



# Village of Winnetka

## Zoning Board of Appeals Regular Meeting

---

April 10, 2023 at 7:00 PM  
Village Hall Council Chambers  
510 Green Bay Road

### AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
  - a. March 13, 2023, Regular Meeting Minutes
3. **Community Development Report**
4. **New Cases**
  - a. **Case No. 23-02-SD: 1415 and 1423 Asbury Avenue:** *This item is not ready for this meeting, and the Board is asked to continue the item to its May 8, 2023, meeting.* An application seeking approval of a Final Plat of Subdivision and zoning variations to allow a two-lot resubdivision of 1415 Asbury Avenue and 1423 Asbury Avenue and construction of a detached garage on Proposed Lot 2 (1415 Asbury Avenue). The requested zoning variations would (a) permit the existing residence at 1423 Asbury Avenue to (i) observe less than the minimum required side yard setback from the new east property line; and (ii) observe less than the minimum required total side yard setback for Proposed Lot 1; and (b) permit the existing residence and proposed detached garage at 1415 Asbury Avenue to exceed the maximum permitted gross floor area. The Village Council has final jurisdiction on this request.
  - b. **Case No. 23-04-SU: 564 Green Bay Road:** An application seeking approval of a Special Use Permit to allow off-street parking at street-level along the alley and zoning variations for a new four-story mixed-use building at 564 Green Bay Road. The requested variations would permit the improvements to (i) provide less than the minimum required rear yard setback from the west property line; and (ii) provide less than the minimum required off-street parking spaces for the three residential units. The Village Council has final jurisdiction on this request.
5. **New Business**
  - a. May 8, 2023, Regular Meeting - Quorum Check
6. **Public Comments**
7. **Adjournment**

### **NOTICE**

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**WINNETKA ZONING BOARD OF APPEALS MEETING MINUTES  
MARCH 13, 2023**

**Zoning Board Members Present:**

Matt Bradley, Chairman  
Kate Casale MacNally  
Mark Haller  
Lynn Hanley  
Mike Nielsen  
Todd Vender  
Max Weigandt

**Zoning Board Members Absent:**

None

**Village Staff:**

David Schoon, Director of Community Development  
Ann Klaassen, Assistant Director of Community Development

**Call to Order & Roll Call:**

Chairman Bradley called the meeting to order at 7:00 p.m.

**Approval of Minutes:**

a. February 13, 2023, Regular Meeting Minutes

Chairman Bradley asked if there were any changes to be made to the February 13, 2023, meeting minutes or for a motion to approve. A motion to approve the February 13, 2023, meeting minutes was made by Ms. Casale MacNally and seconded by Mr. Nielsen. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt

NAYS: None

**Community Development Report:**

Mr. Schoon informed the Board that the Village Council approved the variations for 232 Sheridan Road. He also stated the Village Council and Plan Commission will be holding a joint meeting on March 14, 2023, to discuss the draft Comprehensive Plan.

**New Cases**

a. Case No. 23-03-SU: 1110 Chatfield Road - Hubbard Woods Elementary School: An application submitted by Winnetka Public School District 36 seeking approval of an amendment to an existing Special Use Permit, which allowed construction of playground improvements at 1110 Chatfield, and zoning variations. The requested amendment would allow construction of an addition on the southwest corner of the existing school building. The variations would permit the proposed addition to exceed (i) the maximum permitted gross floor area; (ii) the maximum permitted roofed lot coverage; and (iii) the maximum permitted impermeable lot coverage. The Village Council has final jurisdiction on this request.

Ms. Klaassen stated the request is for a proposed addition on the southwest corner of the existing school building and identified the property's zoning classification and surrounding residential zoning. She explained the uses which are allowed as a special use in the R-4 zoning district and that the Comprehensive Plan designates the property as appropriate for "Public/Semi-Public" uses and that the use of the of



1 property as a school is consistent with the zoning ordinance and Comprehensive Plan. Ms. Klaassen then  
2 referred to several additions and improvements which had previously been made to the property. She  
3 then identified a previous special use request by the applicant which was approved for new playground  
4 equipment, but yet to be installed, and identified the current proposed building addition, interior  
5 renovation for HVAC, among other improvements, including a front entry ramp. Ms. Klaassen explained  
6 the GFA and roofed lot coverage (RLC) increase as a result of the proposed addition which would provide  
7 a conforming setback. She then explained the RLC and GFA variation percentage overages for the property  
8 and the impermeable lot coverage overages for the playground equipment approved last year. Ms.  
9 Klaassen explained how the mechanical equipment would be enclosed by walls and its measurements  
10 which are included in the GFA calculations.  
11

12 Ms. Klaassen then identified renderings of the west elevation and aerial views. She stated the DRB and  
13 Plan Commission would consider the request at their next meetings on March 16 and March 23. Ms.  
14 Klaassen noted two emails were received relating to the application and stated following the applicant's  
15 presentation, public comment and Board discussion, a draft motion for the Board's consideration is  
16 included on page nos. 17 and 18. She then asked if there were any questions.  
17

18 Chairman Bradley also asked if there were any questions. Ms. Casale MacNally referred to a previous  
19 similar case relating to changes to play equipment and asked if the school would move forward with that  
20 project in conjunction with this one. Ms. Klaassen stated the applicant can respond to their plans  
21 regarding the playground improvements noting the approval is valid until April 2023. Ms. Hanley asked  
22 for clarification on the impermeable lot coverage figures from the previous application, which Ms.  
23 Klaassen provided to the Board. Mr. Haller asked to see a photo of the area where the playground would  
24 be located. Ms. Casale MacNally responded it is provided on page 83 of the agenda packet. No additional  
25 questions were raised at this time.  
26

27 Chairman Bradley swore in those speaking to this matter. Brad Goldstein, CFO for Winnetka School District  
28 36, noted the previous playground project was put on hold until next summer following the proposed  
29 addition project. He stated drainage and setback issues are being worked on with Katherine Talty, the  
30 Landscape Architect they worked with on the playground improvements, as well as in consideration of  
31 budgetary concerns. Mr. Goldstein stated the school does not have a formal lunchroom which would be  
32 housed by the new multipurpose space and described the project's various other aspects. He noted they  
33 estimate enrollment would remain steady and the proposed addition would free up other existing space  
34 for use by the school.  
35

36 Mr. Haller asked what the drainage and storm water retention elements would be and if the plan would  
37 mitigate those issues. Justin Hegge of Perkins & Will Inc. referred to an area in an illustration designed by  
38 their civil engineer to help alleviate water issues on the site's west side and generally described how it  
39 would function. He stated building permit plans would be submitted within the next week for review by  
40 the Village Engineer. Ms. Hanley referred to the aerial view on page 24 and asked if the playground near  
41 the school building would be removed and that entire area grassed over. Mr. Hegge confirmed that is  
42 correct and noted storm detention would be in the rectangular area south of the mechanical enclosure  
43 identified on the site plan on page 25. Ms. Hanley then asked if plans include replacing the garden. Mr.  
44 Goldstein responded that a possible complete redesign of that area is under consideration. Ms. Hanley  
45 asked if the impermeable lot coverage figures would go back to the previous figures. Ms. Klaassen  
46 explained how the impermeable lot coverage was calculated for the proposed addition, which included  
47 the rubberized play surface previously approved. She also stated the figures can be adjusted if the  
48 applicant comes back in the future for revised playground improvements. Chair Bradley described the

1 proposed figures as the worst case scenario in terms of the figures. Ms. Hanley asked if there is any area  
2 where the 2,700 square foot figure can be reduced. Mr. Goldstein responded that the rubberized surface  
3 for the previously approved playground equipment is necessary for ADA accessibility noting drainage  
4 issues would be considered.

5  
6 Chairman Bradley questioned how the project related to the referendum which Mr. Goldstein explained  
7 to the Board and described several of the upgrades included as part of the project. He also identified how  
8 construction equipment would be staged in terms of access and neighborhood impact. Mr. Goldstein then  
9 described how the auditorium is currently used for lunch, which has noise issues for student with auditory  
10 stimulation issues. Mr. Haller asked where the mechanical units are currently located. Mr. Goldstein  
11 responded there are a few AC units located on the roof. Chairman Bradley asked if there are any future  
12 plans for expansion on the site. Mr. Goldstein responded the project would address their current space  
13 needs with any future improvements having no impact on impermeable lot coverage.

14  
15 Chairman Bradley asked if there were any comments from the audience and swore in those speaking to  
16 this matter. Chad Humphrey stated he lives directly to the west of the school and explained his concerns  
17 relating to impermeable lot coverage and setback issues. He stated he is also concerned with the amount  
18 of the applicant's incremental requests as well as the water flow. Mr. Humphrey questioned why  
19 permeable surfaces are being replaced with rubberized surface and if there are other future plans and  
20 suggested alternative options in terms of the previously approved playground equipment's placement.  
21 He described their concerns in terms of privacy and suggested better alternatives be considered.

22  
23 Mr. Goldstein confirmed they are considering alternative solutions such as Arbor Vitae installation to  
24 address Mr. Humphrey's concerns as well as the storm water concerns. Chairman Bradley stated in terms  
25 of the playground project, there is a lot of concern with the Humphrey's property and referred to the  
26 other neighboring property in connection with the several standards relating to the project. Mr. Goldstein  
27 stated they are well aware of the issues raised and have taken steps to mitigate and address them. Mr.  
28 Humphrey and the Board Members discussed the fences' location and ownership. Mr. Goldstein  
29 reiterated they are exploring alternatives such as installing Arbor Vitae to provide protection and are  
30 working on re-evaluating the playground equipment's location. Chairman Bradley asked Mr. Goldstein if  
31 they considered reconfiguring the blacktop track area. Mr. Goldstein stated the children use the asphalt  
32 area and it is also used for vehicle plowing access. Mr. Humphrey informed the Board the south neighbor  
33 had plenty of issues in terms of security which have been solved by calling the police. He asked Mr.  
34 Goldstein if children would be able to climb on the roof of the new addition. Mr. Humphrey also  
35 commented on the school fence's condition. Mr. Goldstein responded that the ability to climb on the roof  
36 has been reduced. Mr. Hegge added the slate entry would be demolished and there would be a new entry  
37 and overhang which would impede roof access. No additional questions were raised at this time.

38  
39 Chairman Bradley then called the matter in for discussion and referred to the special use standards and  
40 zoning variations being requested. Ms. Hanley stated she had no problem with the request, the RLC or  
41 GFA addition. She then stated she is concerned with impermeable lot coverage and the fact that no  
42 playground equipment is being installed at this time. Ms. Hanley suggested the applicant come back  
43 before the Board for impermeable lot coverage when the playground equipment is to be installed. Ms.  
44 Casale MacNally asked the applicant to withdraw the playground portion of the request. Chairman Bradley  
45 stated that project's portion has already been approved and the Board should not include conditions of  
46 the approval. Mr. Schoon explained the parameters of the currently approved impermeable lot coverage  
47 figure. The Board Members discussed how the impermeable lot coverage figure would be adjusted if the  
48 playground equipment approval expired in April 2023 if it is not installed.

Ms. Hanley stated she then is in favor of the request and suggested the applicant limit the amount of impermeable lot coverage with a future playground equipment request. Mr. Weigandt agreed with Ms. Hanley's comments and stated he would be in favor of the request. He also referred to fencing height approvals in terms of the neighboring properties. Mr. Haller also agreed with the comments made and suggested the neighbor impact be considered and suggested engineering be done in a manner to ameliorate the additional surface water issues. The Board Members discussed how the request would be required to conform to engineering standards. Mr. Vender discussed how such requests by schools for approval are needed and the request would be a win for everyone involved. Mr. Nielsen also agreed that the project would be a win for all involved and stated he would be in favor of the request. Ms. Casale MacNally stated for the record there should be planned developments for institutional uses. She stated while she would be in favor of the request, she has some concerns with the impermeable lot coverage amount. Chairman Bradley stated he is also in favor of the request knowing there is a further approval process in terms of the playground equipment installation.

Chairman Bradley then asked for a motion to recommend approval of the request as indicated on page nos. 17 and 18. A motion to recommend approval was made by Ms. Casale MacNally and seconded by Ms. Hanley. A vote was taken, and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt

NAYS: None

**Public Comment:**

No comments were made at this time.

**New Business:**

- a. April 10, 2023, Meeting - Quorum Check.

The Board Members discussed their availability and possible alternative meeting date.

**Adjournment:**

Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Casale MacNally. The motion was seconded by Weigandt. A vote was taken and the motion unanimously passed, 7 to 0:

AYES: Bradley, Casale MacNally, Haller, Hanley, Nielsen, Vender, Weigandt

NAYS: None

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Antionette Johnson  
Recording Secretary



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO: ZONING BOARD OF APPEALS**  
**FROM: ANN KLAASSEN, ASSISTANT DIRECTOR**  
**DATE: APRIL 6, 2023**  
**SUBJECT: 564 GREEN BAY ROAD – NEW MIXED-USE BUILDING  
SPECIAL USE PERMIT (CASE NO. 23-04-SU)**

### INTRODUCTION

On April 10, 2023, the Zoning Board of Appeals (ZBA) is scheduled to hold a public hearing on an application submitted by 564 Green Bay Road, LLC (the “Applicant”), as the owner of the property located at 564 Green Bay Road (the “Subject Property”). The Applicant is proposing construction of a new **four-story** mixed-use building on the Subject Property and requests approval of the following relief:

1. Approval of a **Special Use Permit** to allow off-street parking at street-level along the alley on the Subject Property; and
2. Approval of the following **zoning variations**:
  - a. Rear Yard Setback of 3 feet from the west property line, whereas a minimum of 10 feet is required; a variation of 7 feet (70%) [Section 17.46.030 Lot area and density]; and
  - b. Off-street parking spaces for two vehicles, whereas a minimum of five parking spaces are required for the residential units, a variation of three parking spaces (60%) [Section 17.46.110 Off-street parking].

As discussed later in this report, in 2022 the Applicant submitted applications for a certificate of appropriateness and zoning relief to allow construction of a new **three-story** mixed-use building, with a roof-top deck, on the Subject Project. After review and recommendations of approval by the ZBA and the other advisory bodies, the Village Council approved the proposed project. The Applicant is now before the Village requesting approval for a new four-story mixed-use building that would allow them to have one additional residential unit, which would be located on the fourth level.

A sign has been posted on the Subject Property indicating the time and date of the ZBA public hearing. A mailed notice was sent to property owners within 250 feet of the Subject Property, in compliance with the Zoning Ordinance. The hearing was properly noticed in the *Winnetka Talk* on March 23, 2023. As of the date of this memo, staff has not received any written comment from the public regarding this application.

The Applicant has also submitted an application requesting approval of a Certificate of Appropriateness for the design of the proposed building. The Design Review Board (DRB) considered the request on March 16, 2023 and continued the application until the next DRB meeting on April 20, 2023. Details regarding the DRB’s consideration are provided later in this report. The Plan Commission is scheduled to consider the special use permit on April 26, 2023. Lastly, the Applicant has submitted a demolition permit that was approved without delay by the Landmark Preservation Commission on April 4, 2022.



***The Village Council has final jurisdiction on this request as only the Council has the authority to grant (i) a special use permit; and (ii) any variation for a new principal building.***

## PROPERTY DESCRIPTION

The Subject Property, which consists of approximately 0.05 acres (2,512 square feet), is located on the west side of Green Bay Road, between Elm and Spruce Streets. Because the lot area is less than 10,000 square feet, redevelopment of the Subject Property does not require approval of a planned development, nor may the Applicant request planned development approval. The Subject Property contains an existing two-story commercial building that previously housed the *French Institute of the North Shore*. Figures 1 through 4 below and on the following page identify the Subject Property.



**Figure 1 – Aerial Map**



**Figure 2 – Subject Property**





**Figure 3 – Subject Property – Existing Rear Building Elevation**



**Figure 4 – Subject Property with Neighboring Properties**



The Land Use Map of the 2020 Comprehensive Plan designates the Subject Property as appropriate for “Mixed Use” development. The Subject Property is located in a commercial area with offices, restaurants and other commercial uses in the immediate vicinity. The Land Use Plan Map designates the properties to the north, south, and west as appropriate for “Mixed Use” and the property to the east, across Green Bay Road and along the Union Pacific Railroad, as appropriate for “Park / Open Space” (see Figure 5).

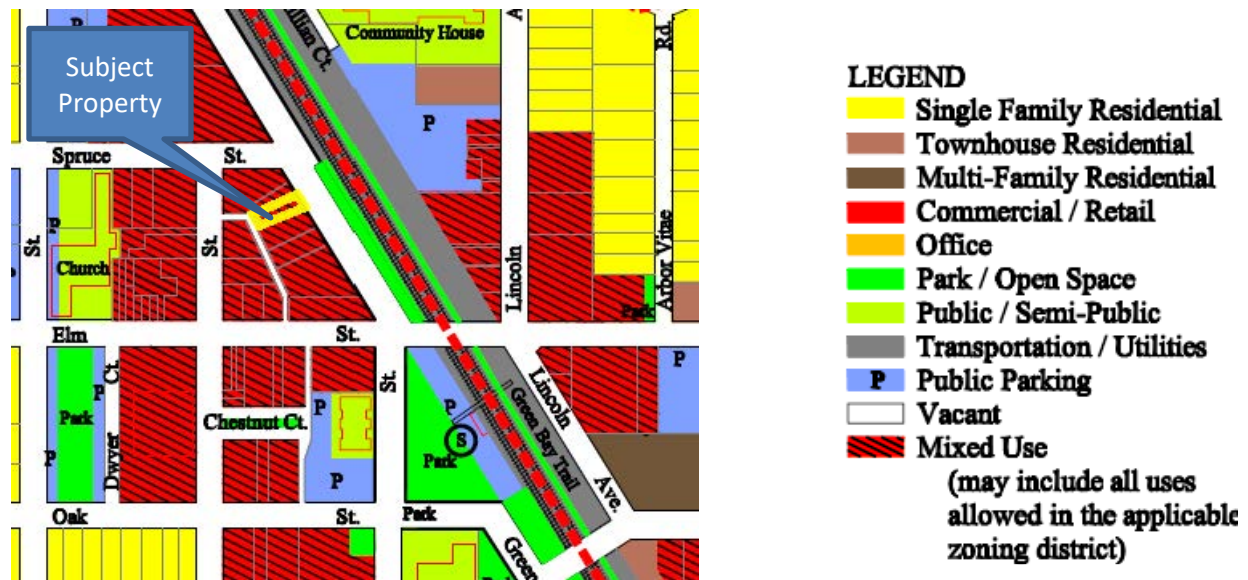
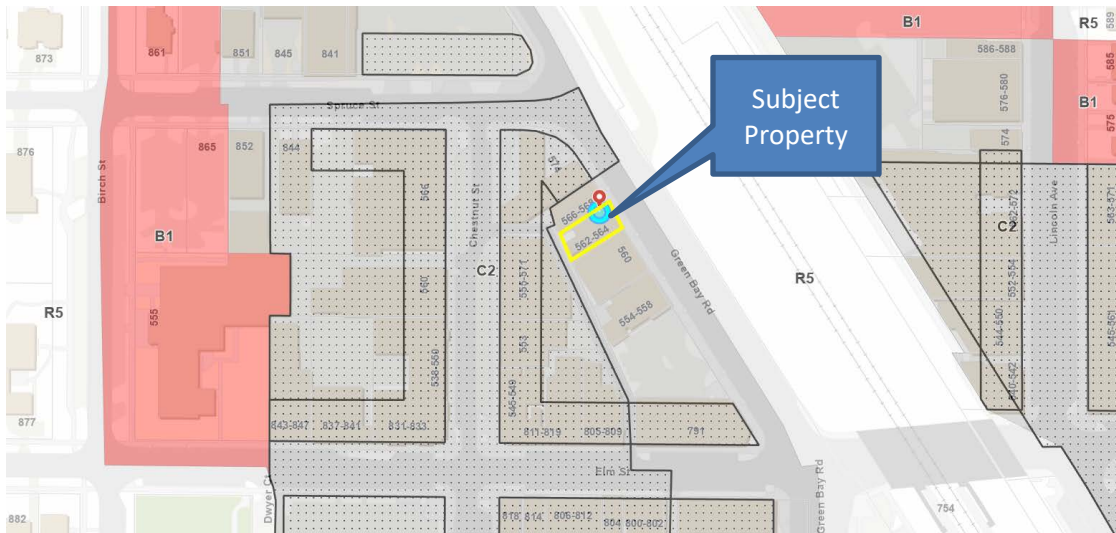


Figure 5 – Comprehensive Plan Land Use Map

For reference, the Future Land Use Map of the Winnetka Futures 2040 Plan, which is scheduled for adoption by the Village Council on April 18, 2023, designates the Subject Property as appropriate for “Commercial & Mixed-Use Development.” The Future Land Use Map also designates the properties to the north, south, and west as appropriate for “Commercial & Mixed-Use Development” and the property to the east, across Green Bay Road and along the Union Pacific Railroad, as appropriate for “Transportation, Utilities, Communications.”

The Subject Property is zoned C-2 General Retail Commercial, and it is bordered by C-2 General Retail Commercial to the north, south, and west. The properties to the west are also located within the C-2 Commercial Overlay District (see Figure 6).

The proposed use of the Subject Property as mixed-use is consistent with the 2020 Comprehensive Plan Land Use Map, as well as the Winnetka Futures 2020 Future Land Use Map, and the property’s commercial zoning classification. Along Green Bay Road to the north there is a mixed-use building and a restaurant. To the south of the Subject Property is an office building and a mixed-use building. The Subject Property is served by a public alley along the west property line. To the west of the alley is a commercial building (see Attachment E for photographs). The C-2 District allows buildings with dwelling units above the ground floor in a commercial building, the proposed building on the Subject Property would contain commercial space on the lower and ground floor levels and a total of three residential units on the second, third, and fourth floor levels.



**Figure 6 – Zoning Map**

### **PROPERTY HISTORY AND PREVIOUS ZONING APPLICATIONS**

The original building on the Subject Property was constructed in 1927. Subsequent building permits were issued in:

1. 1956 to remodel the two-story commercial store front;
2. 2000 to apply a new façade to the commercial building; and
3. 2007 to construct an addition to the commercial building.

Other minor permits have been issued over the last several years. The Applicant acquired the property in December 2021. There are two previous zoning cases on file for the Subject Property. In 1927, ZBA Case No. 318 was approved for a rear yard setback variation to allow construction of the existing building. In 2022, as previously noted, the ZBA first considered applications for a Special Use Permit and zoning variations submitted by the Applicant to allow construction of a new three-story mixed-use building, with a roof-top deck on the Subject Property, on June 13, 2022, and by a vote of 5-0, recommended approval of the request.

Ultimately, on August 2, 2022, the Village Council adopted Ordinance M-11-2022, granting a special use permit, zoning variations, and a certificate of appropriateness for the construction of a new, three-story mixed-use, multi-family building. The special use permit allowed an interior parking garage with two street-level parking spaces. The approved variations were for the rear yard setback and the number of off-street parking spaces provided for the residential units. The approval of the Ordinance included a condition that the smaller brick, as represented in Exhibit B of Ordinance M-11-2022, be utilized. For reference, Ordinance M-11-2022 is included in this report as Attachment F. It is worth noting that the request currently before the ZBA includes the same brick that was previously approved by the DRB and Village Council.

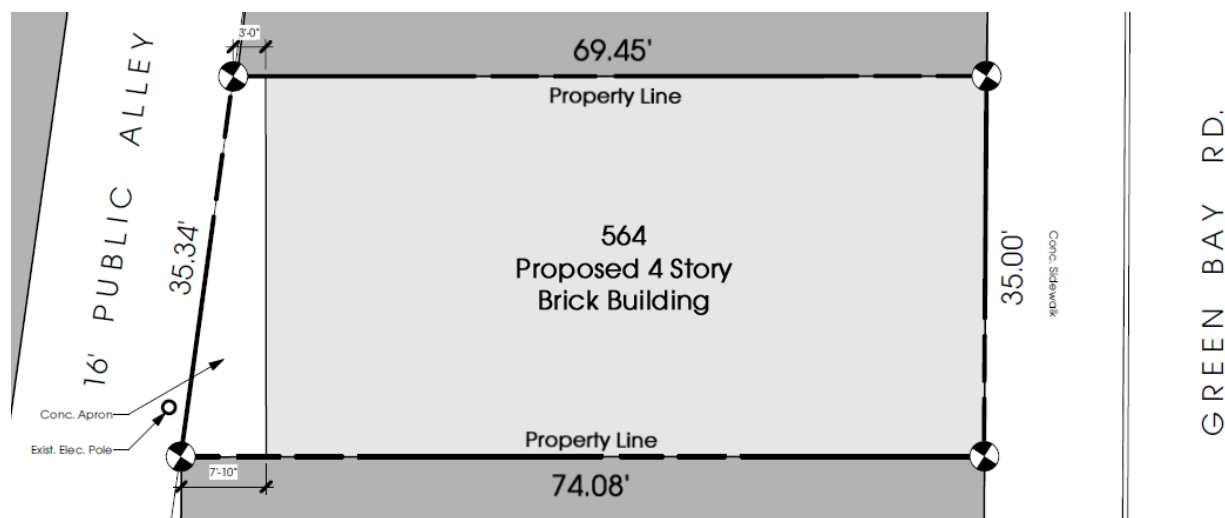
### **PROPOSED PLAN**

The proposed development of the Subject Property consists of a four-story building with one commercial unit occupying the ground floor and the lower level. The commercial space would be occupied by Engel & Völkers. Currently, Engel & Völkers is occupying second floor office space in the Laundry Mall at 566 Chestnut Street. If the proposed development is approved, Engel & Völkers would relocate to the Subject Property.

Three single-level two-bedroom residential units measuring approximately 1,690 to 1,790 square feet are also proposed; one unit on each of the upper floors. The proposed plan does not include a rooftop deck. The air conditioning compressors (a/c units) would be located on the roof, towards the south side of building, concealed from street view. The a/c units would be surrounded with a 36-inch high metal screen. The plans identify the refuse and recycling containers to be located within the garage.

The proposed building would have enclosed parking for the residential units at the rear of the building, accessed from the alley. The garage would be located on the ground floor level, behind the commercial space, and would accommodate two vehicles.

Excerpts of the proposed site plan, floor plans, and building elevations, as well as a rendering, of the proposed building are provided below and on the following pages as Figures 7 through 14. The complete set of plans is provided in the application materials (Attachment B). The Applicant has also provided photographs of neighboring properties taken from Green Bay Road as well as from the public alley located behind the properties. These photographs are also included in Attachment B.



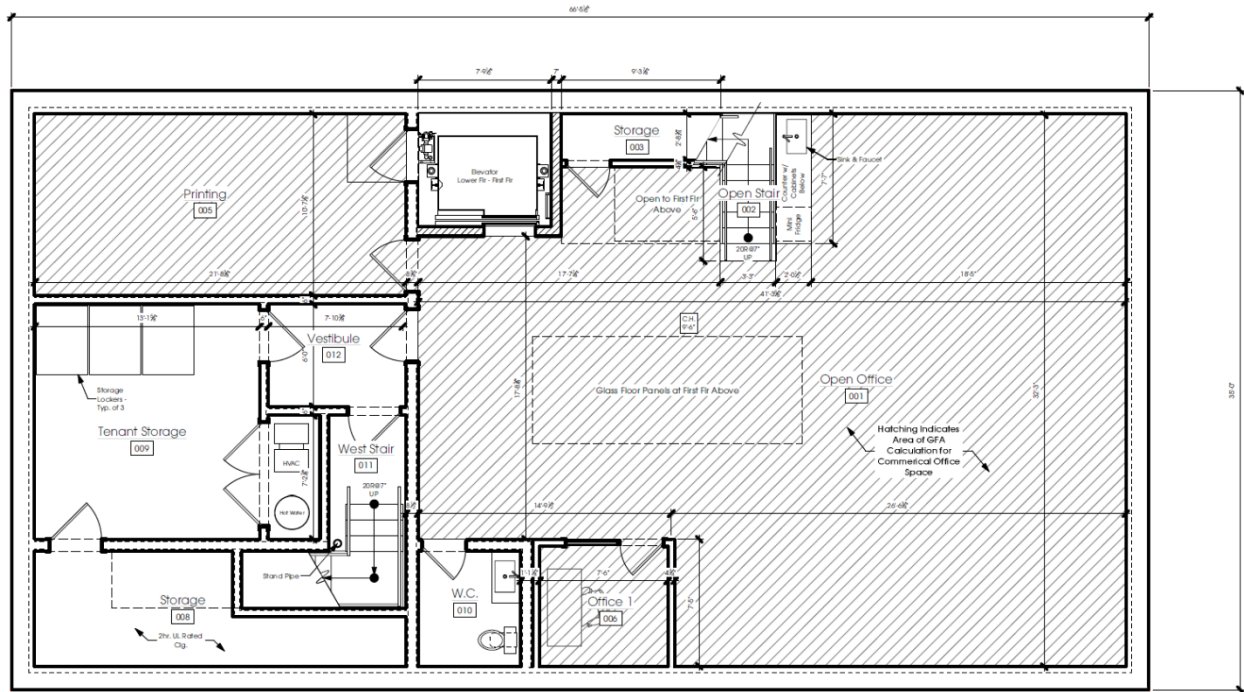


Figure 8 –Lower Level Floor Plan

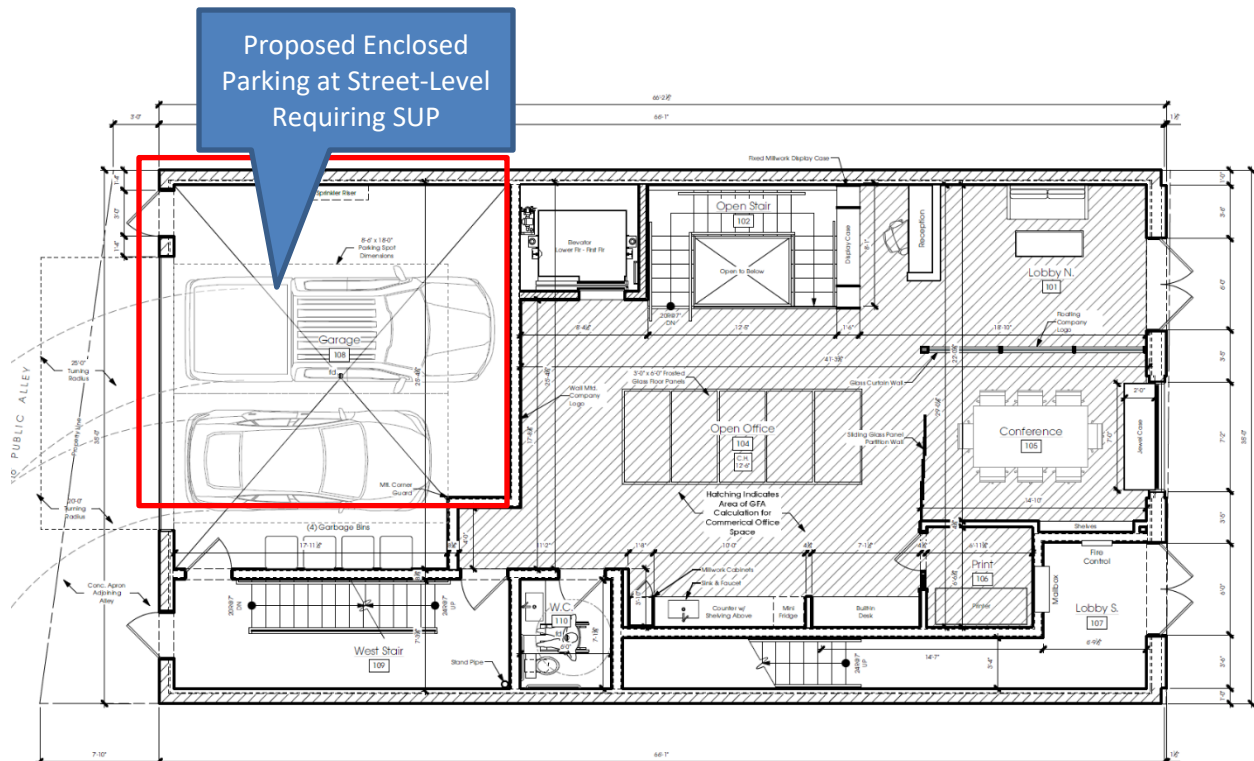
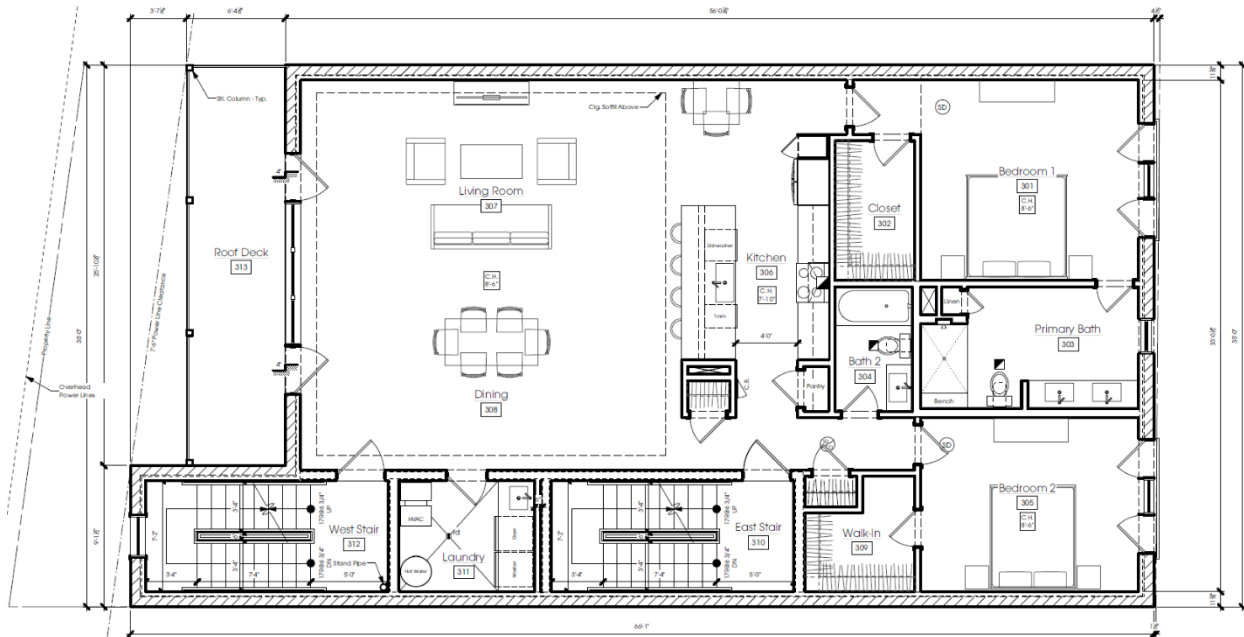
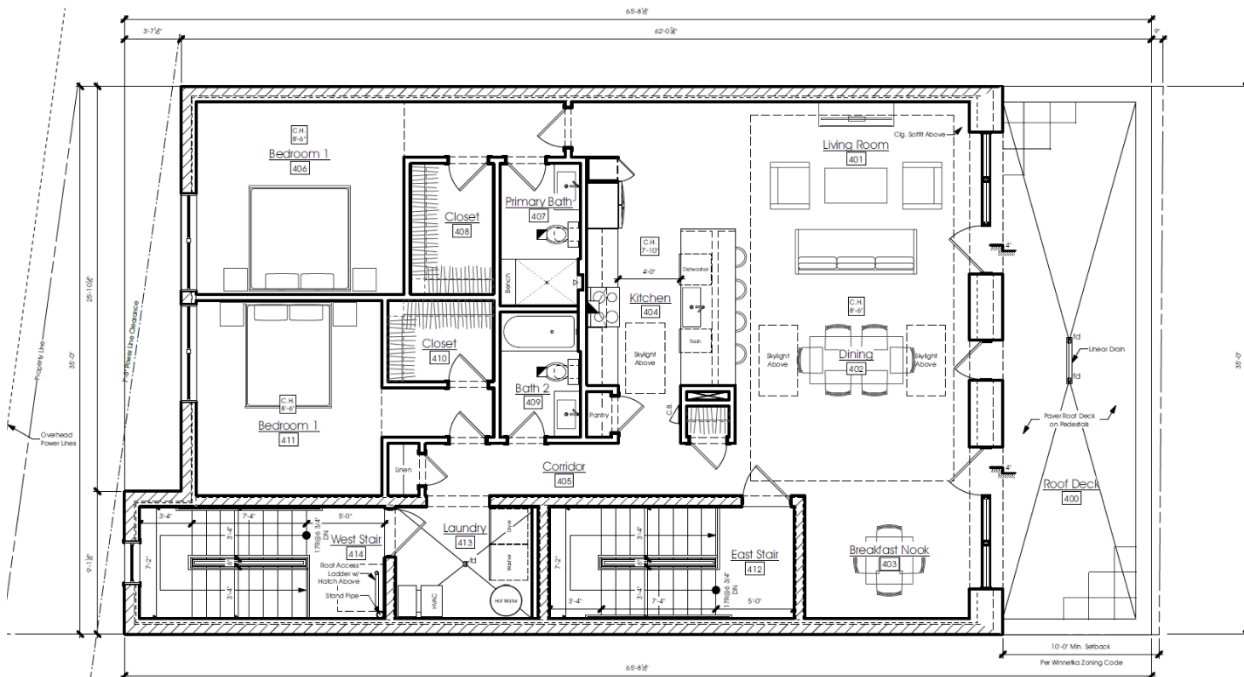


Figure 9 – First Floor Plan





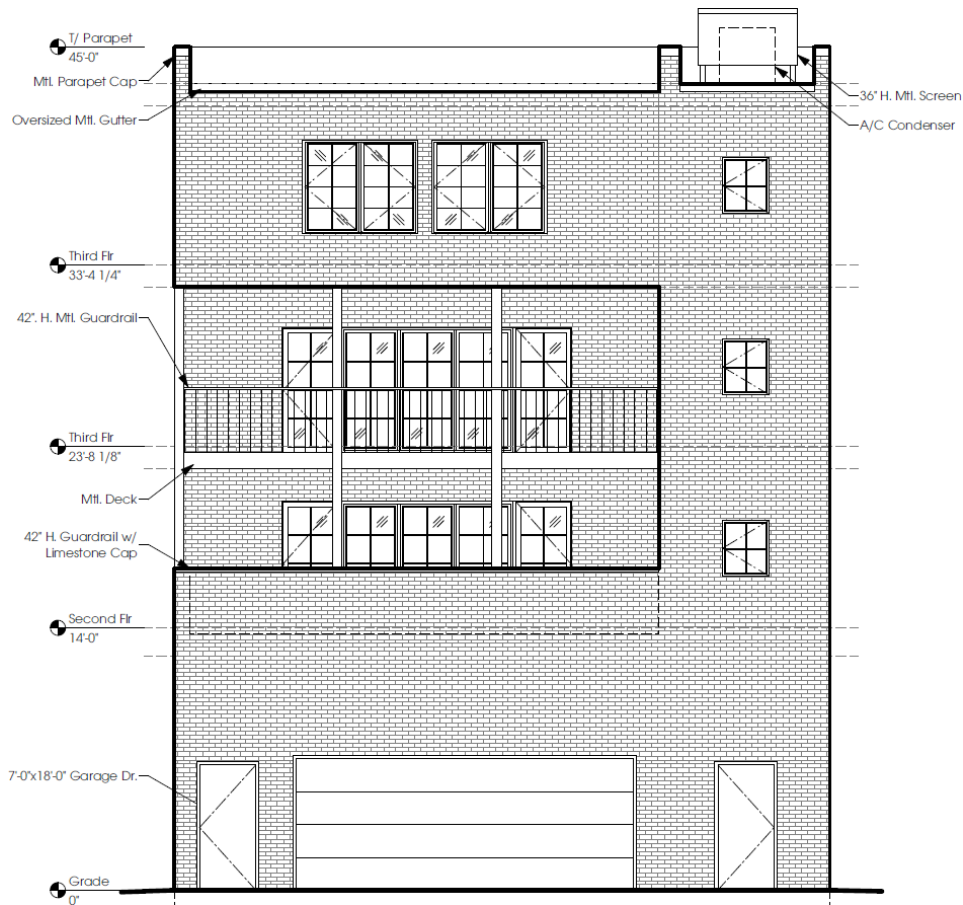
**Figure 10 –Second and Third Floor Plan**



**Figure 11 – Fourth Floor Plan**



**Figure 12 – Front Building Elevation – Green Bay Road**



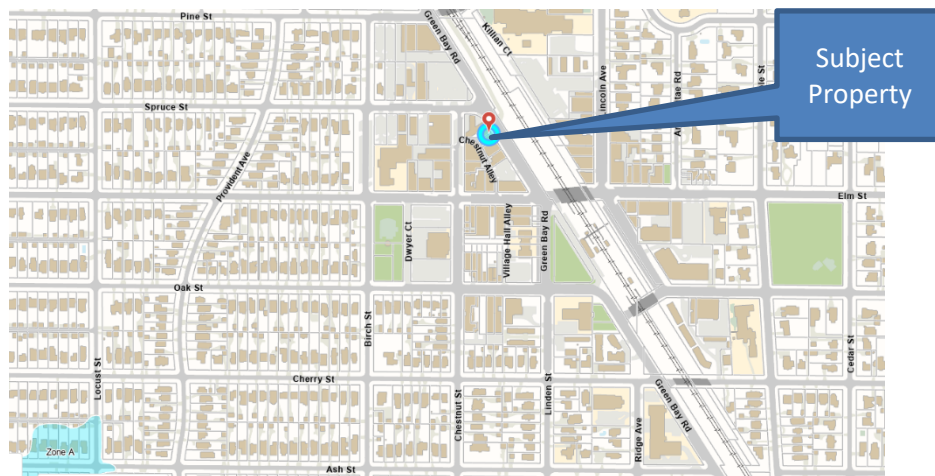
**Figure 13 – Rear Building Elevation – Public Alley**



**Figure 14 – Rendering of Proposed Building**

The proposed building would be white (pewter) brick, with a pale gray mortar, and limestone. As described in the attached written explanation from the architect, the front façade of the proposed building is composed of three forms. A limestone base, which consists of the entire height of the street level, the brick upper stories with limestone decorated windows, and the setback fourth floor.

Given the entire Subject Property is currently covered with an impermeable surface, no stormwater detention is required. Figure 15 below represents the Subject Property's proximity to the floodplain; the cyan represents the 100-year floor area.



**Figure 15 – GIS Floodplain Map**

## REQUESTED ZONING RELIEF

The attached zoning matrix highlights the proposed development's compliance with the C-2 zoning district (Attachment A). In addition to the special use permit being requested, two zoning variations are being requested to allow the development on the Subject Property, the variations are: (1) rear yard setback; and (2) off-street parking. Please note, the gross floor area and lot coverage limitations that apply to properties located in the residential zoning districts do not apply to properties located in the commercial zoning districts. Rather, the density regulations that apply to commercial properties are limited to setbacks and building height limitations.

Rear Yard Setback (alley). A rear yard setback of 10 feet is required from the west property line along the public alley. The proposed building would provide a setback of 3 feet, which requires a variation of 7 feet (70%). Due to the angle of the rear lot line, the proposed rear yard setback increases to 7.83 feet at the southwest corner of the building.

It is worth noting that Village staff and the Applicant are studying issues with the powerlines at the rear of the Subject Property. In order for the proposed construction to comply with the minimum clearance requirements between powerlines and buildings, the design of the rear of the building may have to be altered, which would reduce the requested rear yard setback variation.

Off-Street Parking. The proposed residential units on the second, third, and fourth floor would all have two bedrooms. The Zoning Ordinance requires a minimum of 1½ parking spaces per two-bedroom unit. Therefore, the proposed development requires five off-street parking spaces for the residential units. The proposed garage would provide two at-grade parking spaces. Therefore, a variation of three parking spaces (60%) is required. The Applicant has indicated that they will lease an off-premise parking space for one of the residential units to mitigate the lack of parking on the Subject Property. The Zoning Ordinance does not recognize off-premise parking for a residential use as qualifying for the required parking, therefore, the proposed project requires a variation to reduce the required number of spaces from five to two.

Regarding the proposed commercial space, off-street parking is only required for new commercial space when the total gross floor area is 2,500 square feet or more. The gross floor area calculation for required parking excludes floor area for such items as storage, mechanical equipment rooms, rest rooms, common area elements, and hallways. Off-street parking is not required for the commercial space since the total area of the commercial space at both the ground floor and basement levels is less than 2,500 square feet of gross floor area.

Special Use – Location of Off-Street Parking: In order to encourage below-grade parking, which is allowed by right, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As previously noted, the proposed parking would be provided on the ground floor level at the rear of the building accessed from the public alley.

## CONSIDERATION BY OTHER ADVISORY BOARDS/COMMISSIONS

As previously noted, the Design Review Board (DRB) considered a Certificate of Appropriateness for the proposed development on March 16, 2023. After hearing from the Applicant and receiving no public comment, the DRB discussed the proposed design. The members were very complimentary of the design but had concerns about some of the proposed building materials. The DRB also suggested that the fourth story be setback to break down the scale of the building. At the Applicant's request, the DRB continued the item to the April 20 DRB meeting to provide the Applicant time to respond to the Board's comments.



In response to the comments at the March DRB meeting, the Applicant submitted revised plans, which are currently before the ZBA for its consideration. The revised plans do include the required fourth story setback, eliminating the need for a zoning variation from the minimum required 10-foot fourth story setback that was previously required for the building design that had been reviewed by the DRB. The plans currently being considered by the ZBA will be considered by the DRB on April 20.

The Plan Commission is scheduled to consider the special use permit on April 26, 2023.

## **BOARD CONSIDERATION**

The Subject Property is located in the C-2 General Retail Commercial District; however, it is important to note that the Subject Property is not located within the Commercial Overlay District. Therefore, the proposed real estate office of Engel & Völkers on the Subject Property, is permitted by right and does not require approval of a special use permit.

The request before the Board is the special use to allow off-street parking at street-level, as well as the zoning variations. The Board is charged with evaluating Special Uses for consistency with the six standards for granting special use permits. In addition to responding to the standards used for the evaluation of special uses, the Applicant has provided the parking study, which was submitted with the 2022 application, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated April 29, 2022, (Attachment C). The parking study has not been updated to reflect the additional two-bedroom residential unit. As some of you may recall, the parking study took into consideration that three parking spaces were going to be provided on-site, one of which would have been provided by a lift. KLOA made the following conclusions in its study:

1. The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
2. On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.
3. On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
4. On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9am and 10am. The existing on and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10am, the hourly parking demand will reflect that of a typical day.

In May 2022, Director of Engineering/Village Engineer, James Bernahl, evaluated the parking study by KLOA and had the following comments and suggestions; his complete memo is included in this report as Attachment D:

1. Mr. Bernahl concurs with the findings that permitting this special use will not result in impairment of parking within the West Elm Street Business District.

2. It should be noted that the KLOA conclusions inaccurately state the proposed parking spaces will meet the Village Zoning Ordinance requirements, as the Zoning Ordinance does not recognize the one proposed lift parking space as complying with the off-street parking requirement.
3. It should also be reinforced that the full-time employees and advisors will be limited to the Zone A Business Employee Parking Permit locations.
4. Additionally, the Zone A Business Employee Parking Permits are limited to one vehicle (single user), so each employee and all advisors will be required to secure their own permit.

Given the parking study was provided to demonstrate the requested special use to allow off-street parking at street level complies with the standards for granting a special use remains the same, Mr. Bernahl has not re-evaluated the parking study provided by the Applicant.

## FINDINGS

In the attached application materials submitted by the Applicant, the Applicant has provided a statement of justification regarding how the requested Special Use Permit and variations meet the standards for granting the requested Special Use Permit and zoning variations. Does the ZBA find that the requested Special Use Permit and variations meet the standards for granting such special use and variations; and if so, is the ZBA prepared to make a recommendation to the Village Council regarding the requested relief? If so, a ZBA member may wish to make a motion recommending approval or recommending denial based upon the following:

Move to recommend **approval [denial]** of the requested special use to allow off-street parking at street-level along the alley and the following zoning variations: (1) rear yard setback; and (2) off-street parking to allow construction of a four-story mixed-use building on the Subject Property, based on evidence in the record, or a public document, and upon the following findings of fact:

1. The proposed four-story mixed-use building with enclosed off-street parking at street-level is consistent with the Standards for the granting of Special Use Permits, as follows:
  - 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;
  - d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
  - e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
  - f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

2. The requested zoning variations to allow:

- a. Rear Yard Setback of 3 feet from the west property line, whereas a minimum of 10 feet is required, a variation of 7 feet (70%) [Section 17.46.030 Lot area and density]; and
- b. Off-street parking spaces for two vehicles, whereas a minimum of five parking spaces are required for the residential units, a variation of three parking spaces (60%) [Section 17.46.110 Off-street parking].

are **in harmony** [**not in harmony**] with the general purpose and intent of the Zoning Ordinance and that each of the following eight standards on which evidence is required pursuant to Section 17.60.050 of this Code **have been met** [**have not been met**]:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone.
2. The plight of the owner is due to unique circumstances. Such circumstances must be associated with the characteristics of the property in question, rather than being related to the occupants.
3. The variation, if granted, will not alter the essential character of the locality.
4. An adequate supply of light and air to the adjacent property will not be impaired.
5. The hazard from fire and other damages to the property will not be increased.
6. The taxable value of the land and buildings throughout the Village will not diminish.
7. The congestion in the public street will not increase.
8. The public health, safety, comfort, morals, and welfare of the inhabitants of the Village will not otherwise be impaired.

**[The special use for the off-street parking at street-level along the alley and the requested variations for the proposed four-story mixed-use building should only be approved subject to the following conditions...]**

**ATTACHMENTS**

Attachment A: Zoning Matrix

Attachment B: Application Materials

Attachment C: Parking Study Prepared by KLOA April 29, 2022 (submitted by Applicant)

Attachment D: Village Engineer Bernahl May 9, 2022, Memo

Attachment E: Photographs of Area Properties

Attachment F: Ordinance M-11-2022, adopted August 2, 2022

# ATTACHMENT A

## ZONING MATRIX

ADDRESS: 564 Green Bay Road

CASE NO: 23-04-SU

ZONING: C-2

| ITEM                                  | MIN/MAX<br>REQUIREMENT | EXISTING           | PROPOSED        | DIFFERENCE BETWEEN<br>PROPOSED & EXISTING | ZONING CODE COMPLIANCE<br>(1)   |
|---------------------------------------|------------------------|--------------------|-----------------|-------------------------------------------|---------------------------------|
| Min. Lot Size                         | N/A                    | 2,512 SF           | N/A             | N/A                                       | OK                              |
| Min. Average Lot Width                | N/A                    | 33.91 FT           | N/A             | N/A                                       | OK                              |
| Min. Lot Depth                        | N/A                    | 69.45 FT           | N/A             | N/A                                       | OK                              |
| Min./Max. Front Yard (Green Bay/East) | 0 FT/3 FT              | 0 FT               | 0 FT            | 0 FT                                      | OK                              |
| Min. Side Yard (2)                    | 0 FT                   | 0 FT               | 0 FT            | 0 FT                                      | OK                              |
| Min. Rear Yard (Public Alley/West)    | 10 FT                  | 1.9 FT             | 3 FT            | 1.1 FT                                    | <b>7 FEET (70%) VARIATION</b>   |
| Off-Street Parking                    | 5 Spaces (3)           | 0                  | 2               | 2                                         | <b>3 SPACES (60%) VARIATION</b> |
| Max. Building Height                  | 45 FT/4-Stories        | 25.41 FT/2-Stories | 45 FT/4-Stories | 19.59 FT/2-Stories                        | OK                              |

### NOTES:

- (1) Variation amount is the difference between proposed and requirement.
- (2) A side yard is not required, but where a side yard is provided, it must be a minimum of 3 feet.
- (3) A minimum of 1.5 parking spaces per two-bedroom unit is required. The proposed development requires 5 off-street parking spaces for the residential units. Parking is not required for the proposed commercial space.



# ATTACHMENT B

Village of Winnetka  
SPECIAL USE PERMIT APPLICATION

## VILLAGE OF WINNETKA, ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT

### SPECIAL USE PERMIT APPLICATION

Case No. 23-04-SU

#### Property Information

Site Address: 564 Green Bay Road

#### Applicant Information

Name: 564 Green Bay Road

Primary Contact: Calvin A. Bernstein

Address: 484 Central Ave. Suite 202

City, State, ZIP: Highland Park, IL 60035

Phone No. 847-433-1980

Email: cbernstein@sambernlaw.com

#### Architect Information

Name: Kipnis Architecture + Planning

Primary Contact: Nathan Kipnis

Address: 1642 Payne Street

City, State, ZIP: Evanston, IL 60201

Phone No. 847-864-9650

Email: nkipnis@kipnisarch.com

#### Owner Information

Name: 564 Green Bay LLC

Primary Contact: Paul E Lazarre

Address: 2401 N. Clark Street

City, State, ZIP: Chicago, IL 60614

Phone No. 847-274-6898

Email: paul.lazarre@evrealestate.com

#### Attorney Information

Name: Samuels & Bernstein

Primary Contact: Calvin A. Bernstein

Address: 484 Central Ave. Suite 202

City, State, Zip: Highland Park, IL 600354

Phone No. 847-433-1980

Email: cbernstein@sambernlaw.com

Applicant Signature: 

Property Owner Sign: 

Printed Name of Owner: 564 Green Bay LLC / Paul E Lazarre

Date: 02/23/2023 Updated on 3/16/2023

Date: 02/23/2023 Updated on 3/16/2023

Our proposed plans for 564 Green Bay Road include a beautiful retail shop on the ground floor and 1,490 to 1,550 square foot luxury apartments on the second, third and fourth floors. The building's architecture is designed to comply with Winnetka's village-wide character and to encourage local live, work and play. While proposed to have two on-site parking spaces and one off-site parking space, the building is located across the street from the train station, which aligns with our goal of promoting public or alternative transportation methods.

Engel & Völkers is thrilled to be making Winnetka our permanent home in the North Shore! To be in the retail space on the ground and basement levels, our proposed shop and real estate office will be home to two full-time staff and approximately 50 real estate advisors, representing most communities in the North Shore. Our proposed floorplan has retail display cases that encourage the public to view selected homes and yachts for sale in the North Shore, around the United States and the world. The retail space has been designed to host events that engage the community, including book signings, coffee tasting, Halloween costume parade and cookie decorating, and cardiovascular life support training.

**Proposed Exterior Rendering:**





## Engel & Völkers Overview:

Founded in 1977 in Europe, Engel & Völkers is one of the world's leading service companies specializing in the sale and rental of premium residential property, commercial real estate, yachts, and aircrafts. With more than 800 shops worldwide, Engel & Völkers offers a professionally tailored range of services. The company is currently operating in over 30 countries on five continents.

## Other Engel & Völkers shops in retail locations in North America and worldwide:



Figure 1- Santa Monica, California



Figure 2- Aspen, Colorado



Figure 3- Trier Germany



Figure 4- Spain

Below are the evidence and detailed explanation why the Special Use Permit should be granted:

1. Development of this building will provide a commercial space on the ground floor and one residential unit on the second, third and fourth floors. Its design will be in the character of Village Center and will enhance the area. The new building will enhance the area. This project will not have any negative impact on public health, safety, comfort, morals, or general welfare.
2. Development of this building will not be injurious to the use and enjoyment of the property in the vicinity. As part of the development, we will be cleaning up the environmental problems found when we purchased the property. As a new construction, it will increase the values of the property in the immediate vicinity.
3. This new building will not impede the normal and orderly developments or improvements of the other property. The Special Use Permit will have no impact on any properties in town.
4. Extended and vigilant study were done to make sure there are adequate measures have been taken to provide safe ingress and egress in a manner which minimize pedestrian and vehicular traffic congestion in the public ways. Placing parking access from the back of the building eliminates crossing pedestrian walkways by parking and leaving cars.
5. In addition to the proposed two on-site parking spaces, we will lease a nearby parking space which allows one (1) additional parking space to be created. Including the offsite parking space, there will be one space per unit. We expect that this will meet the needs of the apartment residents due to the development's location across the street from the train station and the availability of public or alternative transportation methods. The parking spaces will have existing alley access. There will be no changes to existing grade and drainage. All necessary facilities to the operation of the Special Use exists.
6. The Special Use Permit conforms to the applicable regulations of this and other Village ordinances and codes.

VILLAGE OF WINNETKA, ILLINOIS  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ZONING VARIATION APPLICATION

Case No. 23-04-SU

**Property Information**

Site Address: 564 Green Bay Road, Winnetka, IL 60093

**Owner Information**

Name: 564 Green Bay LLC

Address: 2401 N. Clark Street

City, State, ZIP: Chicago, IL 60614

Email: paul.lazarre@evrealestate.com

Primary Contact: Paul E Lazarre

Phone No. 847-274-6898

Date property acquired by owner: 12/01/2021

**Architect Information**

Name: Kipnis Architecture + Planning

Primary Contact: Nathan Kipnis

Address: 1642 Payne Street

City, State, ZIP: Evanston, IL 60201

Phone No. 847-864-9650

Email: nkipnis@kipnisarch.com

**Attorney Information**

Name: Samuels & Bernstein

Primary Contact: Calvin A. Bernstein

Address: 484 Central Ave, Suite 202

City, State, Zip: Highland Park, IL 60035

Phone No. 847-433-1980

Email: cbernstein@samberlaw.com

Nature of any restrictions on property: \_\_\_\_\_

Brief explanation of variation(s) requested (attach separate sheet providing additional details): \_\_\_\_\_

Rear Yard Setback - 7' on the north side and 3'3" on the south side from the required 10' setback.

Upper Story Setback - 10'.

Parking - from 4.5 to 3 parking spaces (two on-site and one-off site).

Property Owner Signature: \_\_\_\_\_

Date: 03/16/2023



March 16, 2023

Re: 564 Green Bay Rd  
Winnetka IL 60093

Below are the evidence and detailed explanation why the variance should be granted:

1. To develop this property and erect a commercial space to bring benefits to the local community of the Village of Winnetka the owner must provide and comply with a parking regulation. The property's existing width and depth (35' x 69') makes it impossible to meet the existing regulations requiring underground parking. Due to the width (35') and depth (69' north side and 74' south side) of this site the underground parking is physically not possible to build. The only solution is ground (at grade) parking. This parking can be accessible either from the front (Green Bay Rd.) or the back (an existing alley). Front parking will eliminate any storefront making the commercial space infeasible and create safety hazard as the car will have to cross the sidewalk. With a standard garage depth of 21'-0" and 10' rear yard setback it will leave only 34' for commercial use including lobby and access to the floors above. This will make the ground floor extremely small.

The solution is a ground floor garage accessible from the alley with a building setback from rear property line: 3'-0" at the northwest corner and 6'-0" at the southwest corner. This solution will not impact any pedestrian traffic. To construct such at grade parking, a variance of 1.5 parking spaces from the parking requirement will be required. To mitigate the loss of this space, the applicant will lease a nearby parking space which allows one (1) additional parking space to be created. Including the offsite parking space, there will be one space per unit. If needed, a copy of the parking space lease will be provided to the Village.

The garage has sufficient space to house the garbage cans and thus, they will be stored in the garage.

Reducing the 4th floor setback allows for a typical two-bedroom two bath floor plan on all three floors. With a 10ft setback the 4th floor would become an impractically small and untenable unit. Given the proximity to the train and given the fact that the unit will be a fourth-floor walkup limits the demographic potential rental clients. Having a second bedroom adds flexibility and increases the number of potential renters that would desire this unit.

The commercial space will be used as the home of Engel and Völkers Real Estate in the North Shore. Based upon the company's current business model, few "advisors" or "agents" are on site daily.

2. This property is smaller than typical commercial parcels. At 34' wide and 69' deep lot, this size creates a unique circumstance.
3. If variation is granted, the new building will be in character with the surrounding structures.

A three-story building with the fourth floor set back does not relate to the neighboring building to the south. The neighboring building has a language of strong vertical columns on its east facade. Each set of two columns forms a 'bay' and we see our design as continuing this pattern and forming the next logical 'bay'. This creates a relationship between the buildings.

4. Light and air supply are not impacted by this request.
5. The variance will not increase the hazard from the fire and other damages.
6. The taxable value of the land and buildings in Town will not diminish.
7. This variance has no bearing on traffic and will not impact congestion in the public streets.
8. This variance will not have negative impact on the health, safety, comfort, morals or welfare of the inhabitation of the Village of Winnetka.

556



560



Adjacent Buildings on Green Bay Rd to South

Photos taken Mar, 2023  
Page 28 of 96



568



574



## Adjacent Buildings on Green Bay Rd

Photos taken Mar, 2023  
Page 29 of 96



Alley at 568 & 574



Alley at 560 (North)



Adjacent Buildings on Green Bay Rd



Alley at 560 (south)



Alley at 556



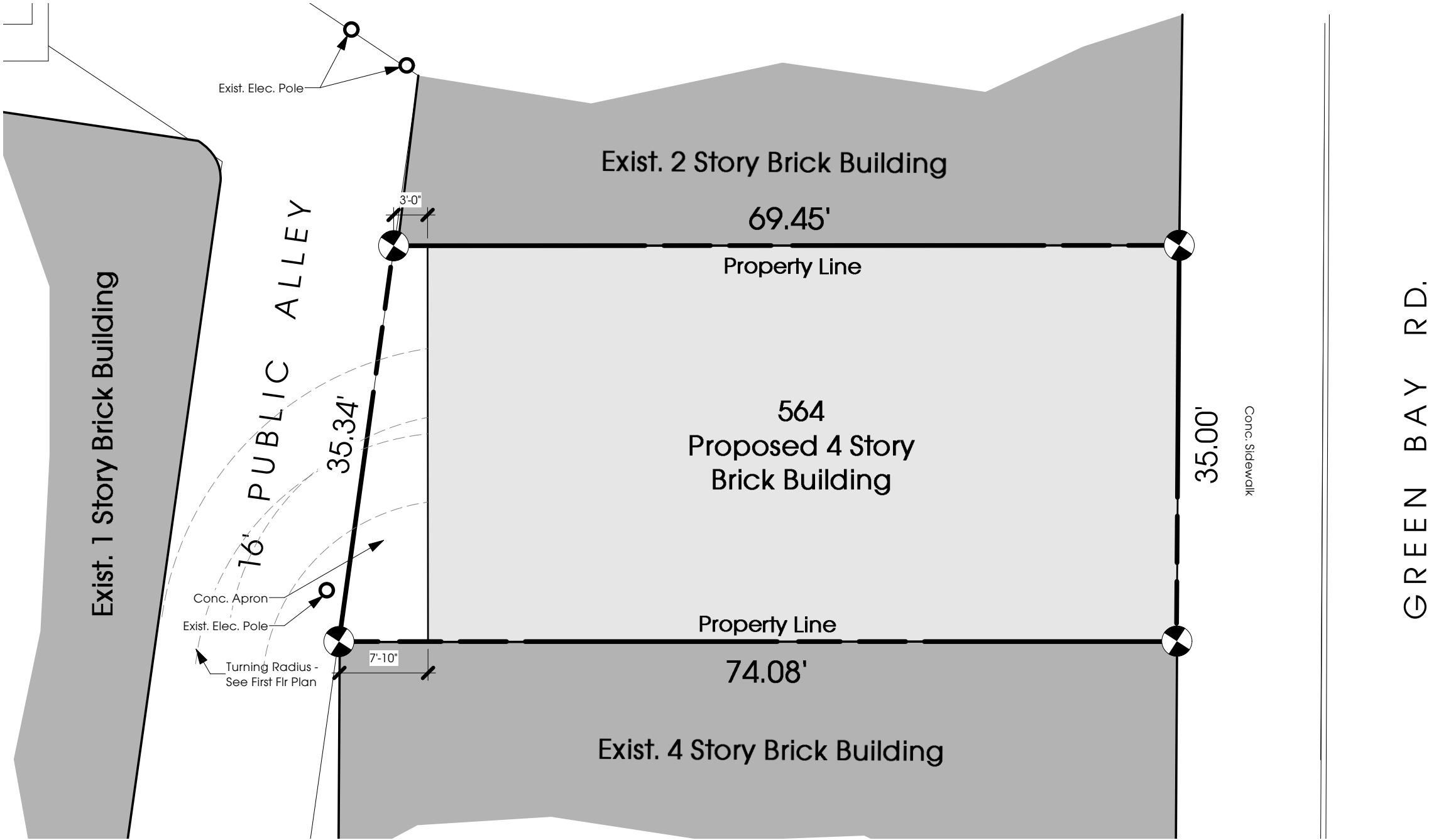
Adjacent Buildings on Green Bay Rd



Zoning Data

|                         |            |            |
|-------------------------|------------|------------|
| Zoning District         | C2         |            |
|                         | Req'd/ Max | Proposed   |
| Lot Area (Per Surveyor) |            | 2,512 s.f. |
| Min. Front Setback      | 0'0"       | 0'0"       |
| Min. Rear Setback       | 10'0"      | 3'0"       |
| Max. Building Height    | 45'0"      | 45'0"      |
| Stories Above Grade     | 4 Stories  | 4 Stories  |
| Fourth Floor Setback    | 10'0"      | 10'-0"     |
| Floor Area:             |            |            |
| Lower Flr               |            | 2,313 s.f. |
| GFA for Commerical      |            | 1,388 s.f. |
| First Floor             |            | 2,313 s.f. |
| GFA for Commercial      |            | 922 s.f.   |
| Second Floor            |            | 1,790 s.f. |
| Interior                |            | 1,532 s.f. |
| Deck                    |            | 258 s.f.   |
| Third Floor             |            | 1,698 s.f. |
| Interior                |            | 1,532 s.f. |
| Deck                    |            | 166 s.f.   |
| Fourth Floor            |            | 1,690 s.f. |
| Interior                |            | 1,344 s.f. |
| Deck                    |            | 346 s.f.   |

- MEP Notes
- Building shall be fully sprinklered, including the garage.
  - Building shall be fully alarmed w/ Fire Alarm Control Panel
  - New sanitary sewer shall be provided.
  - New water service shall be provided.
  - New 400 amp electrical service shall be underground. Disconnects & meters shall be located outside.



New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

Site Plan

Scale: 3/32" = 1'-0"

Mar 31, 2023

08162432 FT

3/32" = 1'-0"

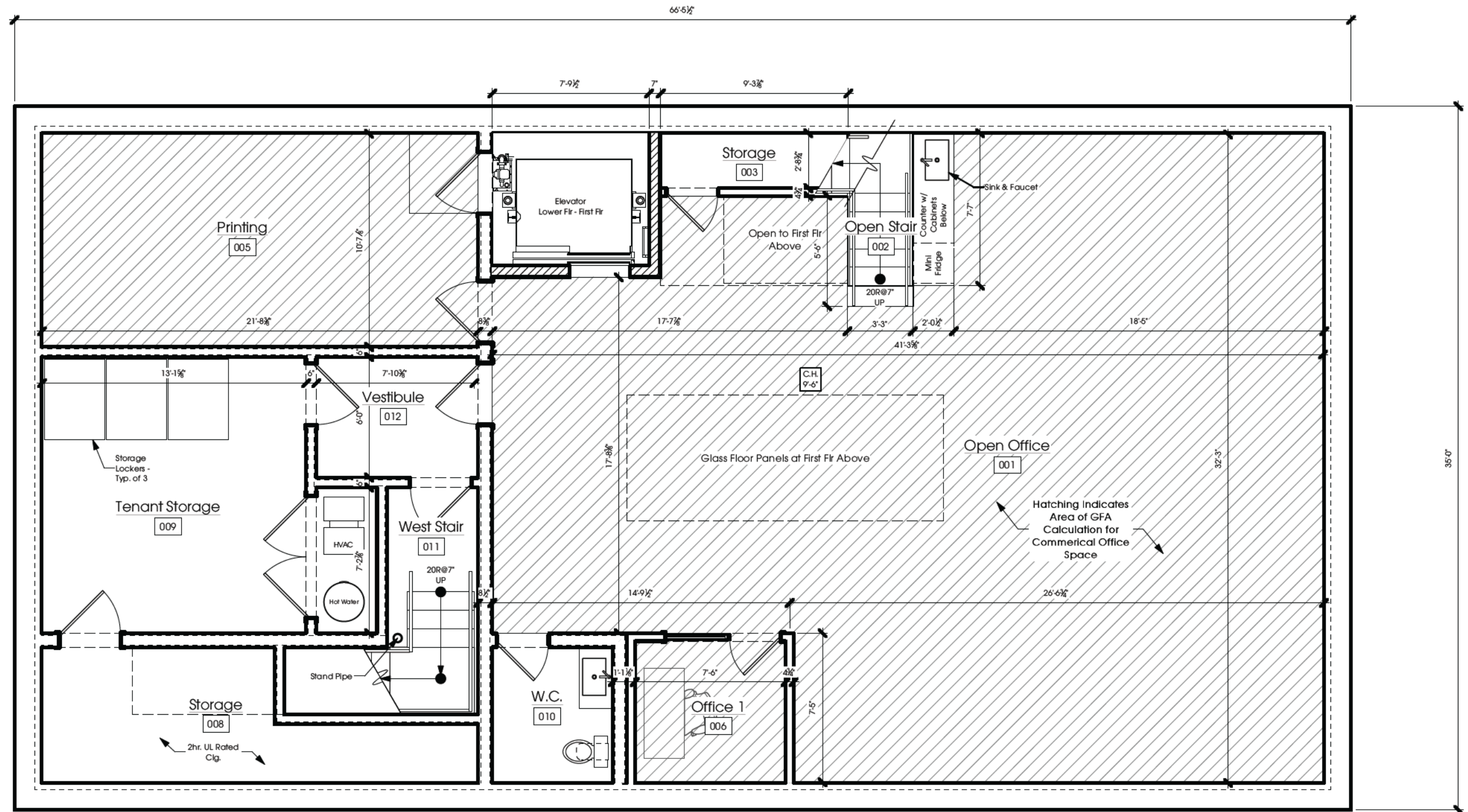
kipnis

ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956



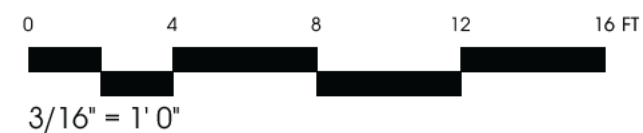


New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

## Lower Flr Plan

Scale: 3/16" = 1'-0"

Mar 31, 2023



## GFA Calculations:

First Floor: 922 SF

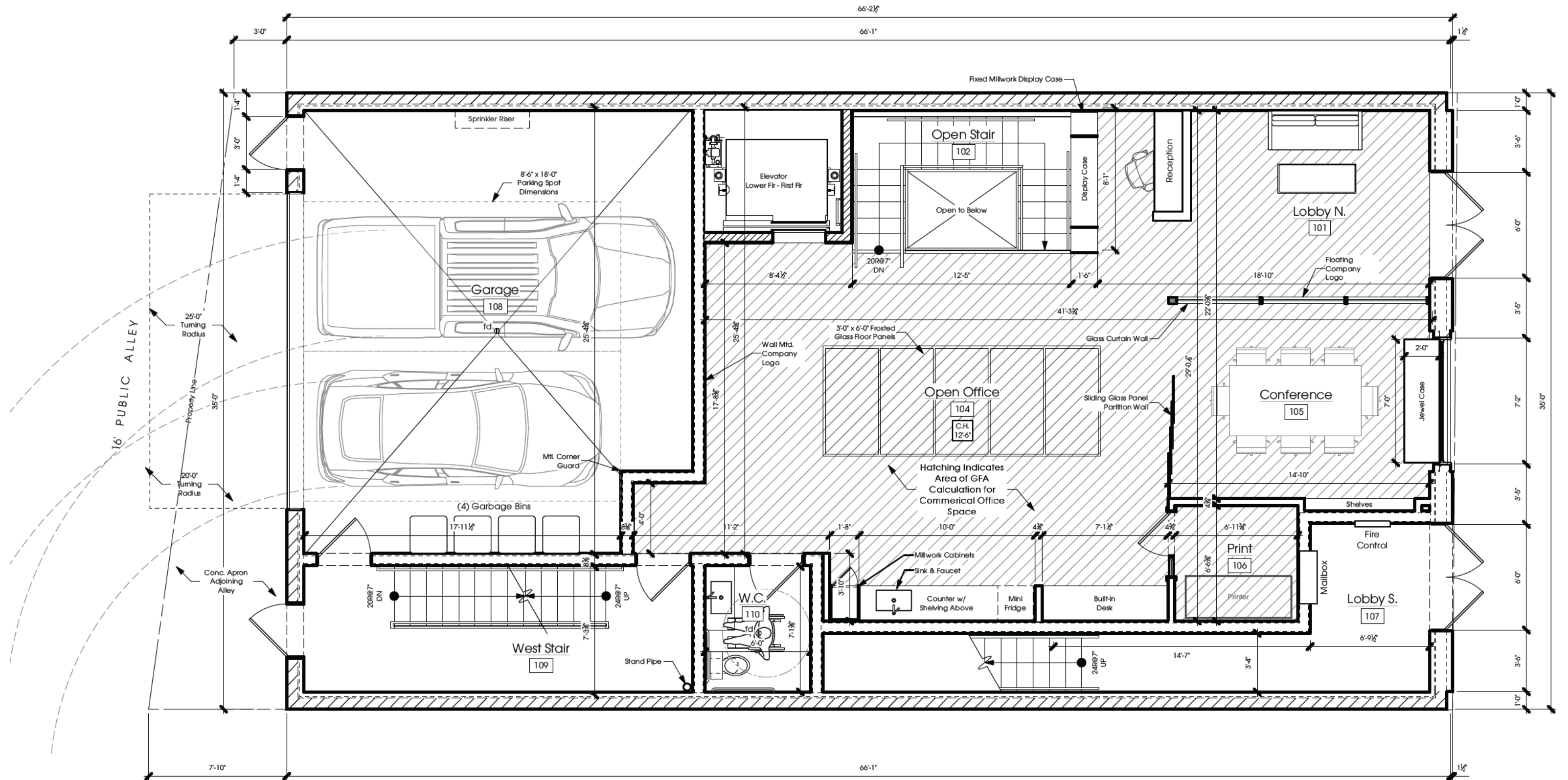
Lower Floor: 1,388 SF

Total GFA: 2,310 SF

**kipnis**   
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.3

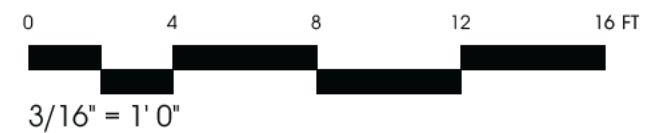


## First Flr Plan

Scale: 3/16" = 1'-0"

Mar 31, 2023

New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

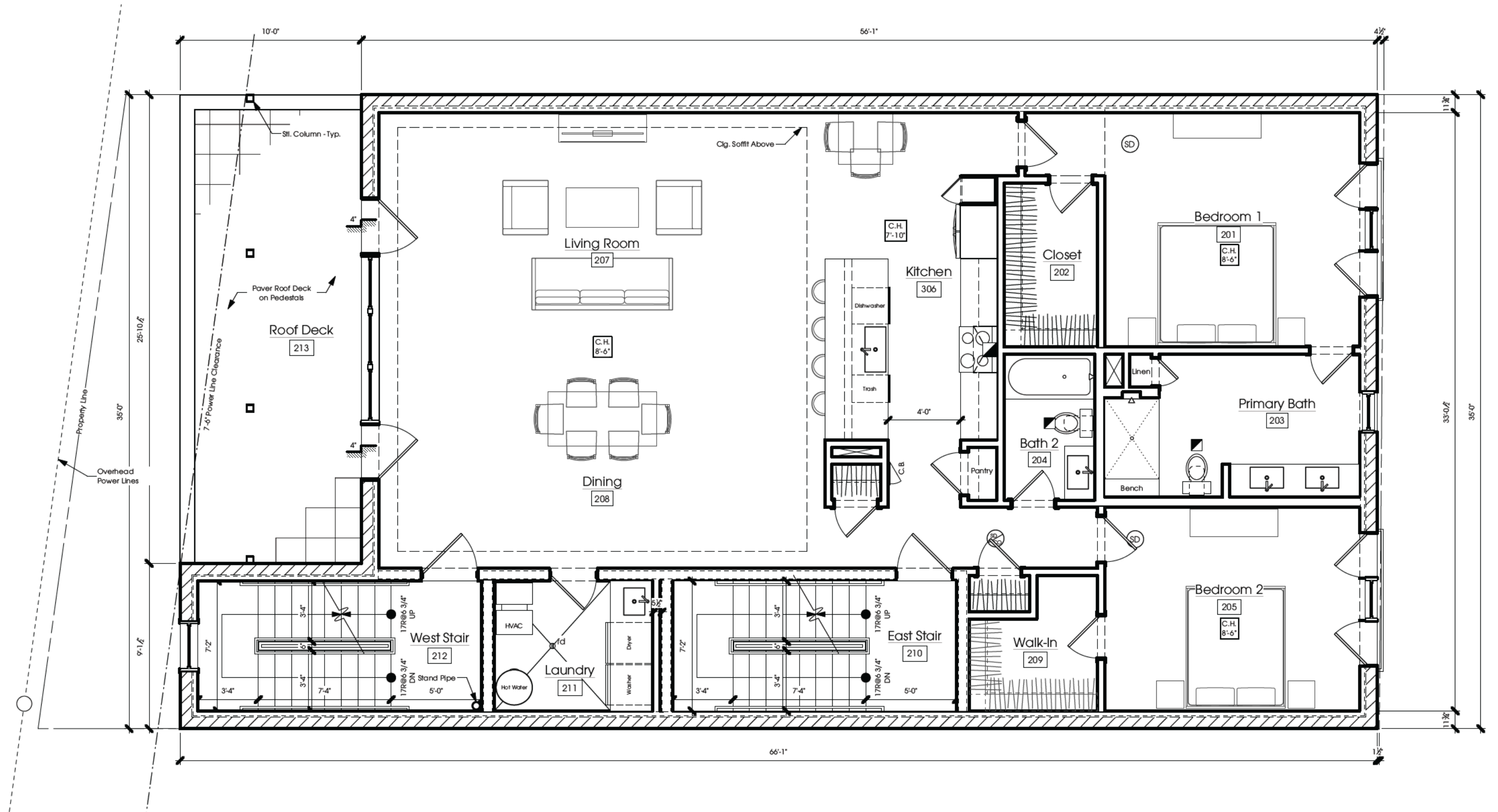


## GFA Calculations:

First Floor: 922 SF  
Lower Floor: 1,388 SF  
Total GFA: 2,310 SF

**kipnis**  
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

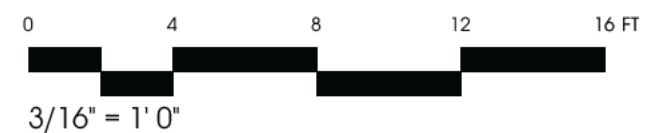


## Second Flr Plan

Scale: 3/16" = 1'-0"

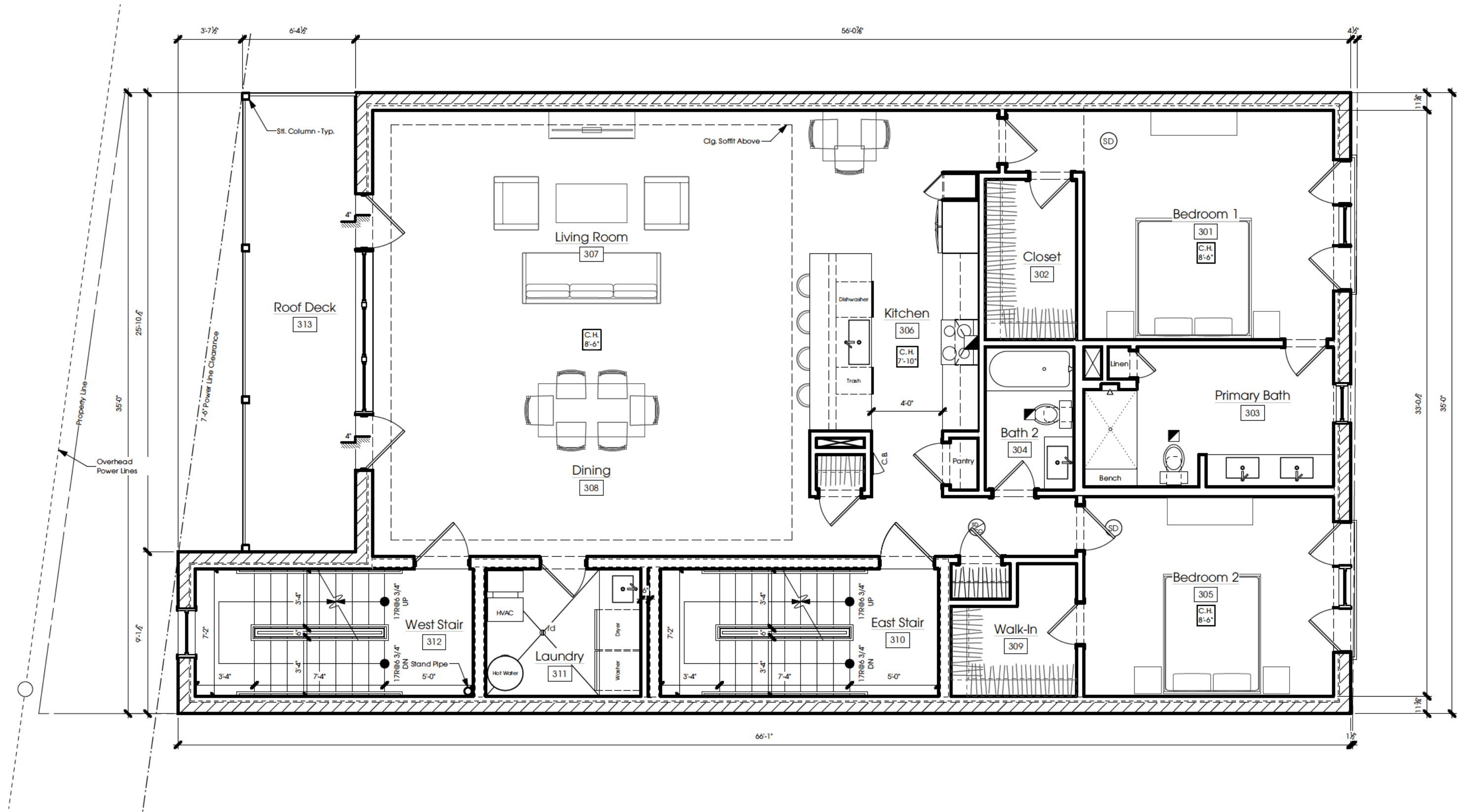
Mar 31, 2023

New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL



**kipnis**   
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956



New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

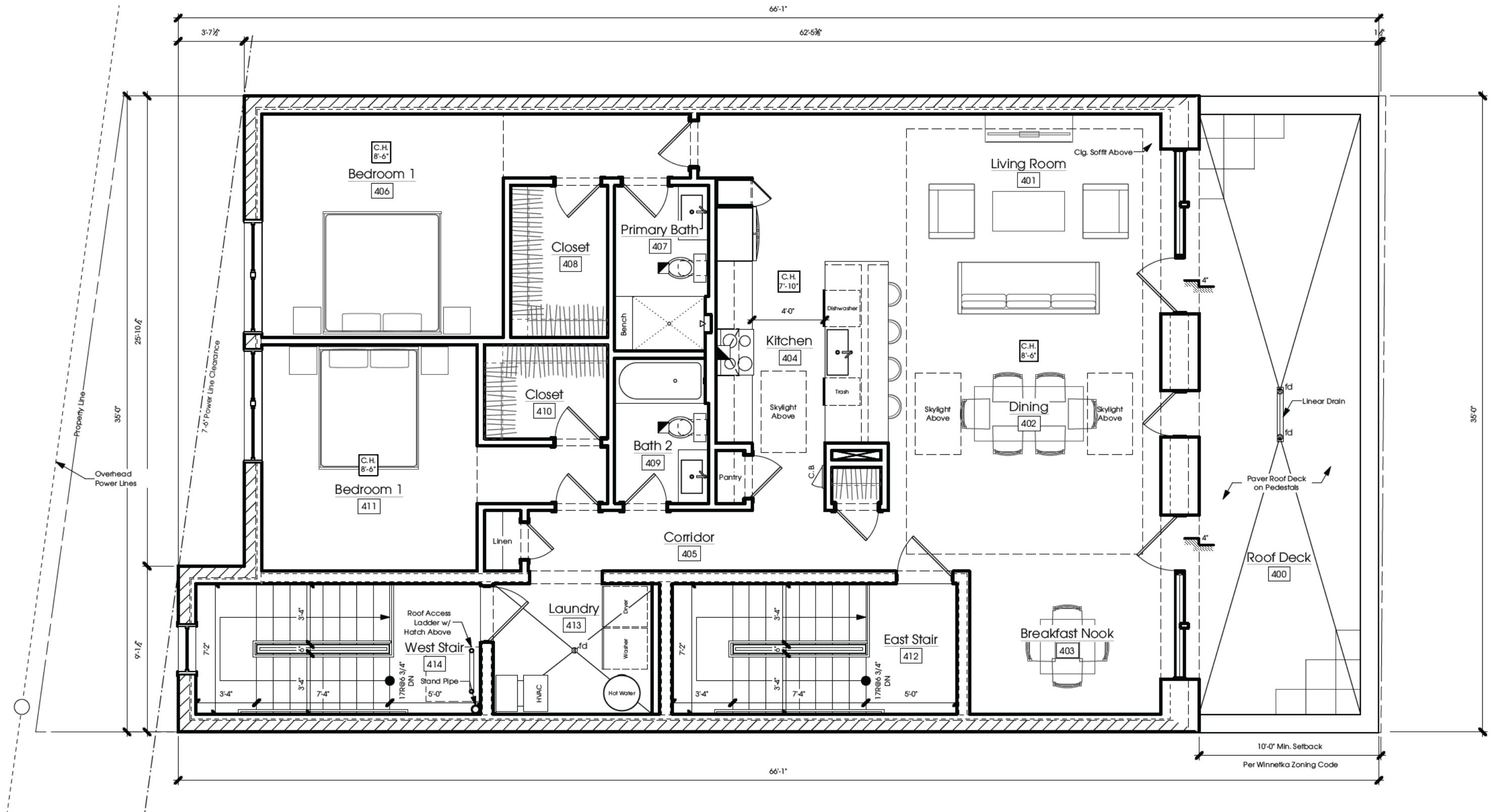
Third Flr Plan  
Scale: 3/16" = 1'-0"  
Mar 31, 2023

kipnis  
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.6



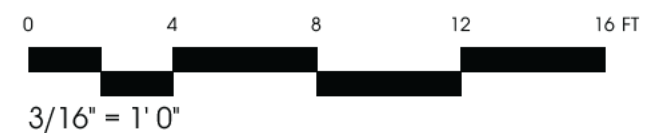


## Fourth Flr Plan

Scale: 3/16" = 1'-0"

Mar 31, 2023

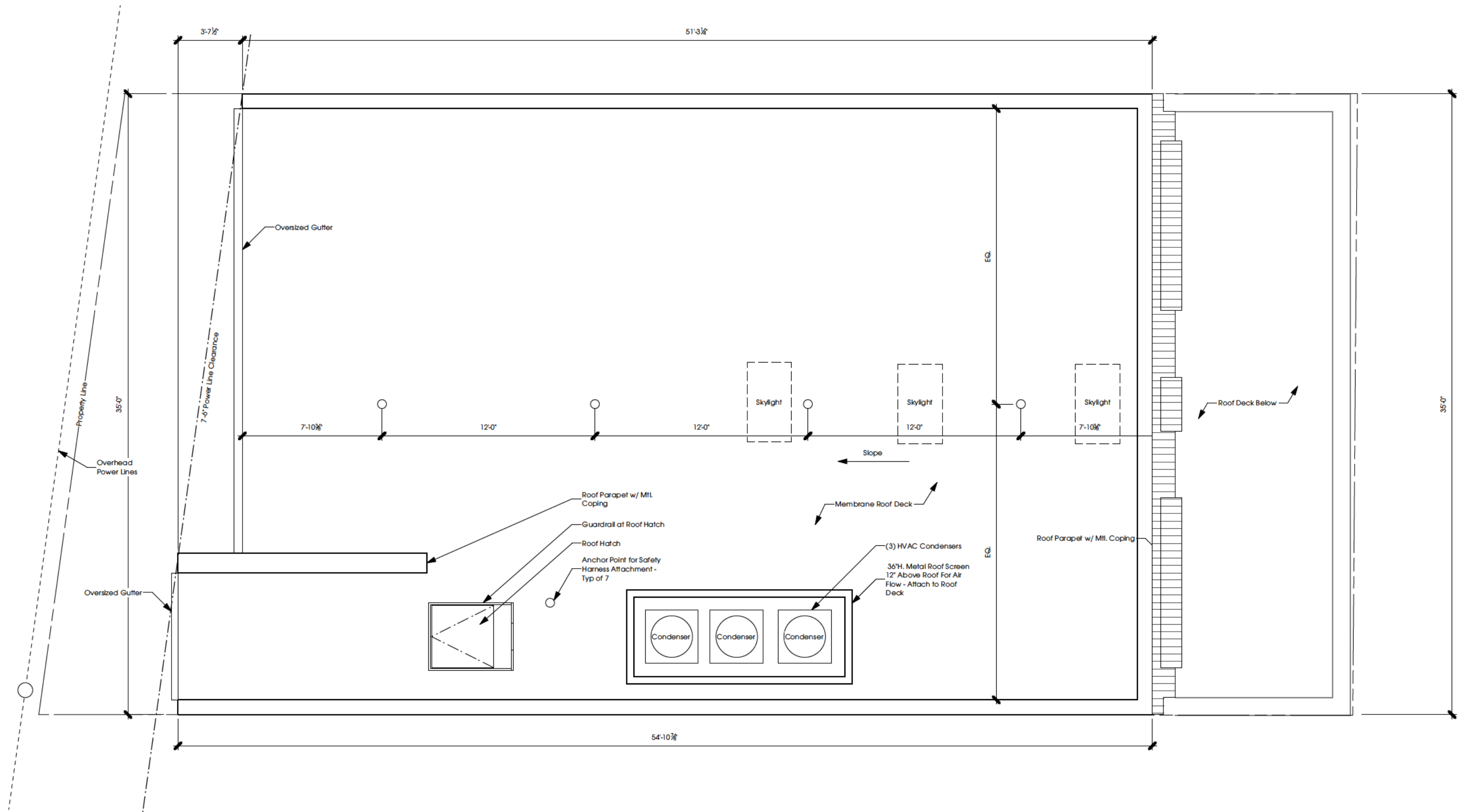
New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL



kipnis  
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.7

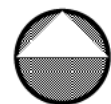
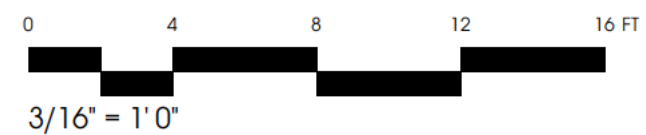


## Roof Plan

Scale: 3/16" = 1'-0"

Mar 31, 2023

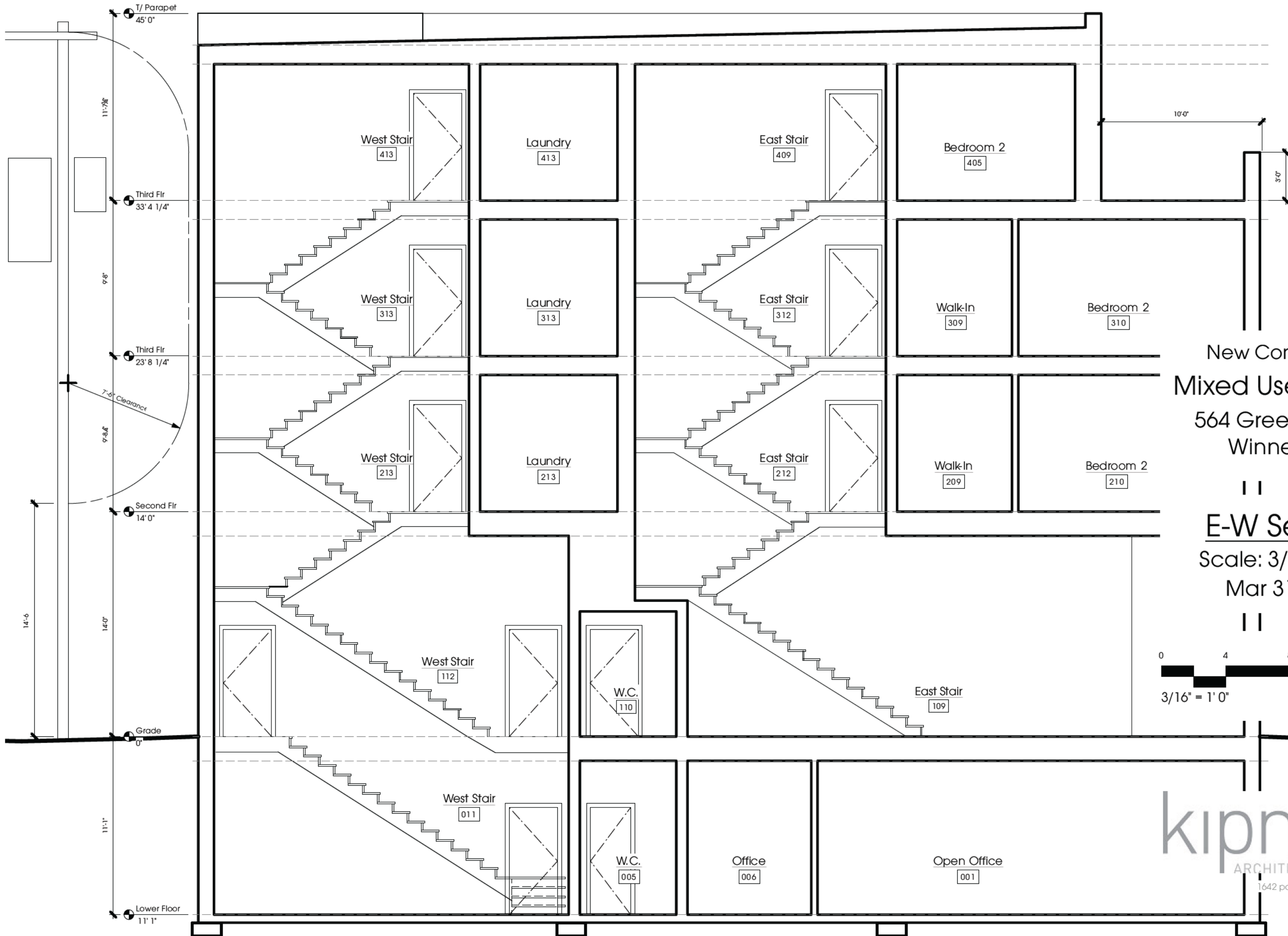
New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL



kipnis  
ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.8



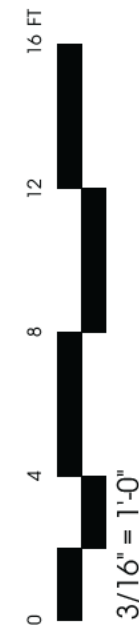
New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

E-W Section  
Scale: 3/16" = 1'-0"  
Mar 31, 2023

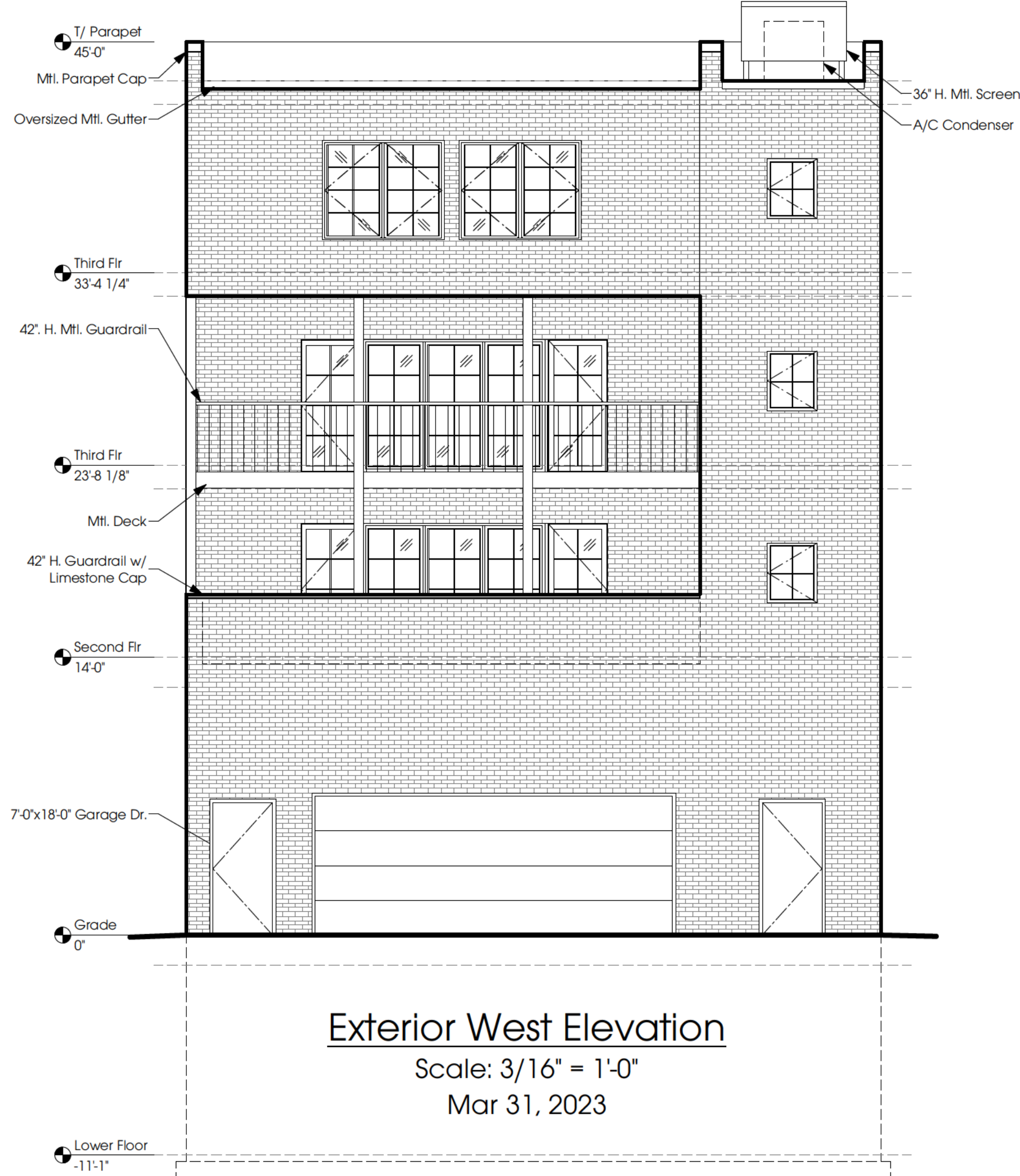


kipnis  
ARCHITECTURE+PLANNING  
1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL







New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

## Exterior West Elevation

Scale: 3/16" = 1'-0"

Mar 31, 2023

kipnis  
ARCHITECTURE+PLANNING  
1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.11





New Construction  
Mixed Use Building  
564 Green Bay Rd.  
Winnetka, IL

## Exterior Rendering

Scale: 3/16" = 1'-0"

Mar 31, 2023

kipnis   
ARCHITECTURE+PLANNING  
1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

Pg.12



Parking Study:

1. Attached is the parking study produced by KLOA on April 29, 2022 for the project with two apartments.
2. Since our new proposed plans include three apartments, in addition to the proposed two on-site parking spaces, we will lease a nearby parking space which allows one (1) additional parking space to be created. Including the offsite parking space, there will be one space per unit.

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

FROM: Javier Millan  
Principal

Luay R. Aboona, PE, PTOE  
Principal

DATE: April 29, 2022

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

This memorandum presents the findings and recommendations of a parking study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed relocation of the existing Engel & Völkers Chicago North Shore branch from its current location within the Laundry Building at 566 Chestnut Street to 564 Green Bay Road in Winnetka, Illinois. As proposed, the real estate office will occupy the first floor and basement while two apartment units will occupy the second and third floors of the building. **Figure 1** shows an aerial view of the existing and proposed sites.

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

- Parking occupancy surveys were conducted by KLOA, Inc. within the area bounded by Spruce Street to the north, Green Bay Road to the east, Elm Street to the south, and Birch Street to the west on Tuesday, February 22, 2022. In addition, the Winnetka Post Office parking lot on the south side of Elm Street was also surveyed.
- Projected parking demand was generated for Engel & Völkers based on the anticipated operations of the proposed use and for the two proposed apartment units based on Village of Winnetka code requirements and the Institute of Transportation Engineers (ITE) parking rates.
- The adequacy of the available parking within downtown Winnetka was evaluated to assess its ability to accommodate the estimated parking demand of Engel & Völkers and the apartments.



## Proposed Engel & Völkers Operations

Engel & Völkers specializes in the sale and rental of premium residential property, commercial real estate, yachts, and aircrafts. As proposed, the office will generally be open from 9:00 A.M. to 5:00 P.M. Monday through Friday. The office will have two full-time employees and a total of 50 real estate advisors. Engel & Völkers current proposed office layout will consist of an open space with a few tables where our advisors can work. There will be no actual workstations. There will be a moderate size conference room for meetings and there will be three small consult rooms, where the advisors can meet with a client or make phone calls.

On a typical day, it is anticipated that the office will contain the two full-time staff and no more than three to four advisors at any given time. It is anticipated that the full-time staff will continue to park in the Spruce Street lot. Normal day-to-day use of the office will be scheduled meetings between advisors and their clients. Based on past experience, it is very common to not have any in-person meetings with clients on any given day. However, when there are meetings, advisors meet with one client at a time and meetings between clients and advisors will be scheduled during blocks in the morning or afternoon. On average, it is estimated that there will be no more than five client meetings per week, each lasting no more than ninety minutes. It is expected that, as it currently is, clients will park in the available on-street and off-street parking areas within close proximity to the facility such as the Post Office parking lot.

Once a month, the office will hold meetings for all staff and advisors in which it is expected that approximately 10 total employees will be present with all other employees attending online. These all-staff meetings will be held on Monday mornings between 9:00 and 10:00 AM.

## Proposed Apartments

As previously indicated, in addition to Engel & Völkers relocating from their existing location, two apartment units will occupy the second and third floors of the building. Based on a review of the plans, three parking spaces off the alley fronting the building to the west will be dedicated to the apartment tenants.

## Parking Occupancy Surveys

In order to determine the existing parking demand within the study area, parking occupancy surveys were conducted for the following areas:

- The on-street and off-street parking in the area bounded by Spruce Street to the north, Elm Street to the south, Green Bay Road to the east, and Birch Street to the west. This area provides various parking types including 15-minute, one-hour, two-hour, and four-hour time restrictions.
- The Winnetka Post Office parking lot which contains two-hour free parking, Zone A Business Employee permit parking between 8:00 A.M. and 5:00 P.M. Monday through Friday, and Zone C commuter permit parking between 8:00 A.M. and 10:00 A.M. Monday through Friday and is unrestricted after 10:00 A.M.

**Figure 2** shows an aerial view of the site and the study area.

The parking counts were conducted in one-hour intervals from 9:00 A.M. to 5:00 P.M. on Tuesday, February 22, 2022 in accordance with the proposed hours of operation of the office. Figure 3 illustrates the Village of Winnetka Downtown Public Parking Map. (All figures and tables are included in the Appendix.) **Table 1** lists the locations of the on-street and off-street parking areas.

The parking occupancy surveys for the on-street and off-street parking locations are summarized in **Tables 2** and **3**. The results of the parking occupancy surveys indicated the following:

- Overall, the on-street parking locations had a peak parking demand of 120 vehicles (61 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 77 parking spaces.
- Overall, the off-street parking location (Post Office lot and parking lot in the southeast quadrant of the intersection of Spruce Street with Birch Street) had a peak parking demand of 145 spaces (66 percent occupied) occurring at 1:00 P.M., resulting in a surplus of 75 parking spaces.

The results of these parking occupancy surveys indicate that the existing parking supply is adequate in accommodating the existing parking demand with occupancy for on- and off-street parking not exceeding 66 percent.

## Projected Parking Demand of the Proposed Engel & Völkers

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

- It was assumed that the two full-time staff members as well as the four advisors<sup>1</sup> that would be present on a typical day would be at the office all day and will each drive themselves, resulting in an hourly peak parking demand of six spaces. As such, the full-time employees and advisors will be limited to the Zone A business employee parking permit locations. It should be noted that the Zone A business employee permits are limited to one vehicle (single user), so each of the two employees and four advisors currently have and will continue to have their own permit (they currently park in the Spruce Street lot).
- Advisors meet one-on-one with clients and, on average, it is expected that there will be approximately five client meetings per week<sup>2</sup>. Therefore, the peak client parking demand for any given hour was conservatively assumed to be one client parking space. Furthermore, advisor/client meetings are not expected to exceed 90 minutes. As such, clients can utilize all of the on-street parking locations (except for the 15-minute parking spaces).

---

<sup>1</sup> This estimate is based on our current Advisor presence in our Laundry building office since January 1, 2022.

<sup>2</sup> This estimate is based on our current Advisor and client presence.

- During all staff meetings, which occur once a month and will have a typical attendance of 10 total employees<sup>3</sup>, the projected peak parking demand will be 10 parking spaces. It should be noted that no client meetings will be scheduled at this time and, therefore, no additional parking demand will be generated by clients. Since the “all-staff” meetings will start at about 9:00 A.M. and will have a duration of approximately 60 minutes, the projected parking demand of 10 spaces can be accommodated by two-hour, four-hour, and Zone A permit parking locations. It is important to note that this time period is chosen given that many of the retail establishments in the immediate area do not open until 10:00 A.M.

Based on the above, Engel & Völkers will have a peak parking demand of two full-time employees, four advisors, and one client on a typical day and after 10:00 A.M. on “all-staff” meeting days. Between 9:00 A.M. and 10:00 A.M. on all-staff meeting days, Engel & Völkers will have a peak parking demand of 10 spaces for the employees that will be in attendance.

It should be noted that this projected parking demand is very conservative given that it assumes that no employees or clients will arrive via public transportation or ride-sharing services and that no client will also be a patron of the existing retail and restaurant uses within downtown Winnetka. Furthermore, it is important to note that Engel & Völkers is currently located at 566 Chestnut Street and, as such, the majority of its parking demand is already accounted for in the parking surveys.

### Projected Parking Demand of the Proposed Apartments

As previously indicated, two apartments will be located on the second and third floors of the building. Based on the Village of Winnetka Zoning Ordinance, the apartments should provide 1.5 spaces per unit for a total of three parking spaces.

For comparison purposes, the Institute of Transportation Engineers (ITE) *Parking Generation Manual* was reviewed to determine the projected peak parking demand of the two apartments. Based on ITE, the two apartments will have a peak parking demand of two vehicles.

As such, the provision of three parking spaces for the apartment units meets the Village of Winnetka zoning ordinance and will be able to accommodate the projected peak parking demand.

---

<sup>3</sup> This is based on our attendance logs from January 1, 2022 – March 31, 2022. 90% of our staff/advisors attend our monthly meeting virtually and 10% attend in person.

## Parking Evaluation

In order to determine the adequacy of the existing parking supply in accommodating the proposed parking demand of Engel & Völkers, the number of available parking spaces for full-time employees, advisors, and clients were compared to the estimated hourly parking demand for the parking areas that are available to each respective user. As previously indicated, given the hours of operation of the proposed office, its anticipated number of daily employees, and duration of both advisor/client and all-staff meetings, the available parking within the area varies for advisors/employees, clients, and all-staff meetings. **Table 3** summarizes the number of available parking spaces per hour for advisors, clients, and for all-staff meetings on a weekday.

As can be seen from Tables 2 and 3, on a weekday there is a minimum of 35 permit parking spaces available for advisors/employees and a minimum of 100 non-permit parking spaces available for clients. Furthermore, for all-staff meetings that occur on a weekday, there are a minimum of 169 permit and non-permit parking spaces available for advisors/employees. As such, there is a sufficient amount of parking available within the immediate area to accommodate the projected parking demand for both advisors/employees and clients of Engel & Völkers on a weekday.

KLOA, Inc. further evaluated the adequacy of the parking supply taking into account the current vacancies in the area (approximately 6,306 square feet) and the future vacancy of the of the existing Engel & Völkers site (1,700 square feet). Based on the Village of Winnetka zoning ordinance, the off-street parking requirement assuming the vacancies are developed with a commercial use is two spaces per 1,000 square feet. This translates into approximately 16 spaces. Given that there are over 100 regular spaces available in the immediate vicinity throughout the day, the additional parking demand of the existing vacancies and the future vacancy of the current Engel & Völkers site can easily be accommodated by the surplus of parking spaces.



## Conclusion

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

- The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
- On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on- and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

# Appendix



Aerial View of Existing and Proposed Sites

Figure 1

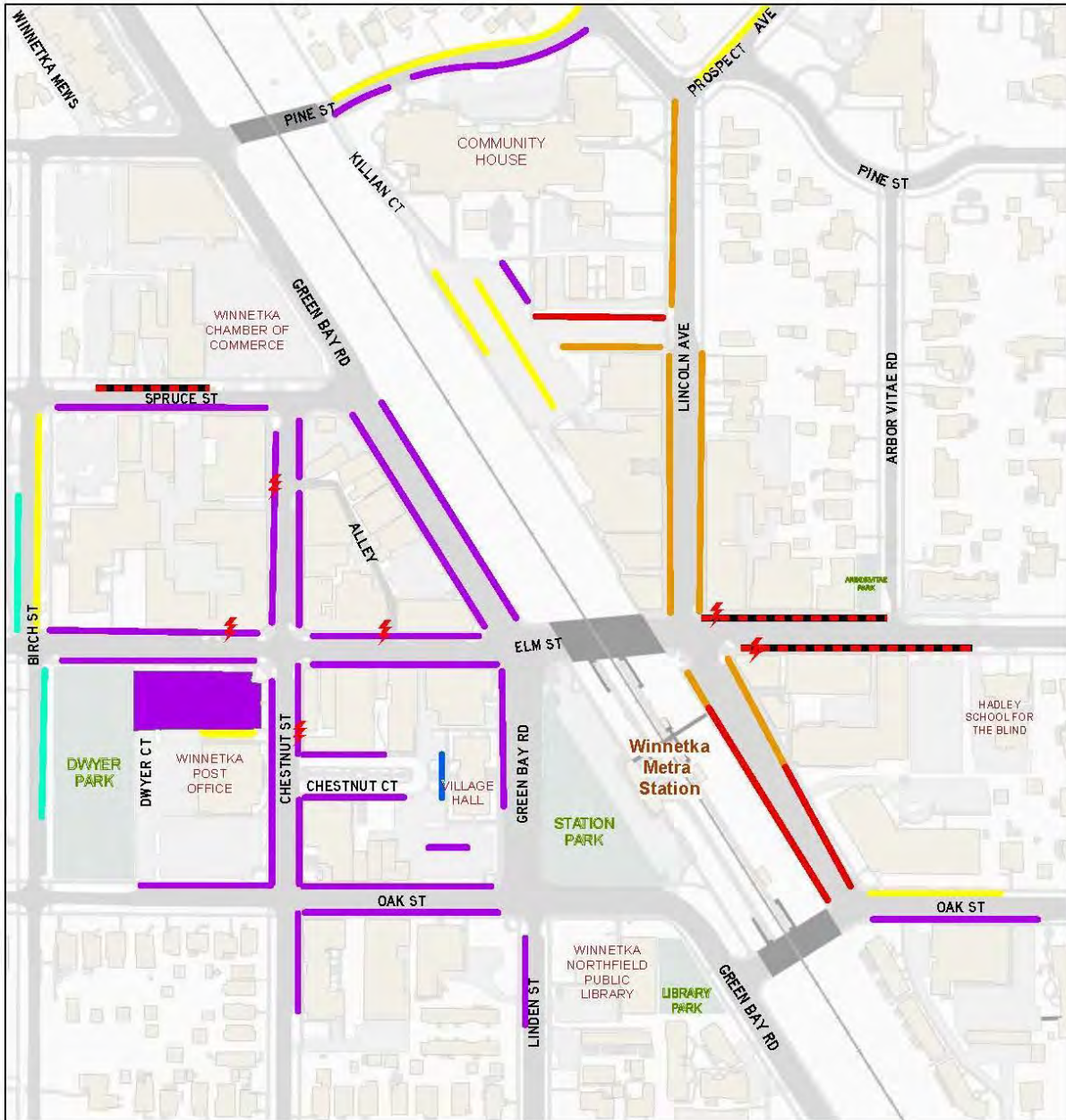




Aerial View of Study Area

Figure 2





## DOWNTOWN PUBLIC PARKING



PLEASE READ AND OBEY ALL POSTED PARKING REGULATIONS

### On-Street Public Parking Locations

**Figure 3**

Table1  
SURVEY AREA PARKING INVENTORY

| CITY OF MILWAUKEE - PARKING REPORT |                                                        |       |          |                 |                                           |               |                                                 |
|------------------------------------|--------------------------------------------------------|-------|----------|-----------------|-------------------------------------------|---------------|-------------------------------------------------|
| Location                           | Block                                                  | Side  | Capacity | Handicap Spaces | Regular Spaces                            | Permit Spaces | Parking Regulation                              |
| 1                                  | Spruce Street<br>(Birch Street to Green Bay Road)      | North | 5        | 0               | 5                                         | 0             | One-hour parking<br>8:00 A.M. - 6:00 P.M.       |
|                                    |                                                        | South | 10       | 0               | 8                                         | 0             | Two-hour parking<br>8:00 A.M. - 6:00 P.M.       |
|                                    |                                                        |       |          |                 | 2                                         | 0             | Loading Zone (20 minutes)                       |
| 2                                  | Green Bay Road<br>(Spruce Street to Elm Street)        | East  | 14       | 0               | 14                                        | -             | Two-hour parking<br>8:00 A.M. - 6:00 P.M.       |
|                                    |                                                        | West  | 11       | 0               | 11                                        | 0             | Two-hour parking<br>8:00 A.M. - 6:00 P.M.       |
| 3                                  | Elm Street<br>(Green Bay Road to Birch Street)         | North | 24       | 1               | 20                                        | 0             | Two-hour parking<br>8:00 A.M. - 6:00 P.M.       |
|                                    |                                                        | South | 25       | 1               | 3                                         | 0             | 15-minute parking                               |
| 24                                 | 0                                                      |       |          |                 | Two-hour parking<br>8:00 A.M. - 6:00 P.M. |               |                                                 |
| 4                                  | Birch Street<br>(Spruce Street to Elm Street)          | East  | 29       | 2               | 27                                        | -             | Four-hour parking<br>8:00 A.M. – 6:00 P.M.      |
|                                    |                                                        | West  | 27       | --              | --                                        | 8             | Zone A (8:00 A.M. - 5:00 P.M.)                  |
| 19                                 | Zone A/C (8:00 - 10:30 A.M.)                           |       |          |                 |                                           |               |                                                 |
| 5                                  | Public Parking Lot<br>(East of Birch, south of Spruce) |       | 38       | 2               | 36                                        |               | 24 hour limit after 5:00 P.M. and on weekends   |
| 6                                  | The Laundry Parking Lot                                |       | 14       | 1               | 13                                        |               | Laundry Mall customer parking<br>Two-hour limit |
| 7                                  | Parking Lot<br>(North of Elm, west of Chestnut)        |       | 18       | 1               | 17                                        |               |                                                 |

| Location | Block                                            | Side  | Capacity | Handicap Spaces | Regular Spaces | Permit Spaces | Parking Regulation                                                                                          |
|----------|--------------------------------------------------|-------|----------|-----------------|----------------|---------------|-------------------------------------------------------------------------------------------------------------|
| 8        | Chestnut Street<br>(Spruce Street to Elm Street) | East  | 21       | 1               | 20             |               | Two-hour parking<br>8:00 A.M. - 6:00 P.M.                                                                   |
|          |                                                  | West  | 19       | 0               | 19<br>1        |               | Two-hour parking<br>8:00 A.M. - 6:00 P.M.<br>Curbside pick-up (11:30 A.M. - 1:30 P.M. and 5:00 - 7:00 P.M.) |
| 9        | Chase Bank Lot                                   |       | 18       | 2               | 16             |               | Chase Customers Only                                                                                        |
| 10       | Post Office Lot                                  | North | 69       | 3               | 57             | 9             | Two-hour parking<br>8:00 A.M. - 6:00 P.M.<br>Zone A (8:00 A.M. - 5:00 P.M.)                                 |
| 11       | Post Office Lot                                  | West  | 40       | 0               | 13             | 15            | Two-hour parking<br>8:00 A.M. - 6:00 P.M.<br>Zone A (8:00 A.M. - 5:00 P.M.)                                 |
|          |                                                  |       |          |                 |                | 12            | Zone C (8:00 A.M. - 10:00 A.M.)                                                                             |
| 12       | Post Office Lot                                  | South | 52       | 2               | 0              | 50            | Zone A (8:00 A.M. - 5:00 P.M.)                                                                              |
| Total    |                                                  |       | 434      | 16              | 305            | 113           |                                                                                                             |

Table 2  
ON-STREET/OFF STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION  
TUESDAY, FEBRUARY 22, 2022

| Time                                                                         | (1)<br>15-Minute<br>Parking/<br>Curbside<br>Pick-Up | (1A)<br>20-Minute<br>Parking | (2)<br>1-Hour<br>Parking | (3)<br>2-Hour<br>Parking | (4)<br>4-Hour<br>Parking <sup>1</sup> | (5)<br>Birch/Spruce<br>Parking Lot | (6)<br>Zone A/C Parking<br>Monday to Friday<br>8:00 AM to 5:00 PM <sup>2</sup> | (7)<br>Zone A | Parking<br>Total |
|------------------------------------------------------------------------------|-----------------------------------------------------|------------------------------|--------------------------|--------------------------|---------------------------------------|------------------------------------|--------------------------------------------------------------------------------|---------------|------------------|
| 9:00 AM                                                                      | 0                                                   | 0                            | 0                        | 64                       | 5                                     | 22                                 | 3                                                                              | 0             | 94               |
| 10:00 AM                                                                     | 1                                                   | 0                            | 2                        | 78                       | 6                                     | 28                                 | 6                                                                              | 0             | 121              |
| 11:00 AM                                                                     | 1                                                   | 2                            | 4                        | 84                       | 6                                     | 31                                 | 6                                                                              | 0             | 134              |
| 12:00 PM                                                                     | 2                                                   | 1                            | 5                        | 92                       | 7                                     | 35                                 | 6                                                                              | 0             | 148              |
| 1:00 PM                                                                      | 1                                                   | 1                            | 5                        | 95                       | 12                                    | 35                                 | 7                                                                              | 0             | 156              |
| 2:00 PM                                                                      | 3                                                   | 0                            | 5                        | 79                       | 12                                    | 33                                 | 9                                                                              | 0             | 141              |
| 3:00 PM                                                                      | 1                                                   | 0                            | 4                        | 64                       | 10                                    | 33                                 | 8                                                                              | 0             | 120              |
| 4:00 PM                                                                      | 2                                                   | 0                            | 2                        | 75                       | 13                                    | 28                                 | 7                                                                              | 0             | 127              |
| 5:00 PM                                                                      | 1                                                   | 0                            | 2                        | 56                       | 12                                    | 24                                 | 4                                                                              | 1             | 100              |
| <b>Inventory</b>                                                             | <b>4</b>                                            | <b>2</b>                     | <b>5</b>                 | <b>132</b>               | <b>29</b>                             | <b>38</b>                          | <b>19</b>                                                                      | <b>8</b>      | <b>237</b>       |
| Zone A is Business Employee Permit Parking Zone C is Commuter Permit Parking |                                                     |                              |                          |                          |                                       |                                    |                                                                                |               |                  |



Table 3

## WINNETKA POST OFFICE OFF-STREET PARKING OCCUPANCY SURVEYS BY RESTRICTION

TUESDAY, FEBRUARY 22, 2022

| Time             | (1)<br>2-Hour Parking | (2)<br>4-Hour Parking | (3)<br>Zone A Parking | (4)<br>Zone C Parking | Off Street Total |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------|
| 9:00 AM          | 10                    | 6                     | 57                    | 8                     | 81               |
| 10:00 AM         | 16                    | 9                     | 63                    | 8                     | 96               |
| 11:00 AM         | 14                    | 9                     | 62                    | 8                     | 93               |
| 12:00 PM         | 15                    | 9                     | 60                    | 8                     | 92               |
| 1:00 PM          | 18                    | 9                     | 63                    | 8                     | 98               |
| 2:00 PM          | 12                    | 9                     | 64                    | 9                     | 94               |
| 3:00 PM          | 9                     | 9                     | 63                    | 8                     | 89               |
| 4:00 PM          | 12                    | 8                     | 42                    | 8                     | 70               |
| 5:00 PM          | 12                    | 6                     | 21                    | 9                     | 48               |
| <b>Inventory</b> | <b>64</b>             | <b>9</b>              | <b>76</b>             | <b>12</b>             | <b>161</b>       |

Table 4  
AVAILABLE PARKING FOR ENGEL & VÖLKERS – TUESDAY

| Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Advisor/Employee Parking Locations <sup>1</sup> |                                    | Client Parking Locations <sup>2</sup> |                                    | All-Staff Meeting Parking Locations <sup>3</sup> |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------------------|---------------------------------------|------------------------------------|--------------------------------------------------|------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Existing Parking Demand                         | Number of Available Parking Spaces | Existing Parking Demand               | Number of Available Parking Spaces | Existing Parking Demand                          | Number of Available Parking Spaces |
| 9:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 82                                              | 59                                 | 85                                    | 154                                | 167                                              | 208                                |
| 10:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 97                                              | 44                                 | 111                                   | 128                                | 206                                              | 169                                |
| 11:00 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 99                                              | 42                                 | 117                                   | 122                                | --                                               | --                                 |
| 12:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 101                                             | 40                                 | 128                                   | 111                                | --                                               | --                                 |
| 1:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 105                                             | 36                                 | 139                                   | 100                                | --                                               | --                                 |
| 2:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 106                                             | 35                                 | 117                                   | 122                                | --                                               | --                                 |
| 3:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 104                                             | 37                                 | 96                                    | 143                                | --                                               | --                                 |
| 4:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 77                                              | 64                                 | 110                                   | 129                                | --                                               | --                                 |
| 5:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 49                                              | 92                                 | 88                                    | 151                                | --                                               | --                                 |
| <b>Inventory</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>141</b>                                      |                                    | <b>239</b>                            |                                    | <b>375</b>                                       |                                    |
| <p>1 – Includes all Zone A permit parking locations with an inventory of 141 parking spaces (Sum of Table 1, Columns 5, 6, and 7 and Table 2, Column 3)</p> <p>2 – Includes all 4-hour, 2-hour, and 1-hour parking locations with an inventory of 239 parking spaces (Sum of Table 1, Columns 2 and 3, and 5). After 10:30 A.M. the Zone A/Zone C parking locations are included for a total inventory of 483 parking spaces (Sum of Table 1, Columns 2,3,4 and Table 2, Columns 1 and 2)</p> <p>3 – Includes all 4-hour, 2-hour and Zone A parking locations with an inventory of 375 parking spaces (Sum of Table 1, Columns 3, 4, 5 and 6 and Table 2, Columns 1, 2 and 3)</p> |                                                 |                                    |                                       |                                    |                                                  |                                    |

# Memorandum

**To:** Winnetka Plan Commission  
**CC:** Ann Klaassen  
**From:** James J. Bernahl, Director of Engineering/Village Engineer  
**Date:** May 9, 2022  
**Re:** Special Use Permit Application – 564 Green Bay Road: Engel & Völkers  
Chicago North Shore Branch

---

I have reviewed the Special Use permit application to allow a New Mixed Use Building (Engel & Völkers Chicago North Shore Branch) at 564 Green Bay Road, in the C2 Retail Overlay West Elm Business District. The proposed location is on the west side of Green Bay Road just north of Elm Street. Among the conditions to be satisfied for a Special Use to be granted is the following:

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

To demonstrate compliance with the above, a parking study was performed in February, 2022, by KLOA, Inc., to determine the availability of parking to meet employee and client needs for the proposed Special Use. The study methodology included identifying total parking capacity in the vicinity of the project, current parking availability, and proposed parking demand for the Special Use. On-street parking is currently available on both sides of Green Bay Road between Spruce Street and Elm Street. Surface parking is also located on Chestnut Street Between Spruce Street and Elm Street, on Spruce Street between Green Bay Road and Birch Street, on both sides of Elm Street between Green Bay Road and Chestnut Street, and structure parking in the Post Office parking, approximately 1 block southwest of the site.

KLOA completed parking counts on Tuesday, February 22, 2022, within the area bounded by Spruce Street to the north, Green Bay Road to the east, Elm Street to the south, and Birch Street to the west. In addition, the Winnetka Post Office parking lot on the south side of Elm Street was also surveyed. These counts show that there are significant parking availabilities within reasonable walking distance of the site. The following table from the parking study illustrates parking availability:

## AVAILABLE PARKING FOR ENGEL &amp; VÖLKERS – TUESDAY

| Time             | Advisor/Employee Parking Locations <sup>1</sup> |                                    | Client Parking Locations <sup>2</sup> |                                    | All-Staff Meeting Parking Locations <sup>3</sup> |                                    |
|------------------|-------------------------------------------------|------------------------------------|---------------------------------------|------------------------------------|--------------------------------------------------|------------------------------------|
|                  | Existing Parking Demand                         | Number of Available Parking Spaces | Existing Parking Demand               | Number of Available Parking Spaces | Existing Parking Demand                          | Number of Available Parking Spaces |
| 9:00 AM          | 82                                              | 59                                 | 85                                    | 154                                | 167                                              | 208                                |
| 10:00 AM         | 97                                              | 44                                 | 111                                   | 128                                | 206                                              | 169                                |
| 11:00 AM         | 99                                              | 42                                 | 117                                   | 122                                | --                                               | --                                 |
| 12:00 PM         | 101                                             | 40                                 | 128                                   | 111                                | --                                               | --                                 |
| 1:00 PM          | 105                                             | 36                                 | 139                                   | 100                                | --                                               | --                                 |
| 2:00 PM          | 106                                             | 35                                 | 117                                   | 122                                | --                                               | --                                 |
| 3:00 PM          | 104                                             | 37                                 | 96                                    | 143                                | --                                               | --                                 |
| 4:00 PM          | 77                                              | 64                                 | 110                                   | 129                                | --                                               | --                                 |
| 5:00 PM          | 49                                              | 92                                 | 88                                    | 151                                | --                                               | --                                 |
| <b>Inventory</b> | <b>141</b>                                      |                                    | <b>239</b>                            |                                    | <b>375</b>                                       |                                    |

1 – Includes all Zone A permit parking locations with an inventory of 141 parking spaces (Sum of Table 1, Columns 5, 6, and 7 and Table 2, Column 3)  
2 – Includes all 4-hour, 2-hour, and 1-hour parking locations with an inventory of 239 parking spaces (Sum of Table 1, Columns 2 and 3, and 5). After 10:30 A.M. the Zone A/Zone C parking locations are included for a total inventory of 483 parking spaces (Sum of Table 1, Columns 2, 3, 4 and Table 2, Columns 1 and 2)  
3 – Includes all 4-hour, 2-hour and Zone A parking locations with an inventory of 375 parking spaces (Sum of Table 1, Columns 3, 4, 5 and 6 and Table 2, Columns 1, 2 and 3)

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

On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.



KLOA's conclusions are:

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

- The proposed site will provide three parking spaces on site on the west side of the building dedicated to the tenants of the apartment units, which will meet the Village of Winnetka zoning ordinance requirements and the projected peak parking demand.
- On a typical day, Engel & Völkers will have an hourly parking demand of seven spaces for the employees and advisors. Given the proposed hours of operation and timed parking restrictions for on- and off-street parking locations in the area, advisors/employees should obtain Zone A Business Employee Parking Permits. The existing Zone A business employee parking locations in the area will be adequate in accommodating the parking demand for advisors/employees on a typical day.
- On a typical day, Engel & Völkers will have a peak hourly parking demand of one client and the existing on and off-street parking locations will be adequate in accommodating the parking demand for clients.
- On an all-staff meeting day, which occurs once a month, Engel & Völkers will have a peak parking demand of 10 advisors/employees which will occur at 9:00 A.M. and 10:00 A.M. The existing on- and off-street parking locations will be adequate in accommodating the parking demand for these meetings. After 10:00 A.M., the hourly parking demand will reflect that of a typical day.

I have reviewed KLOA's data and conclusions and concur with the findings that permitting this special use will not result in impairment of parking within the West Central Business District. It should be noted that the KLOA conclusions inaccurately state the proposed parking spaces will meet the Village zoning ordinance requirements, as the zoning ordinance does not recognize the one proposed lift parking space as complying with the off-street parking requirement. It should also be reinforced that the full-time employees and advisors will be limited to the Zone A business employee parking permit locations. It should be noted that the Zone A business employee permits are limited to one vehicle (single user), so each employee and advisors currently will be required to secure their own permit.

## Attachment E – Photographs of Area Properties



**560 Green Bay Road (office building to south)**



**566-568 Green Bay Road (mixed-use building to north)**



**574 Green Bay Road (restaurant to north)**



**Subject Property – Rear Building Elevation (Alley)**





**Subject Property with Neighboring Properties to North**



**Subject Property with Neighboring Properties to South**



**555-571 Chestnut Street (commercial building to west)**

AN ORDINANCE GRANTING A SPECIAL USE PERMIT, VARIATIONS FROM THE WINNETKA ZONING ORDINANCE, AND A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW MIXED-USE BUILDING

WITHIN THE C-2 DISTRICT

(564 GREEN BAY ROAD)

**WHEREAS**, 564 Green Bay LLC, an Illinois limited liability company ( "*Applicant*" ), is the record title owner of the parcel of real property commonly known as 564 Green Bay Road in Winnetka, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ( "*Subject Property*" ); and

**WHEREAS**, the Subject Property is located within the C-2 General Retail Commercial District of the Village ( "*C-2 District*" ) measuring approximately 0.05 acres in size, and is currently improved with a two-story commercial building ( "*Existing Building*" ); and

**WHEREAS**, the Applicant desires to demolish the Existing Building and redevelop the Subject Property with a new, three-story mixed-use, multi-family building, which building is proposed to include: (i) a ground-floor and basement-level commercial unit; (ii) an interior parking garage with two street-level parking spaces; (iii) two single-level, two-bedroom residential units on the second and third floor of the proposed building, respectively; and (iv) a rooftop deck (collectively, the "*Proposed Improvements*" ); and

**WHEREAS**, pursuant to Section 17.46.110.G of the Winnetka Zoning Ordinance ( "*Zoning Ordinance*" ), a parking garage at street level is not permitted within the C-2 District without a special use permit; and

**WHEREAS**, pursuant to Section 17.46.030 of the Zoning Ordinance, the Subject Property must have a rear yard setback of 10 feet; and

**WHEREAS**, pursuant to Section 17.46.110 of the Zoning Ordinance, the Proposed Improvements must include three off-street parking spaces; and

**WHEREAS**, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit pursuant to Sections 17.46.110.G and Chapter 17.56 of the of the Zoning Ordinance to allow the construction and operation of a street-level parking garage within the C-2 District ( "*Special Use Permit*" ); (ii) a variation from Section 17.46.030 of the Zoning Ordinance to permit a rear yard setback of 3 feet; (iii) a variation from Section 17.46.110 of the Zoning Ordinance to permit two off-street parking spaces at the Subject Property (collectively, the "*Variations*" ); and (iv) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code ( "*Certificate of Appropriateness*" ) (collectively, the "*Requested Relief*" ); and

**WHEREAS**, on May 19 and June 28, 2022, after due notice thereof, the Winnetka Design Review Board ( "*Design Review Board*" ) conducted public hearings to consider the Certificate of Appropriateness for the Proposed Improvements; and

**WHEREAS**, on June 28, 2022, the Design Review Board, by a vote of five in favor and zero opposed, recommended the Village Council approve the Certificate of Appropriateness subject to the condition set forth in Section 5.A of this Ordinance; and

**WHEREAS**, on May 23, 2022, after due notice thereof, the Plan Commission conducted a public hearing on the proposed Special Use Permit and, by a vote of six in favor and zero opposed, recommended that the Village Council approve the Special Use Permit; and

**WHEREAS**, on June 13, 2022, after due notice thereof, the Zoning Board of Appeals conducted a public hearing on the Special Use Permit and Variations and, by a vote of five in favor and zero opposed, recommended that the Village Council approve the Special Use Permit and Variations; and

**WHEREAS**, the Village Council has determined that: (i) the Variations are in harmony with the general purpose and intent of the Zoning Ordinance and are in accordance with general or specific rules set forth in Chapter 17.60 of the Zoning Ordinance; and (ii) there are practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions or regulations of the Zoning Ordinance from which the Variations have been sought; and

**WHEREAS**, the Village Council has determined that approval of the proposed Special Use Permit Amendment satisfies the standards



for the approval of special use permits within the C-2 District set forth in Chapter 17.56 of the Zoning Ordinance; and

**WHEREAS**, the Village Council has determined that approval of the Requested Relief for the construction and operation of the Proposed Improvements on the Subject Property within the C-2 District 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 as the findings of the Village Council, as if fully set forth herein.

**SECTION 2: APPROVAL OF SPECIAL USE PERMIT.** Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Special Use Permit is hereby granted, pursuant to Chapter 17.56 and Section 17.46.110.G of the Zoning Ordinance and the home rule powers of the Village, to allow the construction and operation of a street-level parking garage by Applicant on the Subject Property within the C-2 District.

**SECTION 3: APPROVAL OF VARIATIONS.** Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Variations from Sections 17.46.030 and 17.46.110 of the Zoning Ordinance to allow the construction of the Proposed Improvements on the Subject Property are hereby granted, in accordance with and pursuant to Chapter 17.60 of the Zoning Ordinance and the home rule powers of the Village.

**SECTION 4: APPROVAL OF CERTIFICATE OF APPROPRIATENESS.** Subject to, and contingent upon, the terms and conditions set forth in Section 5 of this Ordinance, the Certificate of Appropriateness is granted for the Subject Property, pursuant to Section 15.40.010 of the Village Code and the home rule powers of the Village.

**SECTION 5: CONDITIONS.** The approvals granted by Sections 2, 3, and 4 of this Ordinance are subject to, and contingent upon, compliance by the Applicant with the following conditions:

A. **Use of Brick.** The Applicant must use brick for the exterior of the Proposed Development that is consistent with the size, type, and quality of brick depicted in the Proposed Building Materials Descriptions documentation attached to and, by this reference made a part of this Ordinance as **Exhibit B**.

B. **Commencement of Construction.** The Applicant must commence the construction of the Proposed Improvements no later than 12 months after the effective date of this Ordinance.

C. **Compliance with Regulations.** Except to the extent specifically provided otherwise in this Ordinance, the development, use, and maintenance of the Proposed Improvements 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.

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 review, 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. **Compliance with Plans.** The development, use, and maintenance of the Proposed Improvements on the Subject Property must be in strict accordance with the following documents and plans, except for minor changes and site work approved by the Director of Community Development or the Director of Public Works (within their respective permitting authority) in accordance with all applicable Village codes, ordinances, and standards:

The Proposed Site Plan prepared by Kaminski Architects, consisting of one sheet, and with a latest revision date of July 22, 2022, attached to and, by this reference made a part of this Ordinance as **Exhibit C**;

The Proposed Floor Plans, Proposed Exterior Elevations, Proposed Building Section, Proposed Parking Diagram, and Proposed Line of

Site prepared by Kaminski Architects, consisting of six sheets, and with a latest revision date of July 22, 2022, attached to and, by this reference made a part of this Ordinance as **Exhibit D**;

The Proposed Street View prepared by Kaminski Architects, consisting of one sheet, attached to and, by this reference made a part of this Ordinance as **Exhibit E**.

Rendering prepared by Kaminski Architects, consisting of one sheet, attached to and, by this reference made part of this Ordinance as Exhibit F.

The Proposed Building Materials Descriptions document prepared by Kaminski Architect, consisting of 15 pages, attached to and, by this reference made a part of this Ordinance as Exhibit B.

**SECTION 6 : RECORDATION; BINDING EFFECT.** A copy of this Ordinance will be recorded with the Cook County Clerk Recording Division. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon, the Applicant and each of its heirs, representatives, successors, and assigns.

**SECTION 7: FAILURE TO COMPLY.** Upon the failure or refusal of the Applicant 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 approvals granted in Sections 2, 3, and 4 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 approvals granted in Sections 2, 3, and 4 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, from time to time, be amended. 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 8: AMENDMENTS.** Any amendment to this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for amending or granting variations.

**SECTION 9: SEVERABILITY.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

**SECTION 10: 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 with the Village Clerk of an Unconditional Agreement and Consent in the form of **Exhibit G** 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 does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent described in Section 10.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 2nd day of August, 2022, pursuant to the following roll call vote:

AYES: Trustees Apatoff, Dalman, Dearborn, Handler, and Swierk

NAYS: \_\_\_\_\_

ABSENT: Trustee Andy Cripe \_\_\_\_\_

**APPROVED** this 2<sup>nd</sup> day of August, 2022.

Signed:

s/Chris Rintz

Village President

Countersigned:

s/Robert M. Bahan

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this 3<sup>rd</sup> day of August, 2022.

Introduced: August 2, 2022

Passed and Approved: August 2, 2022

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE NORTHWESTERLY 10 FEET OF LOT 8 AND THE SOUTHEASTERLY 25 FEET OF LOT 9, THE SOUTHEASTERLY LINE OF WHICH PART OF SAID LOT 8 IS 10 FEET SOUTHEASTERLY FROM AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 8, THE NORTHWESTERLY LINE OF WHICH PART OF SAID LOT 9 IS 25 FEET NORTHWESTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 9 IN DALE AND OTHERS SUBDIVISION OF BLOCK 14 IN WINNETKA SUBDIVISION OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 564 Green Bay Road, Winnetka, Illinois.

PIN: 05-20-208-010-0000

EXHIBIT B

PROPOSED BUILDING MATERIALS DESCRIPTIONS

EXHIBIT C

PROPOSED SITE PLAN

EXHIBIT D

PROPOSED FLOOR PLANS, EXTERIOR ELEVATIONS, BUILDING SECTION, PARKING DIAGRAM, AND LINE OF SITE



EXHIBIT E

PROPOSED STREET VIEW

EXHIBIT F

RENDERING

EXHIBIT G

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois ( "***Village***" );

**WHEREAS**, 564 Green Bay LLC, an Illinois limited liability company ( "***Applicant***" ), is the record title owner of the parcel of real property commonly known as 564 Green Bay Road in Winnetka, Illinois ( "***Subject Property***" ); and

**WHEREAS**, the Subject Property is located within the C-2 General Retail Commercial District of the Village ( "***C-2 District***" ) measuring approximately 0.05 acres in size and is currently improved with a two-story commercial building, which is currently vacant ( "***Existing Building***" ); and

**WHEREAS**, the Applicant desires to demolish the Existing Building and redevelop the Subject Property with a new, three-story multifamily building, which building is proposed to include: (i) a ground-floor and basement-level commercial unit; (ii) a street-level parking garage; (iii) two single-level, two-bedroom residential units on the second and third floor of the building, respectively; and (iv) a rooftop deck (collectively, the "***Proposed Improvements***" ); and

**WHEREAS**, to permit construction of the Proposed Improvements, the Applicant filed an application for: (i) a special use permit pursuant to Sections 17.46.110.G and Chapter 17.56 of the of the Zoning Ordinance to allow the construction and operation of a street-level parking garage within the C-2 District ( "***Special Use Permit***" ); (ii) a variation from Section 17.46.030 of the Zoning Ordinance to permit a rear yard setback of 3 feet; (iii) a variation from Section 17.46.110 of the Zoning Ordinance to permit two off-street parking spaces at the Subject Property (collectively, the "***Variations***" ); and (iv) a certificate of appropriateness pursuant to Section 15.40.010 of the Village Code ( "***Certificate of Appropriateness***" ) (collectively, the "***Requested Relief***" ); and

**WHEREAS**, Ordinance No. M-11-2022, adopted by the Village Council on August 2, 2022 ( "***Ordinance***" ), grants the Requested Relief; and

**WHEREAS**, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant has filed, within 60 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 Applicant does hereby agree and covenant as follows:

1. The Applicant 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 Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, 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 Applicant 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 grant of the Requested Relief for the Subject Property or its adoption of the Ordinance, and

that the Village's approvals are not, and will not be, in any way, deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant 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 granting the Requested Relief for the Subject Property.

5. The Applicant hereby agrees 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: \_\_, 2022

ATTEST:

By: \_\_

Its: \_\_

**564 GREEN BAY LLC**

By: \_\_

Its: \_\_

EXHIBIT B

# Proposed Building Materials



**Additional details and specs for 564 Green Bay Rd Project:**

1. Windows to be Marvin in Stone White Clad Exterior, painted wood interior, casement type with full screen. Screen to be on the inside of the window and will not be visible from outside. Windows will be SDLS which stands for simulated divided light with a space bar between the glass, creating a look of traditional windows. It means the window grills (mullions) will be on the outside and inside of the glass. The glass will be Low E2 clear with light transmittance of 0.44 and condensation resistance of 58. The windows will be double glazed with Argon. The insulation U-factor 0.3. Solar Heat Gain Coefficient is 0.26. See spec attachment #1.
2. The patio doors will have the same perimeter as the windows, Marvin in Stone White Clad Exterior, painted wood interior, with full screen. Door "French Door" type will be SDLS which stands for simulated divided light with a space bar between the glass, creating a look of traditional windows. It means the door grills (mullions) will be on the outside and inside of the glass. The glass will be Low E2 clear with light transmittance of 0.44 and condensation resistance of 58. The windows will be double glazed with Argon. The insulation U-factor 0.3. Solar Heat Gain Coefficient is 0.26 See spec attachment #1.
3. The front entry door will be Marvin Commercial type entry door. The door will be Black Clad Exterior, wood painted interior. It will be SDLS glass with the same specification as windows. It will have a commercial hardware in Satin Chrome, mortice lock and kick plate on the inside. The door is ADA-compliant. See attachment #2.
4. The balcony railing will be metal, powder coated finish in black. The railing will be 42" ht, the vertical elements will be .75" square 4" apart. See attachment #3.
5. The brick will be Interstate Brick Atlas 16"x 2 1/4" x 8" with a grout groove in the middle in Arctic White factory finish. The mortar will be pale gray.
6. The limestone details are in natural limestone: Indiana limestone.
7. Light fixtures for the front are by Kichler "Wesley" in black finish. See attachment # 4
8. Light fixtures for the rear are by Kichler "5.5" in black finish. See attachment #5
9. The trellises will be wood, 6x6 post with 2x overhead members which will turn silver gray.

SEARCH

# Atlas® 8 x 2¼ x 16

Home / Structural Brick / Sizes



Choose Your **Color** : Arctic White

+

Choose Your **Texture** : Matte

+

Clear

Choose Your **Shape**

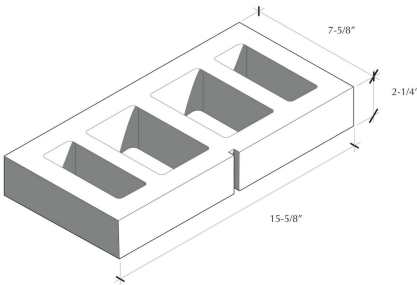
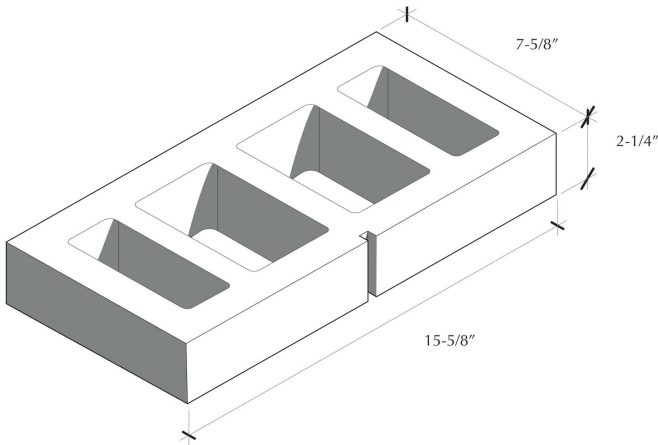
Click here to talk to one our consultants to find exactly what you're looking for,

Request a Sample

Add to Project

**NOTE: Keep track of your selections by adding this Product to your Project Wishlist**

*Disclaimer: Images are for general color representation only – not size. Clay brick is comprised of natural materials from the ground. As such, each production run may vary from another and may have color variance within itself.*



## Synopsis

Atlas® is a clay brick cored in such a way as to permit reinforcing steel and the appropriate amount of grout within the cores when the brick is laid in a given bond pattern. The combination of brick, grout and reinforcing act together to resist tension, flexure and shear forces. Multiple Atlas sizes are available based on structural, fire, durability and aesthetic requirements.

Specs

Safety Data Sheet

Other Documents

Atlas® Brick Specs >





## Construction Details

|                                                                                                |    |
|------------------------------------------------------------------------------------------------|----|
| Introduction .....                                                                             | 1  |
| Ultimate Direct Glaze Polygon - 2x6 Frame Wood Siding .....                                    | 2  |
| Ultimate Wood Direct Glaze Polygon - 2x6 Frame with Wood Siding .....                          | 3  |
| Ultimate Direct Glaze Polygon - 2x4 Frame with Stucco .....                                    | 4  |
| Ultimate Wood Direct Glaze Polygon - 2x4 Frame with Stucco .....                               | 5  |
| Ultimate Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer .....                         | 6  |
| Ultimate Wood Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer .....                    | 7  |
| Ultimate Direct Glaze Polygon - Concrete Block with Brick Veneer .....                         | 8  |
| Ultimate Wood Direct Glaze Polygon - Concrete Block with Brick Veneer .....                    | 9  |
| Ultimate Direct Glaze Poly - Wood Siding Combination Wall Sheathing, WRB and Air Barrier ..... | 10 |
| Ultimate Direct Glaze Polygon - Foam Plastic Insulated Sheathing (FPIS) over WRB .....         | 11 |
| Ultimate Wood Direct Glaze Polygon - Foam Plastic Insulated (FPIS) under WRB .....             | 12 |
| Ultimate Inswing French Door - Frame with Steel Siding .....                                   | 13 |
| Ultimate Wood Inswing French Door - 2x6 Frame with Steel Siding .....                          | 14 |
| Structural Support Options .....                                                               | 15 |
| Modern Casement - 2x6 Frame with Stucco .....                                                  | 16 |
| Modern Casement - 2x6 Frame with Wall Sheathing .....                                          | 17 |

CONST-1

1170532  
Architectural Detail Manual

## Construction Details

## Introduction

Marvin Windows and Doors is an industry leader in providing high quality and energy efficient windows and doors. To obtain these results, Marvin windows and doors need to be properly installed and maintained. Failure to review and utilize these construction methods can result in poor product performance, premature failure and unnecessary call backs. It is the responsibility of the architect, builder, installer, and subcontractors to comply with code requirements for their area and to utilize the best method for attachments and fastener selections.

This chapter covers the water seal requirements of the window and door installation and provides visual detail in drawing format of our installation instructions.

The water seal method can be thought of as primary and secondary methods and systems;

- **Primary water seal:** window exterior seal to the exterior coating or finish of the building
- **Secondary water seal:** window seal to the wall weather resistive barrier so that any leakage within the wall is managed and controlled.
- **Window panning system:** drains the RO area to the wall resistive barrier
- **RO air area seal:** prevents RO pressurization and air movement through the RO
- **Wall thermal barrier:** provides continuity of the wall system by installation placed around the window in the RO gap. Marvin has two systems for this; (1) batten installation system and (2) spray foam
- **Vapor seal:** is the least important of the seal systems. The vapor barrier provides continuity across the RO with the wall vapor barrier.

Units must be shimmed in the opening, true, level, and square. Shim a minimum of 3/8" above sill plate to provide unit clearance over panning.

Contact your Marvin representative if you have questions or need further technical assistance at 1-800-346-3363.

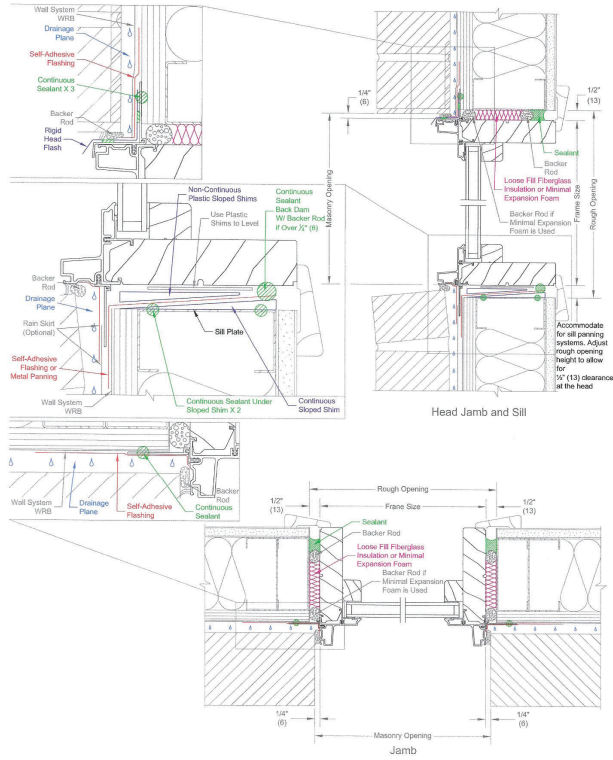
*NOTE: Details shown not typical and subject to change without notice. Always refer to your local code for proper construction and rough opening preparation.*

**Important!** Details are shown with small spaces between items for clarity, visualization, and illustrative purposes. Actual assembly details may vary. Contact Marvin Architectural for project specific aids.

Step by step instructions with color illustrations on Marvin's recommended rough opening preparation can be found at <http://www.marvin.com/roprep/>

## Ultimate Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer

Scale: 3" = 1'0"



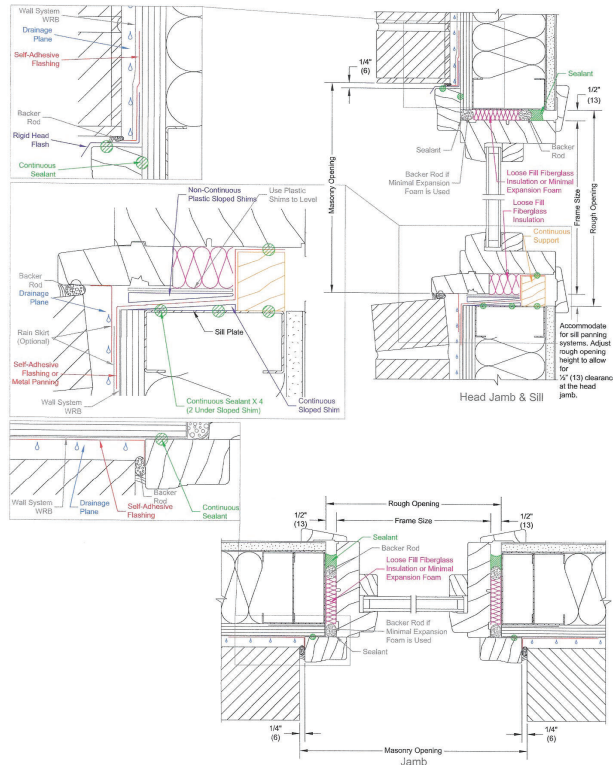
Ver 2019.5 2019-10-28

CONST

19972255  
Marvin Architectural Detail Manual

## Ultimate Wood Direct Glaze Polygon - 2x4 Steel Stud with Brick Veneer

Scale: 3" = 1'0"



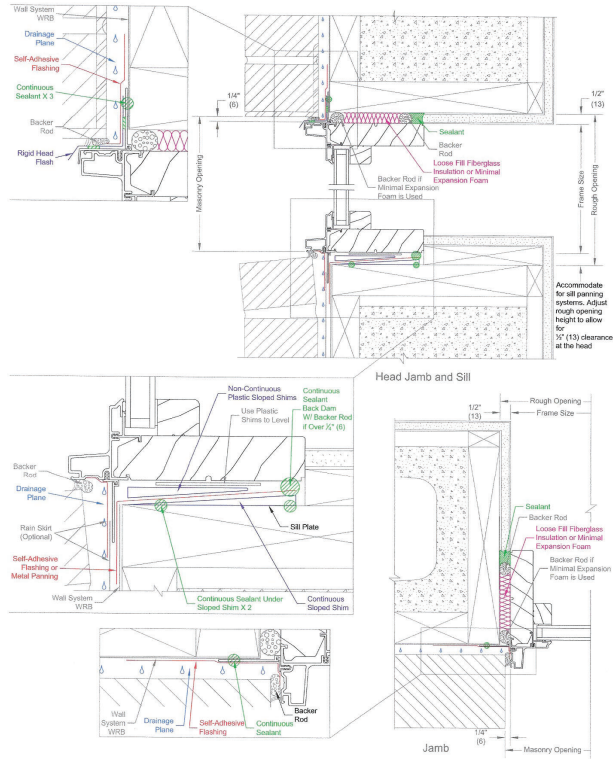
Ver 2019.5 2019-10-28

CONST

19972255  
Marvin Architectural Detail Manual

## Ultimate Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



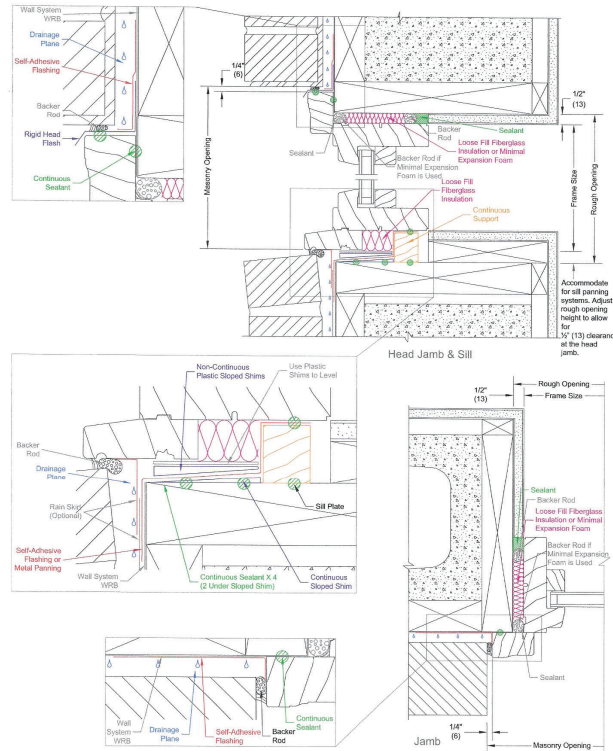
Ver 2019.5 2019-10-28

CONST

19972255  
Marvin Architectural Detail Manual

## Ultimate Wood Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



Ver 2019.5 2019-10-28

CONST

19972255  
Marvin Architectural Detail Manual

**Section 08 52 13**  
**Ultimate Casement/Awning IZ4 Collection**

**1.1 Part 1 General**

**1.2 Section Includes**

- A. Ultimate Casement/Awning Crank Out: Operators, Stationary, and Picture units complete with hardware, glazing, weather strip, insect screen, removable screen, simulated divided lite, jamb extension, and standard or specified anchors, trim, and attachments

**1.3 Construction Specification Institute (CSI) MasterFormat Numbers and Titles**

- A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by the window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coatings: Paint and stain other than factory-applied finish

**1.4 References**

- A. Florida Building Code High-Velocity Hurricane Zone Testing Application Standards:
  - 1. TAS 201-94 Impact Test Procedures
  - 2. TAS 202-94 Criteria for Testing Impact and Non-Impact Resistance Building Envelope Components Using Uniform Static Air Pressure
  - 3. TAS 203-94 Criteria for Testing Products Subject to Cyclic Wind Pressure Loading
- B. American Society for Testing Materials (ASTM):
  - 1. E 283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors
  - 2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Door by Uniform Static Air Pressure Difference
  - 3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential
  - 4. E 2190: Specification for Sealed Insulated Glass Units

Doc. 18944 Rev. 01/27/2022 Section 08 52 13- 1 – Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

- 5. C 1036: Standard Specification for Flat Glass
- 6. E1996: Standard Specification or Performance of Exterior Windows, Curtain Walls, Door and Storm Shutters Impacted by Windborne Debris in Hurricanes
- 7. E1886: Standard Test Method for Performance Windows, Curtain Walls, Doors and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
- C. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
  - 1. AAMA/WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Window, Skylights, and Doors
  - 2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors, and Skylights
  - 3. AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors, and Skylights
- D. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- E. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- F. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- G. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High-Performance Organic Coatings on Architectural Extrusions and Panels
- H. National Fenestration Rating Council (NFRC):
  - 1. 101: Procedure for Determining Fenestration Product thermal Properties
  - 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 2 – Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM



## 1.5 System Description

### A. Design and Performance Requirements:

| Product                                         | Air Tested to psf | Water Tested to psf | Structural Tested to psf | Certification Rating | Max Overall Width |        | Max Overall Height |        |
|-------------------------------------------------|-------------------|---------------------|--------------------------|----------------------|-------------------|--------|--------------------|--------|
|                                                 |                   |                     |                          |                      | in                | mm     | in                 | mm     |
| Ultimate Awning 3/4" IZ4 (Full Frame)           | 1.57              | 10.65               | +105/-127.5              | +70/-85              | 48                | (1219) | 47.13              | (1197) |
| Ultimate Casement 3/4" IZ4 (Full Frame)         | 1.57              | 10.65               | +105/-127.5              | +70/-85              | 36                | (914)  | 85.71              | (2177) |
| Ultimate Casement Picture 3/4" IZ4 (Full Frame) | 1.57              | 10.65               | +105/-127.5              | +70/-85              | 36                | (914)  | 85.71              | (2177) |
| Ultimate Casement Picture 3/4" IZ4 (Full Frame) | 1.57              | 10.65               | +105/-127.5              | +70/-85              | 85.71             | (2177) | 36                 | (914)  |
| Ultimate Casement Picture 1" IZ4 (Full Frame)   | 1.57              | 10.65               | +105/-112.5              | +70/-75              | 60                | (1524) | 104.71             | (2660) |
| Ultimate Casement Picture 1" IZ4 (Full Frame)   | 1.57              | 10.65               | +105/-112.5              | +70/-75              | 72                | (1829) | 71.12              | (1807) |
| Ultimate Casement Picture 1" IZ4 (Full Frame)   | 1.57              | 10.65               | +105/-112.5              | +70/-75              | 104.71            | (2660) | 60                 | (1524) |

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 3 - Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

- A. Shop Drawings: Submit shop drawings under the provision of CSI MasterFormat Section 01 33 23
- B. Product Data: Submit catalog data under the provision of CSI MasterFormat Section 01 33 23
- C. Samples:
  - 1. Submit corner section under the provision of CSI MasterFormat Section 01 33 23
  - 2. Include glazing system, quality of construction, and specified finish
- D. Quality Control Submittals: Certificates: submit manufacture's certification indicating compliance with specified performance and design requirement under the provision of CSI MasterFormat Section 01 33 23

## 1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
  - 1. Egress, emergency escape, and rescue requirements
  - 2. Basement window requirements
  - 3. Windows fall prevention and/or window opening control device requirements

## 1.7 Delivery

- A. Comply with provisions of CSI MasterFormat Section 01 65 00
- B. Deliver in original packaging and protect from weather

## 1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from the weather under the provision of CSI MasterFormat Section 01660

## 1.9 Warranty

- 1.10 Complete and current warranty information is available at [marvin.com/warranty](http://marvin.com/warranty). The following summary is subject to the terms, conditions, limitations, and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:
  - A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
  - B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade, and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 4 - Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

- C. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

## 2.1 Part 2 Products

### 2.2 Manufactured Units

- A. Description: Factory-assembled Ultimate Casement/Awning manufactured by Marvin, Warroad, Minnesota.

### 2.3 Frame Description

- A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer; optional non-finger-jointed Douglas Fir or finger-jointed core with non-finger-jointed Douglas Fir veneer; optional non-finger-jointed White Oak or finger-jointed with non-finger-jointed Oak veneer; non-finger-jointed Cherry or finger-jointed core with Cherry veneer; non-finger-jointed Mahogany or finger-jointed core with non-finger-jointed Mahogany veneer; non-finger-jointed Vertical Grain Douglas Fir or finger-jointed with non-finger-jointed Vertical Grain Douglas Fir veneer.
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
  - 2. Water repellant preservative treated in accordance with WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050 inches (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 3/16" (30mm)
- D. Frame depths for full-frame units have an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 5 - Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

### 2.4 Sash Description

- A. Interior: Non-Finger-Jointed Pine or finger-jointed core with non-finger-jointed Pine veneer; optional non-finger-jointed Douglas Fir or finger-jointed core with non-finger-jointed Douglas Fir veneer; optional non-finger-jointed White Oak or finger-jointed with non-finger-jointed Oak veneer; non-finger-jointed Cherry or finger-jointed core with Cherry veneer; non-finger-jointed Mahogany or finger-jointed core with non-finger-jointed Mahogany veneer; non-finger-jointed Vertical Grain Douglas Fir or finger-jointed with non-finger-jointed Vertical Grain Douglas Fir veneer.
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
  - 2. Water repellant preservative treated in accordance with WDMA I.S.4
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: Sash thickness is 1 5/8" (41mm) and 1 7/8" (48mm)
- D. Stiles and Rails: 2 1/16" (52mm)
- E. Sash Option: Optional tall bottom rail: 3 9/16" (90mm)
- F. Interior Sash Sticking
  - 1. Standard: Ogee
  - 2. Optional: Square Sticking Profile

### 2.5 Glazing

- A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190.
- B. Glazing method: Insulating glass, consisting of inboard lite of laminated glass. Exterior glass is standard annealed glass with optional tempered glass available.
- C. Glazing seal: Silicone bedding at interior and exterior
- D. Glass Type: Clear, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon

### 2.6 Finish

- A. Exterior: Aluminum clad, Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.
  - 1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
  - 2. Custom colors: Contact your Marvin representative
- B. Interior Finish options:

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 6 - Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

1. Prime: Factory-applied enamel primer. Available on Pine product only. Meets WDMA TM-11 requirements.
2. Painted Interior Finish. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
3. Factory-applied water-borne acrylic enamel clear coat. Applied on two coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Meets WDMA TM-14 requirements.
4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat was applied in two separate coats, with light sanding between coats applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

## 2.7 Hardware

### A. Casement operating hardware:

1. Locks: Multi-point sequential concealed locking system in the jamb opposite the hinge side for casement units. Lock handles are removable, non-handed, and are available in the same finishes as the handles. Standard tie bars, cams, and keepers – steel coated with E-Gard™. The keeper features a roller to reduce average lock force and does not easily disengage with the cam even under severe loading. Stainless steel packages are available for coastal application.
2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Matte Black (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)
3. Hinges: One at the sill to the bottom rail, one at the head jamb to the top rail. Hinges are steel coated with E-Gard™. The hinge track is stainless steel. Unit with a frame OM of 20 inches (508mm) and greater use an 18 inch (457mm) wash/egress hinge to allow the sash to slide across the frame opening, which causes the sash exterior to rotate towards the user for easy washability. Units under a frame OM of 20 inches (508mm) width use a standard 2 bar hinge, which will position the sash when fully open to 90degrees for the user to wash but does not include the feature of sliding the sash across the opening and rotating the exterior towards the user.

### B. Awning hardware:

1. Locks: Uses a multipoint sequential concealed locking system in both jambs. Lock handles are removable, non-handed, and are available in the same finishes as the handles. Standard tie bars and cams – steel coated with E-Gard™. Standard keepers – steel coated with E-Gard™. Keeper features a roller to reduce average lock force and does not easily disengage with the cam even under severe loading
2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Matte Black (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 7 – Ultimate Casement/Awning I24 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

3. Hinges: two hinges that connect the stiles of the sash to the jambs of the frame. Hinges are steel coated with E-Gard™, and the hinge track is stainless steel.

## 2.8 Weather Strip

### A. Weather strip at the frame is a hollow foamed material bent around a 90-degree corner to allow for seamless corner joints

1. Color: Beige

### B. Sash weather strip bulb-shaped glass-filled material

1. Color: White, beige, or black

## 2.9 Jamb Extension

### A. Jamb extensions are available for various wall thicknesses factory-applied up to a 12" (305mm) wide.

### B. Finish: Match interior frame finish

## 2.10 Insect Screen

### A. Aluminum frame finish is available in Satin Taupe, Bronze, Stone White, Ebony

### B. Screen mesh: Charcoal Fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire; Bright Bronze Wire, High Transparency Mesh (Hi-Tran) Charcoal Fiberglass

### C. Optional Wood Screen Surround with Hi-Tran Fiberglass Screen. Species will match unit species.

### D. Optional Retractable Wood Screen with Hi-Tran Fiberglass Screen

### 2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm) wide, 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine, Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking:
  - 1. Standard: Ogee
  - 2. Optional: Square
- F. Patterns: Rectangular, diamond, custom lite cut
- G. Finish – exterior matches exterior aluminum clad colors, interior matches interior wood species and color

### 2.12 Grilles-Between-the-Glass (GBG)

- A. Offered on 1" glazing only
- B. 23/32" (18mm) contoured aluminum bar.
  - 1. Exterior Colors: exterior matches exterior aluminum-clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
  - 2. Interior Colors: Stone White, Bronze, Pebble Gray, Sierra, White, Ebony (only available with Ebony exterior)
- C. Optional flat aluminum spacer bar. Contact your Marvin representative.
- D. Pattern: Rectangular, Cottage, Custom lite layout

### 2.13 Accessories and Trim

- A. Installation Accessories:
  - 1. Factory-installed vinyl nailing/drip cap
  - 2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
  - 3. Masonry brackets: 6" (152mm), 10" (254mm)
- B. Aluminum Extrusions:
  - 1. Profile: Brick mould casing, flat casing, various special casing, frame expander, jamb extender, mullion cover, mullion expander, subsill, subsill end cap, and lineal cap
  - 2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.

Doc. 71373 Rev. 01/27/2022 Section 08 52 13- 9 – Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

- 3. Available in all exterior aluminum clad colors

### 3.1 Part 3 Execution

#### 3.2 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square, and proper dimensions, as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

#### 3.3 Installation

- A. Comply with CSI MasterFormat Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and review shop drawing.
- C. Install sealant and related backing materials at the perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

#### 3.4 Field Quality Control

- A. Remove visible labels and adhesive residue according to the manufacturer's instructions.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm<sup>2</sup> (~0.45 cfm/ft<sup>2</sup>).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.



### 3.5 Cleaning

- A. Remove visible labels and adhesive residue according to the manufacturer's instructions.
- B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

### 3.6 Protecting Installed Construction

- A. Comply with CSI MasterFormat Section 07 76 00.
  - B. Protecting windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.
- End of Section

Doc. 71373 Rev. 01/27/2022 Section 08 52 13~ 11 ~ Ultimate Casement/Awning IZ4 Collection  
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed on: 6/13/2022 4:00 PM

---

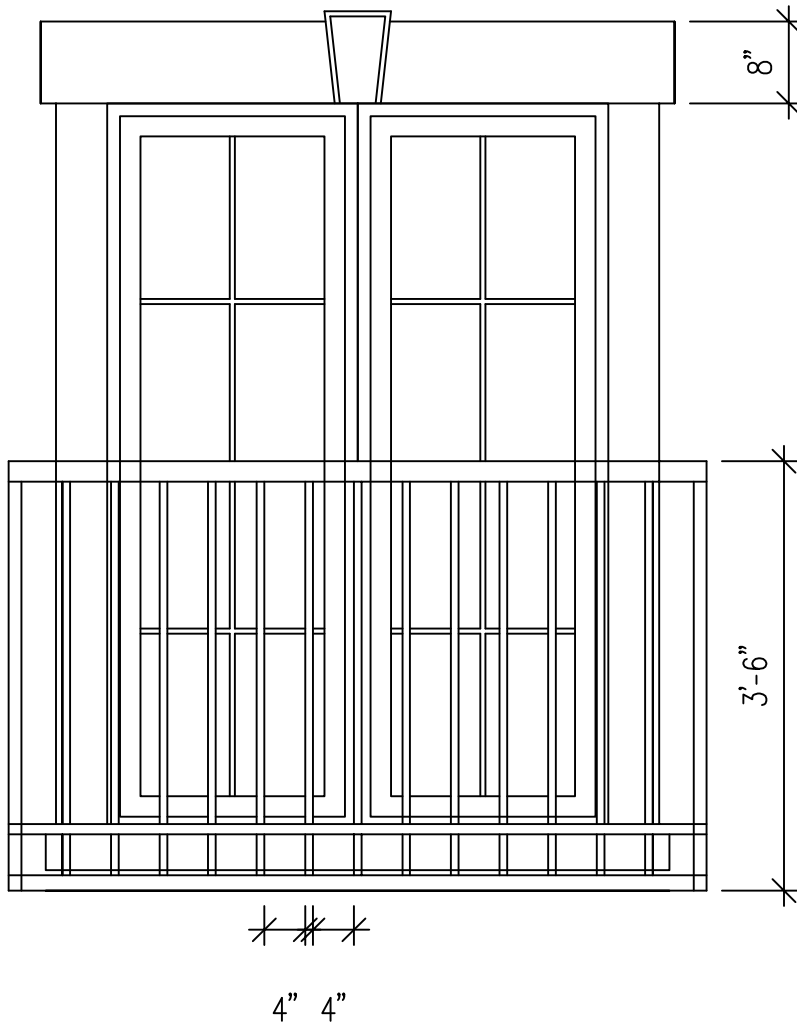


ATT. #2





# ATTACHMENT #3





ATT # 4

© 2021 Kichler Lighting LLC. All Rights Reserved.

SPECIFICATIONS

|                               |                                                                        |
|-------------------------------|------------------------------------------------------------------------|
| Certifications/Qualifications | <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a> |
|-------------------------------|------------------------------------------------------------------------|

|                                                 |             |
|-------------------------------------------------|-------------|
| Dimensions                                      |             |
| Base Backplate                                  | 5.50 X 4.25 |
| Extension                                       | 4.00"       |
| Weight                                          | 3.70 LBS    |
| Height from center of Wall opening (Spec Sheet) | 7.00"       |
| Height                                          | 13.75"      |
| Width                                           | 7.00"       |

|                            |            |
|----------------------------|------------|
| Light Source               |            |
| Delivered Lumens           | 700        |
| Expected Life Span (Hours) | 40000      |
| Lamp Included              | Integrated |
| Light Source               | LED        |
| Max or Nominal Watt        | 20W        |
| # of Bulbs/LED Modules     | 2          |

|                       |            |
|-----------------------|------------|
| Mounting/Installation |            |
| Location Rating       | Wet        |
| Mounting Style        | Wall Mount |
| Mounting Weight       | 3.70 LBS   |

|                       |       |
|-----------------------|-------|
| Photometrics          |       |
| Color Rendering Index | 90    |
| Kelvin Temperature    | 3000K |

FIXTURE ATTRIBUTES

|                      |                      |
|----------------------|----------------------|
| Housing              |                      |
| Diffuser Description | Clear Tempered Glass |
| Primary Material     | ALUMINUM             |

|                              |              |
|------------------------------|--------------|
| Product/Ordering Information |              |
| SKU                          | 49279BKLED   |
| Finish                       | Black        |
| Style                        | Contemporary |
| UPC                          | 7.83928E+11  |

|                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------|--|
| Finish Options                                                                                                    |  |
|  Black                         |  |
|  Platinum                      |  |
|  Textured Architectural Bronze |  |
|  White                         |  |



ALSO IN THIS FAMILY

  
49278BKLED

  
49278WHLED

  
49279WHLED

  
49278AZTLED

  
49278PLLED

  
49279AZTLED



ATT # 5

## 5.5" 1 Light Wall Light Textured Architectural Bronze

11077AZT

© 2021 Kichler Lighting LLC. All Rights Reserved.

### SPECIFICATIONS

#### Certifications/Qualifications

|                    |                                                                        |
|--------------------|------------------------------------------------------------------------|
| Dark Sky Compliant | Yes                                                                    |
| Title 24 Compliant | Yes                                                                    |
|                    | <a href="http://www.kichler.com/warranty">www.kichler.com/warranty</a> |

#### Dimensions

|                                                 |             |
|-------------------------------------------------|-------------|
| Base Backplate                                  | 5.50 X 5.00 |
| Extension                                       | 6.00"       |
| Weight                                          | 1.89 LBS    |
| Height from center of Wall opening (Spec Sheet) | 2.75"       |
| Height                                          | 5.50"       |
| Width                                           | 5.00"       |

#### Electrical

|               |                 |
|---------------|-----------------|
| Input Voltage | Dual (120/140)V |
|---------------|-----------------|

#### Light Source

|                            |            |
|----------------------------|------------|
| Delivered Lumens           | 400        |
| Expected Life Span (Hours) | 40000      |
| Lamp Included              | Integrated |
| Light Source               | LED        |
| Max or Nominal Watt        | 15W        |
| # of Bulbs/LED Modules     | 1          |

#### Mounting/Installation

|                   |                   |
|-------------------|-------------------|
| Interior/Exterior | Exterior          |
| Location Rating   | CSA UL Listed Wet |
| Mounting Style    | Wall              |
| Mounting Weight   | 1.72 LBS          |

#### Photometrics

|                                  |       |
|----------------------------------|-------|
| Color Rendering Index            | 80    |
| Color Temperature Range          | 3000  |
| Delivered Efficacy (Lumens/Watt) | 28    |
| Kelvin Temperature               | 3000K |

### FIXTURE ATTRIBUTES

#### Housing

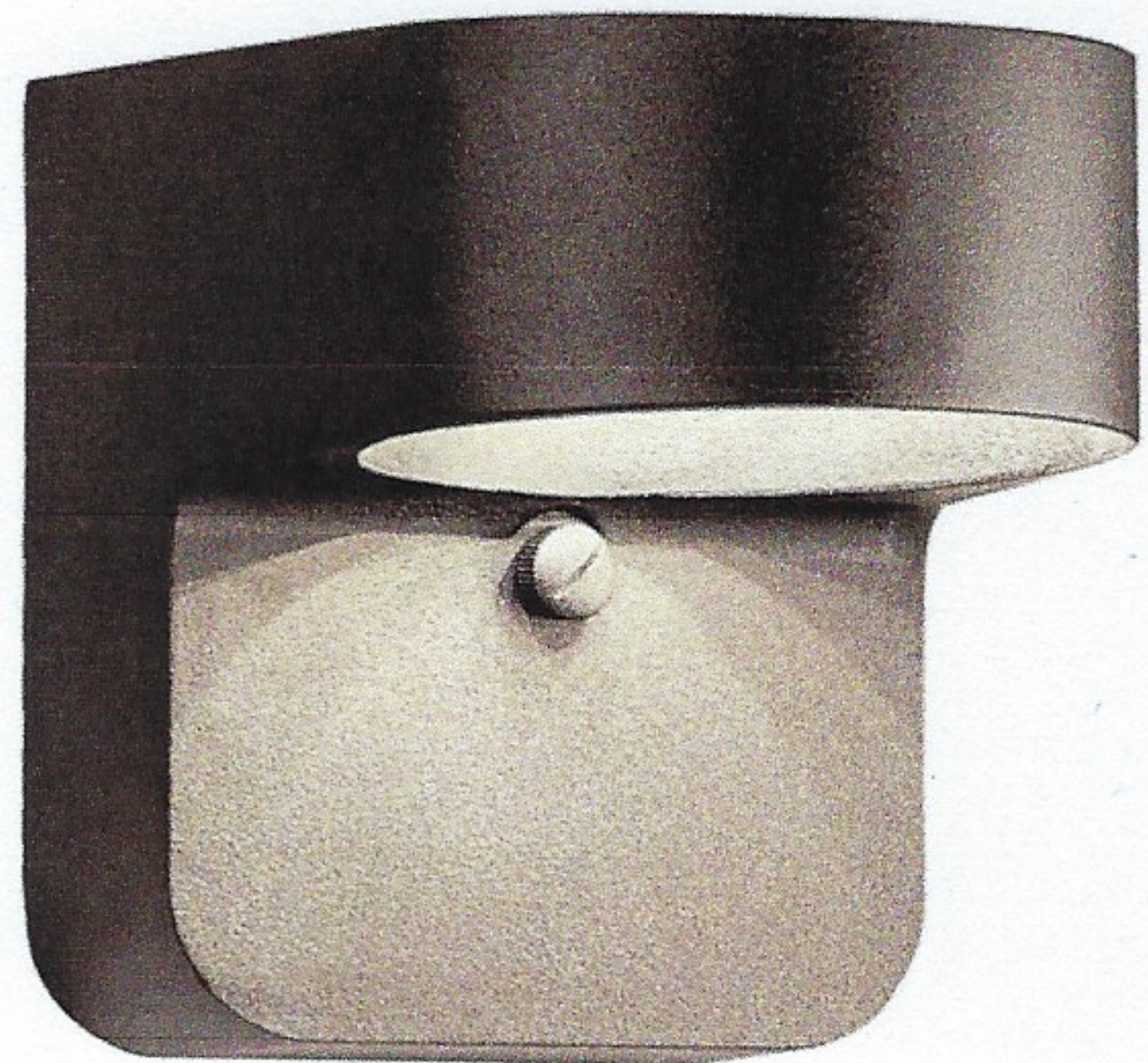
|                  |          |
|------------------|----------|
| Primary Material | Aluminum |
|------------------|----------|

#### Product/Ordering Information

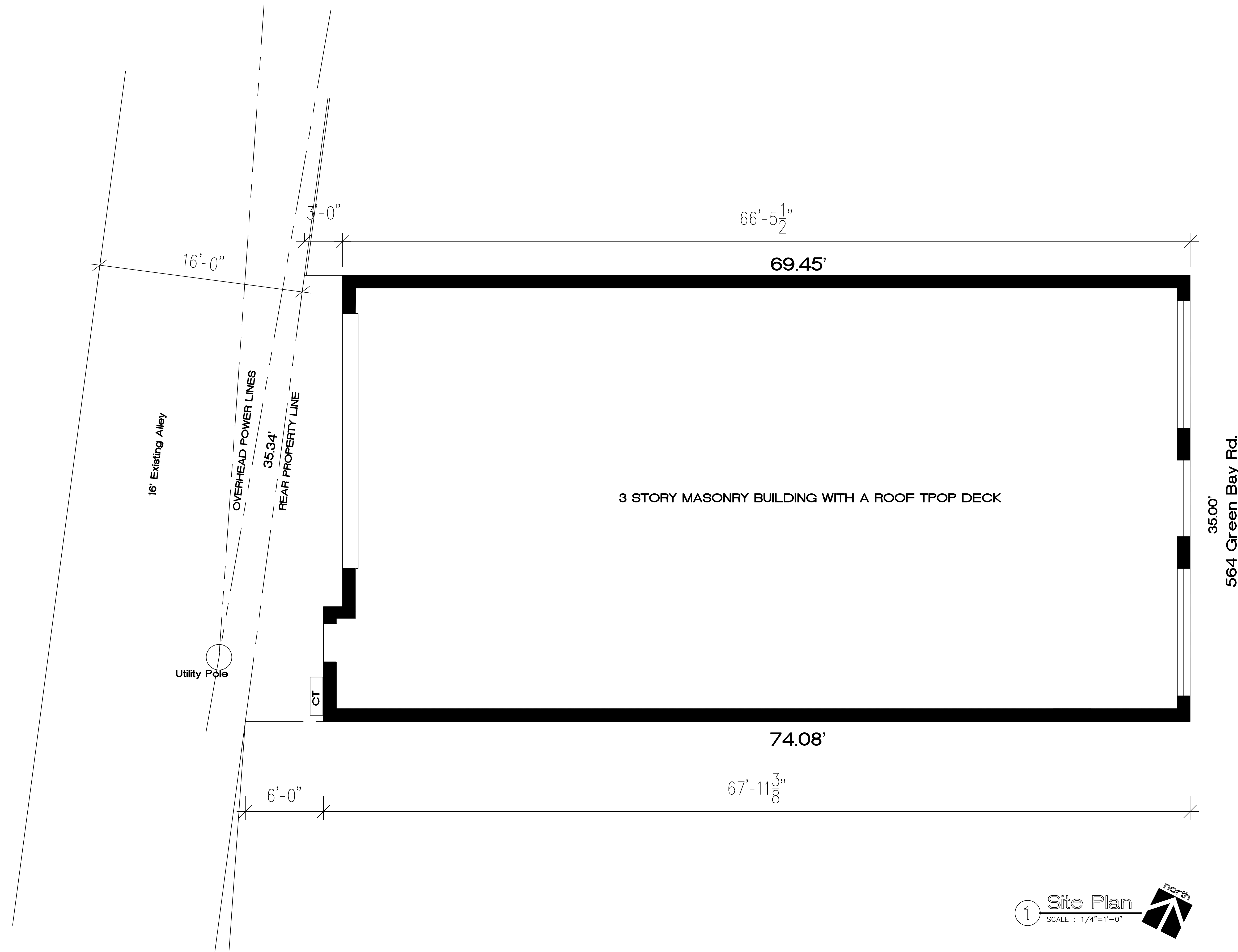
|        |                               |
|--------|-------------------------------|
| SKU    | 11077AZT                      |
| Finish | Textured Architectural Bronze |
| Style  | Other                         |
| UPC    | 783927394512                  |

#### Finish Options

-  Textured Architectural Bronze
-  Textured Black







I HEREBY CERTIFY THAT THESE  
DRAWINGS WERE PREPARED UNDER  
MY DIRECT SUPERVISION AND TO  
THE BEST OF MY KNOWLEDGE AND  
BELIEF CONFORM TO ALL GOVERN-  
ING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS,  
DESIGNS AND DETAILS ARE AND  
SHALL REMAIN THE PROPERTY OF  
KAMINSKI ARCHITECTS LTD.  
NO PART SHALL BE REUSED IN  
ANY FORM WITHOUT THE EXPRESSED  
WRITTEN PERMISSION OF  
KAMINSKI ARCHITECTS LTD.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI  
ARCHITECT  
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.  
Winnetka IL, 60093

| REVISIONS |             |
|-----------|-------------|
| DATE      | DESCRIPTION |
| 4.26.22   | Revision 4  |
| 7.22.22   | Revision 5  |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

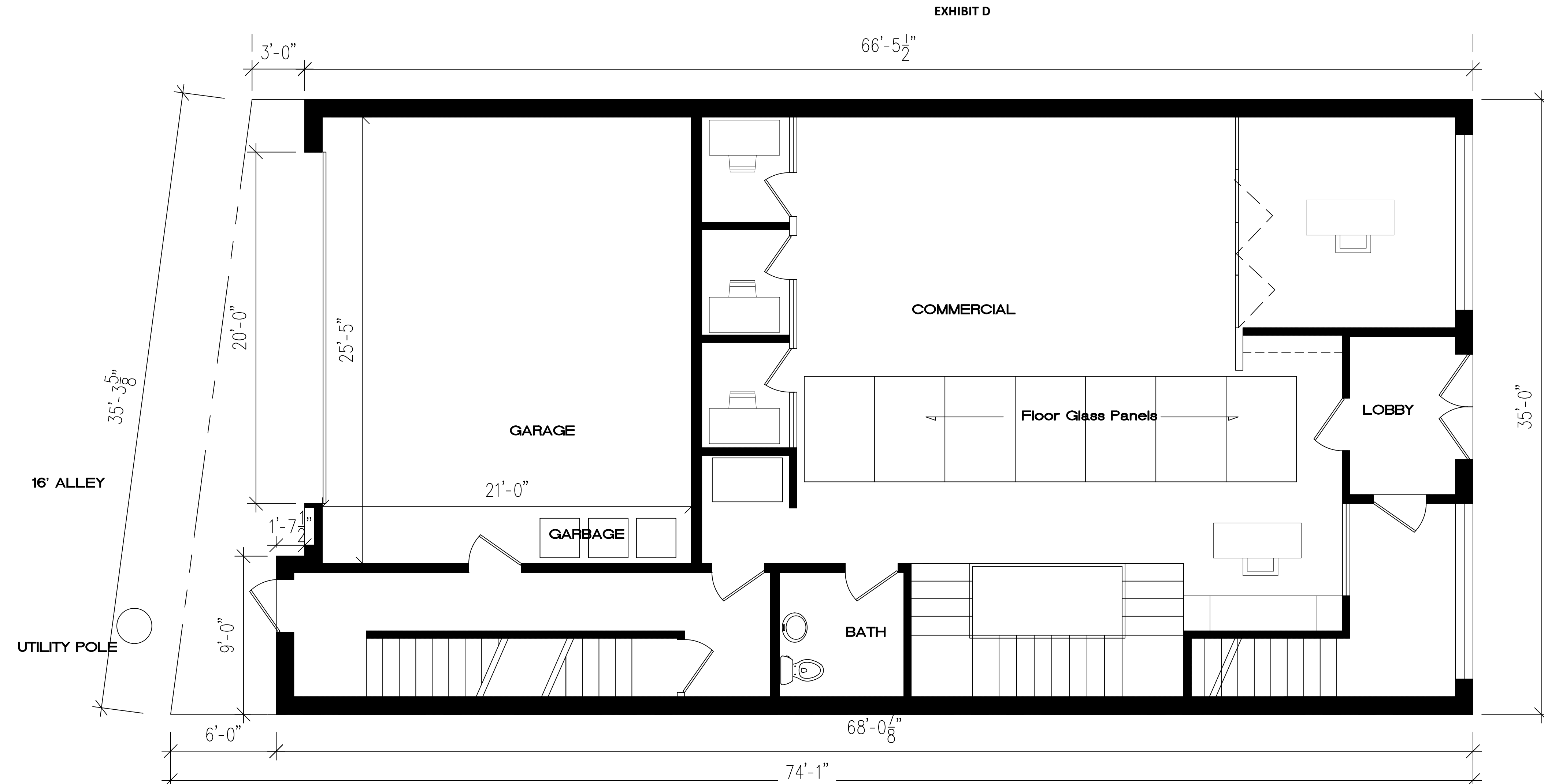
Design by: BK

TITLE  
**Site Plan**

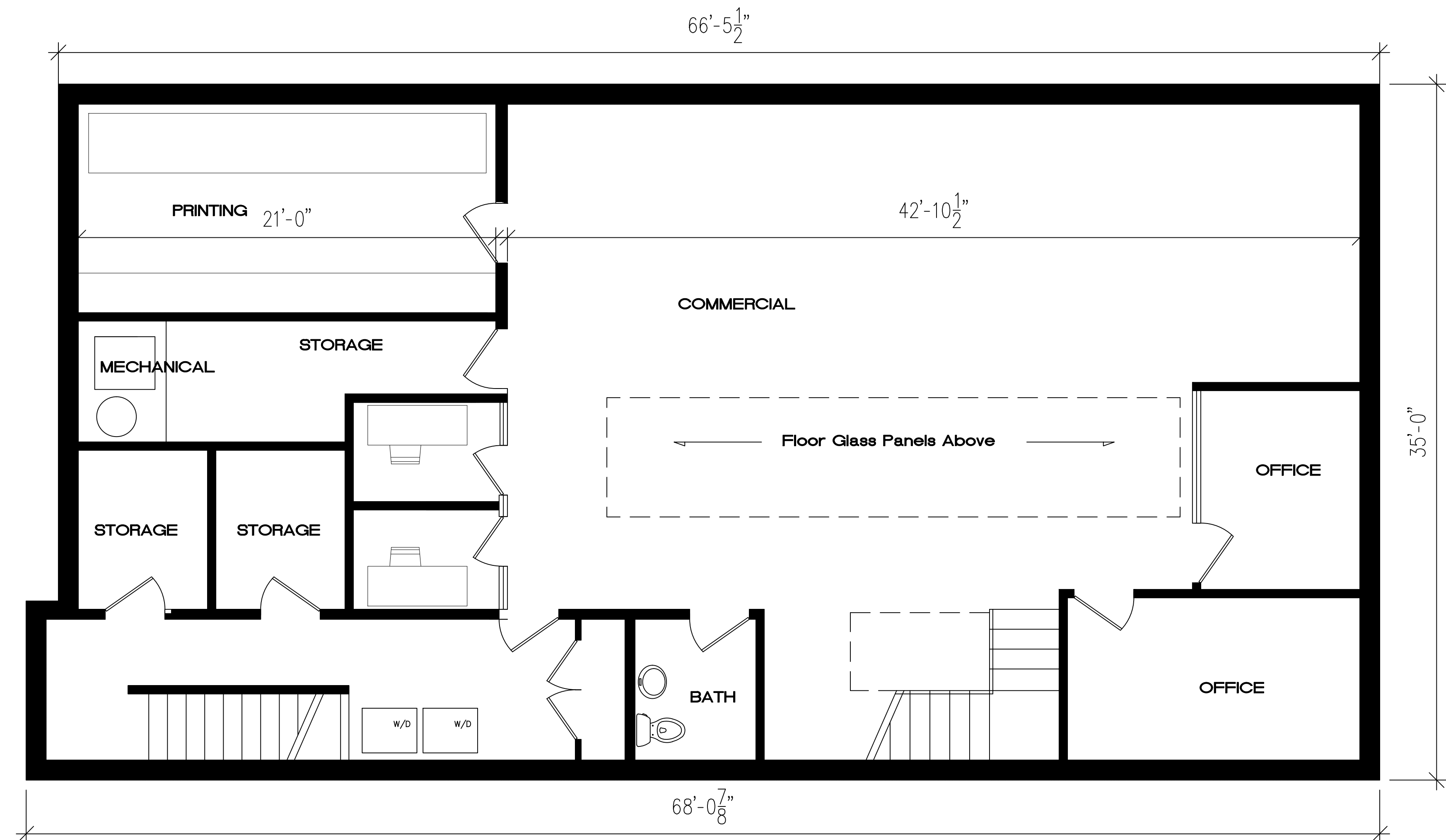
JOB # 112021  
SHEET #

## A8.1





**1 1st Floor Plan**  
SCALE : 1/4"=1'-0"



**2 Basement Floor Plan**  
SCALE : 1/4"=1'-0"



**KAMINSKI**  
ARCHITECTS LTD.  
446 CENTRAL AVENUE  
NORTHFIELD, ILLINOIS 60093  
PHONE: 847.501.5338  
bohdan@ArchitectsLTD.com

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS, DESIGNS AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF KAMINSKI ARCHITECTS LTD. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF KAMINSKI ARCHITECTS LTD.

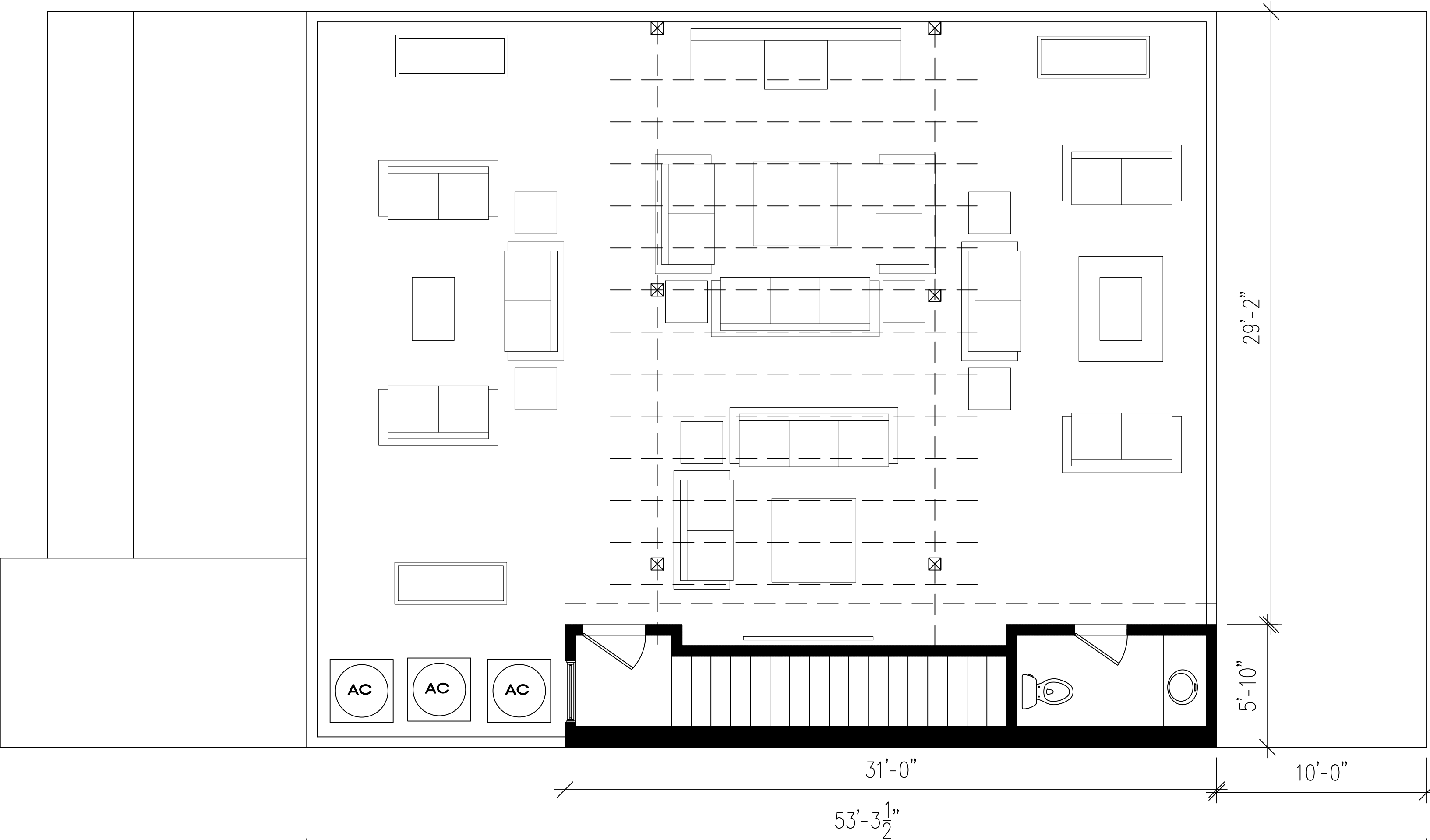
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI  
ARCHITECT  
KAMINSKI ARCHITECTS LTD.

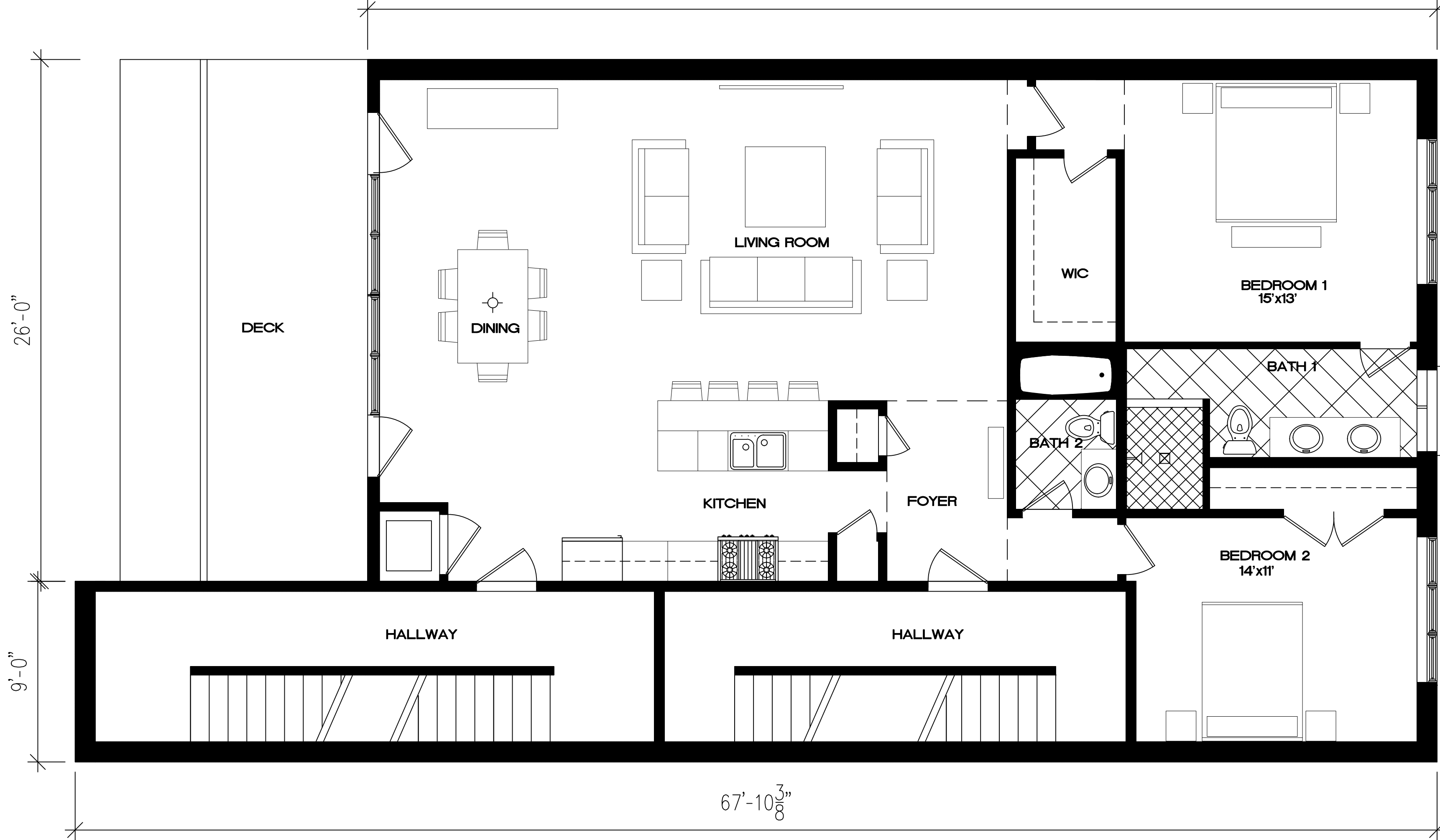
564 Green Bay Rd.  
Winnetka IL, 60093

| REVISIONS     |             |
|---------------|-------------|
| DATE          | DESCRIPTION |
| 04.26.22      | Revision 4  |
| 07.22.22      | Revision 5  |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
| Design by: BK |             |
| TITLE         |             |
| Floor Plans   |             |
| JOB #         | 112021      |
| SHEET #       |             |
| A8.2          |             |





2 Roof Deck  
SCALE : 1/4"=1'-0"



1 2nd and 3rd Floor Plan  
SCALE : 1/4"=1'-0"

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS, DESIGNS AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF KAMINSKI ARCHITECTS LTD. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF KAMINSKI ARCHITECTS LTD.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI  
ARCHITECT  
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.  
Winnetka IL, 60093

| REVISIONS     |             |
|---------------|-------------|
| DATE          | DESCRIPTION |
| 04.26.22      | REVISION 4  |
| 07.22.22      | REVISION 5  |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
|               |             |
| Design by: BK |             |

TITLE  
Floor Plans  
Elevation

JOB # 112021  
SHEET #

A8.3



564 Green Bay Rd.  
Winnetka IL, 60093

| REVISIONS |             |
|-----------|-------------|
| DATE      | DESCRIPTION |
| 04.26.22  | Revision 4  |
| 07.22.22  | Revision 5  |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |

Design by: BK

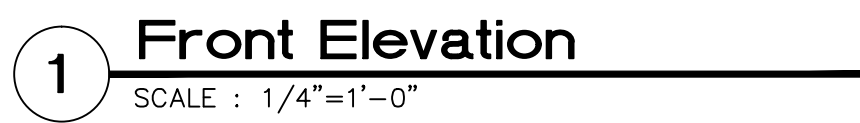
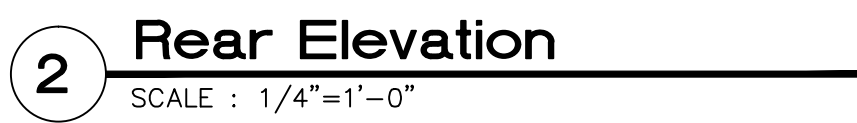
---

**TITLE**

Exterior  
Elevations

JOB # 112021  
SHEET #

## A8.4







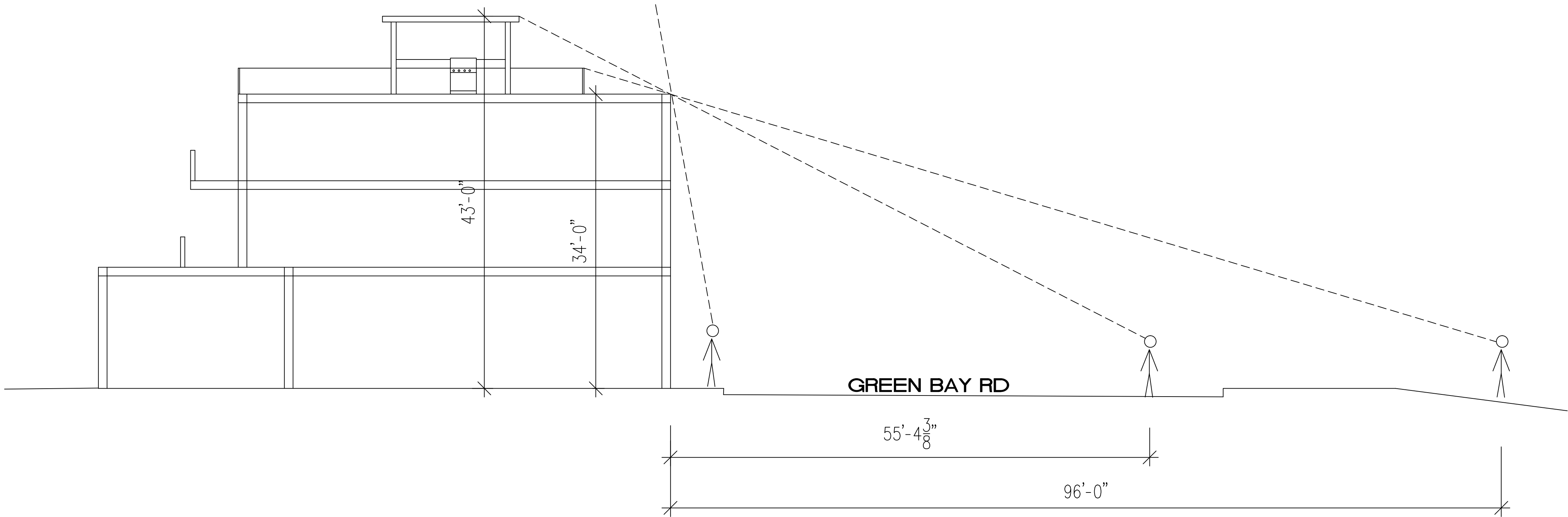


| <b>REVISIONS</b> |                    |
|------------------|--------------------|
| <b>DATE</b>      | <b>DESCRIPTION</b> |
| 04.26.22         | Revision 4         |
| 07.22.22         | Revision 5         |
|                  |                    |
|                  |                    |
|                  |                    |
|                  |                    |
|                  |                    |
| Design by:       | BK                 |

## A8.6







Line of Sight

SCALE : 1/8"=1'-0"

KAMINSKI

ARCHITECTS LTD.

446 CENTRAL AVENUE  
NORTHFIELD, ILLINOIS 60093

PHONE: 847.501.5338  
bohdan@architectsld.com

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL GOVERNING CODES AND ORDINANCES.

THESE DRAWINGS, SPECIFICATIONS, DESIGNS AND DETAILS ARE AND SHALL REMAIN THE PROPERTY OF KAMINSKI ARCHITECTS LTD. NO PART SHALL BE REUSED IN ANY FORM WITHOUT THE EXPRESSED WRITTEN PERMISSION OF KAMINSKI ARCHITECTS LTD.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND KAMINSKI ARCHITECTS LTD. SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BOHDAN KAMINSKI  
ARCHITECT  
KAMINSKI ARCHITECTS LTD.

564 Green Bay Rd.  
Winnetka IL, 60093

REVISIONS

| DATE       | DESCRIPTION |
|------------|-------------|
| 04.26.22   | Revision 4  |
| 07.22.22   | Revision 5  |
|            |             |
|            |             |
|            |             |
|            |             |
|            |             |
|            |             |
|            |             |
| Design by: | BK          |

TITLE

Line of Sight

JOB #

112021

SHEET #

A8.7



Street View

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>KAMINSKI</b><br/>ARCHITECTS LTD.<br/>400 WEST 10TH AVE<br/>WINNETKA, IL 60093</p> <p>LAURENCE, KERRY, JEFF, JAMES<br/>BY APPOINTMENT ONLY<br/>BY PHONE: 847.261.1111<br/>BY FAX: 847.261.1112<br/>BY E-MAIL: info@kaminski.com</p> <p>DESIGN, CONSTRUCTION, INTERIOR<br/>DESIGN, LANDSCAPE ARCHITECTURE<br/>BY APPOINTMENT ONLY<br/>BY PHONE: 847.261.1111<br/>BY FAX: 847.261.1112<br/>BY E-MAIL: info@kaminski.com</p> <p>DESIGN, CONSTRUCTION, INTERIOR<br/>DESIGN, LANDSCAPE ARCHITECTURE<br/>BY APPOINTMENT ONLY<br/>BY PHONE: 847.261.1111<br/>BY FAX: 847.261.1112<br/>BY E-MAIL: info@kaminski.com</p> <p>DESIGN, CONSTRUCTION, INTERIOR<br/>DESIGN, LANDSCAPE ARCHITECTURE<br/>BY APPOINTMENT ONLY<br/>BY PHONE: 847.261.1111<br/>BY FAX: 847.261.1112<br/>BY E-MAIL: info@kaminski.com</p> |
| <p>564 Green Bay Rd<br/>Winnetka IL, 60093</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>WILL<br/>Street View</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



EXHIBIT E



Street View



**KAMINSKI**  
ARCHITECTS LTD.  
400 WEST 10TH STREET  
WINNETKA, IL 60093

LAURENCE KAMINSKI, FAS, LEED AP  
Principal Architect  
1000 WEST 10TH STREET, SUITE 200  
WINNETKA, IL 60093  
TEL: 847.261.1234  
FAX: 847.261.1235  
WWW.KAMINSKI-ARCHITECTS.COM

JOHN KAMINSKI, FAS, LEED AP  
Principal Architect  
1000 WEST 10TH STREET, SUITE 200  
WINNETKA, IL 60093  
TEL: 847.261.1234  
FAX: 847.261.1235  
WWW.KAMINSKI-ARCHITECTS.COM

ROBERT KAMINSKI, FAS, LEED AP  
Principal Architect  
1000 WEST 10TH STREET, SUITE 200  
WINNETKA, IL 60093  
TEL: 847.261.1234  
FAX: 847.261.1235  
WWW.KAMINSKI-ARCHITECTS.COM

564 Green Bay Rd  
Winnetka IL, 60093

FILE  
Street View



## EXHIBIT F

