIS TEMPORARY CONSTRUCTION LICENSE AGREEMENT ("***License Agreement***") is made as of this __ day of_____, 2025, by and between **MDG WINNETKA ONE, LP**, an Illinois limited partnership ("***Owner***") and the **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation ("***Village***").

NOW THEREFORE, in consideration of the recitals, mutual covenants, and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby mutually agree as follows:

SECTION 1. RECITALS.

A. Owner is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, "***Development Property***"), which Development Property is legally described in ***Exhibit A*** attached hereto and incorporated herein by this reference.

B. The Development Property is adjacent to and contiguous with a parking lot owned by the Village located on Elm Street (***"Elm Street Parking Lot"***), which is depicted on ***Exhibit B*** attached hereto and incorporated herein by this reference.

C. Owner desires to demolish the existing buildings on the Development Property and construct a new four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level, and related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 111 parking spaces (collectively, "***Development***").

D. Due to the density of the Development, Owner has requested that the Village grant Owner, its contractors, subcontractors, and suppliers a license to use the portion of the Elm Street Parking Lot designated in Exhibit B (***"Licensed Area"***) for the installation of a temporary transformer and for a construction safety zone, such safety zone shall be fenced off and kept free from use during demolition of the existing adjacent building on the Development Property and during portions of the vertical construction of the Development (collectively, ***"Licensed Activities"***).

E. Owner and Village desire to make and execute this License Agreement to grant the Owner a license to conduct the Licensed Activities, and only the Licensed Activities, within the portion of the Elm Street Parking Lot and obligate Owner to undertake certain indemnification obligations with respect to the aforementioned Licensed Activities as more particularly set forth herein;

SECTION 2. GRANT AND TERM OF LICENSE.

A. Grant of License. Subject to the terms and conditions set forth in this License Agreement, the Village hereby grants to the Owner, and the Owner hereby accepts, a non-exclusive revocable license, for the benefit of the Development Property, for the Licensed Activities within the Licensed Area (***"License"***). Owner may erect construction fencing to secure the Licensed Area during the term of the License from unlawful entry and to secure the safety of the general public, which the location, size, and type of fencing must be approved by the Village's Director of Community Development. During the extended

periods of time where the Owner does not need to use the safety zone in the Licensed Area, the Owner must remove the fence from the Elm Street Parking Lot, allowing the Village to resume the use of the parking spaces for public parking spaces.

B. Owner's Obligation to Restore. Owner will make any necessary repairs to the Licensed Premises damaged by Owner, its subcontractors, suppliers, agents or employees, to ensure the Elm Street Parking Lot, including the Licensed Premises, is able to be used for parking, until the Elm Street Parking Lot is reconstructed.

C. Limitation of Interest. Except for the License granted in Subsection A, Owner does not and will not have any legal, beneficial, or equitable interest, whether by adverse possession or prescription or otherwise, in any portion of the Elm Street Parking Lot, or any other Village-owned property or right-of-way. Specifically, and without limitation of the foregoing, the Owner acknowledges and agrees that nothing in this License Agreement is to be interpreted to provide a license to Owner to alter any Village-owned right-of-way or the Elm Street Parking Lot in any way other than as specifically provided for herein.

D. Reservation of Rights. The Village hereby reserves the right to use the Elm Street Parking Lot, including the Licensed Area, in any manner that will not prevent, impede, or interfere in any way with the exercise by Owner of the rights granted pursuant to this License Agreement. The Village will have the right to grant other non-exclusive licenses or easements, including, without limitation, licenses or easements for utility purposes, over, along, upon, or across the Elm Street Parking Lot. The Village further reserves its right of full and normal access to the Elm Street Parking Lot for the maintenance of any existing or future utility located thereon.

E. Liens. Owner hereby represents and warrants that it will take all necessary action to keep all portions of the Elm Street Parking Lot and all other property owned by the Village free and clear of all liens, claims, and demands, including without limitation mechanic's liens, in connection with any work performed by Owner or its agents.

F. Term. The License granted pursuant to this Section 2.A will expire upon the expiration, revoking, or termination of Owner's building permit for the Development.

G. Indemnity. Owner agrees to indemnify, defend, save and hold harmless the Village from and against any and all liability, claims, judgments, loss, cost, damage or expense (collectively, "***Claims***") suffered or incurred by the Village, including without limitation reasonable attorneys' and experts' fees and court costs, due to third party claims for personal injury, death, or property damage caused by any activities of the Owner or its employees, agents, Owners, tenants or invitees in the Elm Street Parking Lot, including the construction, existence, use, operation, repair, maintenance and replacement of the Development and not caused by the sole negligence of the Village. Owner will maintain a commercial general liability policy with limits of $2,000,000 per occurrence and general aggregate, the limits of which may be met by a combination of primary and umbrella or excess policies. The Village of Winnetka is to be included as an additional insured as regards claims arising from the Owner's use of the Elm Street Parking Lot and shall be named as a cancellation notice recipient on the commercial general liability policy. Owner must provide the Village with a copy of the insurance certificate for the commercial general liability policy prior to installation of the temporary transformer and construction fencing as well as any amendments or renewals to the policy.

H. Entire Agreement. This License Agreement supplements that certain Development Agreement which was approved by the Village's Village Council on April 2, 2024 by the adoption of Resolution No. R-25, 2024 ("***Development Agreement***") and various easement agreements entered into by the Owner and the Village pertaining to the Development. The provisions of this License Agreement are not meant to supersede but to supplement those agreements. In the event of a conflict, the provisions of the Development Agreement will control.

I. Counterparts. This License Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

J. Governing Law. This License Agreement shall be interpreted in accordance with the laws of the State of Illinois.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have fully executed this License Agreement as of the day and year first written above.

OWNER:

MDG WINNETKA ONE, LP, an Illinois limited partnership

By: _____
Name: _____
Title: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of **MDG WINNETKA ONE, LP,** an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, in the capacity of _____ and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2025.

_____
Notary Public

Commission expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

THE VILLAGE OF WINNETKA, an Illinois home rule municipal corporation

_____

By: Village President

ATTEST

_____

By: Village Clerk

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that _____, the _____ of _____, **a(n)** _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, in the capacity of _____ and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 2025.

_____

Notary Public

Commission expires: _____

EXHIBIT A

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON

THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE,

5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:
05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

DEPICTION OF LICENSED ELM STREET PARKING LOT

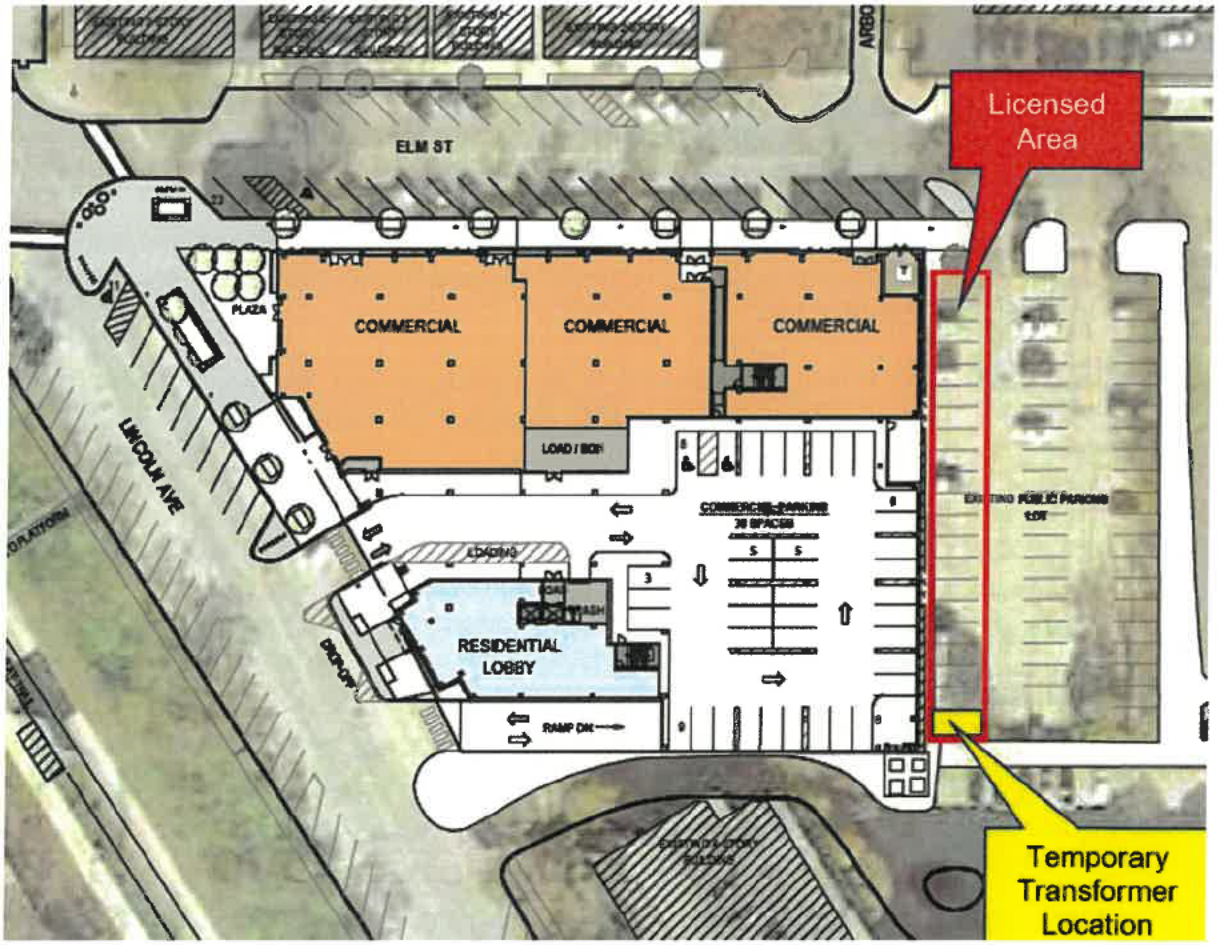


EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (***"Village"***):

WHEREAS, MDG Winnetka One, LP, an Illinois limited partnership (***"Owner"***) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, ***"Property"***), which Property is legally described in ***Exhibit A*** attached to this Unconditional Agreement and Consent; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Commercial Overlay District; and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 of the "Winnetka Zoning Ordinance," as amended (***"Zoning Code"***); and

WHEREAS, Ordinance No. M-___-2025, adopted by the Village Council on _____ __, 2025 (**"Ordinance"**), grants the Owner approval of its final development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Owner to construct and develop a four story mixed-use building; related parking improvements; and related on-site and off-site streetscape, landscape, and other public and private improvements (***"Zoning Approvals"***); and

WHEREAS, Section 15 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 10 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village's approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

MDG WINNETKA ONE LP, an Illinois limited partnership

By: _____

Its: _____

Date: _____

EXHIBIT A

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY,ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:
05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: Green Bay Trail Plan - Council Direction

PRESENTER: James Bernahl

AGENDA DATE: June 16, 2026

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:
None

EXECUTIVE SUMMARY:

Staff will provide a comprehensive overview of the Green Bay Trail. The presentation is intended to inform the Council about the trail's current condition, ongoing initiatives, future opportunities, and long-term considerations that will help guide planning and budget discussions for the coming year.

The presentation will begin with an overview of the Green Bay Trail system, highlighting its importance as a community asset and identifying the various stakeholders, user groups, and partners who contribute to its success. Staff will discuss current trail operations, maintenance activities, recent improvements, and projects that are planned or under consideration. The presentation will also address future ownership and maintenance responsibilities, as well as the potential fiscal impacts associated with preserving and enhancing the trail system.

As part of this presentation, representatives from the Friends of the Green Bay Trail will provide an update on their volunteer efforts and community engagement activities that support the trail. Their presentation will highlight accomplishments from ongoing stewardship initiatives and outline a proposed expansion of the pilot program near the Ash Street entrance, including opportunities to extend the successful program farther north.

Together, staff and volunteer representatives will discuss how continued partnerships can support the long-term sustainability, accessibility, and enhancement of the Green Bay Trail. The presentation is designed to provide the Council with a clear understanding of current conditions, future opportunities, operational considerations, and community-supported initiatives as it begins developing priorities and budget considerations for the upcoming fiscal year.

RECOMMENDATION:
Staff will be seeking direction from the Village Council on various next steps for the Green Bay Trail.

ATTACHMENTS:

1. FGBT - Proposals to Expand Restoration Along on the Green Bay Trail
2. Green Bay Trail Plan Presentation

Proposals to Expand Restoration Along on the Green Bay Trail

(6-2026)

Overview:

Friends of the Green Bay Trail (FGBT/We) proposes to continue the restoration of native plants at three sites along the Green Bay Trail (Trail) within the Village of Winnetka (Village). Through this proposal, we continue to work with the Village to bring these healthy ecosystems to the Trail.

FGBT is now in its 16th year of carrying out successful restorations on portions of the Trail. We provide ongoing stewardship to all restored sites

Over these years, FGBT has chosen and implemented many palettes of plants, based upon soils, exposures, moisture levels, grades, and neighbor inputs. Examples now exist for many combinations of these.

Proposal:

Site 1: We propose that the level areas from west of the demonstration area (carried out in the 2025 growing season) to Cherry St. be prepared and planted during this growing season. The National Charity League of Winnetka wishes to provide the main source of volunteers for this site.

Site 2: We propose that the level area beginning approximately 100 feet south of the Ash St. access to Willow Rd. be prepared shortly and planted during the second half of this growing season. The National Charity League of Wilmette wishes to provide the main source of volunteers for this site.

Site 3: We propose that an area of about 150 feet, located midway between Pine St. and Elm St. be planted this Fall. This area had been cleared in 2025 and only partially replanted. A Winnetka scout proposes to provide the main source of volunteers for this site as part of her Eagle Scout project.

All three will be led by FGBT and our ecologist.

In this proposal we are providing the plans and expertise and cover the preponderance of the costs of labor and materials used in the restoration. FGBT and volunteers will complete the work using minimally disruptive techniques. Our

experience demonstrates that volunteer-focused projects foster ownership and connection by residents.

We request that the Village approve and support the project as outlined below. A general design is attached below.

Scope of Work:

1. Site Preparation:

Volunteers organized by FGBT (volunteers include FGBT Trustees) will clear the area of invasive species and dead wood. We will remove non-native flora such as Asian lilies, winter creeper, English ivy, garlic mustard, and ragweed after removal of new woody invasives' shoots. FGBT will collect cuttings along the trail for pickup by the Village contractors. Herbicide, as required, will be applied by an Illinois licensed ecologist funded by FGBT using state-approved products.

We do not believe any soil should be removed or added to the site. Minimal disturbance of the soil will improve the restoration success. The selected palettes of plantings are compatible with the existing soil conditions which have been evaluated by the lab. Treated stumps and all roots will be left in place following a required practice in Highland Park for the management of their ravines.

Trees have been identified for removal by the Village. The Village will handle those removals and fund the disposal of debris and plant material removed by FGBT. FGBT will coordinate all timing and scheduling with the approval of the Village Forester.

2. Planting & Landscaping:

The Village will oversee and we will coordinate the work of volunteers to:

- Provide and plant plugs of native grasses and flowers as each section is prepared and:
- Overseed the areas with a mix of native plant species.

We will provide plant and seed selections to the Village staff, conferring on timing and tasks as the project is carried out.

3. Stewardship and Maintenance:

We will manage ongoing watering needs using the locked water spigot at the Ash St. access using our extensive hoses.

We will inspect the site frequently for stewardship needs. Our inspections will include our ecologist at least monthly during the growing season. We will carry out maintenance, including weeding, seeding, planting of plugs, and other standard tasks such as Fall cutting, thinning, and spot herbicide application by licensed applicators using state-approved products. FGBT will cover the costs of stewardship.

4. Project Cost and Efficiency:

We aim to accomplish all three sites (comprising about 5 times the Demo area) for about $10,000. This provides good perspective on the value we can provide.

Site Selection & Benefits:

These sites provide:

- **High Visibility:** The sites are prominently visible to trail users.
- **Topography:** Essentially level, these areas should resemble the successful south portion of the Demo area.
- **Community Support:** All the adjacent homeowners on sites 1 and 2 were canvassed and support removing invasive species, especially buckthorn, and replacing them with native plants.
- **Proven Success:** FGBT's previous restoration efforts in the Demo area have already shown good success even though it is early in just the second growing season.

Long-Term Commitment:

We acknowledge that establishing a sustained native habitat can take several years and could be affected by uncontrollable factors such as weather but we commit to the long-term maintenance and stewardship of the sites.

Required Contributions:

To ensure the success of this project, we request the following contributions:

Village Council Commitment

- Approve the project as outlined in the Plan.

- Rely upon FGBT to coordinate and collaborate with Village Staff.

Village Forester's Involvement:

- Guide the project execution, collaborate and oversee the plans, determine and carry out tree removal, and provide disposal of brush stacked by FGBT.

Timing:

If approved, we will continue with the preparation of the 3 sites, followed by planting. The plant lists are attached below.

Conclusion:

We respectfully submit this proposal and look forward to collaborating with the Village of Winnetka to restore and enhance the natural beauty of the Green Bay Trail.

Plant lists:

Site 1A (selected); Candidates for Site 2A

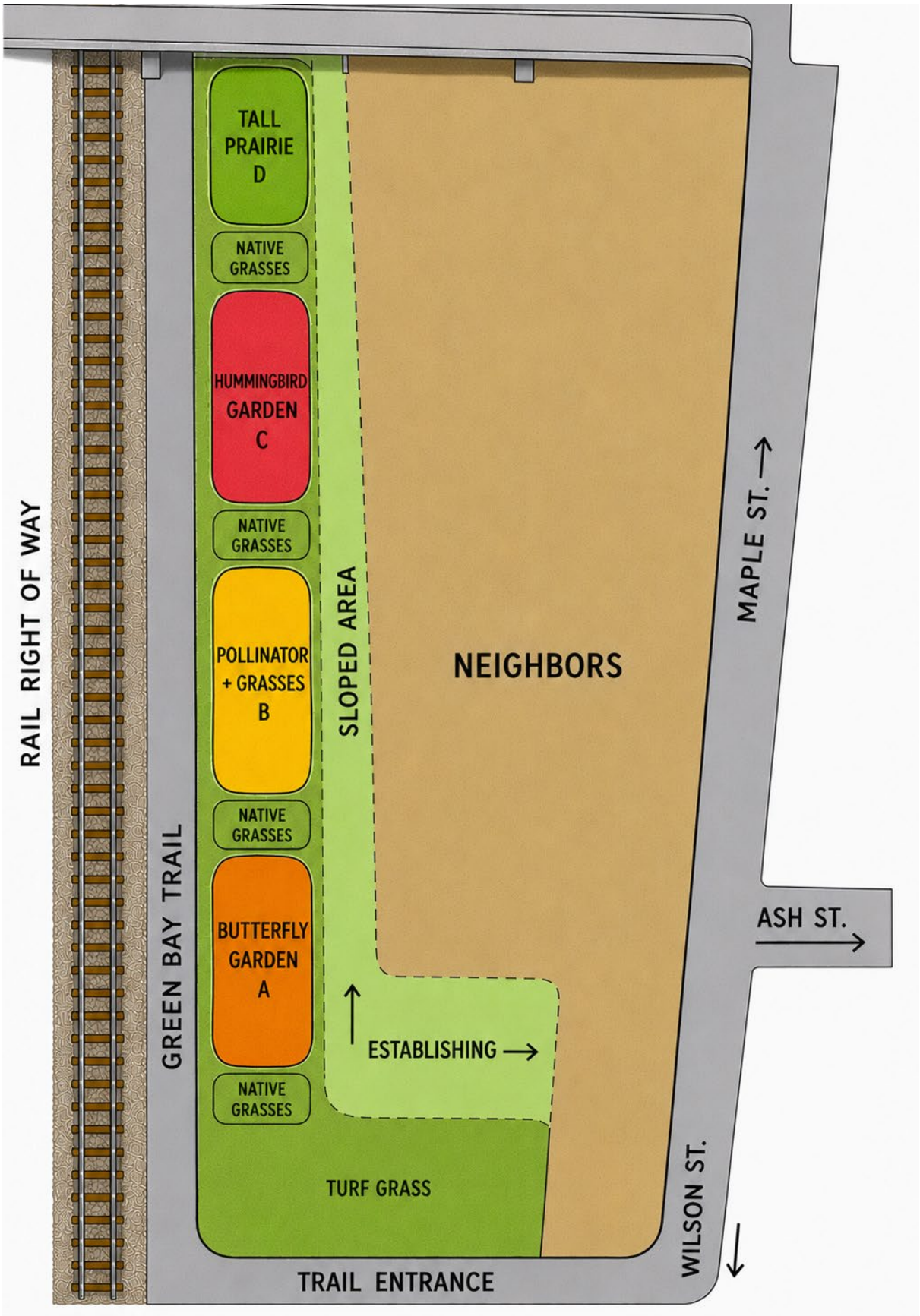
Milkweed syriaca
Milkweed incarnata
Liatris pycnostachya
Aster sericeus
Monarda fistulosa
Culvers root
Helenium autumnale
Heliopsis helianthoides
Penstemon calycosus
Obedient plant virginiana
Mountain mint
Lobelia cardinalis
Lobelia siphilitica
Ironweed fasciculata
Solidago speciosa

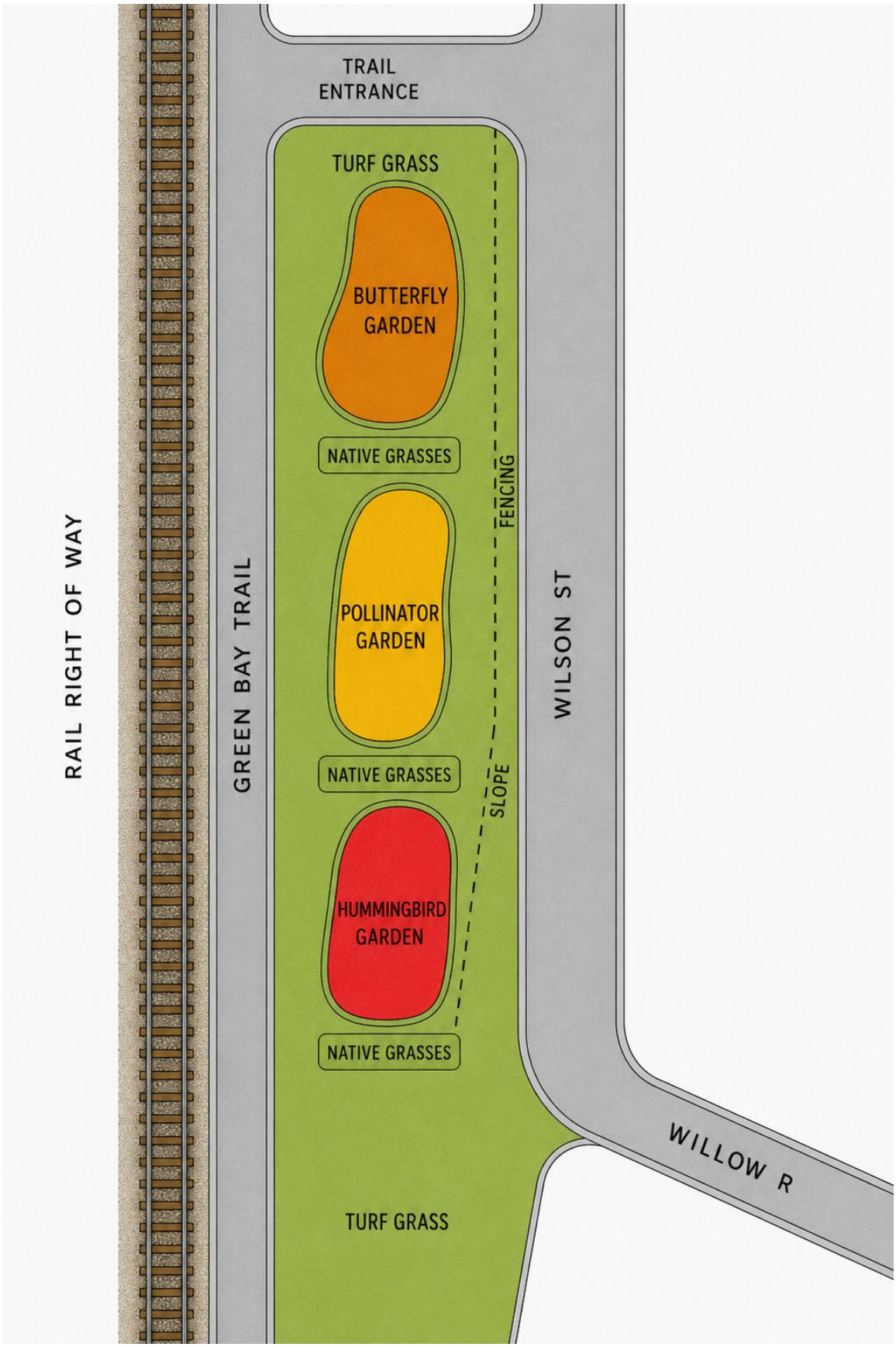
Site 1B and Site 2B Candidates

Anise hyssop
New England aster
Monarda
Smooth blue aster
Vervain
Coreopsis
Fireweed
Gumweed
Lupine
Short toothed mountain mint
Penstemon
Prairie clover
Purple coneflower
Rattlesnake master
Selfheal
Spiderwort
Waterleaf
Wild geranium
Blue wild indigo
Horseflyweed
Woodmint

Site 1C and Site 2C Candidates
Scarlet Monarda
Wild bergamont
Dense blazing star
Prairie blazing star
Dotted blazing star
Butterfly milkweed
Lobelia cardinal flower
Red columbine
Anise hyssop
Firecracker penstemon
Penstemon beardtongue
Purple lovegrass

General sketches of Site 1 and Site 2:


TALL PRAIRIE D
NATIVE GRASSES
HUMMINGBIRD GARDEN C
NATIVE GRASSES
POLLINATOR + GRASSES B
NATIVE GRASSES
BUTTERFLY GARDEN A
NATIVE GRASSES
SLOPED AREA
NEIGHBORS
MAPLE ST.
ASH ST.
ESTABLISHING
TURF GRASS
RAIL RIGHT OF WAY
GREEN BAY TRAIL
TRAIL ENTRANCE
WILSON ST.


RAIL RIGHT OF WAY
GREEN BAY TRAIL
TRAIL ENTRANCE
TURF GRASS
BUTTERFLY GARDEN
NATIVE GRASSES
POLLINATOR GARDEN
NATIVE GRASSES
HUMMINGBIRD GARDEN
NATIVE GRASSES
FENCING
SLOPE
WILSON ST
WILLOW R
TURF GRASS

GREEN BAY TRAIL POLICY & PLAN DISCUSSION

James J. Bernahl, P.E., CFM
Director of Engineering

PRESENTATION OVERVIEW

Topics of Discussion

- Trail Overview Map
- Current Trail Condition
- Green Bay Trail Master Plan
- Upcoming Projects
- Future Considerations (Ownership and Maintenance)
- Next steps

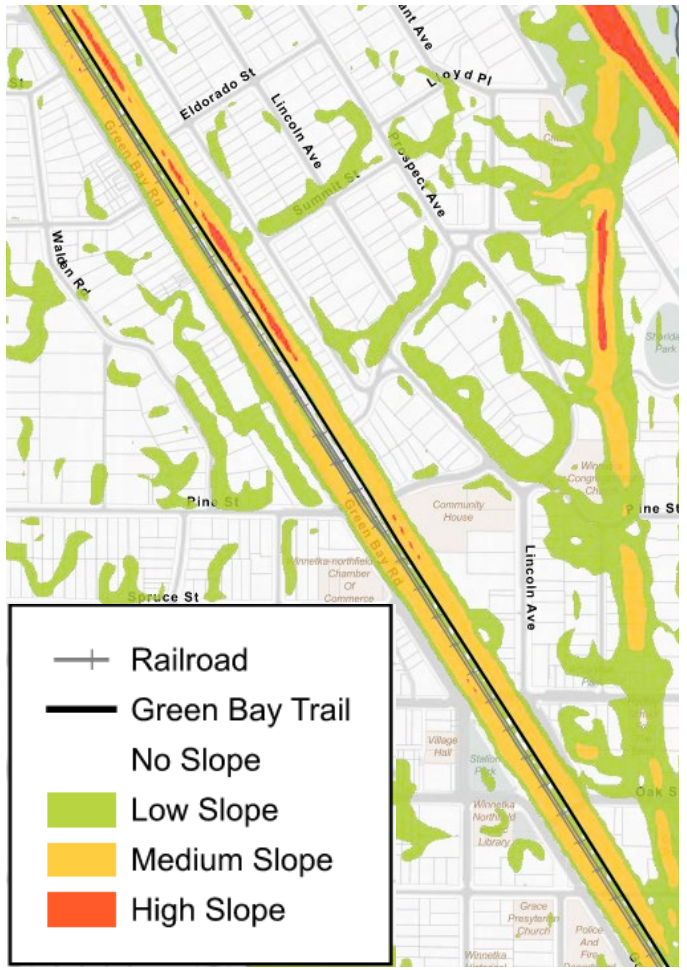

GLENCOE
SCOTT AVE.
ASBURY AVE.
TOWER RD.
WESTMOOR RD.
PINE ST.
ELM ST.
OAK ST.
CHERRY ST.
ASH ST.
WILLOW RD.
SUNSET RD.
HILL RD.
HUBBARD WOODS
WINNETKA
INDIAN HILL
KENILWORTH
LAKE MICHIGAN
GREEN BAY RD.
PACE ROUTE 213
FOREST WAY DR.
HIBARD RD.
VINE ST.
FOXDALE AVE.
LINCOLN AVE.
PROSPECTIVE AVE.
BERKELEY AVE.
GLENDALE AVE.
ROSEWOOD AVE.
LOCUST ST.
MAPLE ST.
CEDAR ST.
WALNUT ST.
POPLAR ST.
SHERIDAN RD.
BIRCH ST.
CHESTNUT ST.
LINDEN ST.
RIDGE AVE.
FOREST ST.
MYRTLE ST.
CHURCH RD.
Glencoe Park
Hubbard Woods Park
Merrill Park
Nick Corwin Park
Bell Woods Park
Skokie Lagoons
Tower Road Park
Lloyd Park
Maple Street Park
Sheridan Park
Winnetka Golf Club
West Elm Street Park
Dwyer Park
Skokie & Washburn School Athletic Fields
Station Park
Library Park
Village Green Park
Duke Childs Field/NTHS
Crown Island Park
Country Day Athletic Field
Robert E. Burke Memorial Park
Hill Road Park
Indian Hill Park
New Trier Athletic Fields
New Trier High School
Elder Lane Park
Centennial Park
Indian Hill Golf Club
LEGEND
Village of Winnetka
Water
Parcels
Open Space
Forest Preserve
Commercial District
Metra Station
Green Bay Trail
Cook County Forest Preserve Trails
Green Bay Trail ADA Access Point
Green Bay Trail non-ADA Access Point
Vehicular Bridge (Overpass)
N
0
0.15
0.3 miles

VARIATIONS IN SLOPE

North Section



Center Section



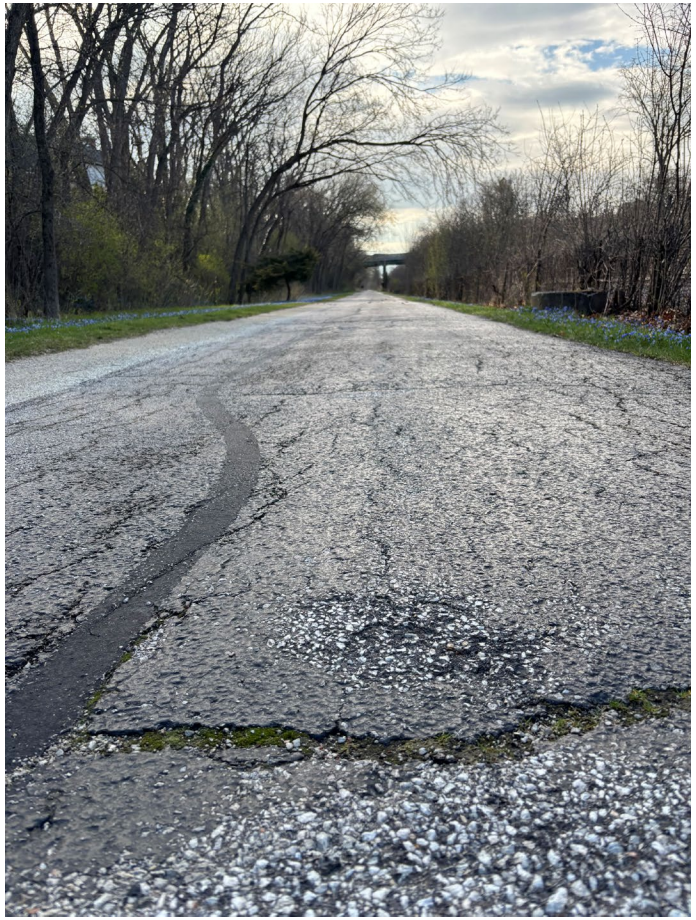
South Section



EXISTING ASPHALT PATH



Limestone running path, Winnetka Station facing South



Asphalt path, Pine Street, facing South



Metra Right of Way, Pine Street Bridge, facing North

SLOPE AND EROSION MANAGEMENT – BELOW GRADE



Wooden retaining wall, South of Pine Street, facing East



Wooden retaining wall, near Humbolt Ave, facing South



Large concrete retaining wall, near Elm Street, facing East

SLOPE AND EROSION MANAGEMENT – BELOW GRADE CONTINUED



Residential boundary on slope, near Elm Street



Erosion under sidewalk and building, near Elm Street



Medium concrete retaining wall, near Oak street

SLOPE AND EROSION MANAGEMENT – BELOW GRADE CONTINUED



Residential boundary on slope, near Elm Street



Residential boundary on slope, near Elm Street



Residential boundary on slope, near Elm Street

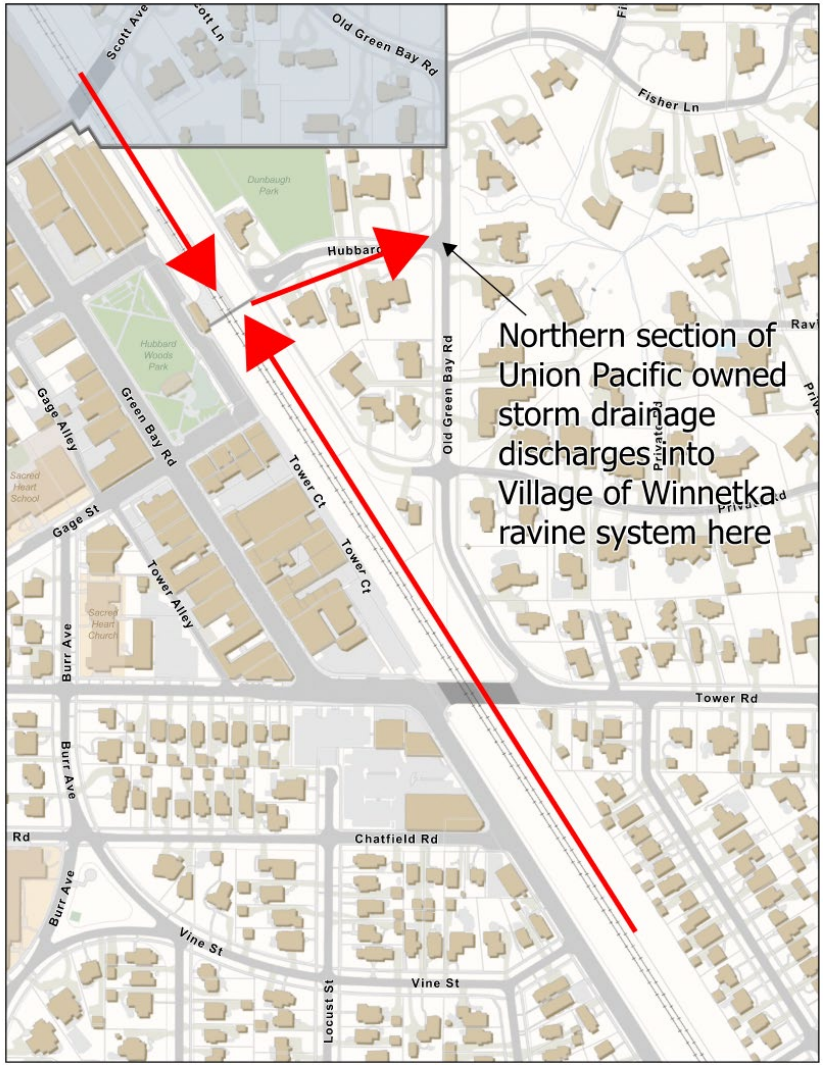
CONDITIONS ABOVE GRADE AREA



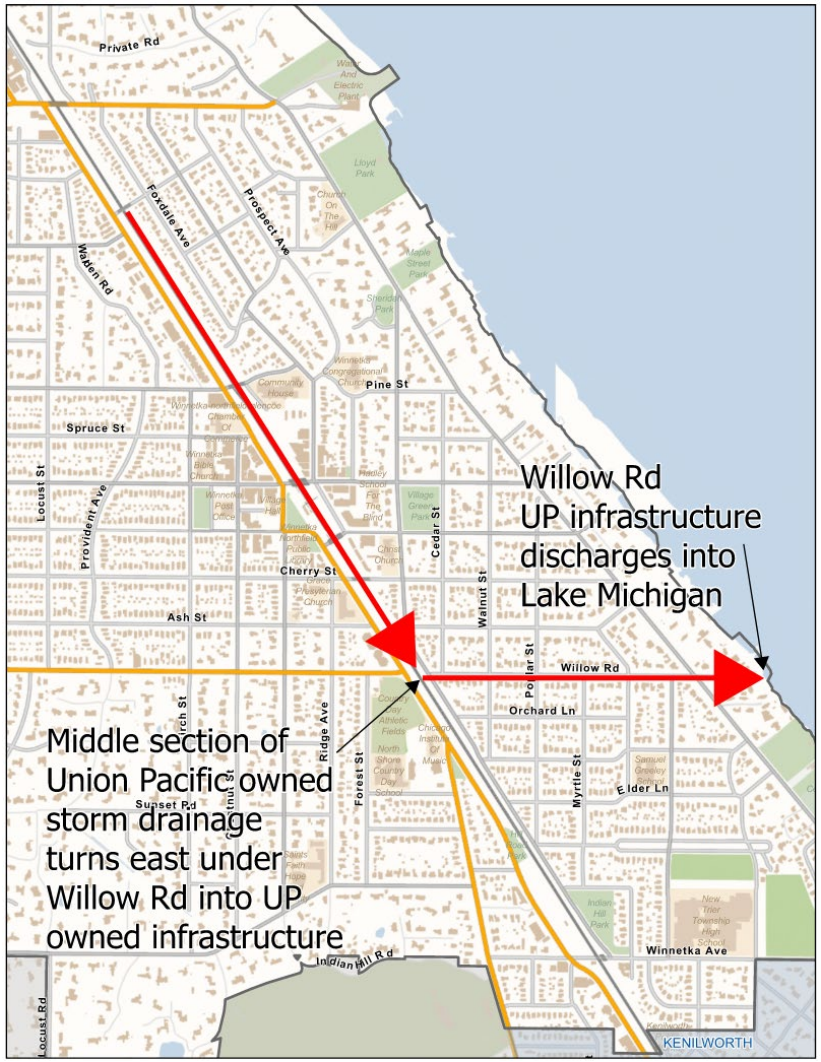


Elevated trail, near Willow Road entrance

UPRR DRAINAGE MANAGEMENT – NORTH SECTION

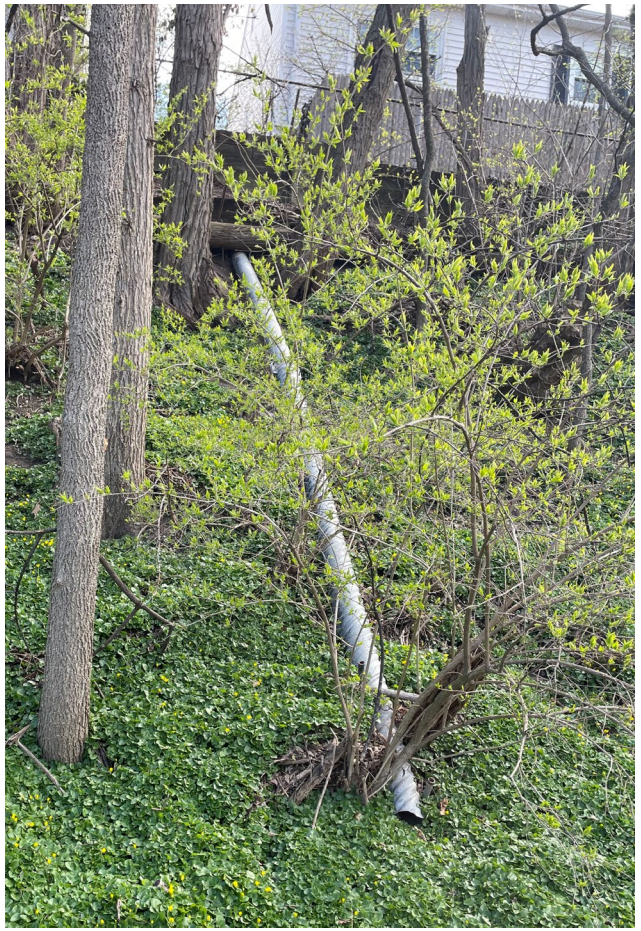


UPRR DRAINAGE MANAGEMENT – MIDDLE SECTION



DRAINAGE MANAGEMENT

Various water drains with non-Village owned sources











DRAINAGE MANAGEMENT





Water collects under slope in below grade areas

GREEN BAY TRAIL ACCESS POINTS



Pine Street Entrance
(Scheduled to be rebuilt in FY2026)



Ash Street Entrance



Willow Road Entrance

Access points in various states of repair

VEGETATION MANAGEMENT



Dead vegetation from previous year

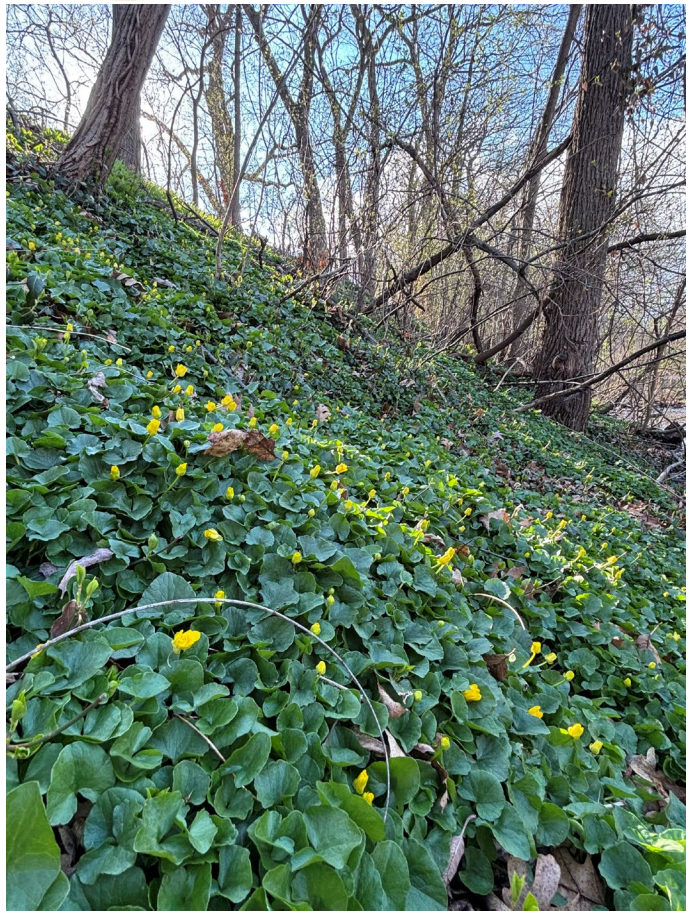


Woody debris



Vegetative barrier between residents and Metra

VEGETATION MANAGEMENT



Herbaceous invasive species: Lesser celandine



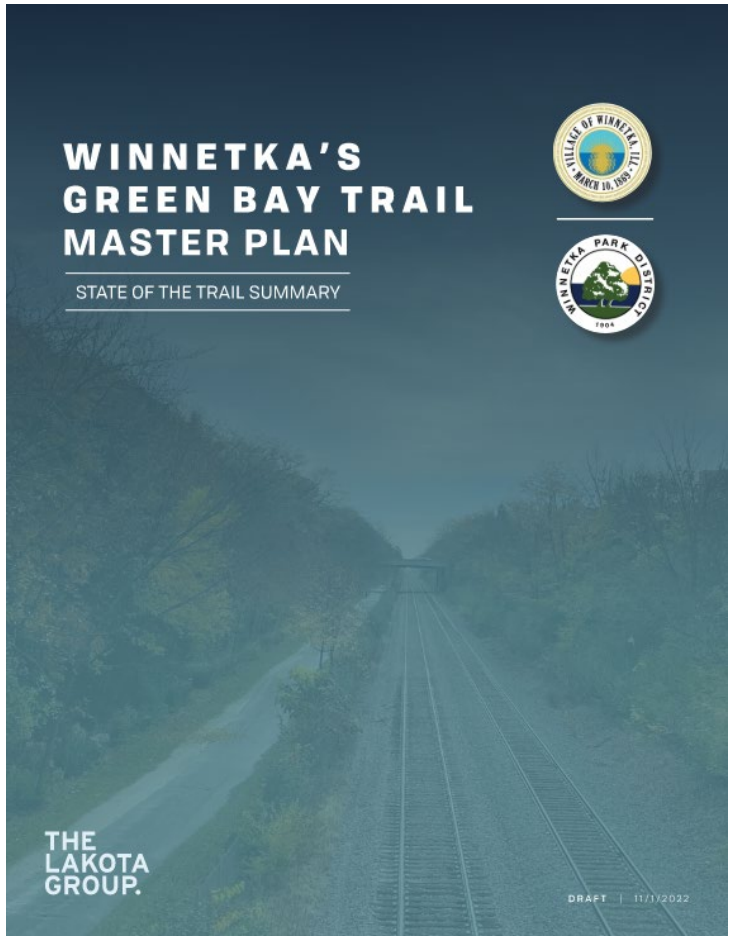
Woody invasive species: Buckthorn on sleep slopes



Declining trees

GREEN BAY TRAIL MASTER PLAN

- This study was completed in 2022 with a goal of improving accessibility challenges and opportunities to improve the trail.
- Village received a grant in 2025 to construct a portion of the proposed accessibility projects. Grant administered through the state.
- Engineering anticipates designing the first project and seeking IDOT approval by FY2027. Construction could commence after final approval.



FUTURE OWNERSHIP AND MAINTENANCE

"Initial" tree and buckthorn/invasive removal

Area	Estimated Cost
North Section (Scott to Eldorado)	$500,000
Center Section (Eldorado- Ash)	$600,000
South (Ash – Elm)	$400,000
Total	**$1,500,000**

Ongoing costs post initial restoration efforts

Annual maintenance	Estimated yearly cost
Planting maintenance (weeding, watering, mulching, general clean up)	$200,000
Mowing (monthly), landscape maintenance	$200,000
Tree care (pruning and removal)	$100,000
Total	**$500,000 per year**

***Includes stump removal and herbicide treatment of buckthorn. Bids may vary. Cost estimates do not include design consultation**

ADDITIONAL COST CONSIDERATIONS

- **Future Planting palette along trail TBD**
- **Enhanced drainage improvements**
  - Additional storm water extensions, pump stations, general cleaning and maintenance of grey infrastructure.
  - Maintenance of drainage swales.
- **Snow removal operations**
  - Does the Village wish to continue this activity.
  - Prioritization of trail clearing to other priorities after snow events.
- **Annual asphalt & granular trail maintenance**
- **Retaining wall maintenance and replacement**
- **Maintenance and replacement of hardscape elements**

VEGETATION MANAGEMENT – VOLUNTEER EFFORTS



Buckthorn Piles



Pollinator Garden

NEXT STEPS AND GUIDANCE NEEDED

- Park District negotiations
  - Investigate current budget and cadence for current management (e.g. mowing, paving) currently done by PD.
- Continue hazardous tree removal in 2026.
- Identify structural risks and opportunities via external consultant
  - Prepare report and plan for 2028 budget
- Engage with the community on a future planting pallet based on site conditions and community preference, ensuring plants are well suited for site conditions and community needs.
- Record successes and challenges of current pollinator garden (e.g. success of plant establishment, species selection, erosion control, etc.)
- Ensure any future pilot or longterm programs are appropriate and suitable for site conditions and meet neighboring property needs and desires.

QUESTIONS?