



Village of Winnetka

Plan Commission Regular Meeting

April 26, 2023 at 7:00 PM
Winnetka Village Hall Council Chambers
510 Green Bay Road

AGENDA

1. **Call to Order & Roll Call**
2. **Approval of Minutes**
 - a. March 22, 2023, Regular Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
 - a. **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 for a new four-story mixed-use building at 564 Green Bay Road. The Village Council has final jurisdiction on this request.
6. **New Business**
 - a. May 24, 2023, Regular Meeting - Quorum Check
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; 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.

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 PLAN COMMISSION MEETING MINUTES
MARCH 22, 2023**

Members Present:

Bridget Orsic, Chairperson
Matthew Bradley
Mamie Case
John Golan
Chris Foley
Liz Kunkle

Members Absent:

Jonathan Alt
Layla Danley

Non-Voting Members Absent:

Tina Dalman

Village Staff:

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

Call to Order & Roll Call:

The meeting was called to order by Chairperson Orsic at 7:00 p.m. Ms. Klaassen took roll call of the Commission Members present.

Approval of Minutes:

a. February 15, 2023, Special Meeting Minutes

Chairperson Orsic asked for a motion to approve the February 15, 2023, special meeting minutes. Mr. Bradley moved to approve the February 15, 2023, special meeting minutes. The motion was seconded by Ms. Case. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Golan, Foley, Kunkle, Orsic

NAYS: None

NON-VOTING: None

b. February 22, 2023, Regular Meeting Minutes

Chairperson Orsic asked for a motion to approve the February 22, 2023, meeting minutes. Ms. Case made a motion to approve the February 22, 2023, meeting minutes. Mr. Bradley seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Golan, Foley, Kunkle, Orsic

NAYS: None

NON-VOTING: None

c. March 1, 2023, Special Meeting Minutes

Chairperson Orsic asked for a motion to approve the March 1, 2023, special meeting minutes. Mr. Foley moved to approve the March 1, 2023, special meeting minutes. The motion was seconded by Ms. Kunkle. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Bradley, Case, Golan, Foley, Kunkle, Orsic

NAYS: None

NON-VOTING: None

Public Comments:

No comments were made at this time.

Community Development Report:

Mr. Schoon referred to the North Shore Country Day School special use permit and stated the Village Council would consider it at their April 3, 2023, meeting. He also stated the Village Council would consider the introduction of an ordinance adopting the new Comprehensive Plan. Mr. Schoon stated the Village Council asked for the addition of a goal related to lakefront development and initiatives to study and consider development regulations. Mr. Bradley asked if the consultants' involvement is complete. Mr. Schoon stated once the Plan is adopted, the consultant's contract ends and indicated if they need additional assistance from them, they can use their services or if certain projects require their assistance in connection with a future RFP.

New Applications:

a. **Case No. 23-03-SU: Hubbard Woods Elementary School (1110 Chatfield Road): An Application submitted by Winnetka Public School District 36 seeking approval of an amendment to existing Special Use Permit approvals that have allowed various structures at 1110 Chatfield Road. The requested amendment would allow construction of an addition on the southwest corner of the existing school building, which is located in the R-4 Single-Family Residential Zoning District. The Village Council has final jurisdiction on this request.**

Ms. Klaassen read the agenda item's description into the record. She then identified the site's location and proposed addition's location, zoning classification and proposed improvements included as part of the project noting the setback for the proposed addition would be conforming to the setback. Ms. Klaassen also stated the applicant is working with the Village Engineer to comply with storm water regulations including the installation of an underground storm water storage tank to manage storm water onsite. She then described the proposed addition's size and mechanical equipment enclosure and referred to renderings of the west elevation and an aerial view. She noted the request required zoning variations with the ZBA providing a recommendation of approval with the ZBA's discussion focusing on the additional impermeable lot coverage in light of the fact that zoning relief was needed for the playground improvement approved last year. Ms. Klaassen informed the Commission the School District put those plans on hold at this time and submitted a letter requesting that approval of the playground improvements be rescinded. She stated the DRB considered the request at their last meeting and recommended approval with the condition that landscaping be provided along the walls of the mechanical equipment enclosure.

Ms. Klaassen stated two public comments were received and were included in the agenda packet. She then stated following the applicant's presentation, public comment and Commission discussion, the Commission may wish to make a motion, a draft is provided on page nos. 29 and 30 of the agenda packet. She then asked if there were any questions. Mr. Foley asked if the playground equipment is not part of this application and Ms. Klaassen confirmed that is correct. No additional questions were raised at this time.

Chairperson Orsic asked for the applicant's presentation. Brad Goldstein, School District 36 CFO, stated their primary focus is the addition along with interior renovations and then described the improvements. He stated following complaints relating to their composting program, it would be enclosed along with their recycling and regular garbage in the new enclosure. Mr. Goldstein then stated they would come back before the Commission in connection with the playground equipment installation in terms of its location. He introduced the team who are available to answer questions. Mr. Goldstein added their

1 current lunchroom is in the auditorium which takes away valuable space from students and staff with the
2 proposed addition allowing them to address these issues as well as dampen noise and allow space for
3 additional programming. Mr. Goldstein asked if there were any questions.
4

5 Mr. Golan questioned the relocation of the current refuse containers, and Mr. Goldstein described how
6 the refuse area would be contained in the proposed enclosure. He added the school does not currently
7 have a generator and they plan to install generators at all of the schools. Chairperson Orsic questioned
8 the storm water storage tank and its capacity and function. Kevin Camino, Eriksson Engineering, explained
9 how the controlled storm water system would be used.
10

11 Chairperson Orsic swore in those speaking to this matter. She then questioned the proposed landscaping
12 plans. Mr. Goldstein responded they would work with their landscape architect, Katherine Talty, on the
13 landscaping plans which would allow for access to the enclosure.
14

15 Ms. Case asked if the water would spill over once the storage tank is full. Mr. Camino confirmed that is
16 correct and added the storage facility would hold 1,100 cubic feet of water and described the water
17 storage features to be used. Ms. Kunkle identified the current location of the refuse/landfill bins and
18 compost tote containers to be moved into the enclosure. She stated there should be appropriate signage
19 to direct the public to the compost bins. Mr. Goldstein confirmed that is correct. Ms. Kunkle commented
20 the proposed addition is well thought out and needed and asked if there are plans to relocate the native
21 plant garden. Mr. Goldstein responded they do not currently have a location to relocate the garden with
22 plans to reach out to the PTO to determine the best use and placement of the native garden items.
23

24 Mr. Golan referred to page 116 and the letter from the neighbor relating to impermeable lot coverage
25 concerns at the west property line which related to the prior approval. Ms. Klaassen confirmed that is
26 correct. Ms. Kunkle stated if the proposal does not affect the neighboring property similar to that of the
27 playground equipment, she asked if a variance is required for impermeable lot coverage. Mr. Bradley
28 confirmed that is correct and explained the amount of overage granted for the playground project has
29 been eliminated and would be addressed once the playground project is brought back. Mr. Goldstein
30 noted they have been working with Eriksson Engineering to address impervious surface concerns. Mr.
31 Camino informed the Commission they met last year with neighboring residents and Village Engineers
32 when planning the playground equipment project and were made aware of their concerns. Mr. Foley
33 questioned the timing of the project. Mr. Goldstein responded they would break ground once school is
34 out for the year with the goal completion date in the fall of 2024 which would also include work at the
35 Greeley School.
36

37 Mr. Golan asked if the windows have been or will be upgraded. Chairperson Orsic then swore in Justin
38 Hegge, Perkins & Will, who informed the Commission the windows were replaced less than 20 years ago
39 with a few single pane windows remaining.
40

41 Chairperson Orsic asked if there were any comments from the public. No comments were made at this
42 time.
43

44 Chairperson Orsic then called the matter in for discussion. Mr. Bradley summarized the ZBA's discussion
45 relating to their concerns related to impermeable lot coverage and the prior playground equipment
46 installation approval. Ms. Case stated the request is consistent with the current and upcoming
47 Comprehensive Plan and referred to specific standards. She then stated while she sympathized with the
48 neighbors, she is hopeful the applicant will work with the neighbors to find an agreement to address the

1 issues. Mr. Golan stated the project is needed and that the Comprehensive Plan land use map and special
2 use permit standards have been met with the exception relating to adverse impact to neighborhood
3 character. He then referred to the small size of the proposed underground storage tank and asked the
4 applicant if an appropriately sized tank can be installed now. Mr. Camino responded while that is a great
5 idea, until they have an idea where the playground would be located to convey water would be a challenge
6 and they would have to go to a separate facility to service it. He described the proposal as the most cost
7 effective for now. Mr. Schoon noted this area of the community is not part of the Village's current storm
8 water project. Chairperson Orsic commented it is a good project which met the referendum needs and
9 added she hoped the water issue is addressed when the playground placement is reconsidered.

10
11 Chairperson Orsic then asked for a motion. Ms. Case moved to recommend approval of the requested
12 amendment to the existing special use granted by Ordinance M-07-2022 to allow construction of an
13 addition to the existing school building on the existing property. Mr. Golan seconded the motion. A vote
14 was taken and the motion unanimously passed, 5 to 0:

15 AYES: Case, Golan, Foley, Kunkle, Orsic

16 NAYS: None

17 NON-VOTING: Bradley

18
19 **b. Case No. 23-02-SD: 1415 and 1423 Asbury Avenue: An application submitted Judy Lesnik seeking**
20 **approval of a Final Plat of Subdivision and zoning variations to allow a two-lot resubdivision of 1415**
21 **Asbury Avenue and 1423 Asbury Avenue. The requested zoning variations would permit the existing**
22 **residence at 1423 Asbury Avenue to (a) observe less than the minimum required side yard setback from**
23 **the new east property line; and (b) observe less than the minimum required total side yard setback for**
24 **Proposed Lot 1. The request also requires a finding of "No Material Increased Adverse Impact" for the**
25 **following existing improvements on Proposed Lot 2 (1415 Asbury Avenue) which (a) exceed the**
26 **maximum permitted gross floor area; (b) exceed the maximum permitted front yard lot coverage; (c)**
27 **observe less than the minimum required front yard setback; and (d) do not provide the required**
28 **building line articulation on the east side building walls. The Village Council has final jurisdiction on this**
29 **request.**

30 Ms. Kunkle noted for the record she would recuse herself from the discussion due to her affiliation with
31 the applicant and neighbors involved. She then left the room. Ms. Klaassen described the application
32 seeking final plat of subdivision approval and zoning variations to allow a two lot resubdivision. She then
33 identified the property's location, zoning classification and noted in 2020, an application was submitted
34 by the applicant to allow the relocation of the lot line dividing the two lots and construction of a detached
35 garage with the plans including the removal of the 1423 Asbury residence which was approved by the
36 Village Council. Ms. Klaassen stated the applicant decided to keep the home at 1423 Asbury; therefore,
37 the prior approval no longer stands. She described the two existing lots' width and identified the proposed
38 new lot line's location and lot size noting the subdivision's compliance with lot area, width and depth and
39 that the subdivision would create two new zoning nonconformities which she identified. Ms. Klaassen
40 referred to an illustration of the proposed site improvements at 1423 Asbury, which comply with the
41 zoning regulations and explained the existing improvements at 1415 Asbury do not comply with several
42 zoning regulations, but the degree of nonconformity would be reduced for the front yard lot coverage and
43 GFA with the lot line changes.

44
45 Ms. Klaassen stated with regard to storm water regulations, they are required to manage the storm water
46 on-site and noted that a preliminary grading plan has been provided by the applicant and they are working
47 with Village Engineering staff to comply with the Village storm water regulations. She referred to
48 additional language to be added to the easement on the plat of resubdivision relating to the drainage

1 function. Ms. Klaassen stated the ZBA would review the variations at their next meeting. She noted one
2 comment was received from an adjacent neighbor which was provided to the Commission. Ms. Klaassen
3 then stated following the applicant's presentation, public comment and Commission discussion, the
4 Commission may wish to make a motion, a draft motion is provided on page nos. 140 and 141 of the
5 agenda packet and asked if there were any questions.

6
7 Mr. Foley asked for a further explanation of how GFA would be affected and Ms. Klaassen responded the
8 request would result in a decrease in the degree of nonconformity for the existing GFA and front yard lot
9 coverage, but the garage variation for 1415 Asbury would be needed regardless due to the extent of the
10 nonconforming GFA at 1415 Asbury. Ms. Case referred to the side yard setback and driveway and asked
11 if it would remain in its current location. Ms. Klaassen referred to the yellow area in the illustration which
12 identified a new driveway along the west property line of 1423 Asbury and referred to the additional area
13 and explained how it related to the easement and common lot line. Chairperson Orsic referred to requests
14 for two car garages and asked what the Village's opinion in terms of increasing garage sizes from two to
15 three cars is. Ms. Klaassen responded each request is considered independently and referred to the
16 previous discussion relating to the two car garage at 1415 Asbury in terms of the difficulty accessing it.
17 Ms. Klaassen stated a garage with a capacity of four vehicles is allowed if GFA and lot coverage
18 requirements are met.

19
20 Chairperson Orsic asked for the applicant's presentation and swore in those speaking to this matter. Cal
21 Bernstein, the attorney representing the applicant, referred to the prior 2020 discussion relating to the
22 existing garage at 1415 Asbury which functioned as a one car garage and the purchase of 1423 Asbury in
23 order to solve the garage access difficulty. He stated the garage size was significantly reduced upon
24 hearing the ZBA's comments. Mr. Bernstein stated the existing garage at 1423 Asbury is large and would
25 be replaced with a traditional two car garage at the northwest corner of the site.

26
27 Mr. Bernstein stated the prior plans included removing 1423 Asbury which was significantly damaged
28 noting the Landmark Preservation Commission identified historic elements relating to the home. He
29 stated the applicant then decided to renovate 1423 Asbury and create better access to 1415 Asbury. Mr.
30 Bernstein stated an HAIS for 1423 Asbury was done and then identified the original lot sizes and explained
31 the changes to the lot sizes approved in 2020 and that they now want to move the lot line to make 1423
32 Asbury larger by 6 feet with 1415 Asbury being reduced. Mr. Bernstein stated with regard to the
33 standards, they are trying to preserve the home as opposed to building a new home and there are
34 substantial hardships for both properties relating to moving the lot line and garage access. He stated the
35 request is consistent with the Comprehensive Plan and there would be no other changes to 1415 Asbury
36 except for GFA for the one car additional garage discussed in 2020.

37
38 Jim Chambers, FWC Architects, explained the reasoning for the driveway placement in order to improve
39 access to the existing attached garage. He stated in working with the Village Engineer and considering
40 surface drainage requirements, they would provide a 5 foot swail which required them to move the
41 driveway further east. Mr. Chambers also explained the reasoning for the new garage's location. Mr.
42 Bernstein referred to the letter received from the neighbor and stated they planned to address the two
43 points raised.

44
45 Mr. Golan asked if the 1423 Asbury home had been renovated and Mr. Bernstein stated it has not. Mr.
46 Chambers added the driveways between the two properties are not shared. Mr. Bernstein informed the
47 Commission the plan consisted of demolishing and constructing the new garage at the time of the home's
48 renovation noting the home has been empty for five years. Don Scott, contractor for the project, stated

1 only the upstairs furnace is working and the water has been turned off with them having been in the
2 permitting process since last year. Mr. Bernstein also stated there are significant issues with regard to
3 1415 Asbury with both properties being significantly improved. He stated plans are in place for both
4 properties and the current issues have to be resolved before they are allowed to continue.
5

6 Mr. Golan stated he is reluctant to approve the setback issue which related to the swale. Mr. Chambers
7 explained the reasoning which is due to the requirement that one property cannot rely on draining from
8 an adjacent property which required them to address drainage on each property. Mr. Bernstein stated
9 they are not allowed to install the swale over both property lines. He stated in an effort to preserve the
10 home and deal with the driveway issue, it related to how the driveway line was drawn. Mr. Golan asked
11 if the swale not being allowed to straddle two property lines is a Village code or the engineer's
12 recommendation. Mr. Schoon responded in terms of the Village's storm water requirements; you have to
13 maintain storm water on your property with drainage to the storm water system. He stated the applicant
14 stated the swale is being designed to direct storm water on each property.
15

16 Mr. Bradley referred to the previous request and approval which included the demolition of one of the
17 properties. He commented for any application which would benefit from photos of the driveway and
18 garage, this is the one due to the existing obscene garage's design. Mr. Bradley stated the overage is
19 mitigated by having the two car garage installed in the property's rear with the side yard setback issue
20 being the fact that the home is not supposed to be there after it was to be demolished. He stated the
21 eastern wall of the dilapidated home would not allow them to move the lot line enough to make the
22 driveway workable in terms of the 1423 Asbury garage access. Mr. Bradley stated he is more concerned
23 with the neighbor's concerns to the west at 1427 Asbury.
24

25 Ms. Case referred to the 1415 Asbury variation which she commented is huge and stated if the
26 Commission approved this request, she is concerned with setting precedent. Mr. Bradley described the
27 existing garage as perpendicular and stated there is no other similar situation. Ms. Case asked if the
28 addition to the existing driveway would solve the garage access concerns. Mr. Bernstein stated the reason
29 the home is so far over GFA requirements is due to its construction in 1999 which conformed to the
30 ordinance at the time and as a result of Zoning Ordinance changes, the entire lower level now counted
31 toward GFA. Ms. Klaassen referred the Commission to page 136 which stated excluding the basement
32 area, the proposed GFA exceeded the permitted amount of the new lot by 8.7%.
33

34 Chairperson Orsic asked if there would be green space between the new driveway and the next door
35 neighbor. Mr. Bernstein explained their resolution to address the neighbor's concern is to split the
36 driveway and curve it slightly to create green space. He added the existing curb cut to the east would be
37 abandoned and re-landscaped. Chairperson Orsic referred to the amount of hardship for the 1427 Asbury
38 neighbor. Mr. Bernstein stated the new driveway plans were developed this afternoon after the
39 neighbor's letter was received. Chairperson Orsic referred to the concerns raised in connection with the
40 neighbors' fence which slightly encroached into the 1423 Asbury lot. Ms. Klaassen referred to the plat of
41 survey showing the encroachment and Grading Plan on page no. 152. The Commission Members and
42 applicant discussed the fence location and curb cut along with the solutions reached.
43

44 Mr. Golan stated he is concerned with issues which would result in terms of precedent and allowing such
45 a small setback. Ms. Klaassen informed the Commission there are other properties which have a setback
46 smaller than this. Ms. Case stated if the home were removed, it would solve all of the issues. Ms. Klaassen
47 noted that any future improvements to the home or site would have to comply with the required setbacks,
48 including the minimum side yard setback of 6.62 feet from the east property line. Mr. Bernstein stated

1 the appearance would not change over its current condition since both homes would remain.

2
3 Mr. Foley then stated since the distance between the homes would not change, he would be in favor of
4 the request which would be an improvement. Mr. Bernstein stated new construction is expensive now
5 and the proposal is the most cost effective approach which is a win-win. Mr. Golan agreed with Mr. Foley's
6 comments and the additional grassy area would make it look less compressed than it is now. He also
7 stated any new construction on the lot would have to conform to the setbacks and described it as a unique
8 circumstance. Mr. Golan then stated he would be in favor of the request.
9

10 Chairperson Orsic then asked for a motion. Mr. Foley moved to approve the request as indicated on page
11 nos. 140 and 141 of the agenda packet. Mr. Golan seconded the motion. A vote was taken and the motion
12 unanimously passed, 4 to 0:

13 AYES: Case, Golan, Foley, Orsic

14 NAYS: None

15 NON-VOTING: Bradley

16 RECUSED: Kunkle
17

18 **Old Business:**

19 No comments were made at this time.
20

21 **New Business:**

22 a. April 26, 2023, Meeting – Quorum check.

23 The Commission Members discussed their availability.
24

25 **Adjournment:**

26 Chairperson Orsic asked for a motion to adjourn. Mr. Bradley moved to adjourn. The motion was seconded
27 by Ms. Case. A vote was taken and the motion unanimously passed, 5 to 0:

28 AYES: Bradley, Case, Golan, Foley, Orsic

29 NAYS: None

30 NON-VOTING: None

31 The meeting was adjourned at 8:50 p.m.
32

33 Respectfully submitted,
34

35 Antionette Johnson

36 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLAN COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: APRIL 21, 2023
SUBJECT: 564 GREEN BAY ROAD – NEW MIXED-USE BUILDING
SPECIAL USE PERMIT (CASE NO. 23-04-SU)

INTRODUCTION

On April 26, 2023, the Plan Commission 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.

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 Plan Commission 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 Plan Commission 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 April 6, 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 a variation application requesting approval to (i) provide less than the minimum required rear yard setback; and (ii) provide less than the minimum required off-street parking spaces for the three residential units on the second, third, and fourth floors. The Zoning Board of Appeals considered the special use permit and variation requests on April 10, 2023, and recommended approval of the requested relief. Additionally, the Applicant has 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 subsequent DRB meeting on April 20, 2023. At the April meeting the DRB recommended approval of the design of the proposed building. Details regarding the ZBA and DRBs’ considerations are provided later in this report. 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 or amend a special use permit.

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

On April 18, 2023, the Village Council adopted the Winnetka Futures 2040 Plan as the new comprehensive plan for the community. The new future land use map designates the Subject Property as appropriate for “Commercial & Mixed-Use Development” (see Figure 5 below). 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.”



Figure 5 – Comprehensive Plan Land Use Map – Winnetka Futures 2040 Plan

The Subject Property is located in a commercial area with offices, restaurants and other commercial uses in the immediate vicinity; it is zoned C-2 General Retail Commercial and 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 on the following page).

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.

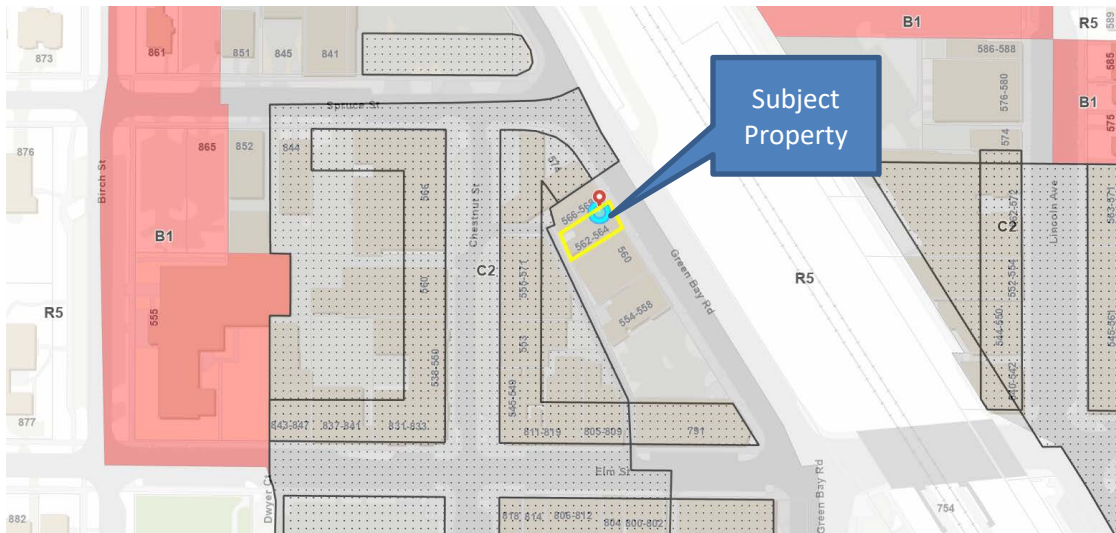


Figure 6 – Zoning Map

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 Plan Commission first considered an application for a Special Use Permit 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 6-0, recommended approval of the request. Minutes of the May 2022 Plan Commission meeting are included in this report as Attachment G.

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 Plan Commission 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.

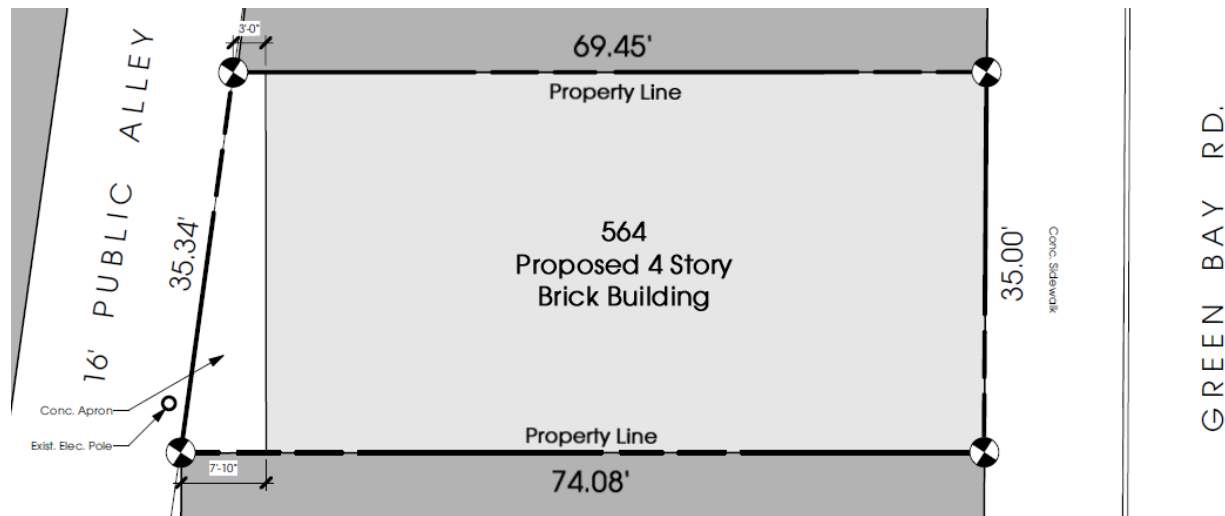


Figure 7 – Site Plan

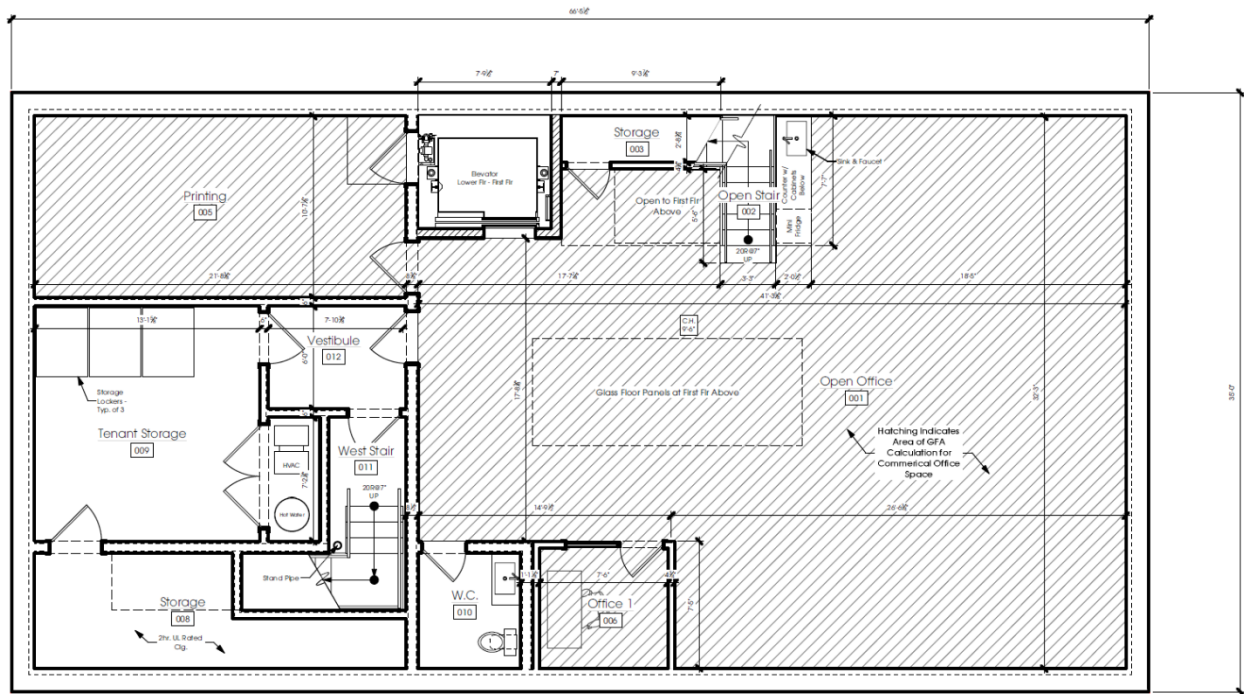


Figure 8 –Lower Level Floor Plan

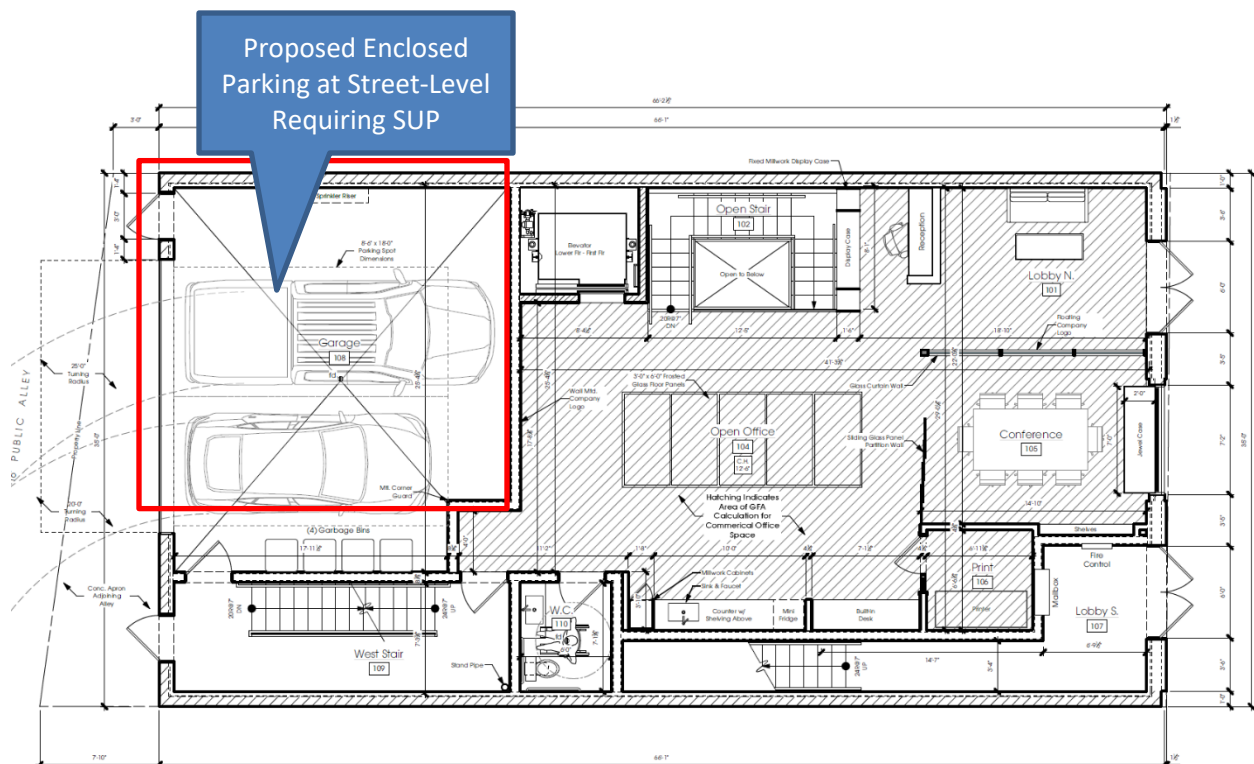


Figure 9 – First Floor Plan

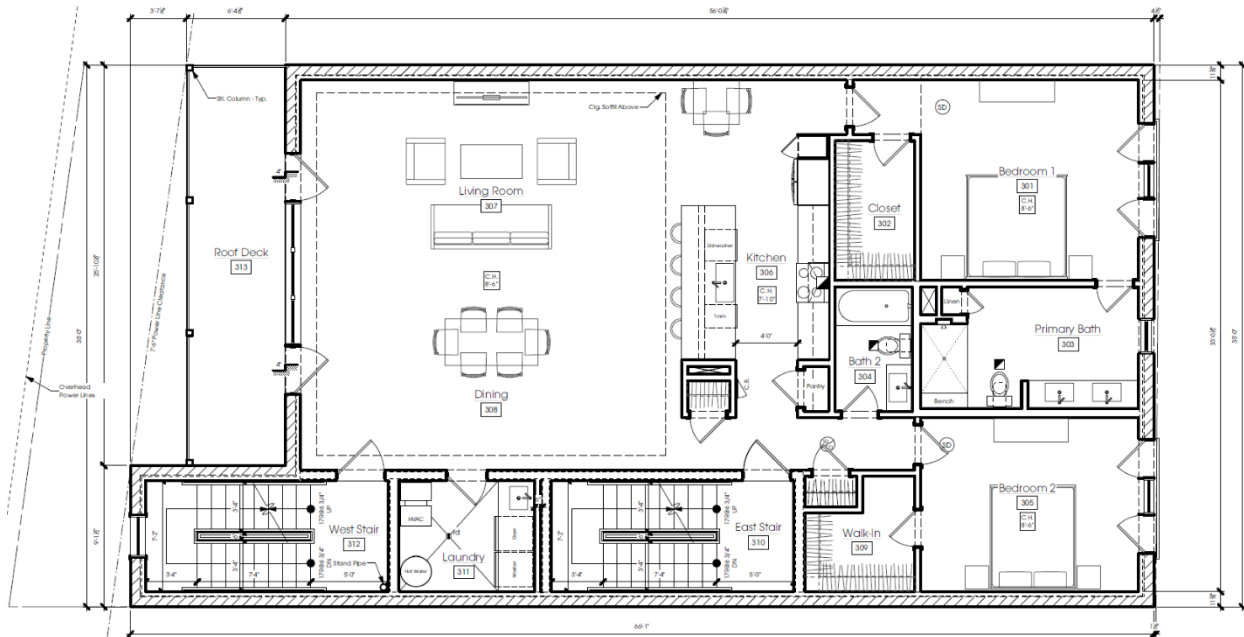


Figure 10 –Second and Third Floor Plan

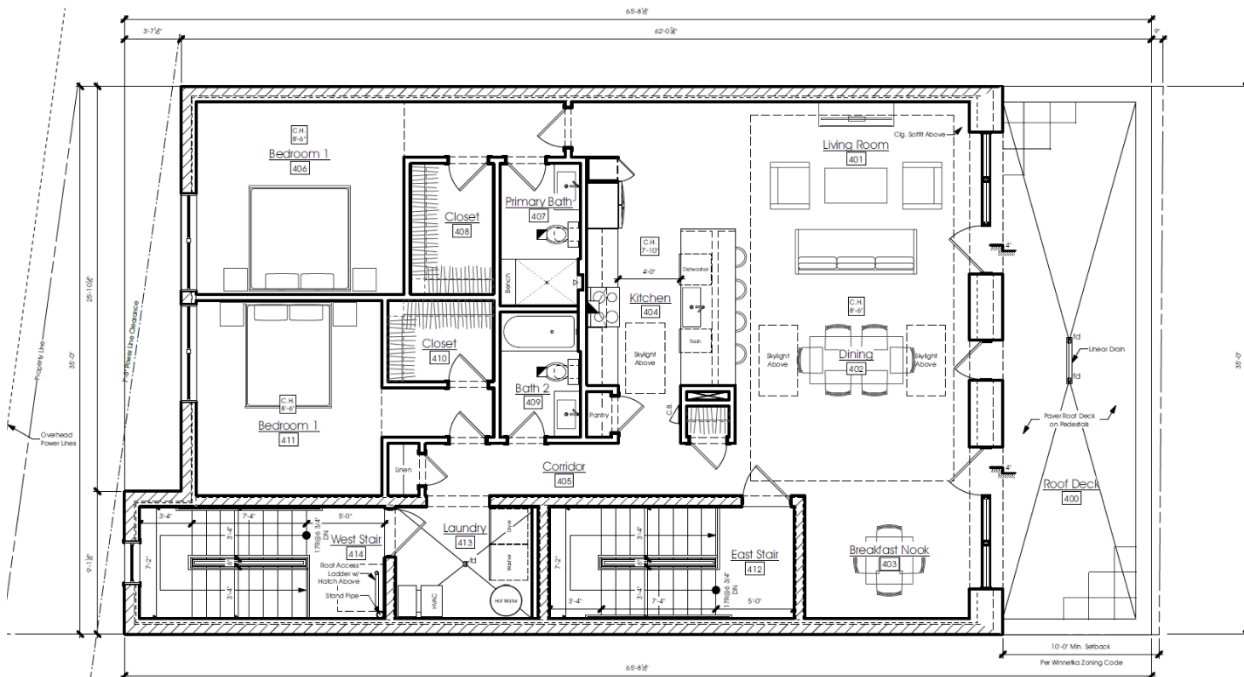


Figure 11 – Fourth Floor Plan



Figure 12 – Front Building Elevation – Green Bay Road

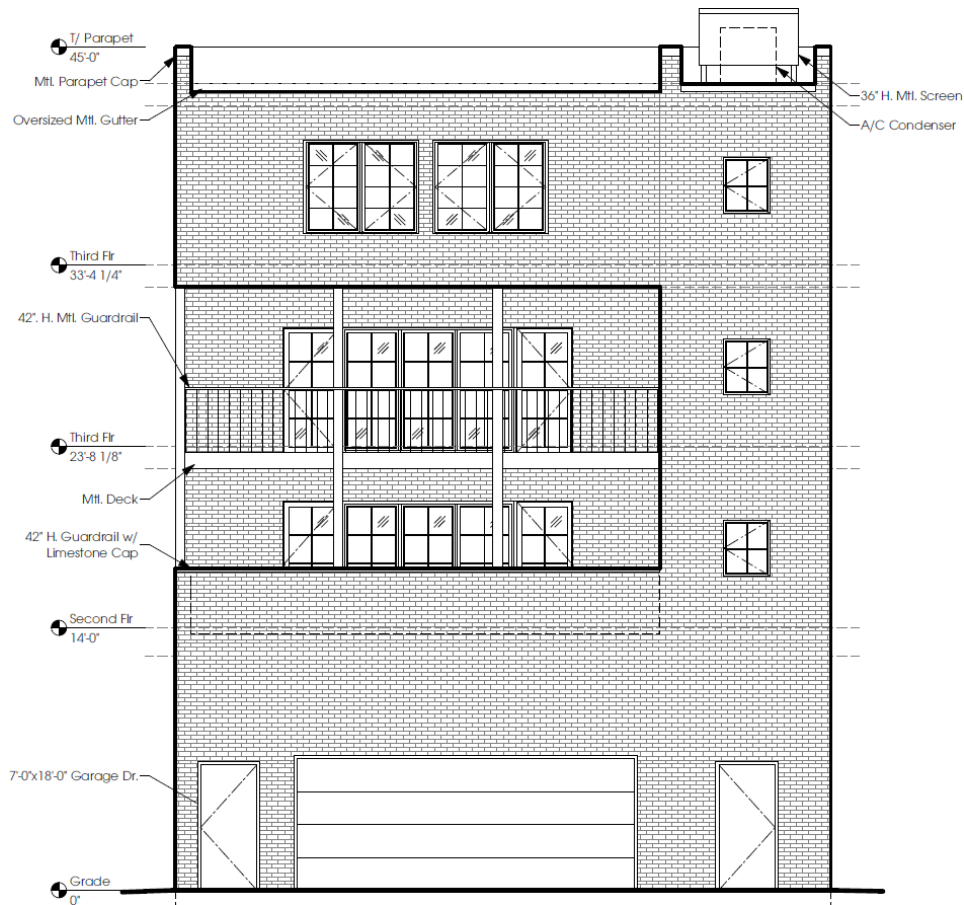


Figure 13 – Rear Building Elevation – Public Alley



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, which is designed as standing seam metal mansard roof in a dark gray color.

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.

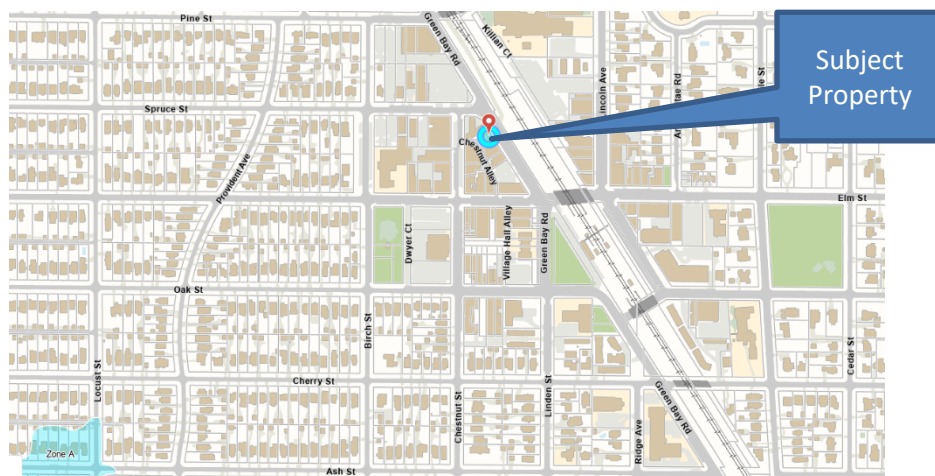


Figure 15 – GIS Floodplain Map

ZONING RELIEF

Although not part of the Plan Commission's consideration, it should be noted that 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.

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-premises 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-premises 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 a 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, as the original design of the fourth story along Green Bay Road had it flush with the other stories 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 Commission 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. On April 20, the DRB considered the revised design and found that the Applicant had addressed its comments and by a vote of 4-0 recommended approval of the design of the proposed building.

The Zoning Board of Appeals (ZBA) considered the special use permit and variation requests on April 10, 2023. It is important to note that the plans considered by the ZBA were the same as the revised plans that were considered by the DRB on April 20 and currently being considered by the Commission. After hearing from the Applicant, the ZBA discussed the request. The members did not have concern regarding the rear yard setback variation. However, two members initially expressed concern regarding the lack of parking that would be provided for the residential units and setting a precedent for future mixed-use development. Others felt that the parking requirements are outdated, especially for a site that is located in close proximity to public transit and within walking distance of many businesses and community services. The difficulty of providing the required parking on a site that is 2,512 square feet in lot area was also discussed by the ZBA. Ultimately, by a vote of 4-1, the ZBA voted to recommend approval of the request.

COMMISSION 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 Plan Commission is the special use to allow off-street parking at street. The Commission 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 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.

One of the goals of the new Comprehensive Plan is to “Encourage multi-family development in and near the downtown commercial districts.” The draft recommendation below lists other relevant goals from the Winnetka Futures 2040 Plan. Excerpts of the Comprehensive Plan are included in the report as Attachment A.

FINDINGS & RECOMMENDATION

The Plan Commission is to consider whether or not the requested special use to allow off-street parking at street-level along the alley for the proposed four-story mixed-use building on the Subject Property is consistent with the Village’s Comprehensive Plan and with the Village’s special use permit standards.

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

The Plan Commission recommends **approval [denial]** of the requested special use **to allow off-street parking at street-level along the alley for the proposed four-story mixed-use building on the Subject Property**, based on the following findings of fact:

1. The proposed four-story mixed-use building with enclosed off-street parking at street level **is [is not]** consistent with the Comprehensive Plan’s Land Use Map designation of the Subject Property as appropriate for “Commercial & Mixed-Use Development” and **is [is not]** consistent with the following goals of Pillar 1: Quality Livable Neighborhoods and Pillar 2: Vibrant Business Districts of the Winnetka Futures 2040 Comprehensive Plan:
 - a. “Continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents” (Goal 1.2);
 - b. “Encourage multi-family development in and near the downtown commercial districts” (Goal 1.6);
 - c. “Continue to encourage the highest-quality design, materials, and maintenance for

building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor” (Goal 2.3).

Move to recommend **approval [denial]** of the requested special use to allow off-street parking at street-level along the alley

1. The proposed four-story mixed-use building with enclosed off-street parking at street-level **is [is not]** consistent with the Standards for the granting of Special Use Permits, as follows:
 - a. That the establishment, maintenance and operation of the special use 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.

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

ATTACHMENTS

Attachment A: Comprehensive Plan Excerpts (Pillars 1 and 2)

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 G: Excerpt of May 23, 2022, PC Meeting Minutes

PILLAR 1:

Quality Livable Neighborhoods

***Vision Statement:** A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all of its residents and create a unique and powerful sense of place*

Goal 1.1: The Village will encourage renovation of existing homes and construction of new homes to be contextually consistent with existing single-family housing in its neighborhood.

Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Goal 1.3: The Village will maintain and enhance the walkable and bicycle-friendly nature of the community's neighborhoods.

Goal 1.4: The Village will continue to ensure institutional uses, such as schools, religious institutions, and the Public Library, are compatible with the residential neighborhoods in which they are located.

Goal 1.5: The Village will continue to support its policies and residents' efforts that maintain and enhance inviting, neighborly, and sustainable outdoor spaces in our residential neighborhoods and the public parkways.

Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.

Goal 1.7: The Village will continue to ensure that open space uses, such as Park District parks, beaches, and facilities, are compatible with the residential neighborhoods in which they are located.

Winnetka Futures 2040 Plan includes ten Community Pillars. The following section describes Winnetka's vision for ***Pillar 1: Quality Livable Neighborhoods***. A summary of the existing conditions analysis along with community input received over the course of the process are shared in the next few pages. Following that is a list of actionable initiatives for each of the goals listed above.

Note that the order of goals and initiatives does not reflect their level of priority.

PILLAR 2:

Vibrant Business Districts

Vision Statement: A community with a strong commitment to supporting and enhancing its unique, walkable, mixed-use business districts, which serve both as the community’s commercial and social centers.

Goal 2.1: The Village will continue to provide a future vision for its commercial districts.
Goal 2.2: The Village will provide zoning and development regulations and processes that allow land uses offering the products, services, and housing opportunities that residents desire. Such uses should be permitted in the most timely manner, while also ensuring compatibility with goals of the district in which they would locate.
Goal 2.3: The Village will continue to encourage the highest-quality design, materials, and maintenance for building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor.
Goal 2.4: The Village will provide a business environment focused on retaining successful existing businesses, attracting businesses to the community that meet a market need, and assisting start-up business through local permitting and licensing processes.
Goal 2.5: The Village will partner with others to provide public infrastructure to support vibrant business districts.
Goal 2.6: The Village will partner with the Chamber of Commerce, Winnetka merchant groups, and other community organizations to promote and market Winnetka businesses and community events, and to let the region know of the community as a niche retail, dining, and event destination.

Winnetka Futures 2040 Plan includes ten Community Pillars. The following section describes Winnetka’s vision for **Pillar 2: Vibrant Business Districts**. A summary of the existing conditions analysis along with community input received over the course of the process are shared in the next few pages. Following that is a list of actionable initiatives for each of the goals listed above.

Note that the order of goals and initiatives does not reflect their level of priority.

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

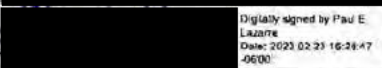
Address: 484 Central Ave. Suite 202

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 inhabitants of the Village of Winnetka.

556



560



Adjacent Buildings on Green Bay Rd to South

Photos taken Mar, 2023
Page 32 of 104

568



574



Adjacent Buildings on Green Bay Rd

Photos taken Mar, 2023
Page 33 of 104

Alley at 568 & 574



Alley at 560 (North)



Adjacent Buildings on Green Bay Rd

Alley at 560 (south)



Alley at 556

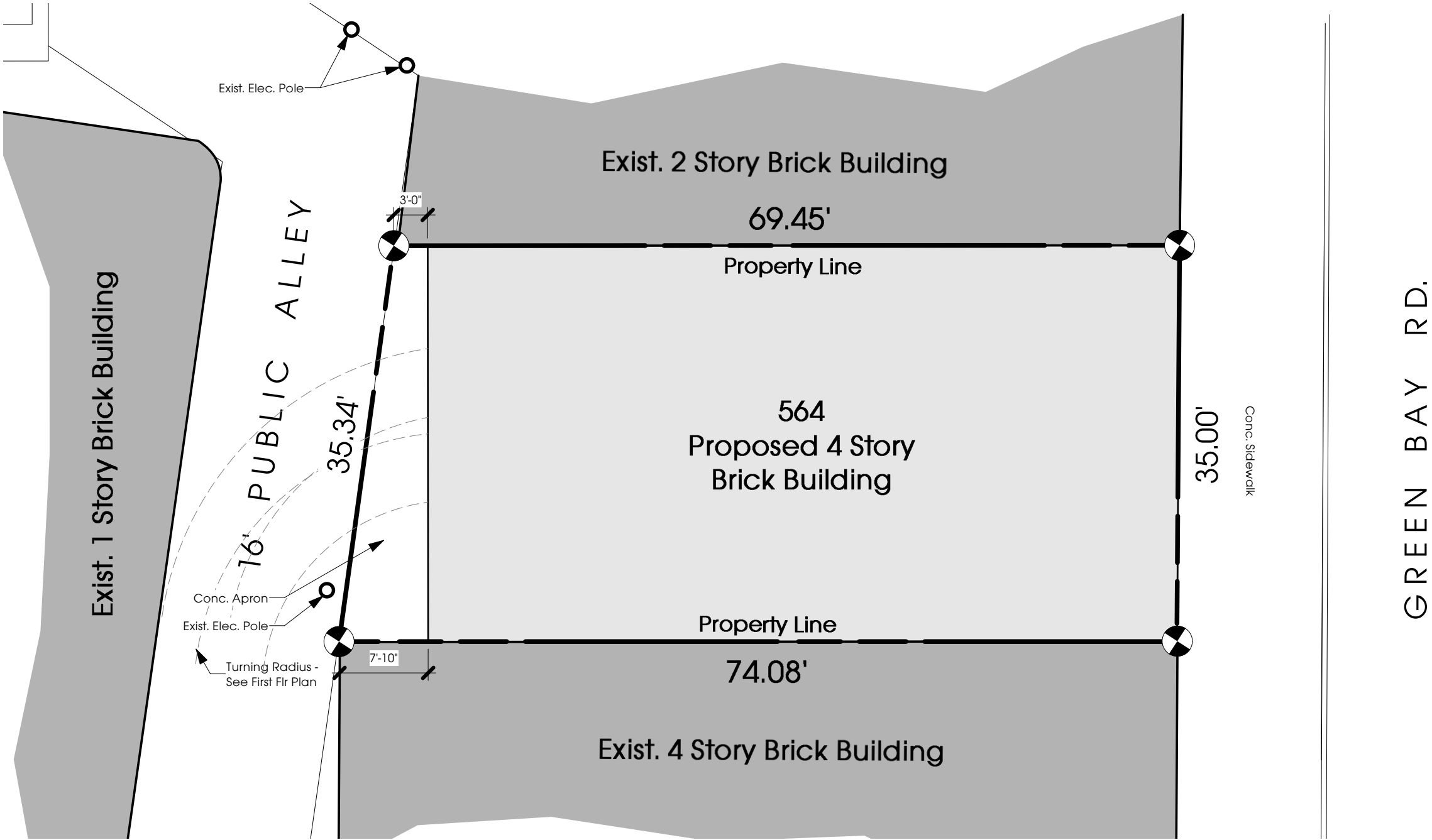


Adjacent Buildings on Green Bay Rd

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

0

8

16

24

32 FT

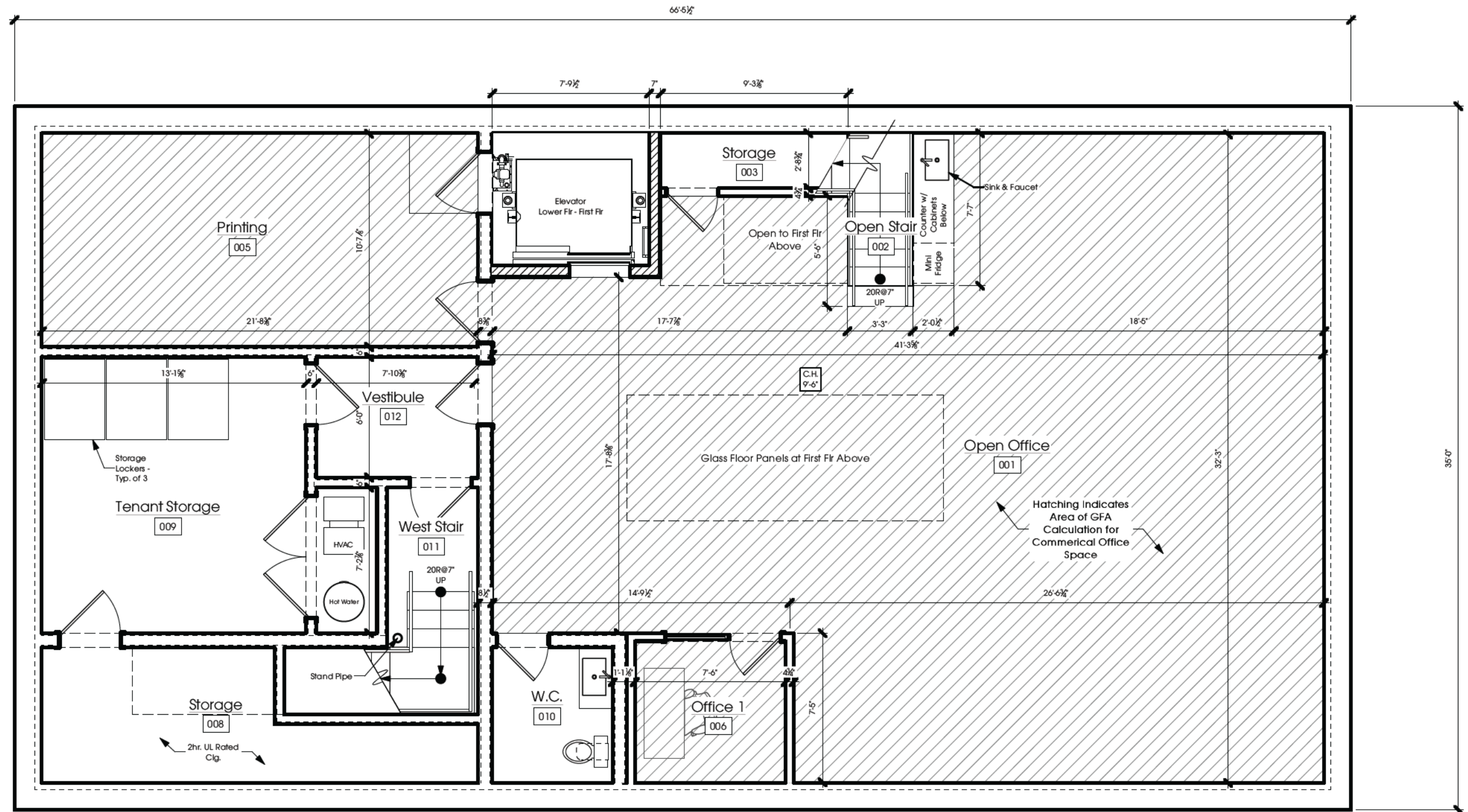
3/32" = 1'-0"

kipnis

ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201

847 864 9650 | f847 864 0956

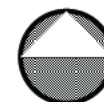
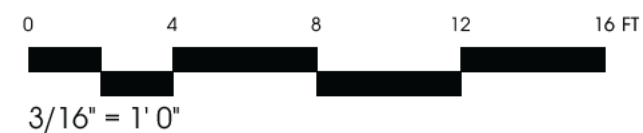


Lower Flr Plan

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

Mar 31, 2023

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



GFA Calculations:

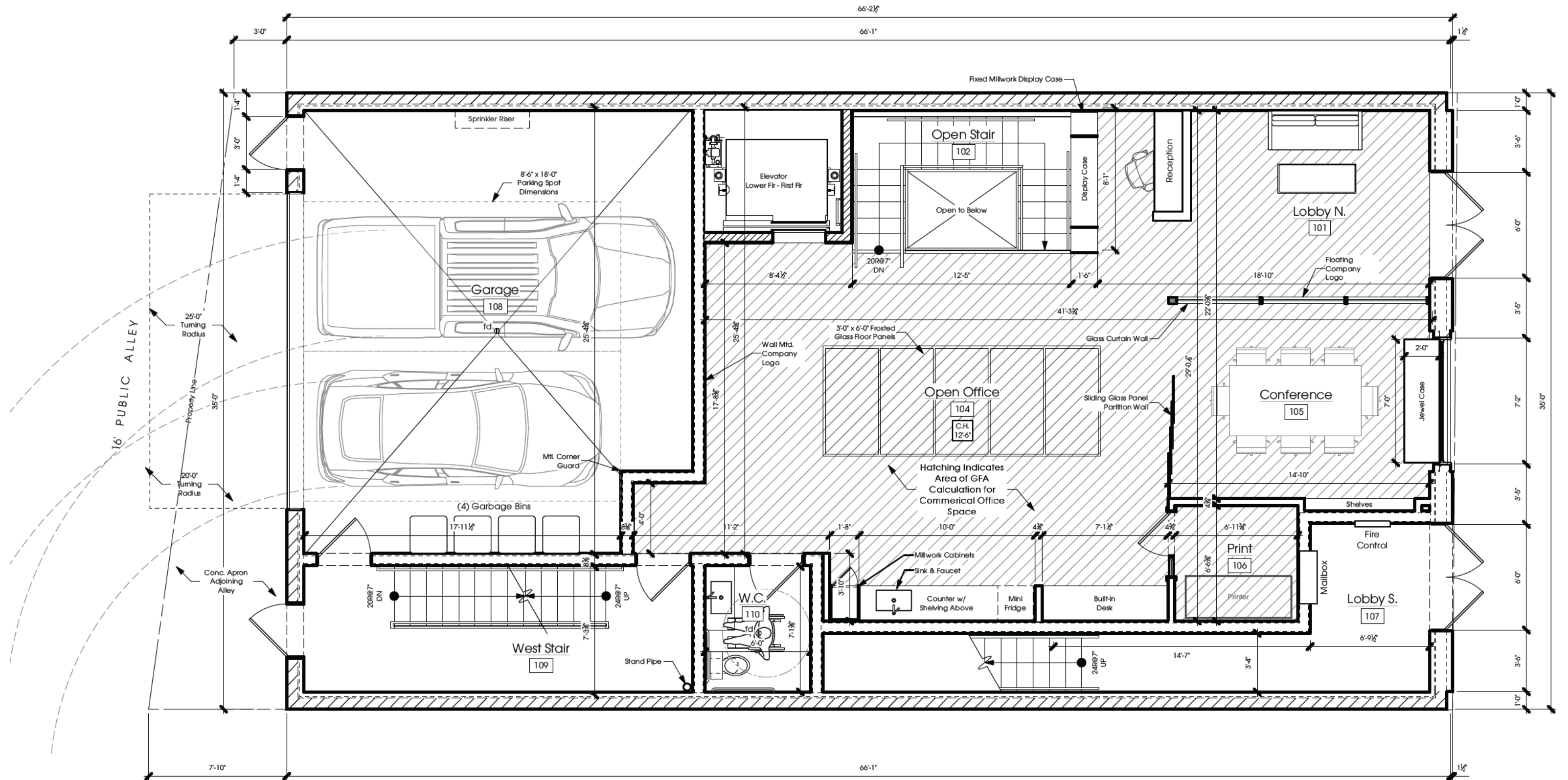
First Floor: 922 SF

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

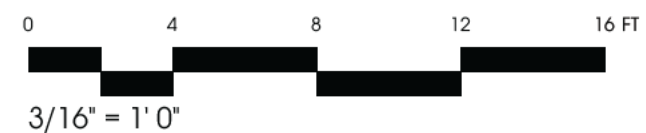


First Flr Plan

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

Mar 31, 2023

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

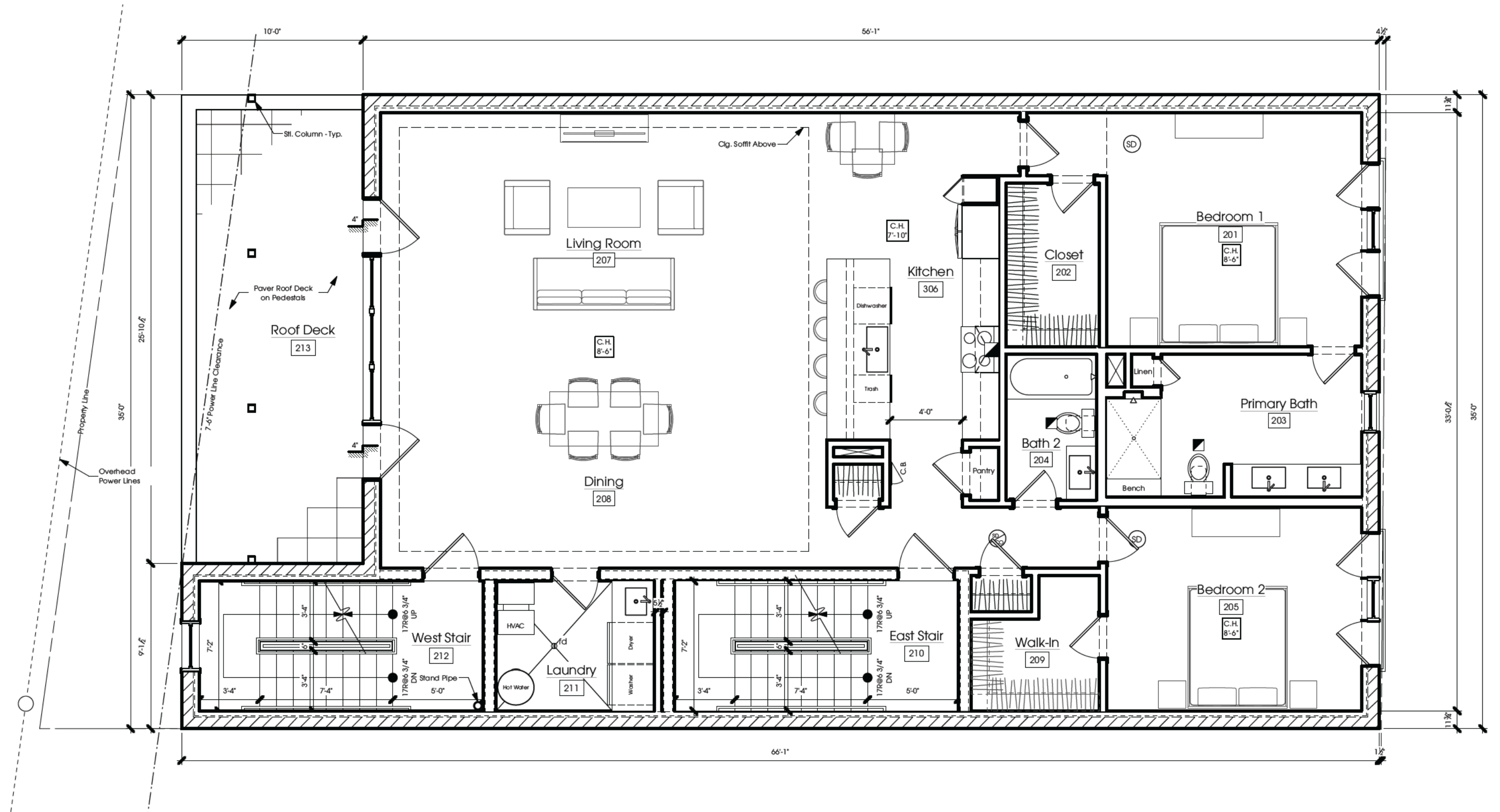


GFA Calculations:

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

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847 864 9650 | f847 864 0956

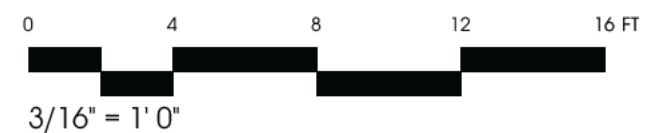


Second Flr Plan

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

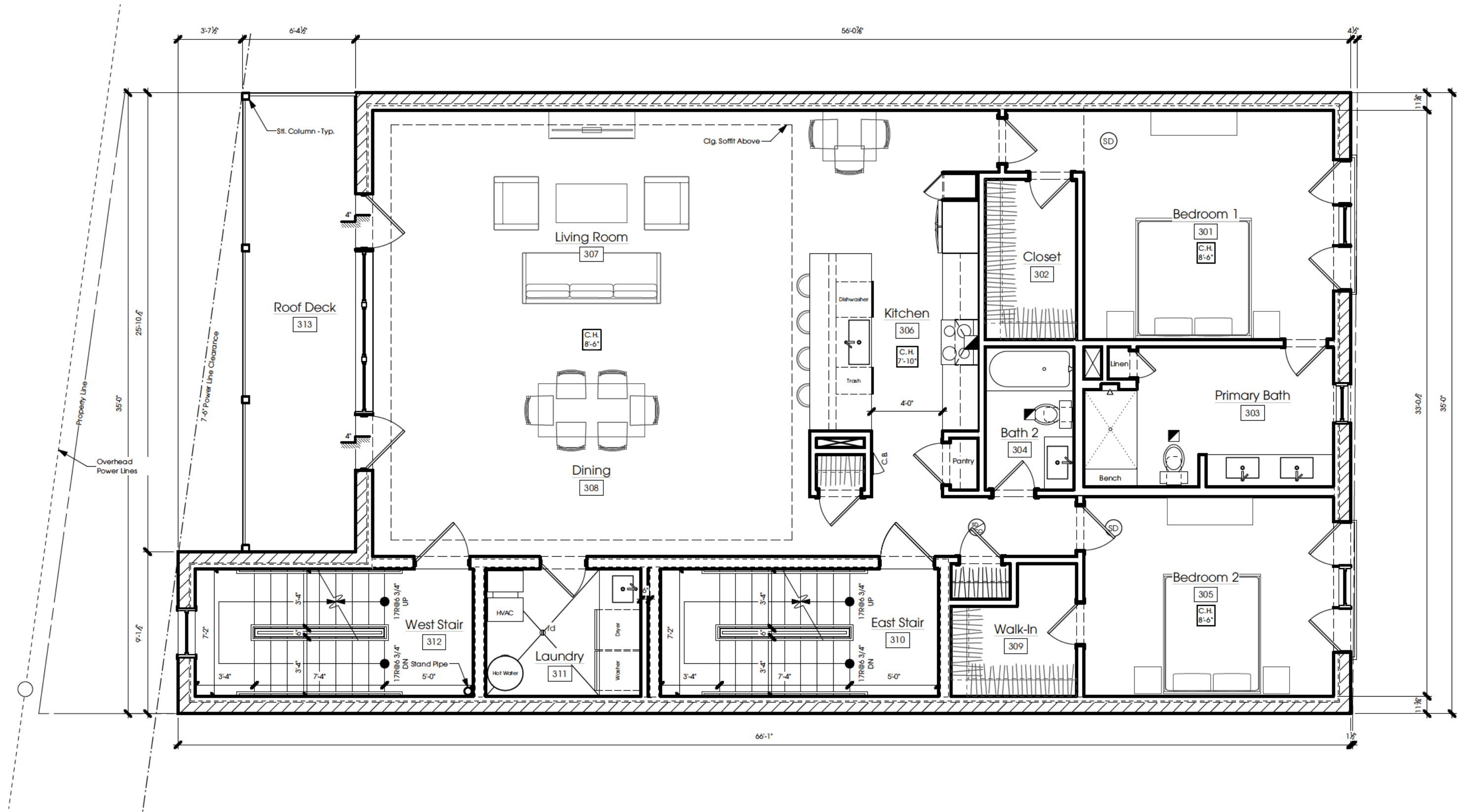
Mar 31, 2023

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



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



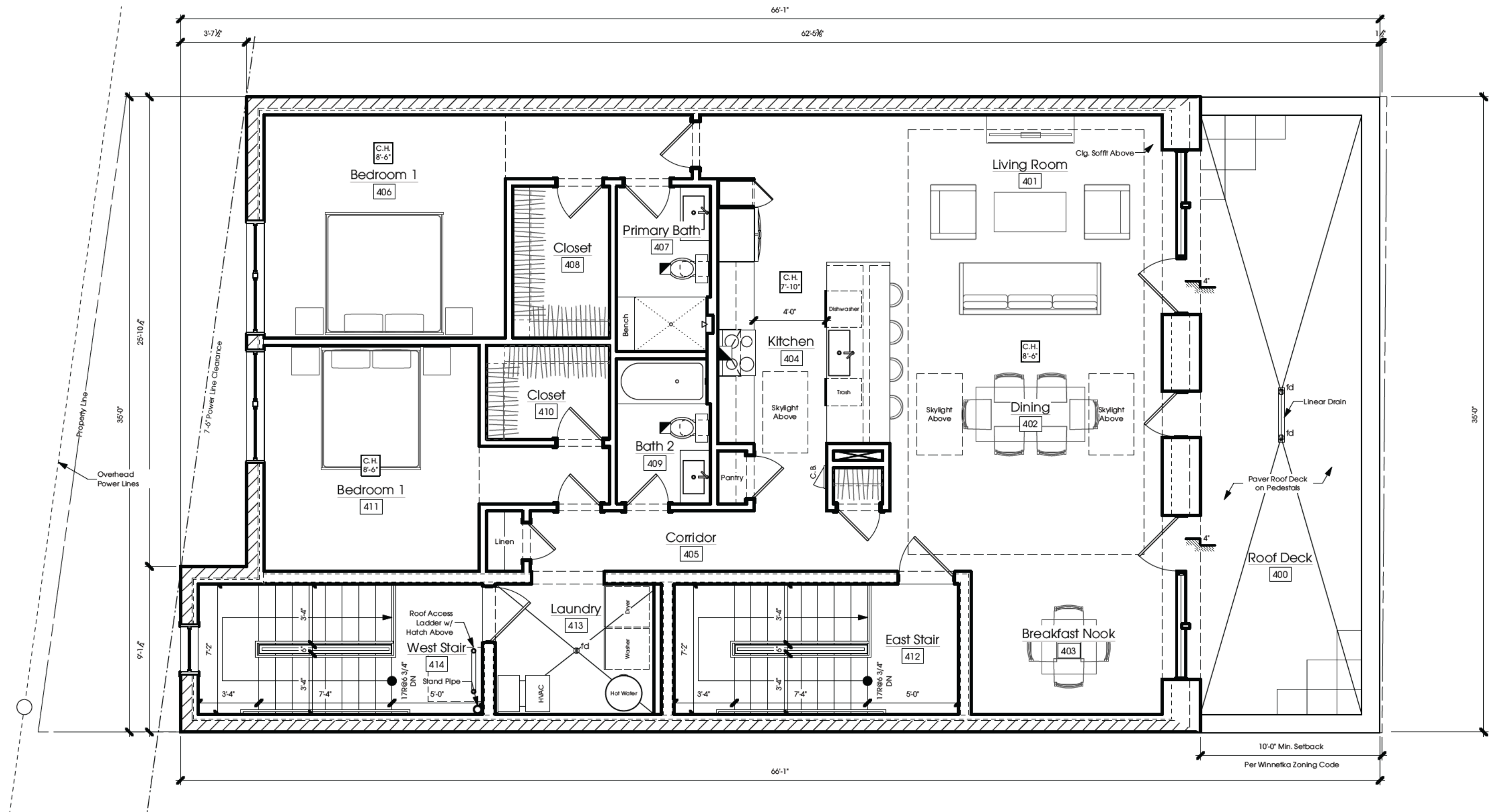
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

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

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ARCHITECTURE+PLANNING

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

Pg.6

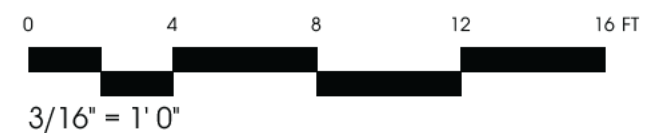


Fourth Flr Plan

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

Mar 31, 2023

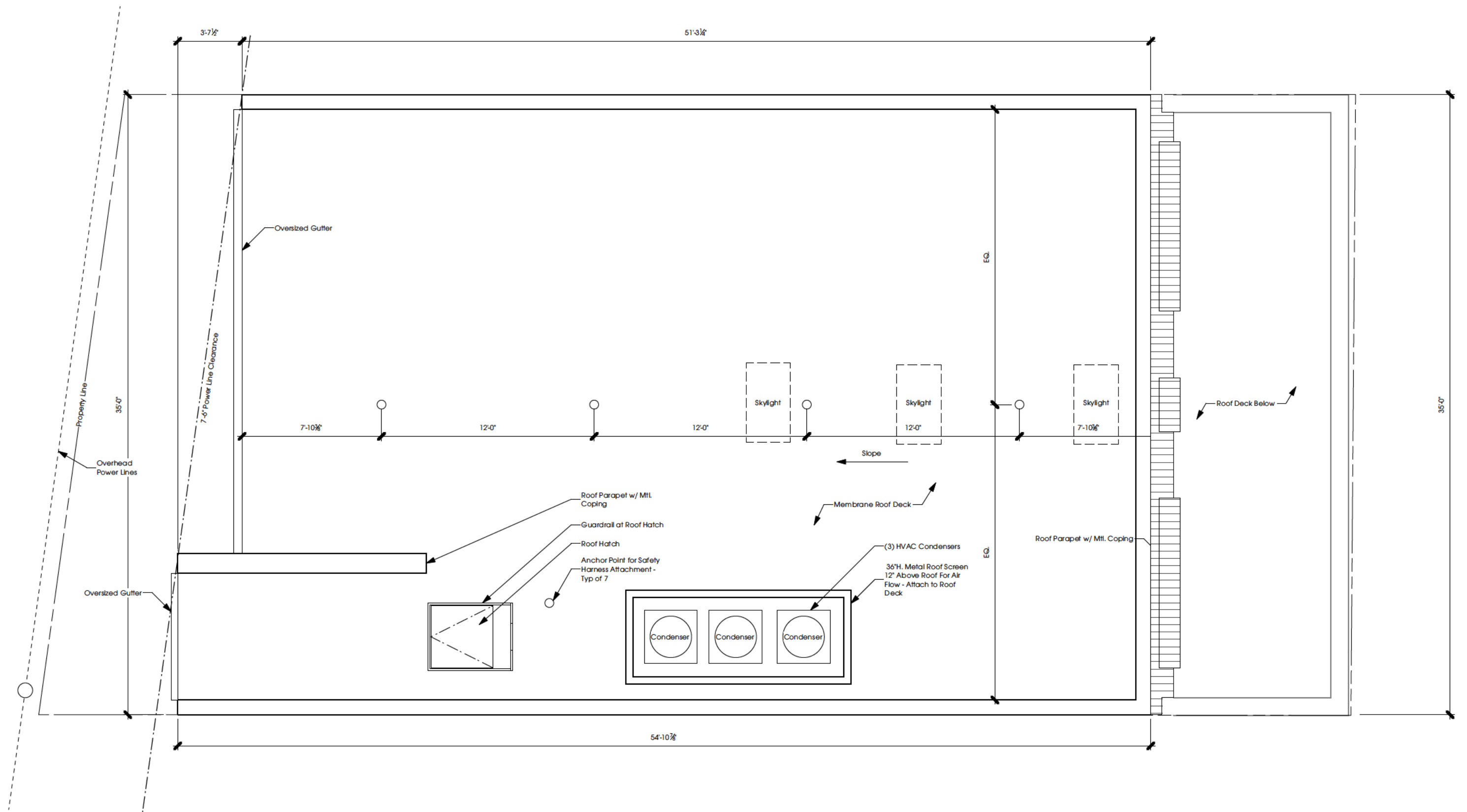
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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

Pg.7

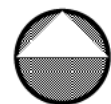
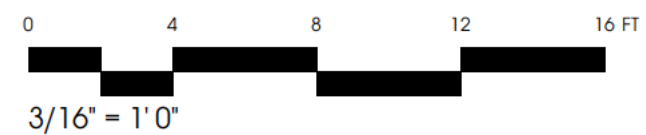


Roof Plan

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

Mar 31, 2023

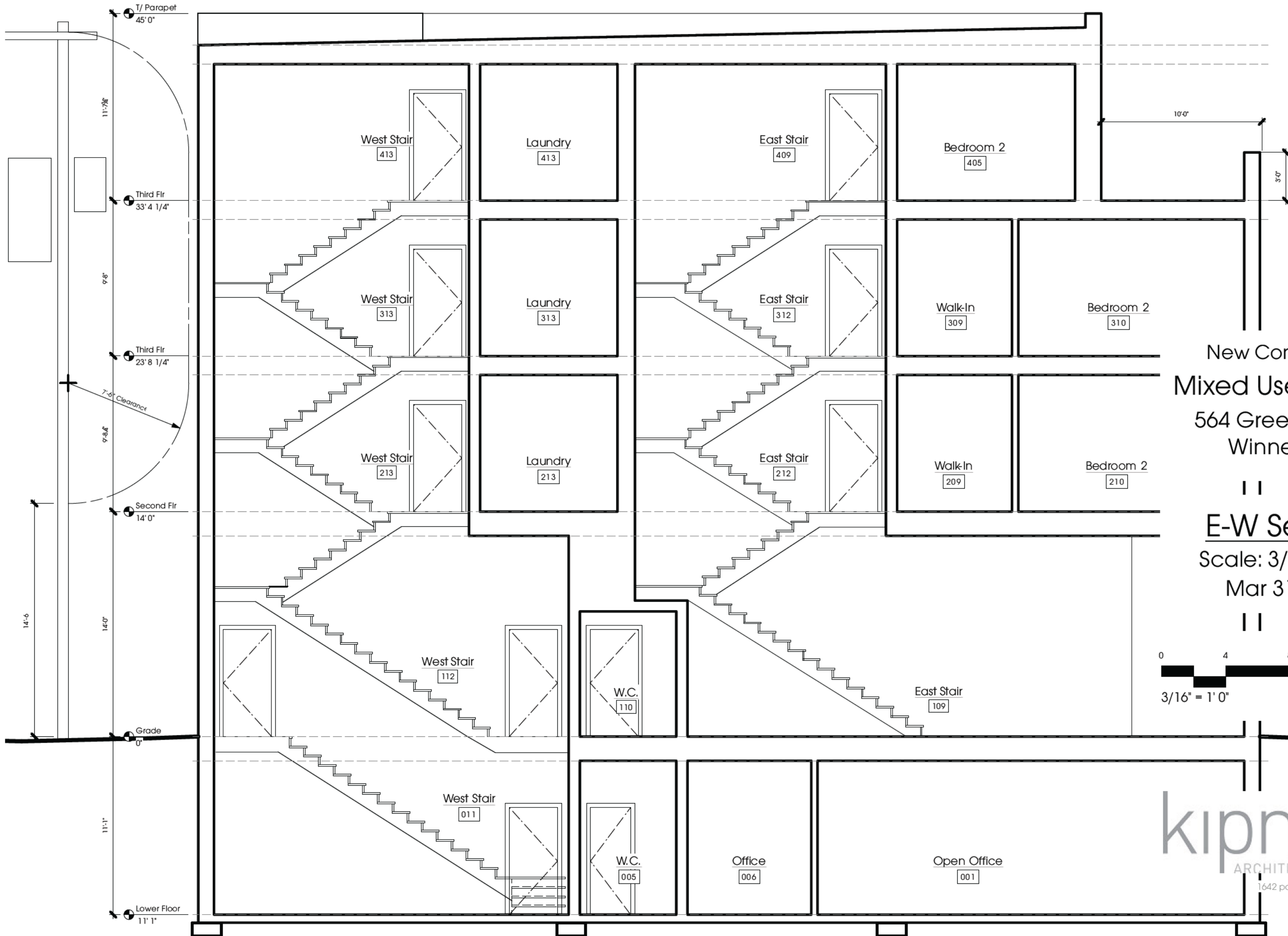
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL



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ARCHITECTURE+PLANNING

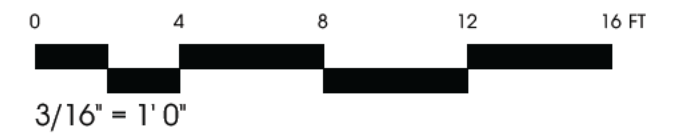
1642 payne street | evanston IL 60201
847 864 9650 | f847 864 0956

Pg.8



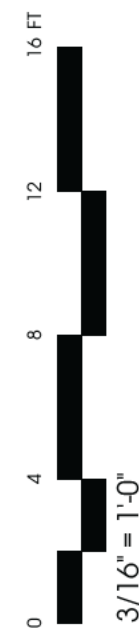
New Construction
Mixed Use Building
564 Green Bay Rd.
Winnetka, IL

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



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

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



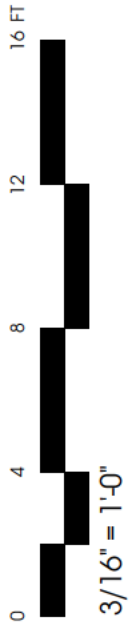
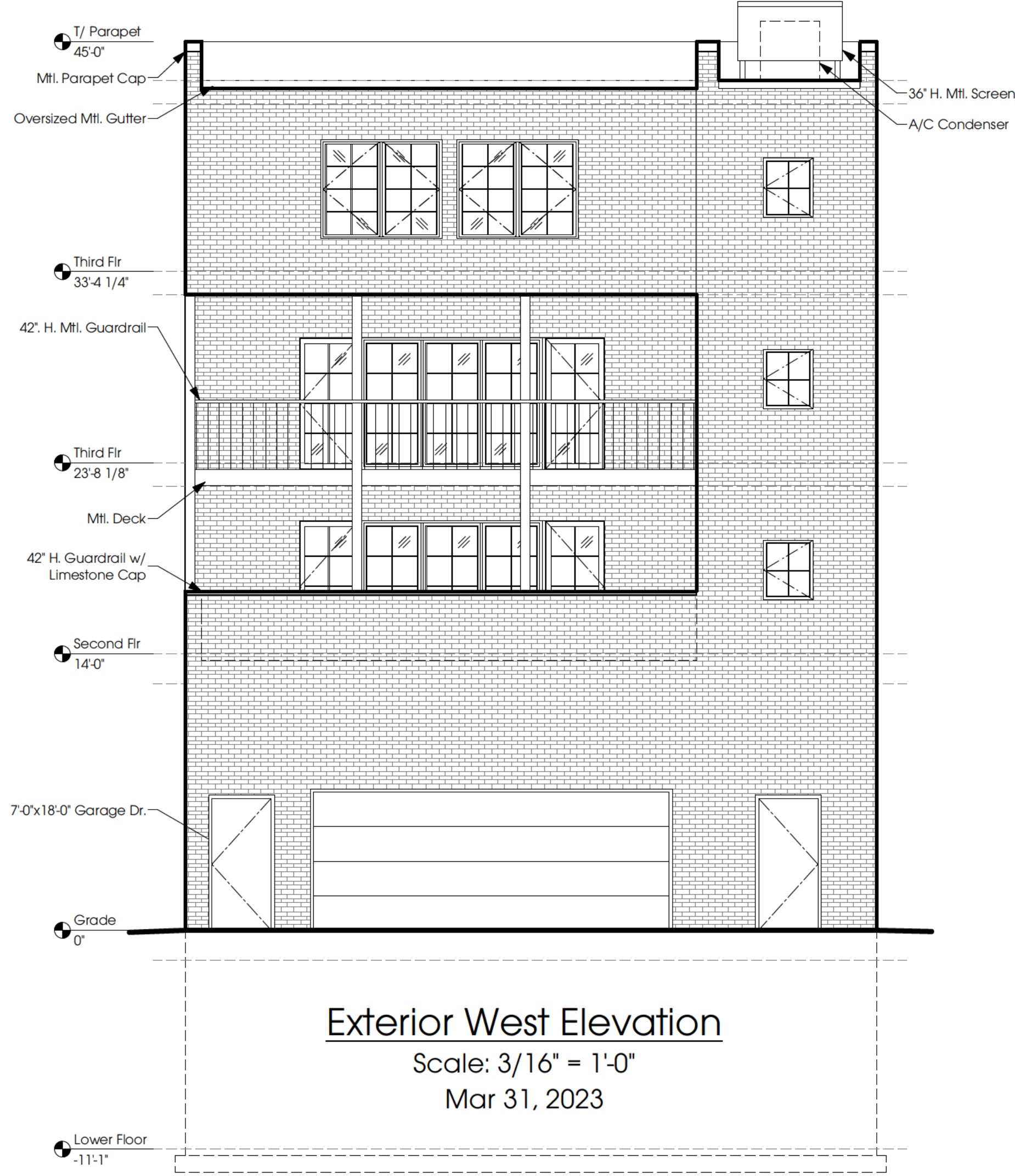
Exterior East Elevation

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

Mar 31, 2023

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



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

Exterior West Elevation
 Scale: 3/16" = 1'-0"
 Mar 31, 2023

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



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

Exterior Rendering

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

Mar 31, 2023

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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 advisors¹ 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 week². 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).

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

² 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 employees³, 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.

³ 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



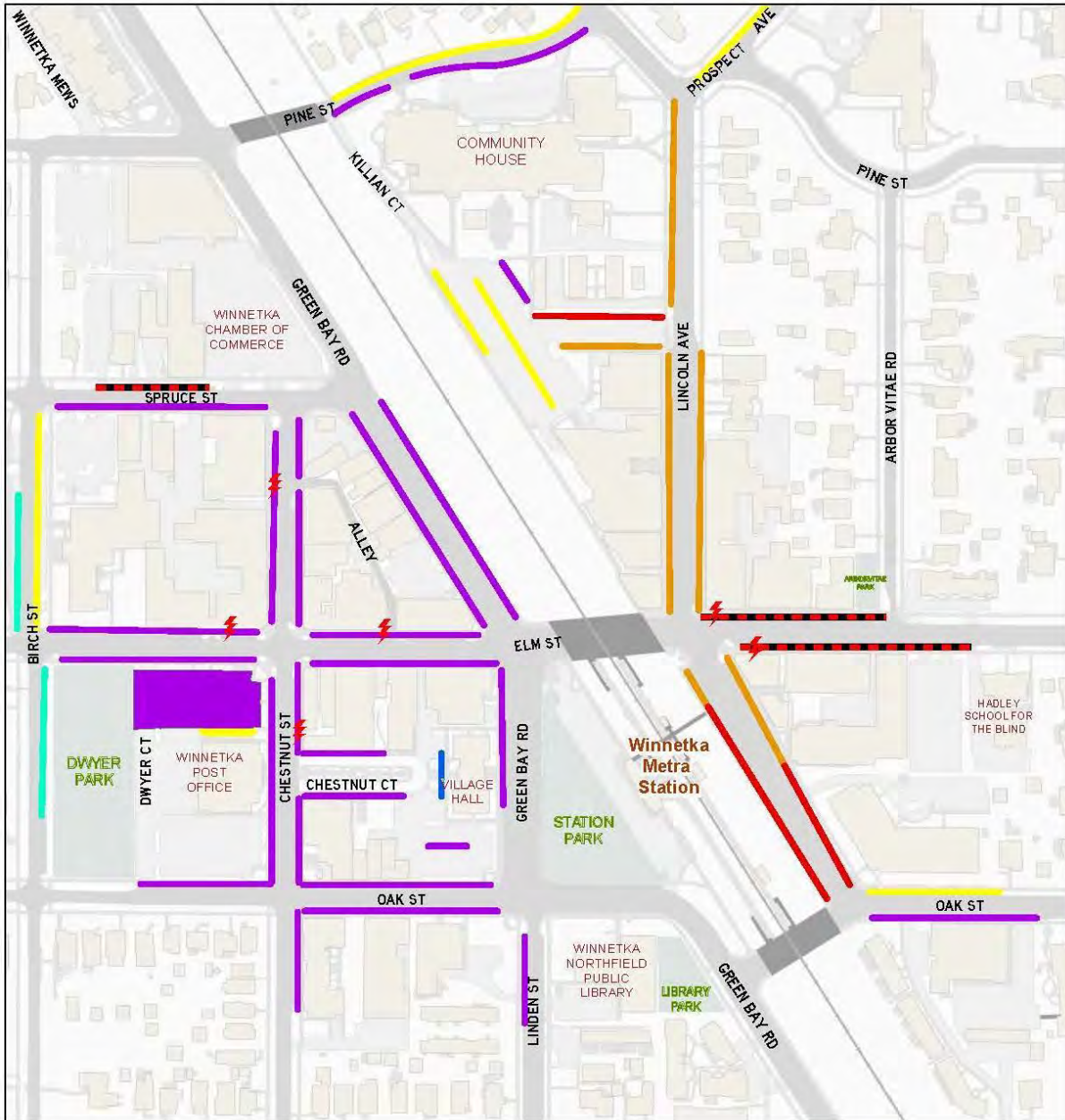
Aerial View of Existing and Proposed Sites

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 (Birch Street to Green Bay Road)	North	5	0	5	0	One-hour parking 8:00 A.M. - 6:00 P.M.
		South	10	0	8	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
					2	0	Loading Zone (20 minutes)
2	Green Bay Road (Spruce Street to Elm Street)	East	14	0	14	-	Two-hour parking 8:00 A.M. - 6:00 P.M.
		West	11	0	11	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
3	Elm Street (Green Bay Road to Birch Street)	North	24	1	20	0	Two-hour parking 8:00 A.M. - 6:00 P.M.
		South	25	1	3	0	15-minute parking
24	0				Two-hour parking 8:00 A.M. - 6:00 P.M.		
4	Birch Street (Spruce Street to Elm Street)	East	29	2	27	-	Four-hour parking 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 (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 Two-hour limit
7	Parking Lot (North of Elm, west of Chestnut)		18	1	17		

Location	Block	Side	Capacity	Handicap Spaces	Regular Spaces	Permit Spaces	Parking Regulation
8	Chestnut Street (Spruce Street to Elm Street)	East	21	1	20		Two-hour parking 8:00 A.M. - 6:00 P.M.
		West	19	0	19 1		Two-hour parking 8:00 A.M. - 6:00 P.M. 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 8:00 A.M. - 6:00 P.M. Zone A (8:00 A.M. – 5:00 P.M.)
11	Post Office Lot	West	40	0	13	15	Two-hour parking 8:00 A.M. - 6:00 P.M. 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) 15-Minute Parking/ Curbside Pick-Up	(1A) 20-Minute Parking	(2) 1-Hour Parking	(3) 2-Hour Parking	(4) 4-Hour Parking ¹	(5) Birch/Spruce Parking Lot	(6) Zone A/C Parking Monday to Friday 8:00 AM to 5:00 PM ²	(7) Zone A	Parking 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
Inventory	4	2	5	132	29	38	19	8	237
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) 2-Hour Parking	(2) 4-Hour Parking	(3) Zone A Parking	(4) 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
Inventory	64	9	76	12	161

Table 4
AVAILABLE PARKING FOR ENGEL & VÖLKERS – TUESDAY

Time	Advisor/Employee Parking Locations ¹		Client Parking Locations ²		All-Staff Meeting Parking Locations ³	
	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces
9:00 AM	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	--	--
Inventory	141		239		375	
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)						

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 & VÖLKERS – TUESDAY

Time	Advisor/Employee Parking Locations ¹		Client Parking Locations ²		All-Staff Meeting Parking Locations ³	
	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces	Existing Parking Demand	Number of Available Parking Spaces
9:00 AM	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	--	--
Inventory	141		239		375	

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 2nd 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 3rd 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**

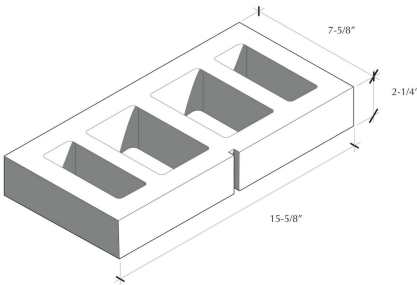
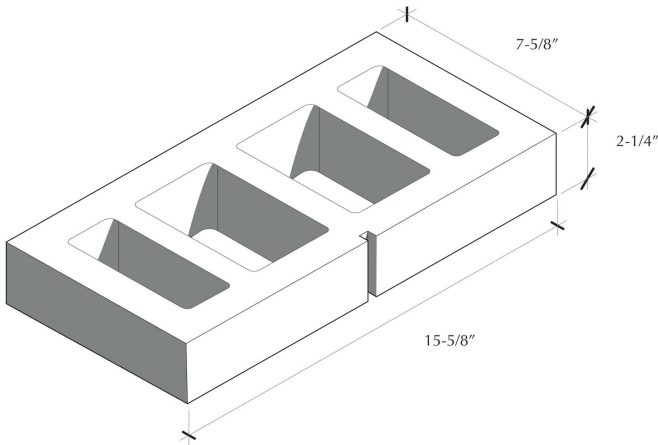
[Click here to talk to one our consultants to find exactly what you're looking for.](#)

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

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Ultimate Direct Glaze Polygon - 2x4 Frame with Stucco	4
Ultimate Wood Direct Glaze Polygon - 2x4 Frame with Stucco	5
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CONST-1

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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.

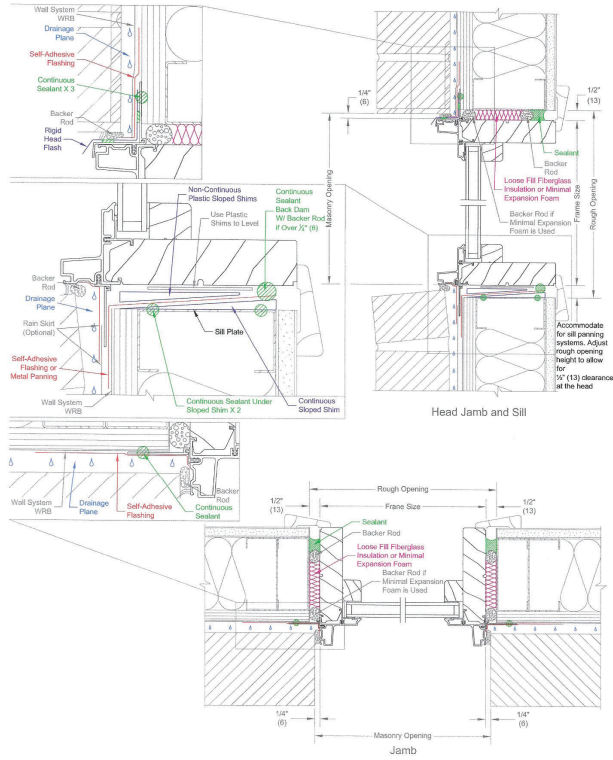
NOTE: Details shown not typical and subject to change without notice. Always refer to your local code for proper construction and rough opening preparation.

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"



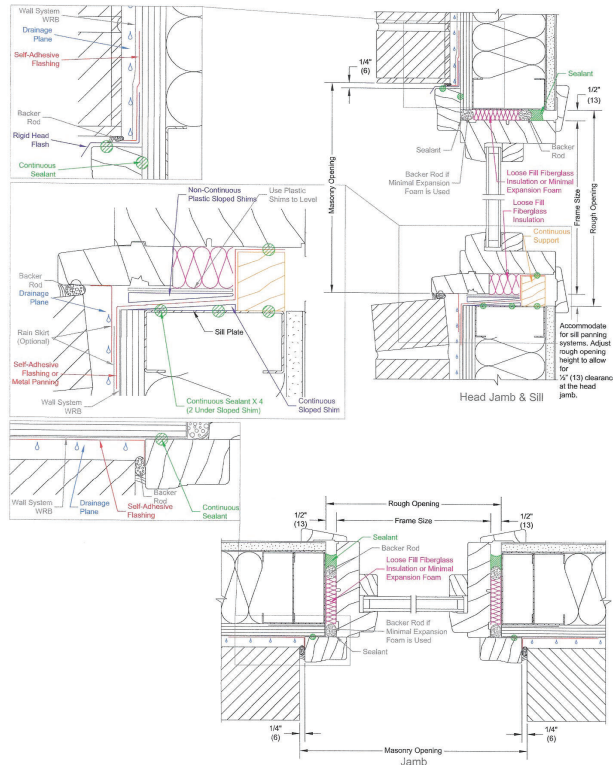
Ver 2019.5 2019-10-28

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Marvin Architectural Detail Manual

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

Scale: 3" = 1'0"



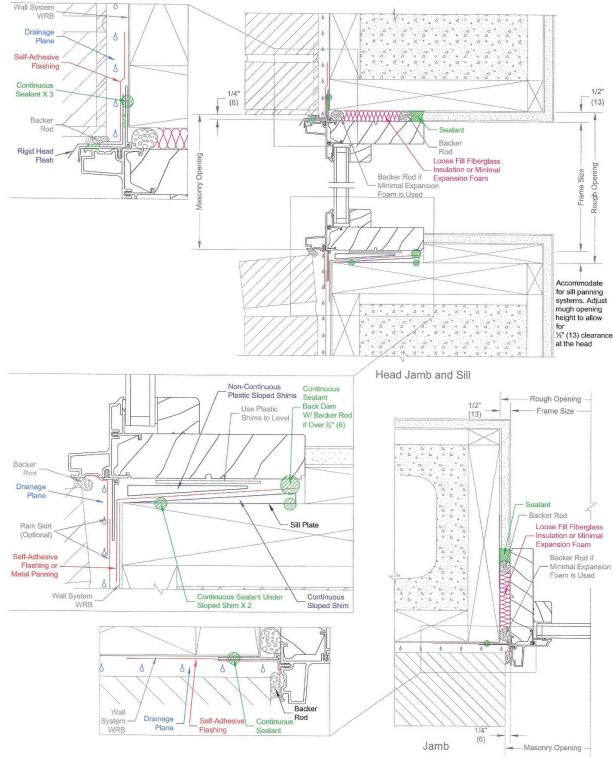
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Ultimate Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



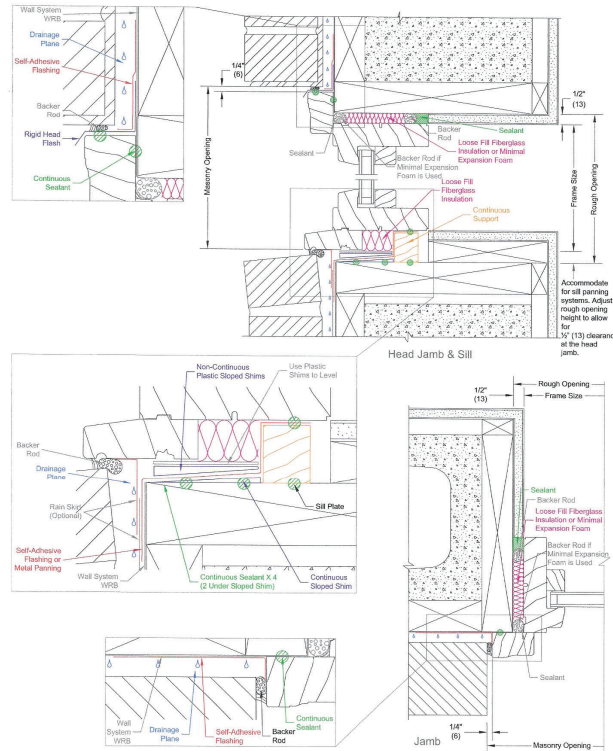
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Ultimate Wood Direct Glaze Polygon - Concrete Block with Brick Veneer

Scale: 3" = 1'0"



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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

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- 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

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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)

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- 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. 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.

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- 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.

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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:

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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)

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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

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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.

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- 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/sm² (~0.45 cfm/ft²).
- 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

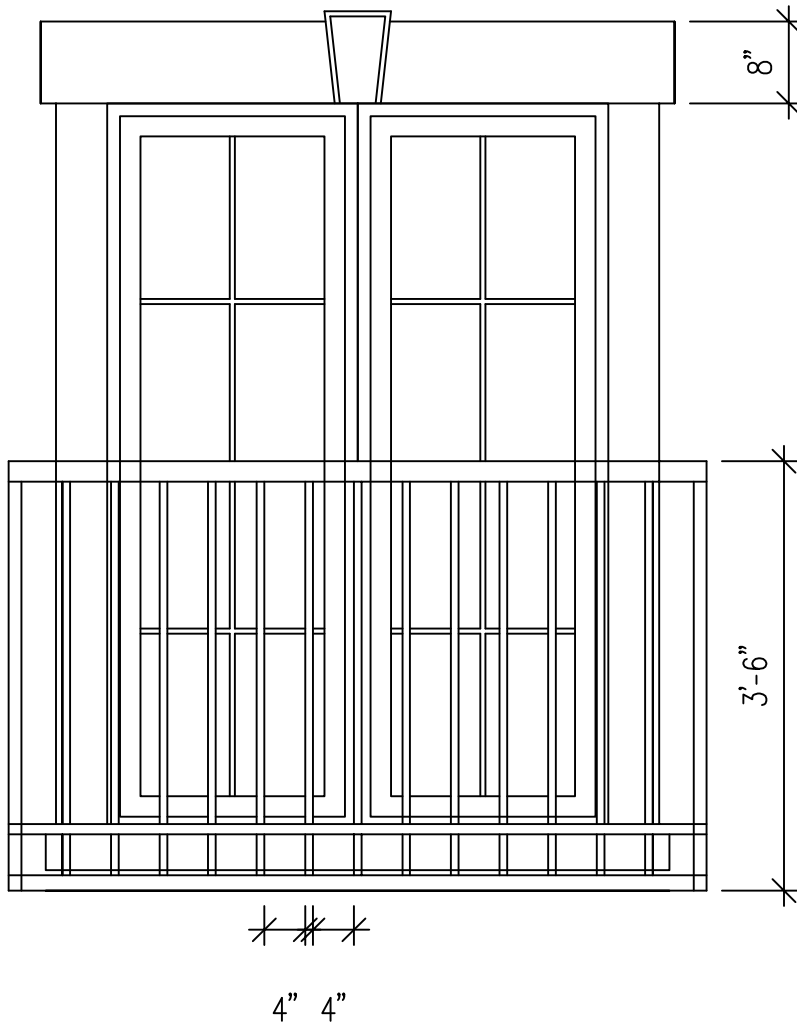
- A. Comply with CSI MasterFormat Section 07 76 00.
 - B. Protecting windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.
- End of Section

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ATT. #2



ATTACHMENT #3



ATT # 4

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SPECIFICATIONS

Certifications/Qualifications	www.kichler.com/warranty
-------------------------------	--

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

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SPECIFICATIONS

Certifications/Qualifications

Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kichler.com/warranty

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

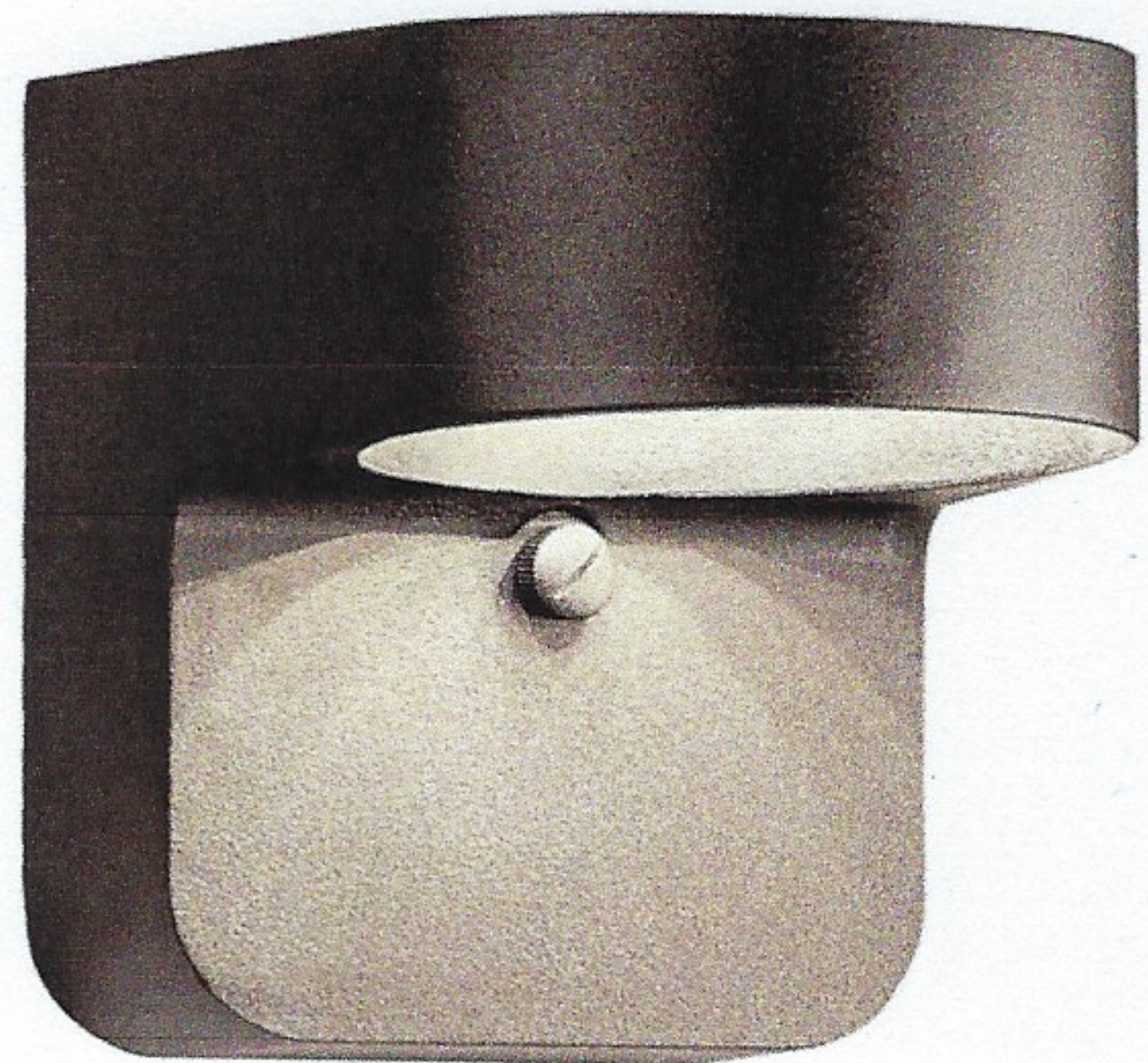
Primary Material	Aluminum
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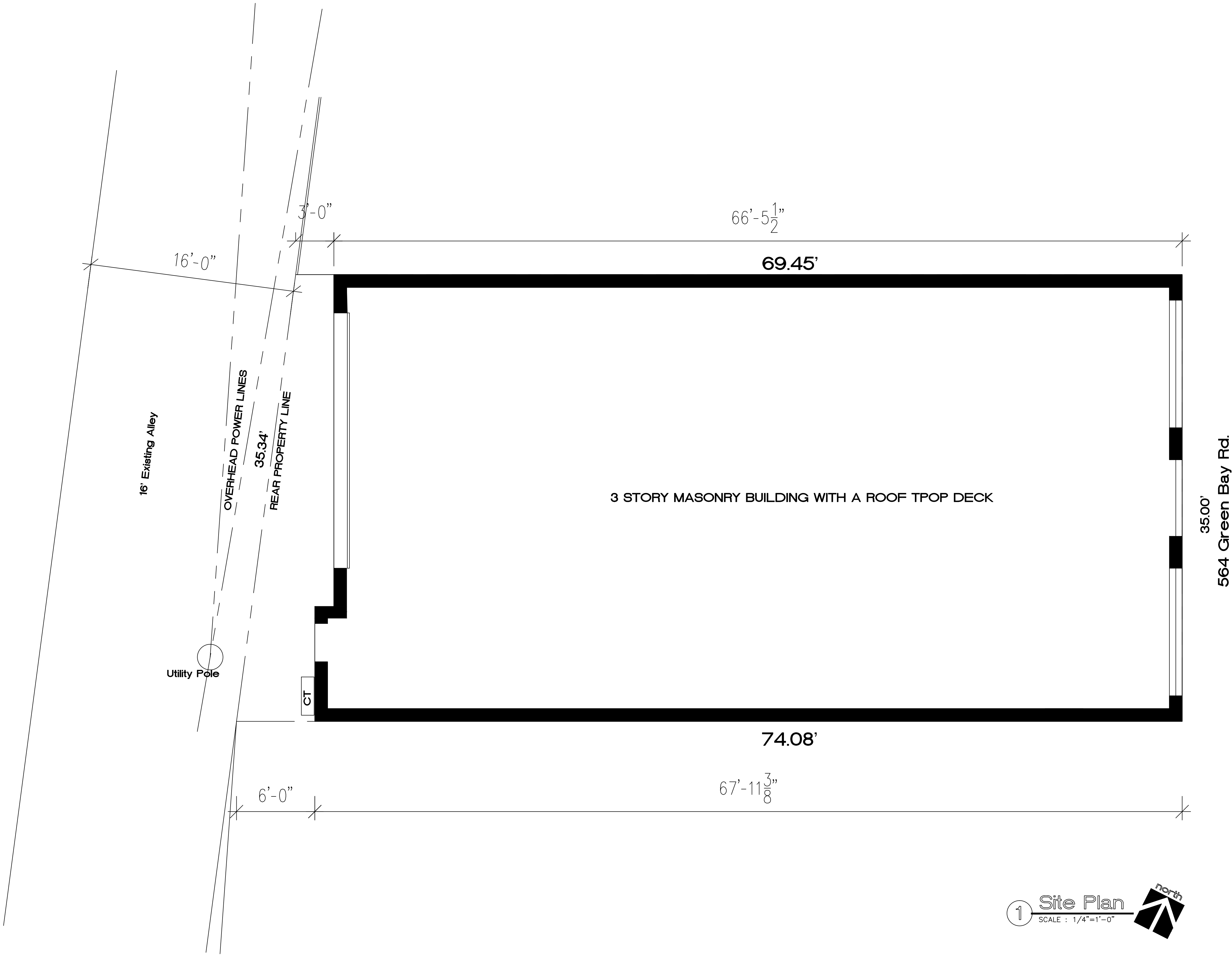
Product/Ordering Information

SKU	11077AZT
Finish	Textured Architectural Bronze
Style	Other
UPC	783927394512

Finish Options

-  Textured Architectural Bronze
-  Textured Black





1

Site Plan

SCALE : 1/4"=1'-0"

north

KAMINSKI

ARCHITECTS LTD.

448 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.

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ARCHITECT
KAMINSKI ARCHITECTS LTD.

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Winnetka IL, 60093

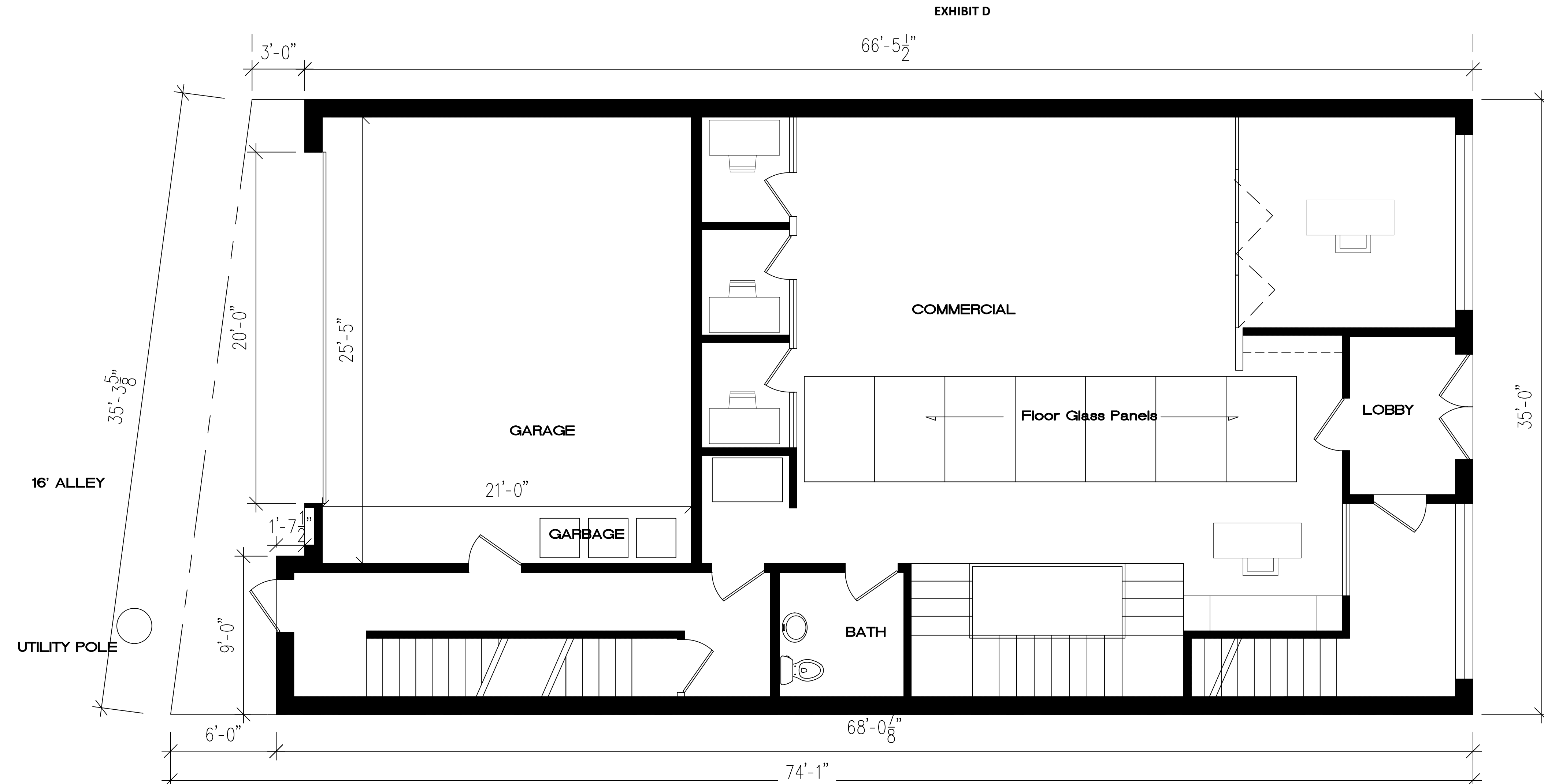
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

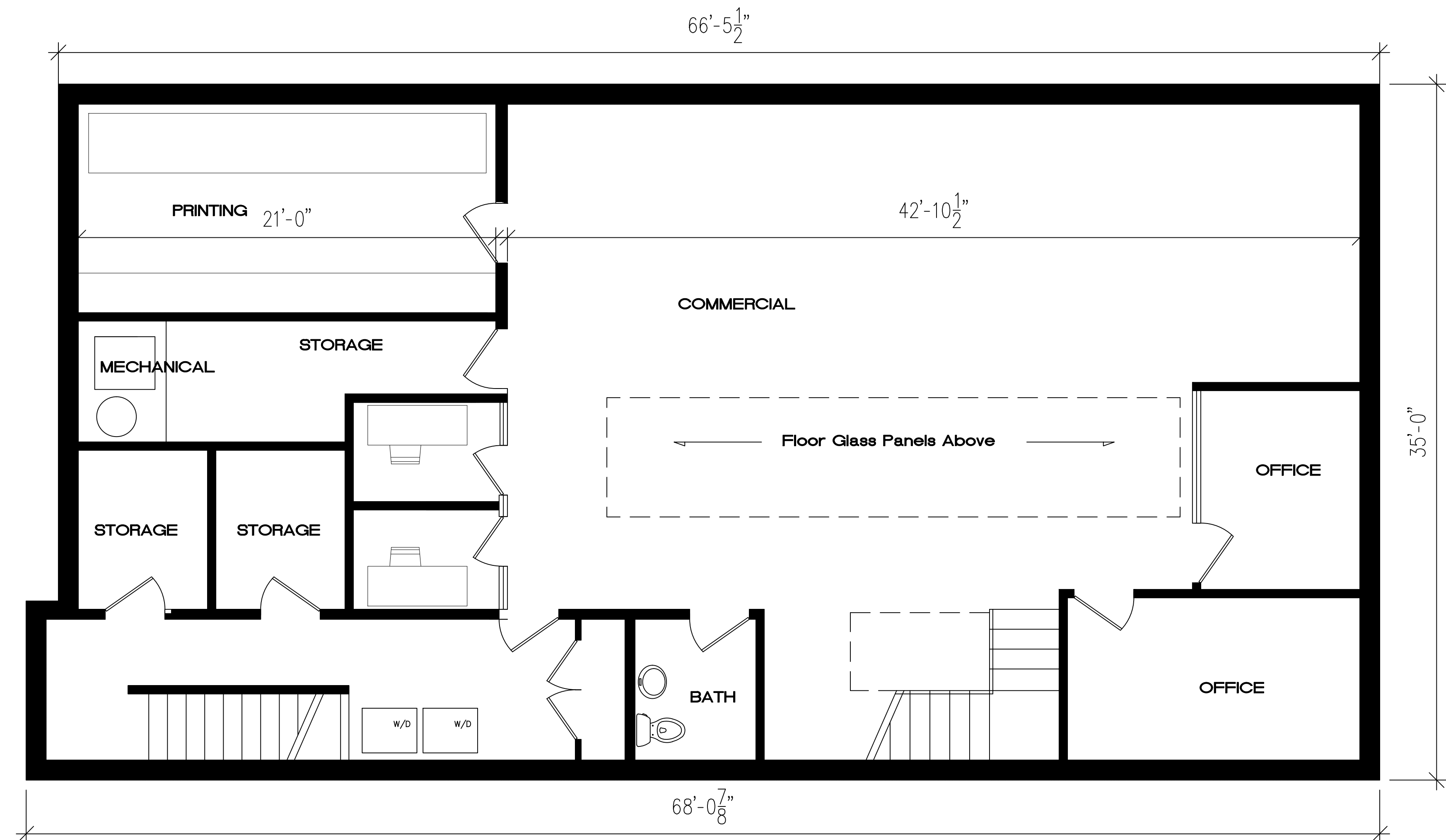
TITLE
Site Plan

JOB # 112021
SHEET #

A8.1



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



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



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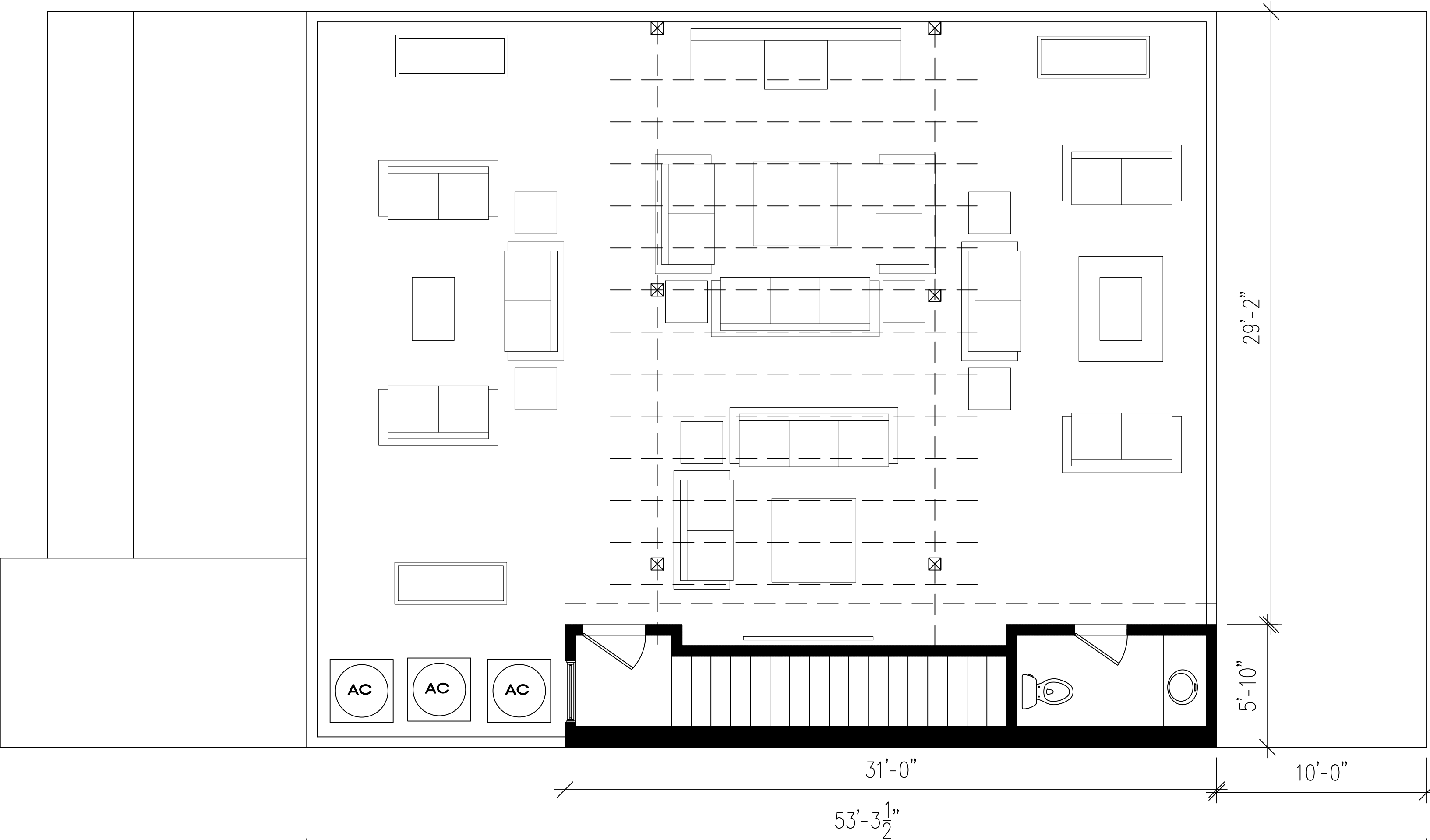
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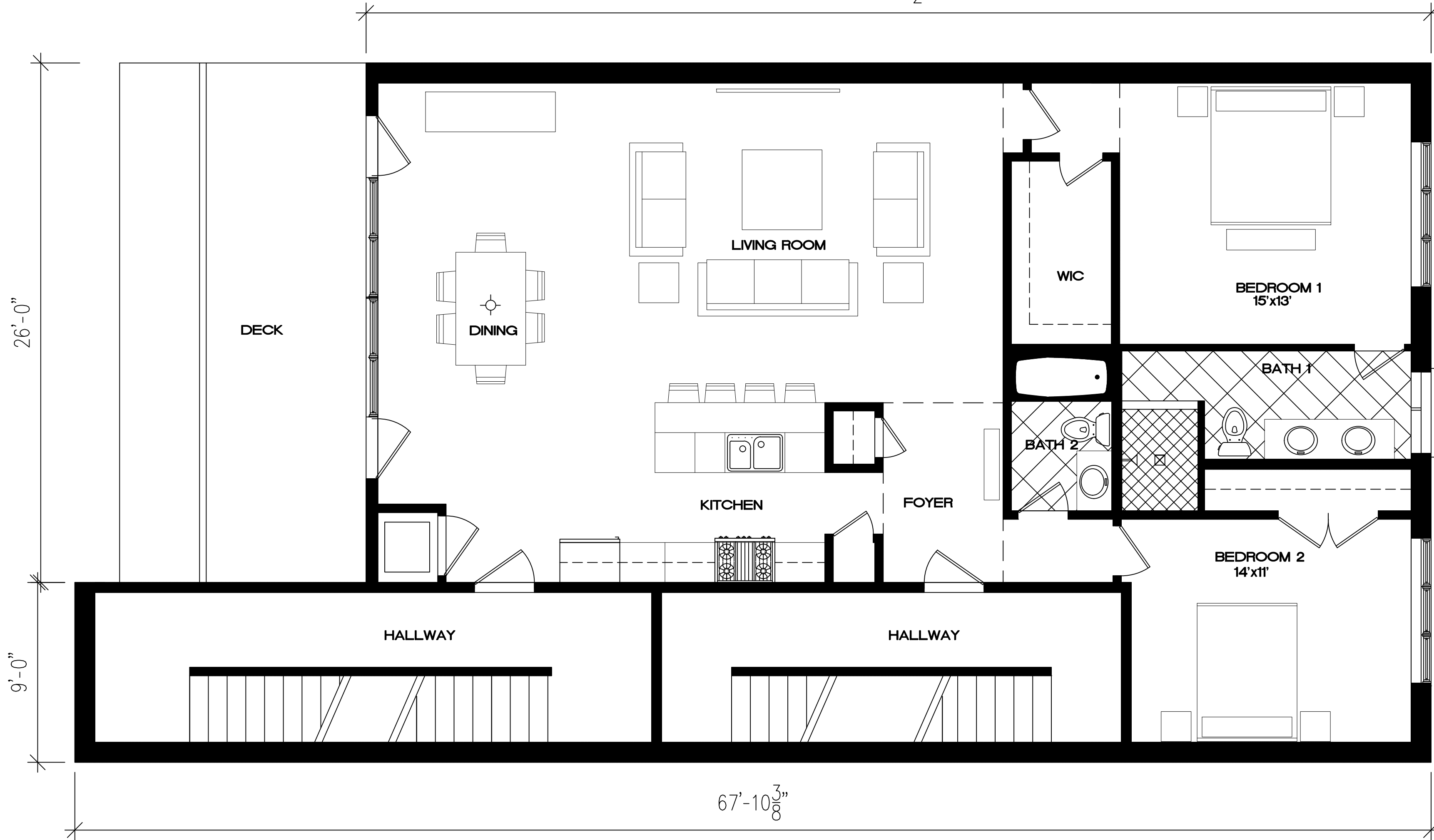
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Winnetka IL, 60093

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"

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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

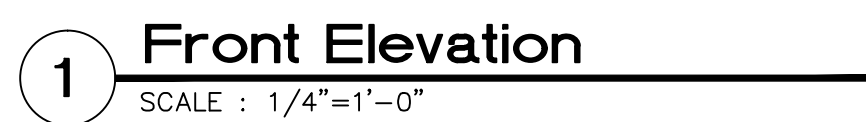
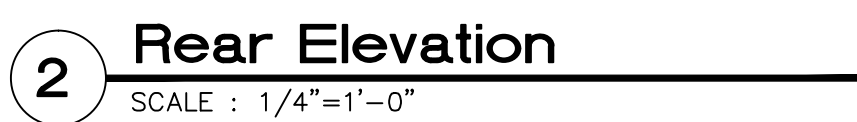
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

Design by: BK

TITLE
Exterior
Elevations

JOB # 112021
SHEET #

A8.4





564 Green Bay Rd.
Winnetka IL, 60093

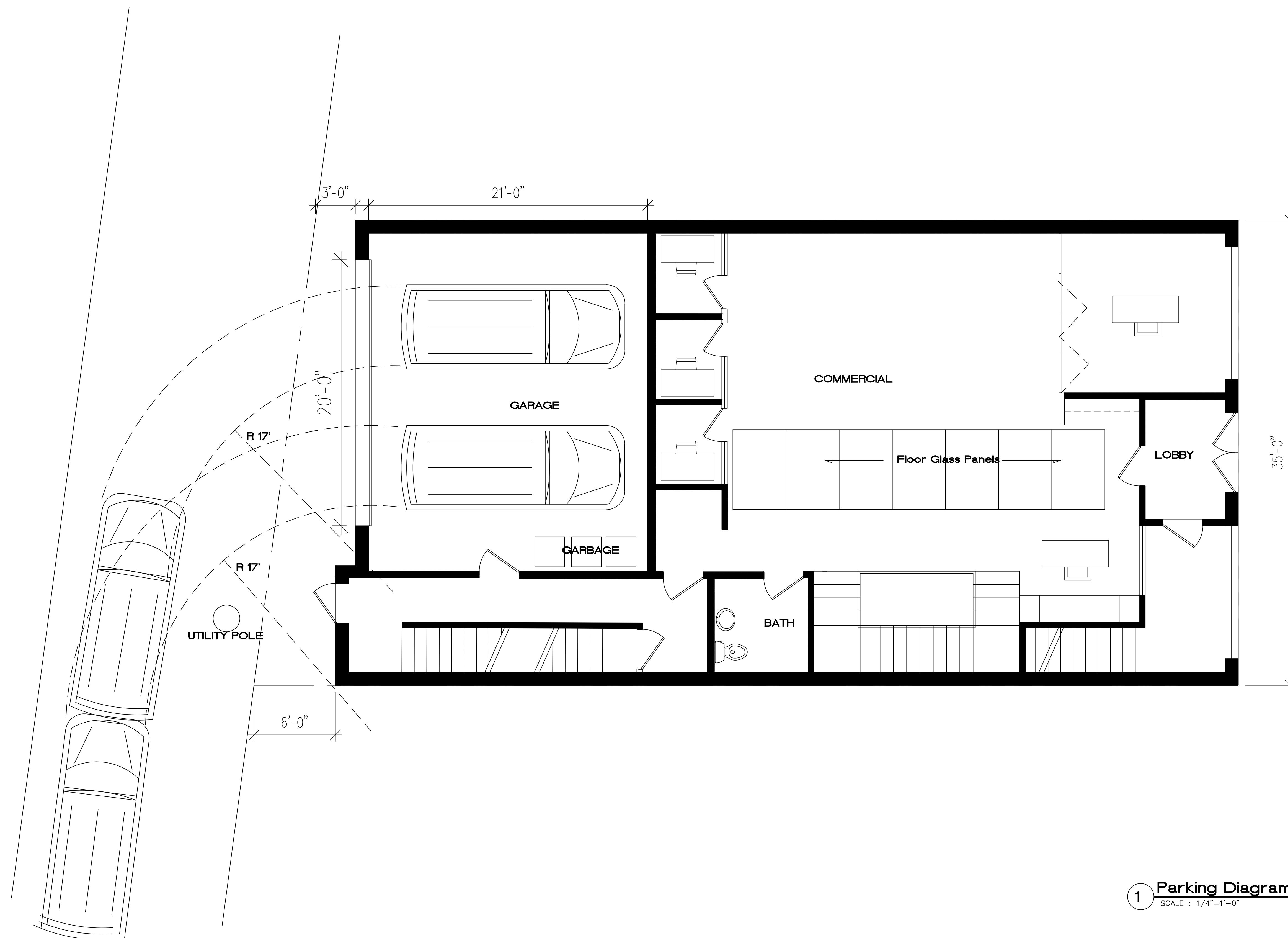
REVISIONS	
DATE	DESCRIPTION
04.26.22	Revision 4
07.22.22	Revision 5

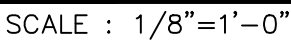
TITLE	
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Parking Diagram

JOB # 112021
SHEET #

A8.6

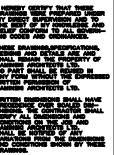


Design by: BK

Line of
Sight

SHEET #

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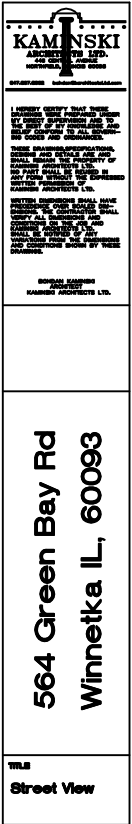
364 Green Bay Rd
Winnetka IL, 60093

Street View



Street View

EXHIBIT E



Street View

EXHIBIT F



ATTACHMENT G

Minutes adopted 10.26.2022

WINNETKA PLAN COMMISSION EXCERPT OF SPECIAL MEETING MINUTES MAY 23, 2022

Members Present:

Bridget Orsic, Chairperson
Matthew Bradley
Mamie Case
Layla Danley
Chris Foley
John Golan
Liz Kunkle

Non-Voting Members Present:

Kim Mancini

Members Absent:

Jonathan Alt

Village Staff:

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

Case No. 22-03-SU: 564 Green Bay Road – New Mixed-Use Building: An application submitted by 564 Green Bay, LLC as the owner of the property located at 564 Green Bay Road, seeking approval of a special use permit to allow off-street parking at street level along the alley for a new three-story mixed-use building with a roof top deck at 564 Green Bay Road.

Ms. Klaassen described the proposed three story commercial and residential building. She stated the DRB considered a Certificate of Appropriateness for the request and although in support of the general design, the applicant was asked to come back with additional details with the case continued to the June DRB meeting. Ms. Klaassen identified the property's location and zoning classification in the C-2 General Retail District and described surrounding uses with the proposed use being consistent with the Comprehensive Plan land use map. She then referred to the property's photos noting the LPC approved the demolition permit for the existing building at their April 4, 2022, meeting. She also identified the proposed site plan, access points and setbacks which require a zoning variation and special use request to be considered by the ZBA at their next meeting. Ms. Klaassen described the commercial space with Engel & Völkers to occupy the first floor and basement space. She also stated two parking spaces are proposed at the rear of the building, which would be accessed from the alley. Ms. Klaassen explained that the Commission is to consider the special use for the parking spaces located on the ground level. Ms. Klaassen then stated a car lift is proposed to provide parking for one additional vehicle for a total of three parking spaces.

Ms. Klaassen then described the 2-bedroom, 1,400 square foot residential units and parking requirement noting the Zoning Ordinance did not recognize the lift as a parking space. She noted that off-street parking is only required for the residential units and not the commercial space which measured less than 2,500 square feet as measured to determine the parking requirement. Ms. Klaassen stated a roof top deck and pergola are included for the residents' use. She stated the applicant addressed the standards and that KLOA provided a parking study which found the existing on and off-street parking would be adequate to accommodate the needs of the projected parking demand for the residential units and commercial use. Ms. Klaassen noted Jim Bernahl agreed with KLOA's findings and that it should be reinforced that full-

1 time employees and advisors be required to secure Zone A Business Employee Parking Permits, she also
2 noted that the parking permits are limited per individual user. She then stated the Commission is to
3 consider whether the special use is consistent with the Comprehensive Plan and the six standards for
4 granting the special use permit. Ms. Klaassen stated a draft recommendation is included on page nos. 10
5 and 11 and following Commission discussion and public comment, a Commission Member may wish to
6 make a motion to approve or deny the request. She noted one email was received and included with the
7 agenda report as well as an additional letter received today which has also been provided to the
8 Commission. She then asked if there were any questions.

9
10 Chairperson Orsic referred to the letter relating to the basement and first floor space being counted
11 toward the 2,500 square foot minimum. Ms. Klaassen referred to Sheet A-8.5 representing the first floor
12 commercial and basement area confirming both areas, in total, are less than 2,500 square feet. She also
13 stated there are several Zone A parking lots which she identified. Member Case questioned how The
14 French Institute provided parking during their occupancy. Ms. Klaassen responded they had no off-street
15 parking and used loading zones for drop-off and pickup. Member Danley referred to 556 and 558 Green
16 Bay Road and asked if those buildings contained residential units. Ms. Klaassen responded there may be
17 at least one residential unit there with parking in the rear. Mr. Foley questioned whether the Commission
18 is to consider the residential parking location which is the issue. Mr. Schoon explained the reasoning
19 behind the special use permit requirement for parking on the ground level.

20
21 Ms. Danley stated if parking was located underground, there would be no need for a special use. Ms.
22 Klaassen confirmed that is correct and noted that zoning relief is also needed due to the setback. A
23 Commission Member questioned whether the existing building is nonconforming and granted zoning
24 relief and asked how much larger the new building would be. Ms. Klaassen responded an analysis was not
25 done to compare the existing and proposed buildings although the general location of the new building
26 would be similar to the existing although it would differentiate slightly at the rear from the west property
27 line and referred to the plat of survey on page 31 of the agenda packet, which represented the existing
28 building being closer to the rear property line than the proposed building. She then stated the setback
29 would be larger in certain locations and identified the new building's location from the lot line on the
30 north and south ends. No additional questions were raised at this time.

31
32 Chairperson Orsic then asked for the applicant's presentation and swore in those speaking to this matter.
33 Cal Bernstein introduced himself as the attorney representing the applicant and stated the main issue
34 related to allow parking at grade or require it to go underground. Mr. Bernstein stated they initially
35 investigated whether parking underground would work which resulted in the proposal for parking at
36 grade. He then discussed the alternative of having parking in the front which would have a significant
37 effect on Green Bay Road. Mr. Bernstein also discussed as of right alternatives for the property for entirely
38 commercial use. He then stated they agreed with the Village Engineer's comments in terms of access. Mr.
39 Bernstein then stated Paul Lazarre would speak to the real estate office tenant.

40
41 Paul Lazarre, member of 564 Green Bay LLC and licensed broker with Engel & Völkers, described the plan
42 to create residential and commercial space near the train which they hope would not require much
43 residential parking. He described their brand as a luxury real estate company with a limited number of
44 customers and that as a result of Covid, there would be a limited amount of in-person customers. Mr.
45 Bernstein then went through their response to the standards which he stated complied with the goals of
46 the Comprehensive Plan. He asked if there were any questions.

47
48 Mr. Bernstein stated trash would be located inside the garage for the residential and commercial users.

1 Mr. Bernstein also stated the encroachment would be less than the existing condition. He added the units
2 would be market driven, one year lease rentals. Ms. Mancini asked how the lift would work in terms of
3 length of time to operate and congestion which Mr. Lazarre described for the Commission. Mr. Bernstein
4 confirmed no real estate brokers or commercial space visitors would park in the rear of the building. Ms.
5 Danley asked if a lift was ever used in the Village before to meet a parking requirement. It was confirmed
6 it has not. Mr. Bernstein stated the area is considered transit-oriented development where the parking
7 issues, in terms of the number of spaces, would be addressed at the ZBA meeting.

8
9 Chairperson Orsic then asked if there were any comments front the audience. Al Stepan, a real estate
10 broker speaking on behalf of 574 Green Bay Road, stated he purchased Fred's Garage years ago and
11 described the current proposal as a terrible idea. He referred to the amount of congestion and impact on
12 the alley from trucks and real estate agents. He also stated the plan did not comply with the
13 Comprehensive Plan and would not provide a public benefit. In response to a question, Mr. Schoon
14 confirmed storage, mechanical, and common space areas in the building did not count toward the
15 requirement for parking. Mr. Stepan further described the alley use and added there would be life safety
16 issues in terms of fire truck access. He then referred to the easement for a lighting controller they granted
17 to the Village and referred to the existing property's age and the proposed height.

18
19 An office tenant at 560 Green Bay Road, asked if construction, noise, and traffic issues were considered.
20 He stated his wellness business would be affected by the amount of construction. He also stated with
21 regard to parking, there has always been a lot of traffic in the area, and he described the congestion which
22 would be created as a result of the lift and referred to the amount of existing traffic in the alley. No
23 additional comments were made at this time.

24
25 Chairperson Orsic then called the matter in for discussion. Mr. Golan commented the proposal was a win-
26 win situation in terms of beautification and residential needs until the two audience members spoke. He
27 stated a variation would need to be granted to require only two parking spaces for the residential units,
28 and he suggested the lift be eliminated. Mr. Golan also stated with regard to parking for real estate uses,
29 parking is not actively enforced by the Village and stated he would then be in favor of the request if a
30 couple of changes are made. Mr. Foley referred to the public comments made and stated the real issue
31 for the Commission to consider related to parking located at the ground level. He also referred to the
32 parking study conclusions which he agreed with. Ms. Case agreed with the comments made with these
33 issues such as 1.5 parking space requirement per residential unit, which is being discussed with the
34 preparation of the Comprehensive Plan. She agreed the lift would be a problematic feature of this location
35 and is in favor of recommending approval without the lift and the parking being for residential use only.
36 Ms. Danley agreed with the narrow scope of the Commission's purview and the issues relating to ground
37 floor parking. She then stated she is in favor of recommending approval. Mr. Bradley confirmed he would
38 not vote at this time since the request will be coming before the ZBA. Ms. Kunkle agreed with the
39 comments made and stated she understood the concerns raised which would not be sufficient enough to
40 be considered problematic. Chairperson Orsic also agreed with the comments made and asked if a strict
41 limit of two parking spaces could be done at the ZBA level. She also stated the Village has rules in terms
42 of construction noise, traffic, etc. and the commenter can contact the Community Development
43 Department if there are issues. Chairperson Orsic then asked for a motion.

44
45 Ms. Danley moved to recommend approval of the requested special use to allow off-street parking at
46 street level along the alley for the proposed three-story mixed-use building with a roof top deck on the
47 subject property based on findings of fact on page nos. 10-11 and that the request is consistent with the
48 special use standards. Ms. Case seconded the motion. A vote was taken and the motion unanimously

1 passed, 6 to 0:
2 AYES: Case, Danley, Golan, Foley, Kunkle, Orsic
3 NAYS: None
4 NON-VOTING: Bradley, Mancini

5
6 ***