Village of Winnetka

Planned Development Commission Special Meeting

July 19, 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. February 3, 2021, Virtual Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **New Applications**
   a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One Winnetka Preliminary Planned Development:** An application seeking the following approval of subdivision and zoning relief to allow the construction of a new four-story mixed-use building: (1) a plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line; and (2) preliminary planned development plan approval with the following zoning exceptions and special use approvals: (a) an exception from the maximum permitted building height; (b) an exception from the maximum front yard setback requirement; (c) an exception from the maximum corner yard setback requirement; (d) an exception from the minimum rear yard setback requirement; (e) an exception from the rear yard landscaped area requirement; (f) an exception from the minimum fourth story setback requirement; (g) a special use to allow parking on the ground floor level; (h) a special use to allow medical office uses within the C-2 Commercial Overlay District; and (i) a special use to allow financial service office uses within the C-2 Commercial Overlay District. The Village Council has final jurisdiction on this request.
6. **Old Business**
7. **New Business**
   a. August 2, 2023, Regular Meeting - Quorum Check
   b. August 14, 2023, Possible Special Meeting - Quorum Check
   c. August 16, 2023, Possible Special Meeting - Quorum Check

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).

d. August 17, 2023, Possible Special Meeting - Quorum Check

8. Adjournment

WINNETKA PLANNED DEVELOPMENT COMMISSION
VIRTUAL MEETING MINUTES
FEBRUARY 3, 2021

Members Present:	Matt Bradley, Chairman Tina Dalman Layla Danley John Golan Kimberly Handler Lynn Hanley Bridget Orsic Jay Vanderlaan
Members Absent:	None
Village Staff:	David Schoon, Director of Community Development Brian Norkus, Assistant Director of Community Development Ann Klaassen, Senior Planner
Village Attorney:	Ben Schuster

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairman Bradley read the Oral Declaration into the record.

Call to Order:
The meeting was called to order by Chairman Bradley at 7:14 p.m. Ms. Klaassen took roll call of the Planned Development Commission Members present.

Chairman Bradley outlined the agenda items and explained how the virtual meeting would take place. He also explained how public participation would take place and outlined the rules of procedure.

Approval of Minutes – October 7, 2020.
Chairman Bradley asked for a motion to approve the October 7, 2020 meeting minutes. Ms. Orsic moved to approve the October 7, 2020 meeting minutes. The motion was seconded by Ms. Danley. A vote was taken and the motion unanimously passed:
AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan
NAYS: None

Approval of Minutes – October 19, 2020.
Chairman Bradley asked for a motion to approve the October 19, 2020 meeting minutes. Ms. Dalman moved to approve the October 19, 2020 meeting minutes. The motion was seconded by Ms. Hanley. A vote was taken and the motion unanimously passed:
AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan
NAYS: None

Case No. 19-15-PD: 688-694 Green Bay Road – The Walden – Preliminary Planned Development Review:
An amended application submitted by Walden Winnetka, LLC seeking approval of subdivision and zoning

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relief to allow the construction of a new five-unit multi-family residential building with below grade structured parking. The requested subdivision and zoning relief would permit: (a) a plat of consolidation to combine two lots into one lot of record; (b) an exception from the maximum permitted building size (GFA); (c) an exception from the maximum permitted building height; (d) an exception from the required principal roof form; (e) an exception from the exterior wall articulation requirement along the south façade; (f) an exception from the front yard setback requirements to accommodate surface parking spaces. The Village Council has final jurisdiction on this request.

Mr. Schoon went over the Commission's past review of the request and described the meetings held. He stated public comment was received in support and in opposition of the project and described the concerns raised. Mr. Schoon stated the Commission recommended denial at the October 2020 meeting and identified the reasons for the denial. He then identified the project's location and size.

Mr. Schoon stated in connection with proposed changes to the project, he noted the building footprint would be the same and the building was rotated 180 degrees which changed the pedestrian and vehicular access points. He identified the location of two parking spaces in the front as well as a 4-foot tall retaining wall along the west property line with landscaping to be used as a buffer. Mr. Schoon then described the storm water and detention elements and noted the building has been reduced from four to three stories with five units instead of six with 10 parking spaces on the lower level and storage units. He noted the units would measure 2,200-2,400 square feet with 10 foot high ceilings and stated the west elevation would be a two story element with a common outdoor roof deck and garden space with storage units on the third story. Mr. Schoon referred to the north and south building elevations and new renderings from Green Bay Road. He noted the proposed driveway off Green Bay Road has a 15% slope for a distance of 17 feet which contained parking spaces at the bottom of the slope which are required to meet ADA requirements. Mr. Schoon informed the Commission Village Engineering reviewed the proposed grade and any refinements would be addressed at the time of any final approval.

Mr. Schoon informed the Commission the DRB reviewed the revised design at their January 21, 2021 meeting and unanimously recommended approval of the design as presented. He stated although the height has been reduced, exceptions are still needed for height and GFA noting the impermeable lot coverage exception has been removed. Mr. Schoon then stated the two variations for exterior wall articulation and principal roof form are still necessary. He referred to the planned development and exception standards and the proposed compensatory benefit from the applicant of providing the Village a donation of $18,000 to go toward public electric vehicle charging stations and identified their potential locations. Mr. Schoon identified the actions the Commission may take and asked if there were any questions.

Chairman Bradley also asked if there were any questions. Ms. Hanley asked why the 4 foot articulation is required. Mr. Schoon responded it was an attempt to get at a design element to break up long walls. Ms. Hanley asked if the DRB considered the roof form. He noted the DRB did not review the request in terms of it being a zoning exception, but the Board found the proposed design to be appropriate given its location. Ms. Orsic referred to the charging station and asked if that has been done before where the public benefit is not at the site's location. Mr. Schoon confirmed that this is not an uncommon practice for communities, and that such benefits have been similarly done in other communities. Mr. Vanderlaan asked if the public interest benefit would be a conflict of interest and Mr. Schuster explained why it would not be. Mr. Golan asked how far the building would be moved to the south. Mr. Schoon indicated it may be approximately 12 feet and the applicant can confirm. He noted the building met all of the required setbacks with the two parking spaces in the front yard being the setback issue. Ms. Dalman questioned the applicant's outreach efforts or meetings with residents as well as landscape detailing. Mr. Schoon stated the applicant can respond.

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Mr. Norkus allowed the applicant into the meeting. Chairman Bradley swore in those speaking to this matter. Rick Swanson introduced himself as President of R. Swanson Architects and President of Swanson Development P.C. He then went over the timeline of the project's presentation before the Planned Development Commission and DRB. Mr. Swanson then began experiencing technical difficulties.

A motion was made by Ms. Hanley to recess for 10 minutes until the applicant resolved his technical issues. Ms. Dalman seconded the motion. A vote was taken and the motion unanimously passed:
AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan
NAYS: None

Chairman Bradley reconvened the meeting at 8:10 pm.

Mr. Swanson continued by stating the Planned Development Commission had previously recommended denial of the project and noted the denial was not based on the proposed project or intended use of the property. He then identified the recommendations made to refine the project. Mr. Swanson stated the project was revised and presented to the DRB on January 21, 2021 where unanimous approval was recommended. He also identified the concerns previously raised which were considered in the project's revision including unit density reduction, removal of the fourth floor space, reducing the height of the west side of the building to two stories, relocating the primary entry to face north, shifting the building to the south and confirming the quality of the materials would remain the same. Mr. Swanson confirmed the building shifted 10 feet so that the building is 22 feet from the north lot line. He then identified the new garage entrance which would be screened by retaining walls and landscaping material and removed the two rear parking spaces which resulted in a reduction in impermeable surface eliminating the need for that exception. Mr. Swanson referred to existing site photos, the surrounding properties and the new proposed site plan. He then identified the significant amount of landscaping materials they would be able to add to the property as well as the paver brick sidewalk noting a gradient heat system would be installed under the driveway.

Mr. Swanson then referred the Commission to the revised third floor plan which would contain the rooftop garden area and partial storage area for that unit owner. He then referred to the previously approved east elevation and new east elevation improvements containing the same materials noting the two towers in the front would remain at the same proposed height and would be 8 feet over the allowable amount. Mr. Swanson also referred to the previously approved west elevation and proposed new west elevation noting the elevation was reduced to two stories with a parapet wall reduction to 25 feet 6 inches. He identified the previously approved north elevation and new proposed north elevation with the same change in massing as the south elevation together with the removal of the driveway. Mr. Swanson stated they softened the peaked roof element with an arched parapet element. He then stated shifting the building to the south would allow more sunlight to the north property than if they were to build a pitched roof element at the allowed setback line to address the neighbors' concerns. He identified the previously proposed and new south elevations noting the only area not articulated related to this elevation and identified the elements changed including existing trees, driveway, fourth story removal and roof design change.

Mr. Swanson then identified the proposed building's relationship to the existing structures and landscaping plans on Green Bay Road and vault system plans. He referred to the building's section illustration and rooftop element for the third floor. Mr. Swanson also identified the ADA slope requirements and then referred to the artist's rendering of the building and landscaping from different street views as well as the proposed materials which would remain the same. He then asked if there were any questions.

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Chairman Bradley also asked if there were any questions. Mr. Vanderlaan referred to emails from the neighbors relating to privacy concerns in connection with the rooftop deck and asked Mr. Swanson to address how the new plans would address those concerns. Mr. Swanson responded the Walden neighbors all have backyards and the reduction to two stories and berm addition adding the balcony owners would not present an issue. He also stated you would not be able to see into the backyards from the rooftop deck location. Mr. Swanson also stated moving the garage to the front helped resolve any privacy and noise issues.

Chairman Bradley questioned the balconies' size dimensions on the side facing Walden. Mr. Swanson responded they would measure 6x12 feet. Chairman Bradley referred to the third floor unit owner's rooftop space being an exclusive private space as opposed to a communal space. Mr. Swanson responded they have been in communication with Ruud Coster and discussed the issue with their brokers and decided to make it exclusive to the penthouse unit. Mr. Golan asked if there would be a trench drain at the bottom of the driveway and Mr. Swanson confirmed that is correct. No additional questions were raised at this time.

Chairman Bradley then asked for public comment. Ms. Klaassen confirmed the following letters to be read into the record were not included in the agenda packet. She read communications from Liz and Max Winemiller, 797 Walden, King and Hope Poor, 735 Walden, Mary Jo and Jim Buschell, 677 Walden and Nancy Carley, 670 Walden, in opposition to the project.

Chairman Bradley noted there would be a three minute limit on public comments. Mary Ellen Stanfield stated she would speak on behalf of her and Neal Peterson, 680 Green Bay Road. She referred to the building being 18 feet away from their building as being too close, she also questioned the proposed landscaping along the south property line. Ms. Stanfield also voiced concern regarding the size of windows on the south building wall and lights, concluding they are in opposition to the project. Chairman Bradley then swore in those speaking to this matter. Mary Jo Buschell, 670 Walden, stated while she appreciated the changes made, she strongly objected to the balconies and asked if the balconies could be changed to Juliette balconies which would be less obtrusive. Neal Peterson, 680 Green Bay Road, questioned the rationale for moving the building 10 feet closer to their building to the south. Ms. Klaassen confirmed there are no other members of the public at the Village Hall to comment.

Mr. Norkus then allowed members of the public into the meeting. Chairman Bradley swore in those speaking to this matter. Ruud Coster, 696 Green Bay Road, stated he submitted numerous objections to the development relating to mass, scale and height. He referred to the revised plans which do not represent the proper tradeoff to the neighbors. Mr. Coster stated while they appreciated the changes, there would still be a negative effect on their property in terms of height, mass, light and air. He also stated their privacy concerns have increased due to the building's orientation change. Mr. Coster referred to the developer's initial comments that the building size could not be reduced and still be financially feasible and the number of units has now been decreased. He also stated the developer would have more benefit from the project with the Village receiving a minimal public benefit.

King Poor, 735 Walden, referred to the public benefit defined in the ordinance and stated it should be connected to the project to justify the exceptions. Mr. Poor then stated while he appreciated the changes made, the balance weighed against approval of the exceptions including privacy concerns, loss of light and the de minimus public benefit. He suggested progress can still be made to mitigate the privacy concerns.

Brandie Siavelis, 415 Cedar, stated one of the biggest complaints made related to privacy and the developer made significant changes to address those and other concerns. She stated the balconies would not be used year-round due to the weather and would be primarily occupied by empty nesters who would help increase

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tax revenues. Ms. Siavelis referred to the private third floor patio which would be used by one owner as opposed to six and there are many buyers who want luxury, maintenance free living. She stated this project has been in the works for two years and the developer made numerous concessions to appease the neighbors noting that neighboring properties can be developed.

Gordon Montgomery, 681 Walden, stated he appreciated the design changes but the conclusion did not meet the reasons for which the Commission recommended denial the last time since there are still height, mass, light and air issues. He also stated after the project revision, there would be more of an issue in terms of light and noise. Mr. Montgomery stated the changes in totality do very little to move against the previous fundamental issues.

Laurin Starck, 698 Green Bay Road, stated although modifications have been made to the building to address noise and privacy issues, she referred to safety and traffic being brought to Green Bay Road during construction. She also referred to the quality of homes and lifestyle expected by those living in Winnetka and asked for the Commission to take all of that into consideration.

Mr. Swanson responded with regard to the landscaping question, he identified the materials to be planted along the length of the property. He also noted with regard to the comment that the building is at 18 feet away, the proposed building is located at 12 feet from the south property line, adding the building to the south is located at 6 feet from the property line. Mr. Swanson also stated with regard to window size, smaller windows can be installed with the lights on motion sensors. He then stated the balconies would be bay shaped and would contain a limited amount of furniture with limited use. Mr. Swanson added they would not be visible once the trees grow and he is willing to listen to comments relating to the balconies. He then stated with regard to shifting the building to the south, the building to the south is a massive structure and it made sense for the proposed building to relate to it as a transitional building and it would also contain 22 feet for landscaping material to the north and he is open to discussion. Mr. Swanson also stated with regard to the public benefit, they would be constructing an attractive building that would provide a public benefit serving the residents' needs and described it as a meaningful contribution. He concluded by stating they went way beyond the call of duty in terms of addressing the concerns raised and added it is not possible to make everyone happy. He then asked if there were any questions from the Commission.

Chairman Bradley then swore in Mary Ellen Stanfield. Ms. Stanfield questioned whether the landscaping would be legally bound to hold to what is presented. Mr. Schuster described the process and conditions in the planned development ordinance in that an approval is conditioned upon compliance with the approved plans. He also stated the applicant would be required to keep the landscaping in accordance with those plans. Mr. Schuster then stated with regard to public benefit, he explained the background behind the compensating benefit for planned development noting it is not necessarily required to be on the property itself and is based on the exceptions being requested. In response to a question of Ms. Dalman, Mr. Schoon confirmed that the landscaping would be required to be maintained.

Chairman Bradley closed public comment and called the matter in for discussion. Mr. Golan commented the applicant has done a remarkable job of addressing most of his initial concerns with the plans. He also stated eliminating the sixth unit and lowering the west half of the building is more palatable to the west neighbor. Mr. Golan also stated with regard to balconies, minimal time is spent on them and privacy would not be a significant issue. He also stated moving the property 10 feet to the south is a great idea and he would vote in favor of the request. Ms. Danley agreed with Mr. Golan's comments and stated the elimination of impermeable lot surface is significant. She also stated the developer agreeing to work with the neighbors further on landscaping is significant and the private third floor unit made the development more palatable.

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Ms. Danley stated the building height reduction is an improvement and she is surprised the neighbors are still against it noting she would be inclined to vote in favor of the development. Ms. Hanley agreed with the comments made and stated while she appreciated the neighbors' concerns in terms of privacy, the Village is dense and everyone deals with privacy issues. She does with her single-family home and her adjacent neighbors. She also stated there would be a multi-family building in that space due to its zoning and did not think the exceptions would unreasonably impede on the neighbors' quiet enjoyment. Ms. Hanley concluded she would vote in favor of the request and commented the charging station is an excellent compensation.

Ms. Handler agreed with the comments made and referred to her initial concern with regard to the charging station. She stated after the discussion, she realized it worked. She also stated the Green Bay Road corridor is a mixture of residential, businesses, empty lots, etc. and the building would provide a benefit to the community and concluded she would vote in favor of the request. Ms. Orsic commented the section illustration demonstrated the nice transition between the buildings and agreed the Village is dense and landscaping provides a buffer. She then stated the proposed landscaping would make a huge difference to the neighboring properties and a building would be built on this site eventually. Ms. Orsic stated the developer worked hard on making changes to the project and she is leaning in favor of approval. Ms. Dalman stated she supported the project for several reasons and the property contained challenges relating to slope, etc. and the developer made changes which affected his profitability. She stated it is difficult to address everyone's concerns and the developer has done a good job doing that. She then stated with regard to balconies, the DRB unanimously approved the design and the balconies provided architectural articulation. Ms. Dalman stated the Village made the decision to have a planned development process with a request not being strictly held to the zoning standards to address and meet the Village's goals. She agreed with the offsite public benefit given the site size and noted for the record they would be addressing an existing storm water drainage issue in the neighborhood by putting in a vault benefitting the Walden neighbors. Ms. Dalman concluded she would be in favor of the request.

Chairman Bradley stated he initially was against the project for the reasons stated with the revised application resulting in a much more scaled back project which ended with a better result with significant reductions which mitigated the issues raised. He noted with regard to the planned development process, the overages and exceptions are allowed to be requested by right which are weighed against the planned development standards and determine whether such projects should proceed. Chairman Bradley noted the impermeable lot coverage was eliminated and moving the entrance to the other side addressed a number of noise and safety concerns. He referred to the front yard exception related to getting vehicles in and out of the driveway from Green Bay Road. Chairman Bradley asked for a condition on the motion to state that the third-floor outdoor space be set off as an exclusive right for the third-floor unit owner. He then stated if the building height was 35 feet and for the west neighbors, there could still be balconies by right. Chairman Bradley then stated with regard to the 18% GFA overage, there was a dramatic reduction from 50% from the previous proposal. He noted the height issues and the way in which the parapet is measured, those are aesthetic portions which would not affect light and air and moving them to the south ensured more visibility for the north neighbors. Chairman Bradley stated the articulation issue is limited to the south wall and did not create the same concern as it would have for the north neighbors.

Chairman Bradley then encouraged the developer to work with the Walden neighbors with regard to landscape materials and address the window concerns. He stated the standard that the use would not immediately impede the neighbors' use and enjoyment has been addressed by the project revisions. He added for the record the project met the standards and planned development exception standards with the public benefit being difficult to include on the site and he commended the developer for the proposed compensating benefit. Chairman Bradley concluded he is in favor of the request with the condition he

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previously stated and also asked for a condition that the second floor balconies be removed.

Ms. Orsic states she did not agree with that suggestion to remove the second-floor balconies, which did not present a big privacy concern. Mr. Golan asked if the landscaping would be maintained and added the charging station would most likely be used by visitors to the Village and how it would be maintained. Mr. Schoon confirmed a third party would provide the service and users would be charged for the electricity noting the Village had to pay for its installation. Ms. Handler agreed the balconies should not be removed and are important architecturally which would be seldomly used. She also stated the third floor deck did not require a condition for its use only by the third floor owner. Ms. Handler also stated they cannot instruct the third floor owner on how to use their deck. Mr. Vanderlaan agreed with the comments made and stated the Village is sorely lacking housing options for older residents. He stated this project would fill that need and would be a great benefit for that population.

Chairman Bradley asked for a motion recommending approval with the condition that the third floor patio be privately used by that unit owner only. Ms. Danley moved to recommend approval of the preliminary plan for The Walden Planned Development to be located at 688-694 Green Bay Road and to adopt the findings of fact as indicated on page nos. 18 and 19 of the agenda packet with an additional condition that the third floor deck space be committed to the third floor unit owner's use. Ms. Orsic seconded the motion. A vote was taken and the motion unanimously passed:
AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan
NAYS: None

Other Business.

a. March 3, 2021 – Quorum check.

Mr. Schoon confirmed there are no items on the agenda for the March 3, 2021 meeting.

Public Comment.

Mr. Norkus asked the remaining members of the public for comment. No additional comments were made at this time.

Adjournment.

A motion to adjourn was made by Ms. Hanley and seconded by Ms. Orsic. A vote was taken and the motion unanimously passed:
AYES: Bradley, Dalman, Danley, Golan, Handler, Hanley, Orsic, Vanderlaan
NAYS: None

The meeting was adjourned at 10:26 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JULY 13, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN – ONE WINNETKA
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On July 19, 2023, the Planned Development Commission is scheduled to hold a public hearing on a **preliminary planned development plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The proposed planned development consists of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

a) 59 residential rental units,
b) 20,955 square feet of commercial space, and
c) a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The Applicant has filed an application (**Attachment A**) seeking approval of the following subdivision and zoning relief:

A. A plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line;
B. Preliminary planned development plan approval with the following zoning exceptions and special use approvals:
    a. An exception from the maximum permitted building height;
    b. An exception from the maximum front yard setback requirement;
    c. An exception from the maximum corner yard setback requirement;
    d. An exception from the minimum rear yard setback requirement;
    e. An exception from the rear yard landscaped area requirement;
    f. An exception from the minimum fourth story setback requirement;
    g. A special use to allow parking on the ground floor level;
    h. A special use to allow medical office uses within the C-2 Commercial Overlay District; and
    i. A special use to allow financial service office uses within the C-2 Commercial Overlay District.

Details of the requested exceptions and special uses are provided later in the report.

The Design Review Board held two public meetings regarding the certificate of appropriateness for the proposed development. A summary of its recommendation is provided later in this report. It should be noted that the Applicant's application materials in Attachment A incorporates changes to address the conditions that were part of the Design Review Board's recommendation.

A sign has been posted on the Subject Property and a newspaper notice was published in the *Winnetka Talk* on June 29, 2023, indicating the time and date of the Planned Development Commission public hearing. A mailed notice has also been sent to property owners within 500 feet of the Subject Property. Written public comments that the Village has received to date are included in **Attachment B**.

PLANNED DEVELOPMENT PROCESS

In early 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the second proposed planned development to be reviewed under these new regulations, staff thought it would be helpful if we reviewed the process with the Commission.

The new process consists of the following major steps:

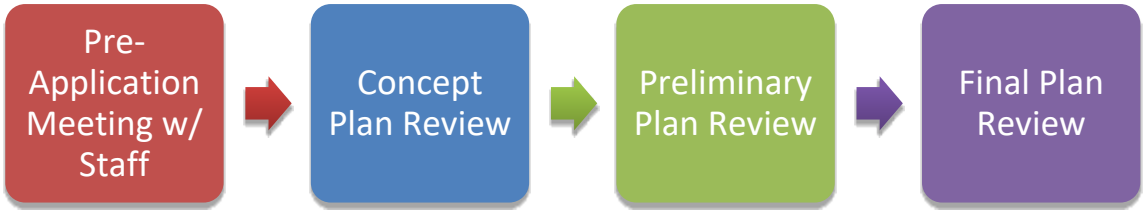


Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with an applicant's proposal. This step also provides the applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. After hearing the comments and suggestions from the Village Council, the applicant decides whether to proceed with the project. If they do proceed, the applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

On January 17, 2023, the Village Council conducted the concept plan review of the proposed four-story mixed-use building. Though design elements have changed, the current preliminary proposal before the Commission is generally consistent with the site layout and building form as presented at the January 17, 2023, concept plan review. Copies of a couple images from the January 2023 concept plan review are below.

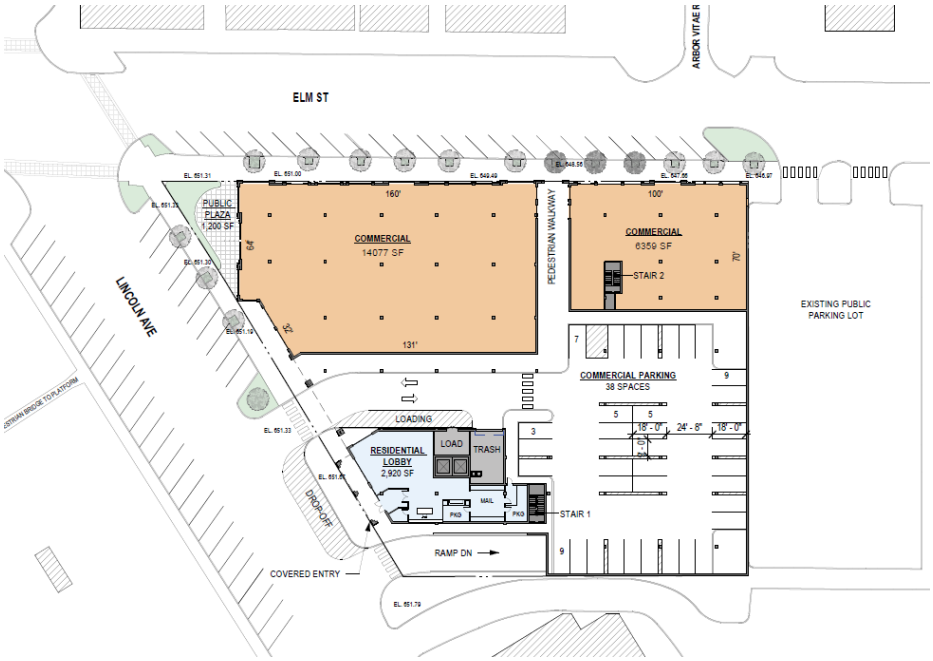


Figure 2 - Concept Plan - Site Plan Presented to Council on January 17, 2023

Figure 3 - Concept Plan – Elm Street Elevation Presented to Council January 17, 2023

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building; however, ***individual Council members*** stated that the following issues should be carefully considered during the preliminary planned development process:

a) In general, Council members liked the direction the architectural design was taking, while a few thought a little more work could be done, such as:
    a. While a couple of trustees indicated that they liked the appearance of the gray stucco material; others expressed reservations about its use, in particular in terms of its appearance and its ability to withstand the elements, in particular the western sun.
    b. Council members were generally open to the proposed heights and setbacks; however, one asked that the Applicant continue be mindful in terms of how the design impacts the appearance of the building height.
    c. Particular attention should be paid to the design of the proposed covered pedestrian walkway between Elm Street and the commercial parking area to make sure it is more inviting, such as the addition of windows or displays along the corridor. (Note: The walkway has since been removed from the plans.)
    d. One Council member expressed that additional consideration should be given to the design of the building at the corner of Lincoln and Elm as it should have a stronger presence that anchors the building.
    e. Regarding proposed balconies, a couple of council members asked that the Applicant consider placing limitations on what tenants can place on the balconies.
    f. Given the size of the building it is important that there is sufficient articulation in the building design.
    g. A Council member expressed the opinion that the residential entry needed additional work.
    h. Council members expressed an interest in hearing the Design Review Board members' thoughts regarding the project.
b) Regarding the streetscape design, one Council member asked that they consider a larger bumpout at Elm and Lincoln.
c) Regarding the ground floor commercial space
    a. All Council members expressed an openness to consider medical office uses and financial office uses, which require special use approval, for the commercial space. Some members indicated that they would consider approving such uses as part of the planned development, while others had reservations and stated that each should individually apply to the Village for special use approval.
    b. One Council member encouraged the Applicant to reconsider the amount of commercial space that they were including as well as to reconsider the depth of the space as the proposed depths appear too deep for traditional retail.

Council members also asked the Applicant to continue to communicate with the neighbors to hear their comments regarding the proposed development. A copy of the staff report for the Council's January 17, 2023, meeting as well as a copy of the meeting minutes are included as **Attachment C.**

Preliminary Plan Review. As previously stated, the Applicant has applied for preliminary planned development approval. Preliminary plan review includes the following steps:

Figure 4 – Preliminary Plan Review

Design Review Board. The Design Review Board's role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief.

On April 20, 2023, the Design Review Board held its first public hearing to consider a certificate of appropriateness to allow the construction of the proposed mixed-use planned development. After hearing from Village staff, the Applicant, and three members of the public, the DRB discussed the proposed building. Overall, the Board members found the general design approach heading in the right direction, but that the design could benefit from further refinement. A summary of the more significant discussion points is as follows. Board members' comments focused on how the building design, in particular the building materials of the 4th level could better integrate with the three lower levels. They also suggested the Applicant give the Tudor building elements an even more modern feel. They also encouraged further refinement of the pedestrian passageway between Elm Street and the commercial parking lot to make it more inviting and for users to feel safer. During its discussion, Board members provided ideas of how these concerns could be addressed but left it to the Applicant to decide how to respond to their comments.

At the Applicant's request, the DRB continued the item to the May 18, 2023, DRB meeting to provide the Applicant time to respond to the Board's comments. At the May 18 DRB meeting, the Applicant requested that the DRB continue the item once again to give them additional time to further refine the design. At the May meeting, the Board continued the item to its June 15 meeting.

After hearing a presentation from staff and one from the Applicant at the June 15 meeting, the Board heard from one member of the public who had questions regarding the locations of terraces on the south façade. After a thorough and thoughtful discussion with the Applicant and its design team, the Board discussed the revised design. In general, Board members were very positive regarding the design changes the Applicant made in response to their April 20 comments. The Board concluded its discussion by recommending approval of the design, by a 5-0 vote, with the following conditions:

a. Replace the triple gable design element on Elm Street and the double gable design element on Lincoln Avenue with shed dormers.
b. Study and modify the cornice on the fourth floor to recede rather than come forward.
c. Break up the horizontality of the band that sits atop the commercial storefronts by varying the height of that stone cap.
d. Add ornamental lattice to the painted CMU block wall elements on the east and south ground floor elevations to soften the wall behind it.

The staff reports with limited original attachments and minutes from the Design Review Board meetings are included in **Attachment D**.

Planned Development Commission. As part of the preliminary plan review stage for a planned development, the Planned Development Commission's role is to provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. The following should be noted regarding the Planned Development Commission's review:

1. A quorum of the commission consists of seven members.
2. The Commission may not recommend approval of a preliminary planned development unless it has considered the application at no fewer than two public meetings.
3. The affirmative vote of five Commission members is required to make a recommendation on a planned development.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:

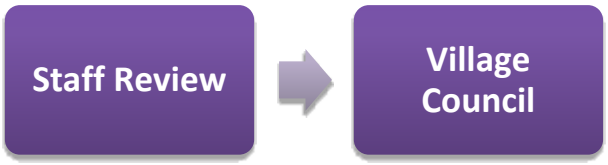


Figure 5 – Final Plan Review

During the final plan review process, the Council *may* choose to return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 6). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the "Village Parcel") is not part of the Applicant's redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

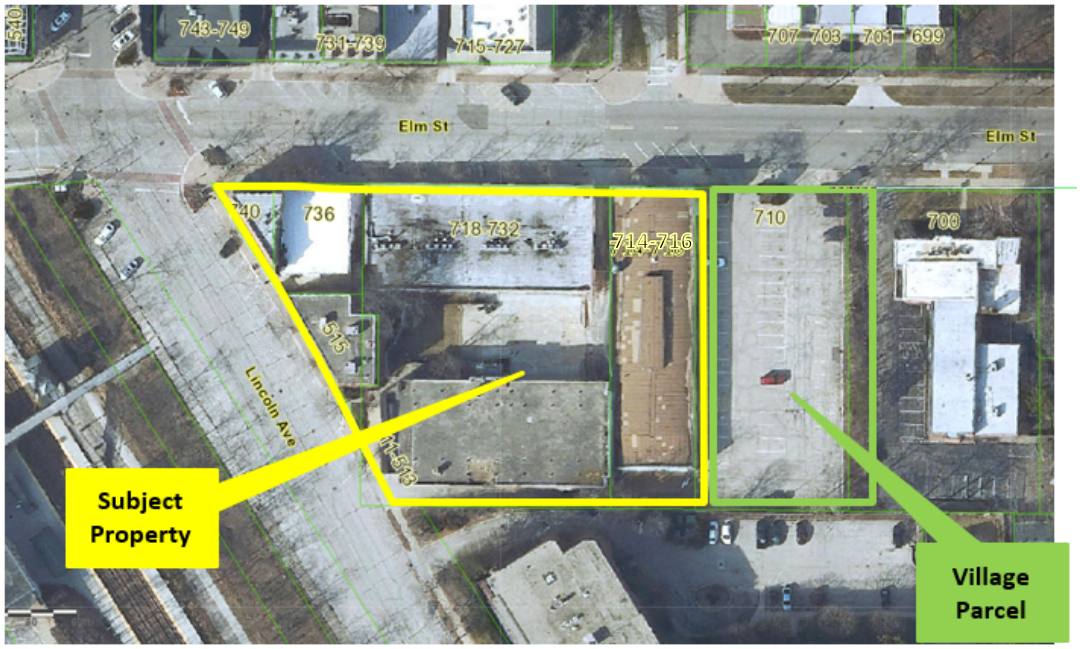


Figure 6 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial District ("C-2 District"), and a portion is located in the C-2 Commercial Overlay District ("C-2 Overlay District") as shown in Figure 7.

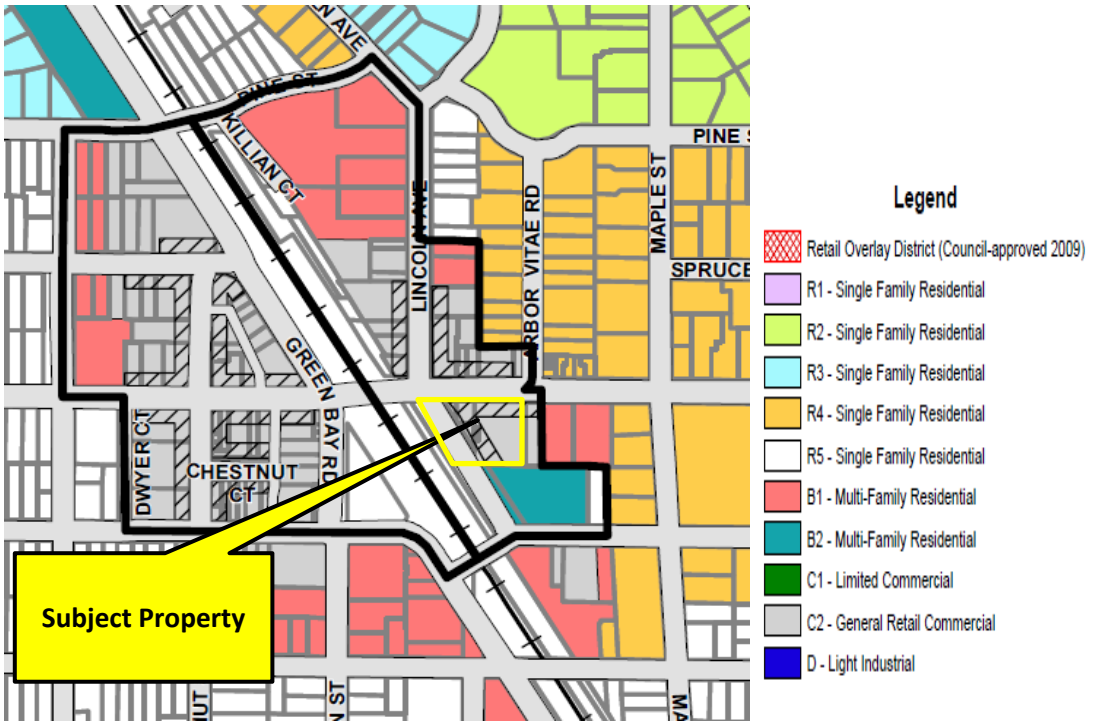


Figure 7 – Zoning Map

On Tuesday, April 18, 2023, the Village Council adopted the Winnetka Futures 2040 Plan as the new comprehensive plan for the community. The Village's previous comprehensive plan future land use map and the new comprehensive plan future land use map (see Figure 8) both designate the Subject Property as appropriate for commercial and mixed-use development.

Figure 8 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

In addition to the Comprehensive Plan Future Land Use Map, the Winnetka Futures 2040 Plan contains vision statements and goals that are relevant to the proposed application, including the following.

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 its residents and create a unique and powerful sense of place.

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

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 2.3: 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.

Mobility and Connectivity Vision Statement: A progressive community with forethought in developing safe and efficient local and regional mobility connections for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks.

> Goal 8.4: The Village will continue to support quality transit service and encourage increased ridership.
>
> Goal 8.5: The Village will manage its parking assets to support the success of its business districts while balancing parking location and supply with the needs of the distinctive walkable and transit-oriented character that is uniquely Winnetka.

CURRENT PROPOSED PLAN

As previously stated, the Applicant has submitted a preliminary planned development plan for a four-story mixed-use building which consists of the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 20,955 square feet of commercial space, and
- 152 parking spaces consisting of 39 spaces at ground level for commercial uses and 113 spaces on the lower (underground) level for residential uses. Twelve of the residential parking spaces would be installed with EV charging stations with the ability to add additional chargers.

Site Design & Building Layout

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building off Lincoln Avenue would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the C-2 Overlay District.

The upper story residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

Stormwater detention for the property will be provided in the form of a vault located underneath the lower level parking in the northeast corner of the property.

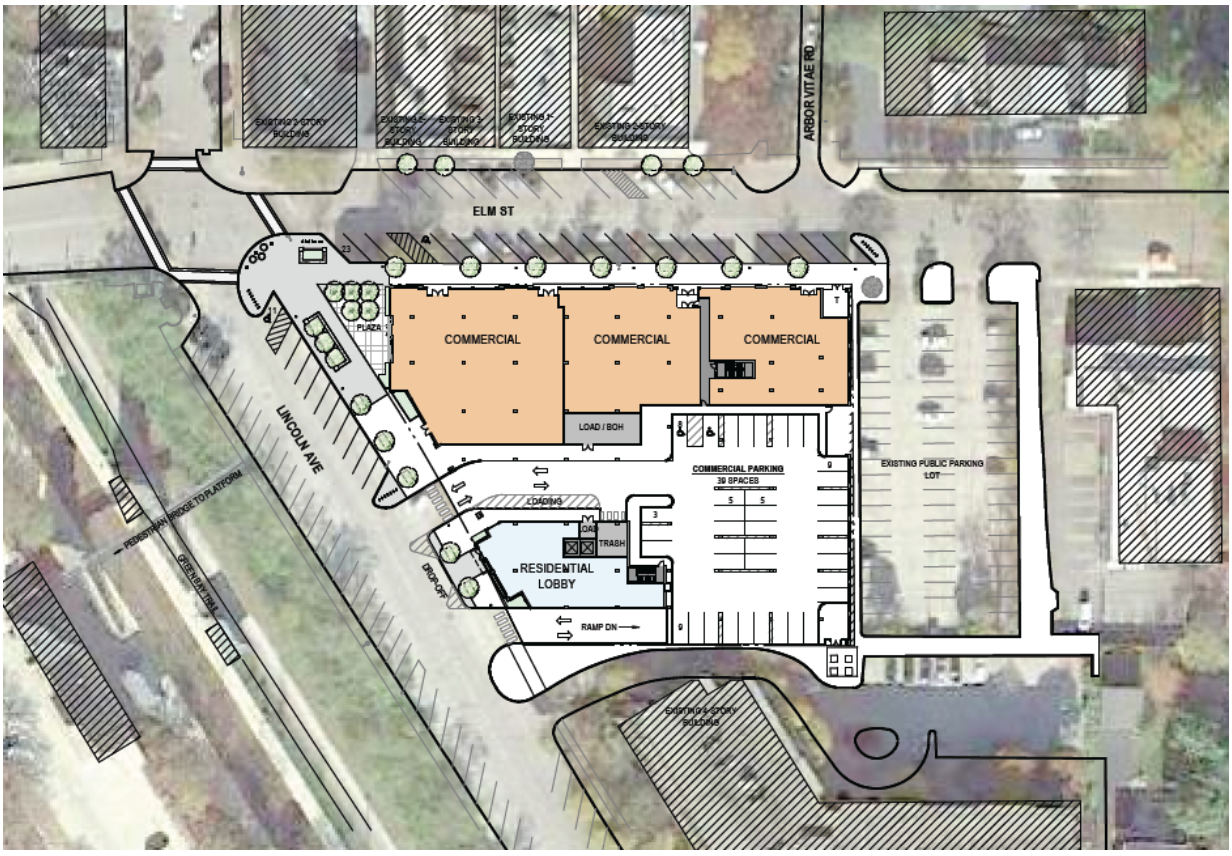


Figure 9 – Preliminary Plan – Site Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated cast stone. It also includes painted wood framework and fiber cement board on the upper levels. The façade contains some steeply pitched roof elements as well as bay windows, terraces, and large groupings of window openings. The application materials include further description of the design team's approach to the design.

Figure 10 – Preliminary Plan – Lincoln Avenue Elevation

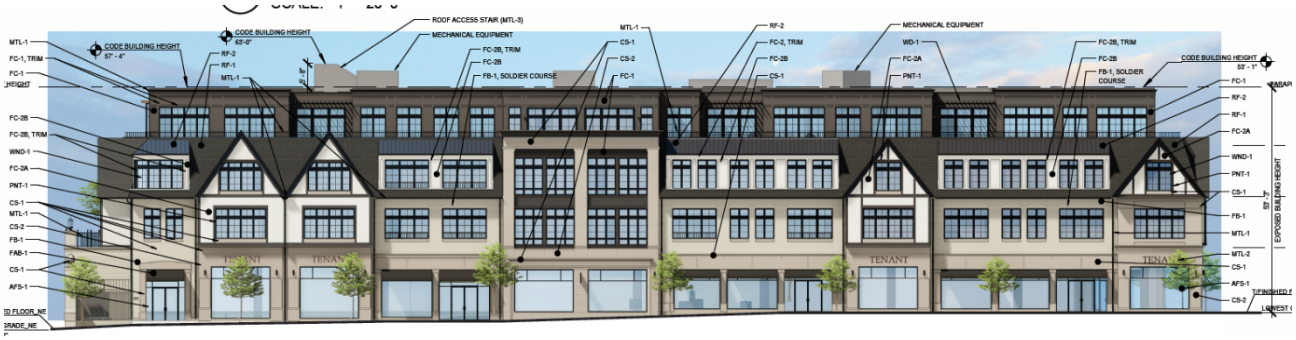


Figure 11 – Preliminary Plan – Elm Street Elevation

As required by the Zoning Ordinance, in most locations the fourth story would be stepped back a minimum of 10 feet from the point on the lower building elevation that is closest to the property line along the street. The setback of the fourth story is required by code to reduce the perceived scale of buildings at the sidewalk. Residential terraces are provided at the second level along the south and east sides of the building and at the fourth level along the east, north, and west sides of the building.

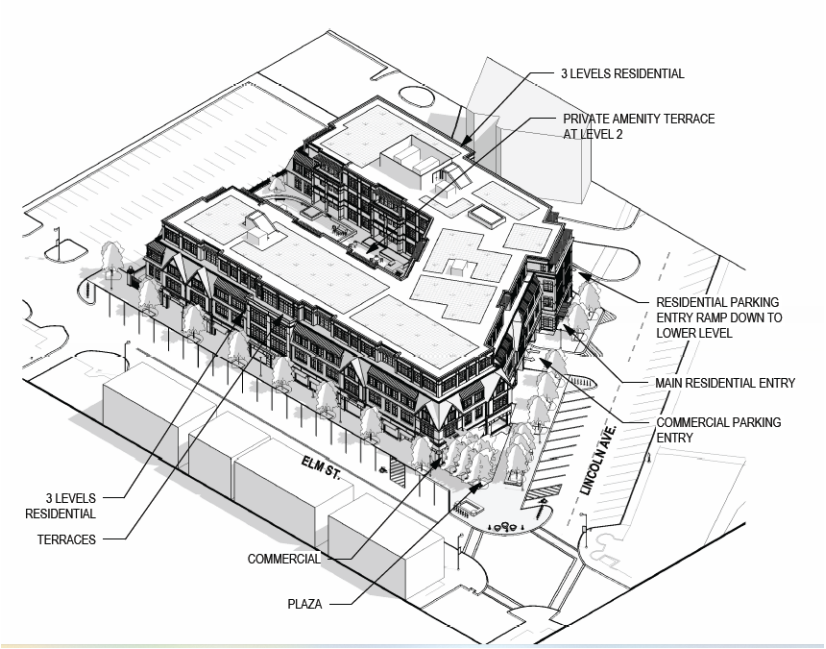


Figure 12 – Preliminary Plan – Axonometric View

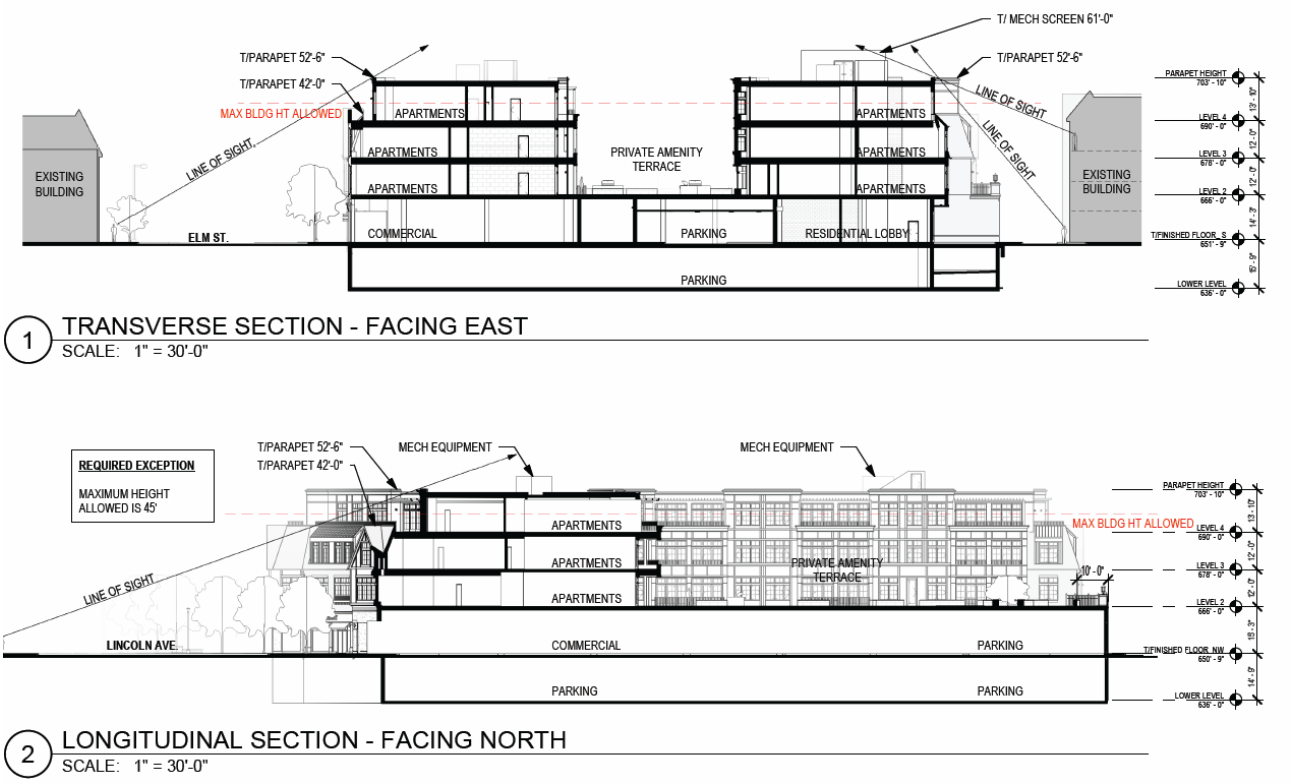


Figure 13 – Preliminary Plan – Building Sections

Traffic, Circulation, Parking, & Loading

As previously mentioned, the proposed plan includes one level of private underground parking in the One Winnetka building for the residents of the development and commercial parking spaces at grade level located in the southeast corner of the proposed structure. The access drives for each parking area, which are two separate drives, are located along Lincoln Avenue.

Regarding parking, the Applicant is proposing to provide 113 parking spaces in the lower level for the 59 residential units, while the code requires a total of 96 spaces, which is based upon the number of bedrooms in each unit. The Applicant is proposing 39 spaces for the commercial uses, which is the same number as required by code.

In addition to providing 39 parking spaces on-site for the proposed commercial uses, the site would also be served by the on-street public parking in the area as well as by public parking lots in the East Elm Business District, in particular the public parking lot located immediately east of the Subject Property.

The design of the proposed development will impact on-street parking as indicated in the table below:

Table 1 – Comparison of On-Street Public Parking Spaces

	Existing Conditions	***Downtown Streetscape Master Plan Concept Design***	***Proposed Plan***
On-Street Public Parking Spaces			
Elm Street - Adjacent to Development	23	22	23
Lincoln Avenue - Adjacent to Development	21	16	11
GRAND TOTAL	**44**	**38**	**34**

As noted in the above table, the concept plans of the Downtown Master Streetscape Plan anticipated some reduction in the number of on-street public parking spaces to accommodate streetscape design elements, such as a gathering space bumpout at the corner of Elm and Lincoln, as well as to provide code compliant accessible parking spaces. The design of the proposed development, with two driveways along Lincoln Avenue and the incorporation of a pick-up/drop-off area in front of the residential entrance, has further reduced the number of on-street parking spaces along Lincoln Avenue.

The Applicant has submitted a traffic study prepared by KLOA to illustrate the impact of the development on traffic and parking in the area. The Village's Director of Engineering has reviewed the traffic study to determine if it was performed based upon acceptable traffic study standards. **Attachment E** includes the Director of Engineering's memo regarding the traffic and parking study. The Director of Engineering has concluded the following:

> *Based on this information provided by KLOA, Inc. it is my opinion that the proposed mixed-use development should not create an adverse impact on parking, traffic, and pedestrian movements. In addition, the results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that any changes in queues will not impact adjacent intersections.*

Given the proximity of the two proposed driveways, the study does recommend that convex mirrors be installed to assist drivers while exiting each driveway.

The development has designated a limited loading area along the commercial driveway off Lincoln Avenue. Given the height limitation of the driveway, this loading area would be limited to smaller trucks (DL-23 trucks, which are 22.6 feet in length). Larger delivery or moving trucks would have to load and unload from the drop-off area in front of the residential building entrance which is approximately 40 feet long. Given the limited size of loading areas within the building site and along the street, the design of the proposed development could not accommodate semi-trucks. The Applicant has indicated any trucks that could not fit in either loading area will not be accepted or will have to apply with the Village for temporary use of part of the street.

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village rights-of-way along Elm Street and Lincoln Avenue that are generally consistent with the Village's Downtown Master Streetscape and Signage Plan. Consistent with those plans, the Applicant proposes creating a larger bumpout area at the street intersection for a gathering space, installation of pedestrian light fixtures, bumpouts to demarcate driveways, street trees, bicycle racks, seat walls, and at grade planting beds. In addition, the Applicant proposes creating a small plaza area on private property at the corner of Elm Street and Lincoln Avenue. The Village's streetscape consultant has reviewed the plans and has found them generally compatible with the Village's streetscape design, and only found a few technical issues that will need to be addressed prior to final plan approval (e.g., exact placement of streetscape elements such as light poles and bicycle racks, details for streetscape trees – size, variety, tree grate size and structural soils, paving surface details and finishing, etc.)

Figure 14 – Preliminary Plan – Landscape Plan

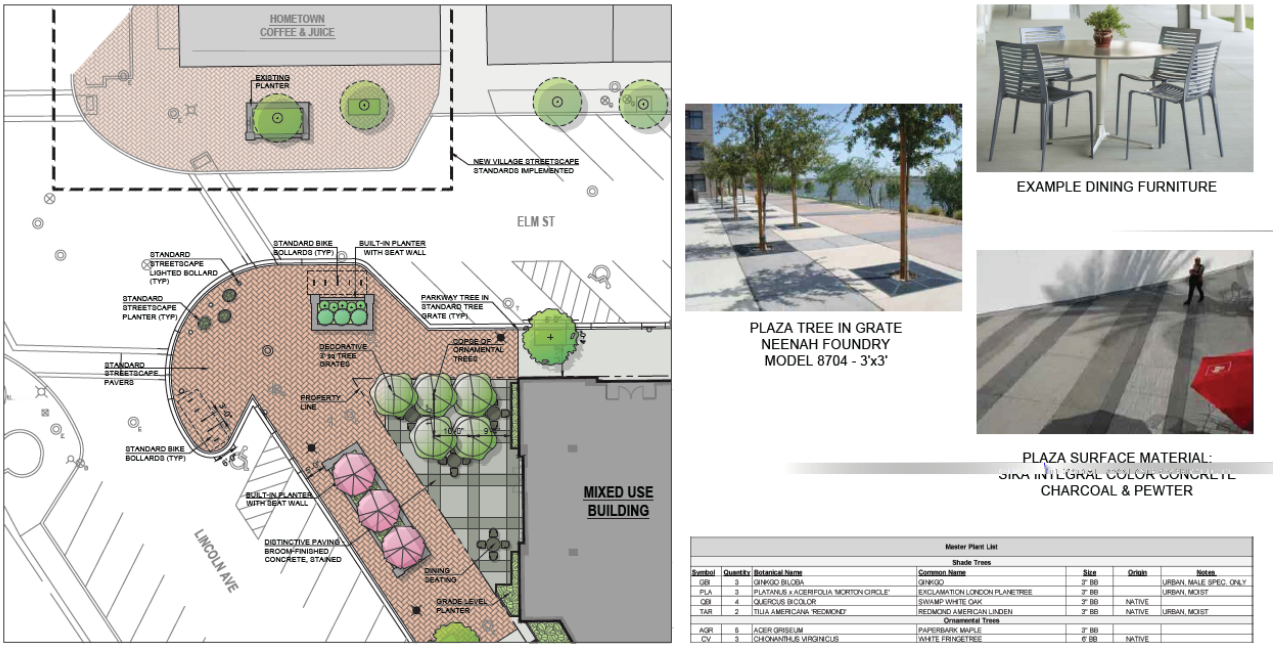


Figure 15 – Preliminary Plan – Landscape Plan – Plaza Elements

The sidewalk along Elm Street and the Elm Street vehicular travel lanes would remain the same; however, as was planned for the previous project on the site, the existing extra wide vehicular travel lanes on Lincoln Avenue would be narrowed, which provides for the widening of the sidewalk along the east side of Lincoln Avenue.

Transformer & Switch Gear

The Applicant has worked with Village staff to identify a location for the electric transformer that would serve the building. A location has been identified on the northeast corner of the Subject Property. A transformer for a project of this size is generally required to be located on the subject property. Given the

Village has its own municipal electric utility, the Village has its own standards for where such a transformer can be located based upon the equipment and personnel we have to service the transformers. Given the Village is no longer locating transformers underground in vaults and does not have the necessary equipment and personnel to service a transformer located within a building, the transformer must be located at grade on a pad. The transformer must also be in an area by which the Village can access it with a crane in the event the transformer needs to be replaced. Given the Subject Property does not have an alley, that leaves the street frontage as the site for a transformer. The proposed location is in the northeast corner of the site.

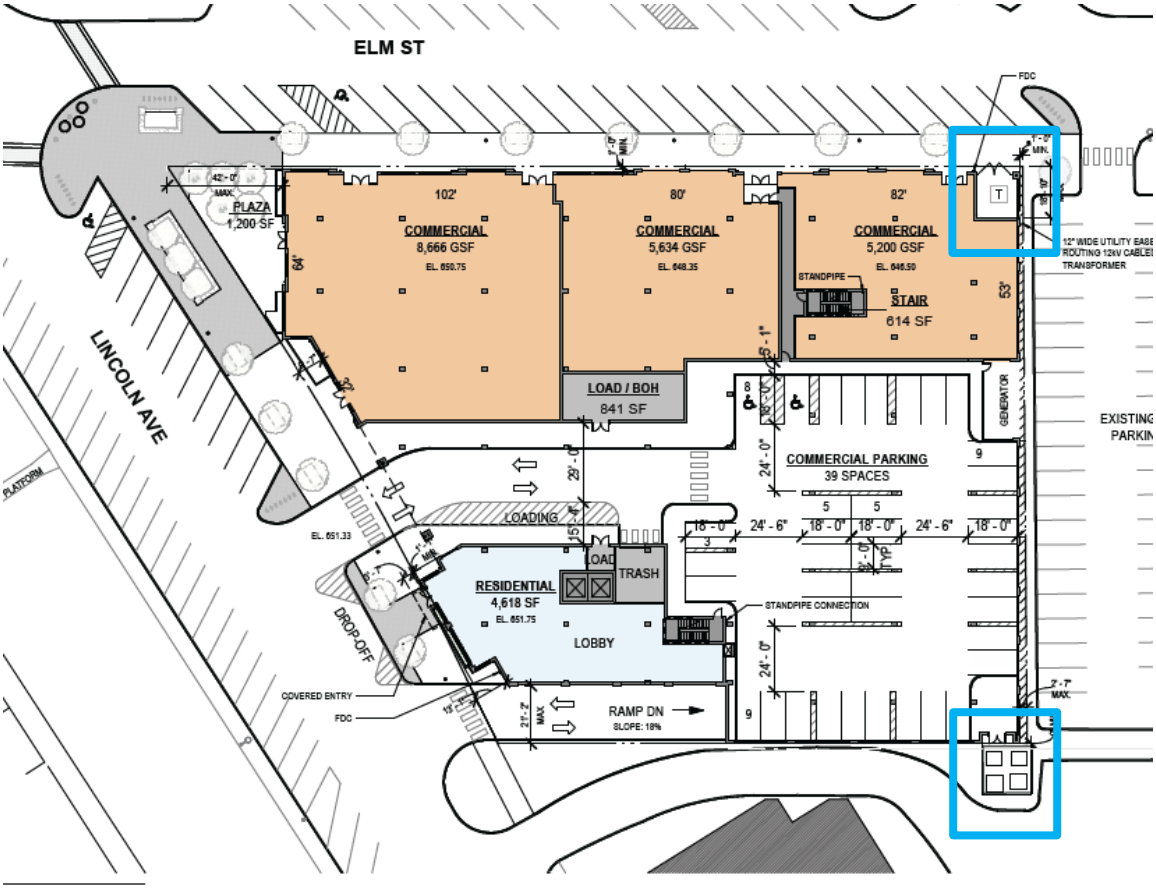


Figure 16 – Proposed Transformer Location & Doors to Access Switch Gear

The Applicant proposes to screen the transformer from public view using a combination of a masonry wall and fence/gate. Given the limited land area in the commercial districts, the Village is interested in securing easements over transformer location sites to allow other potential nearby redevelopment sites to tie into it or an upgraded transformer on that site in the future. The Village sees the provision of such easements as a public benefit so that limited land in the commercial districts does not need to be used for multiple transformer locations. The Applicant has expressed an openness to providing such an easement based upon establishing criteria for reimbursement, upgrades, and indemnification.

Another related electric utility issue regarding the site is an existing switch gear located on the 711 Oak property near the southeast corner of the Subject Property. When the switch gear was installed, which was decades ago, it was installed nearly on the property line with its doors opening to the north. With the development proposed to be built to its southerly property line, which it is allowed to do, it creates a problem with being able to access the switch gear. The Applicant has agreed to provide an access easement through its development and to provide doors through its building wall in align with the doors to the switch gear in order to provide the Village with access to the switch gear.

VILLAGE STAFF REVIEW

The various Village departments have reviewed the proposed plans and any additional comments they had that are not already mentioned in the staff report have either been addressed or are technical issues that will be addressed at the time of final plan approval.

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the preliminary plan submitted to date, the following subdivision and zoning relief has been identified:

A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.

The rear lot line that would be created with the new lot would be adjacent to the side lot line of the existing lot to the east (Village parking lot). The standard from which the exception is being requested was originally established with residential subdivisions in mind.

B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***exceptions*** from the requirements of the Zoning Ordinance and ***special uses***:

a. The maximum **building height** allowed is 45 feet and 4 stories; the Applicant proposes the following:

i. Building (Top of Parapet) – 4-stories; 57'-4" (at the northeast corner of building)
ii. Building (Top of Rooftop Stairs) – 63'-0"

The Zoning Ordinance defines building height as "the vertical distance measured from the top of the finished first floor to the highest point of the building" ("Code Building Height"). As you will note on the elevation sheets provided by the Applicant (see excerpt below), they have noted both the "Code Building Height" as well as the "Exposed Building Height" for various elements of the building. The "Exposed Building Height" measures the vertical distance between the lowest grade and the highest point of the particular element, which in this instance is parapet height.

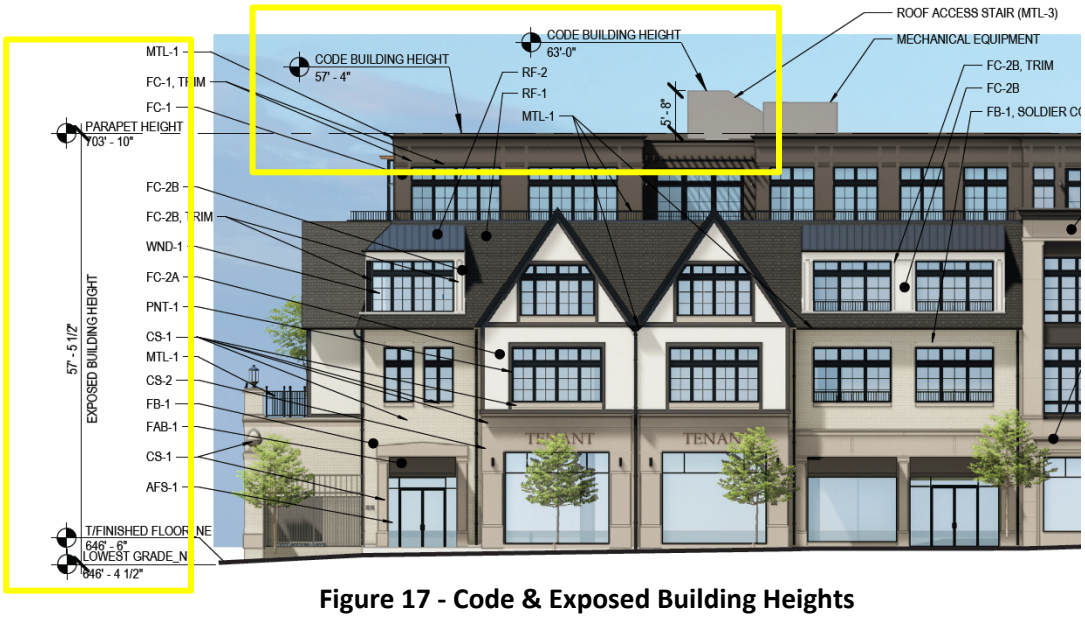


Figure 17 - Code & Exposed Building Heights

b. The maximum **front yard setback** shall be no more than three feet; the Applicant proposes the building to be setback 42'-1" along a portion of the Lincoln Avenue property line to accommodate a proposed plaza element.

   The purpose of a maximum front yard setback in the commercial districts is to create a more consistent storefront wall as one walks along the street level of a commercial district. Having buildings setback too far from the pedestrian sidewalk breaks up this continuity. However, there may be instances when this requirement may prevent providing a public amenity or the provision of utilities to a site. In addition to providing the plaza at Elm and Lincoln, the Applicant also proposes a greater setback along Lincoln Avenue in which additional planting beds and walkway pavement areas would be provided.

c. The maximum **corner yard setback** shall be no more than three feet; the Applicant proposes the building to be setback 18'-10" along portions of the Elm Street property line to accommodate a proposed electric transformer location.

   The purpose of the maximum corner yard setback in the commercial districts is the same as that as the front yard setback.

d. The minimum **rear yard setback** requirement is 10 feet; the Applicant proposes the building to be setback a minimum of 1'-0' and a maximum of 2'-7" along the easterly property line to accommodate the proposed building.

   By the Zoning Ordinance definition, the east property line is considered the rear yard; therefore, a 10-foot rear yard setback is required. Though technically a rear property line, the east property line functions more like a side property line.

e. A landscaped area at least five feet deep is required along a rear property line; the Applicant proposes not to include such a landscaped area.

   It would appear the original intent of this required landscaped area is to provide a landscape buffer at the rear of all commercial properties. The Applicant is requesting a significant reduction in the required rear yard setback in order to construct the proposed building within one to two feet of the east property line, hence the requested exception from the landscaping buffer requirement.

f. The **fourth story setback** of a building must be at least 10 feet from the front property line; the Applicant proposes a setback of 4'-9" at the fourth level along a portion of Lincoln Avenue and a setback of 9'-0" at the fourth level along a portion of Elm Street.

   As previously mentioned, the fourth story of all buildings in the C-2 District that exceed three-stories in height is required to be setback at least 10 feet from the lower story front building elevation. The fourth story setback is required by code to reduce the perceived scale of buildings at the sidewalk.

g. **Parking located on the ground level** requires special use approval; the Applicant proposes parking on the ground level within the interior of the southeast corner of the ground floor level.

   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 for commercial uses would be provided on the ground floor level accessed from a two-way driveway off Lincoln Avenue.

h. **Financial Uses** that include (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services ("Financial Uses") require special use approval within the C-2 Overlay District; the Applicant requests special use approval to provide them with the ability to lease to these Financial Uses in the future. See next section regarding additional information about this special use request.

i. **Medical and Related Uses** that include only medical and dental offices ("Medical Uses") require special use approval within the C-2 Overlay District; the Applicant requests special use approval to provide them with the ability to lease to Medical Uses in the future. See next section regarding additional information about this special use request.

Special Use Approval for Medical Offices & Financial Service Offices

The Zoning Ordinance provides for the Planned Development Commission to conduct public hearings regarding all special use applications received by the Village concurrently with an application for approval of a planned development. This application includes special use approval to allow (a) parking on the ground level, (b) Financial Uses in the C-2 Overlay District; and (3) Medical Uses in the C-2 Overlay District. This section of the report focuses on the Applicant's use requests within the C-2 Overlay District.

The C-2 Overlay District applies to the first 50 feet of a property along the street property line in portions of the C2 District. The figure below shows approximately where the C-2 Overlay District falls on the Subject Property.

Figure 18 – One Winnetka Property – C-2 Overlay District

As noted above the Applicant is requesting special use approval of Medical Uses that include only medical and dental offices, and the following Financial Uses:

(i) accounting, auditing, and bookkeeping services,
(ii) bank or credit unions without drive-through facilities, and

(iii) financial counseling services.

What is unique about this request is that the Applicant does not have Medical Use tenants of Financial Use tenants identified to locate in the commercial spaces. The Applicant is requesting that:

> *"the Village Council authorize future users who fall within these use categories as permitted uses, provided the ultimate user(s), once known, return to the Planned Development Commission and the Village Council for review and consideration of the operational aspects of the user's business, parking, and signage needs."*

The Village's practice has been to evaluate a special use request knowing who the specific tenant will be so that the Village can evaluate whether the proposed use of a specific property or space conforms with the standards for granting a special use. If the Village finds that the use is in conformity with the standards, the special use is granted for that specific use to occupy the specific property or space.

In essence, the Applicant requests that the Village find that the proposed Financial Uses and Medical Uses are generally appropriate for the property, and that the Applicant would come back with a specific user before the Planned Development Commission and Village Council for review and approval of the operational aspects of the ultimate uses' business, parking, and signage needs. The Applicant will explain their request in more detail at the July 19 meeting.

As the Commission considers the special use requests for the Financial Uses and Medical Uses, the Commission will want to take into consideration the special use standards the Commission is to consider for all special uses and those additional standards for special uses that fall within the C-2 Overlay District, both of which are provided below. If the Commission is open to recommending approval of special uses for the Financial Uses and Medical Uses as requested by the Applicant, the Commission will want to consider the characteristics of these uses and what additional information they may want in the future to determine the appropriateness of these types of uses locating along the street frontage. The Applicant has mentioned returning with information regarding the operational aspects of the business as well as parking and signage needs. Are there other specific aspects of these types of businesses that would need further review when the Applicant returns with a specific user. Or are there certain aspects of these uses that the Village would want to go on record stating that it would not approve (e.g., it is not unusual for medical and dental office uses to cover windows with opaque window coverings for privacy issues.). In addition, the Commission may want to consider if only certain portions of the proposed commercial space may be appropriate to grant the authorization the Applicant is requesting.

Special Use Standards for All Special Uses

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

Additional Standards for Special Uses Within the Overlay District

1. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.
2. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
3. The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.
4. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.
5. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.
6. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

PLANNED DEVELOPMENT STANDARDS, EXCEPTIONS STANDARDS, AND COMPENSATING BENEFITS

When considering a planned development, the Commission is to consider the standards for approving a planned development and the standards for granting exceptions associated with a planned development.
No special use permit for a planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;
2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;
3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;
4. That the establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
5. 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;
6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and
7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.

In addition to the general standards for considering a planned development, the following standards shall be considered in reviewing any request for exceptions to the subdivision or underlying zoning district use, lot, space, bulk, yard, and parking regulations, as each standard may be applicable:

1. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;
2. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;
3. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;
4. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and
5. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.

Section 17.58.120.B talks about public benefits in terms of a compensating benefit, the purpose of which is to advance the Village's physical, cultural, environmental and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Code section provides a non-exclusive list of potential compensating benefits that may include:

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;
2. The preservation of existing historic features;
3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;
4. The adaptive reuse of existing buildings;
5. The provision of public car and/or bike share facilities;
6. The provision of off-street public parking spaces;
7. The provision of affordable housing units;
8. The incorporation of building and site elements that enhance the environment and increase sustainability; and
9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

In support of its request, the Applicant has provided the attached application materials which include a narrative addressing the standards and compensating benefits. The Applicant has identified the **compensating benefits** for this project as:

a) *The provision of community amenities, particularly the streetscape improvements to Elm Street and Lincoln Avenue, including new paving and landscaping, additional street lighting, bike racks, traffic calming measures at the intersection and along Lincoln Ave.*
b) *The incorporation of building and site elements that enhance the environment and increase sustainability, including a green roof and stormwater infrastructure.*
c) *The provision of ground-floor commercial spaces and a corner plaza to activate the Elm Street and Lincoln Avenue public ways.*
d) *Redevelopment of a long-vacant, deteriorating site that is currently unoccupiable.*
e) *Enhanced, elevated architectural integrity at the corner of Lincoln Avenue and Elm Street that will help to anchor this intersection, while complementing surrounding structures, and influence design and aesthetics for future projects within the District.*

In addition, the Applicant has provided additional information to support its application, including the following studies:

a. Market Study
b. Fiscal Analysis Report
c. Traffic Impact Study
d. Building Shadow Study

Based upon the written application materials submitted by the Applicant, the information the Applicant presents during the public hearing, and the comments provided by the public, the Commission will need to determine if the proposed development conforms with the standards for approving a planned development and the requested zoning exceptions as well as the standards for approving special uses.

RECOMMENDATION

At the July 19, 2023, Planned Development Commission meeting, the Commission is scheduled to consider the Applicant's proposed planned development and associated exceptions and special uses as well as the plat of consolidation.

After hearing from the Applicant and the public, the Commission may decide to act on one of three options:

1) Continue the public hearing to a specific date to provide the Applicant and/or staff with additional time to address questions and comments from the Commission.

2) Continue the public hearing to a specific date for consideration of a motion recommending approval of the planned development and associated exceptions. As previously noted, the Commission may not recommend approval of a preliminary planned development unless it has considered the application at no fewer than two public meetings. A draft of such a motion is provided on the following pages for future reference.

3) Consider a motion recommending denial of the planned development and associated exceptions. A draft of such a motion is provided on the following pages.

Staff and the Applicant will be present at the July 19 meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

Attachment A: Application Materials
Attachment B: Written Public Comments the Village Has Received to Date
Attachment C: January 17, 2023, Village Council Review of Concept Plan - Staff Report & Meeting Minutes
Attachment D: April 20, 2023, and June 15, 2023, Design Review Board Review of Preliminary Plan – Staff Report (with limited attachments) and Meeting Minutes
Attachment E: Village Engineer Memo Regarding Traffic & Parking Study

Recommendation of Approval [Only provided for information; must wait until subsequent meeting to adopt.]

The Planned Development Commission **recommends approval** of the preliminary plan for The One Winnetka Planned Development to be located at 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue, and it adopts the following findings of fact:

A. The One Winnetka Planned Development ***is in conformity*** with the standards set forth in Section 17.58.110 of the Zoning Ordinance:

1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;

2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;

3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;

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

5. 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;

6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and

7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.

B. The following zoning exceptions that are part of the One Winnetka Planned Development:

1. Building height of 63 feet and 4 stories, whereas a maximum of 45 feet and 4 stories is permitted, a variation of 18 feet (40%) [Section 17.46.020.B – Height];
2. Front yard setback along Lincoln Avenue no greater than 42’-1” whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
3. Corner yard setback along Elm Street no greater than 18’-10”, whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3- Corner Yard Setback];
4. Rear yard setback no less than one foot, whereas a minimum of ten feet is required, a variation of nine feet [Section 17.46.030 – Table 17-3 - Rear Yard Setback];
5. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 –- Landscaping];
6. A fourth story setback along Lincoln Avenue no less than 4’-9”, whereas a minimum of ten feet is required [Section 17.46.025 –- Upper Story Setback]; and
7. A fourth story setback along Elm Street no less than 9’-0”, whereas a minimum of ten feet is required [Section 17.46.025 –- Upper Story Setback]

are in conformity with the standards set forth in Section 17.58.120 of the Zoning Ordinance:

a. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;

b. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;

c. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;

d. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and

e. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.

C. The following special use that is part of the One Winnetka Planned Development:

1. Parking on the ground level.

is in conformity with the standards set forth in Section 17.56.120 of the Zoning Ordinance:

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.

D. The following special uses that are part of the One Winnetka Planned Development and are located in the C-2 Commercial Overlay District:

1. Financial Uses that include (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services (“Financial Uses”) require special use approval within the C-2 Commercial Overlay District; the Applicant requests special use approval to provide them with the ability to lease to these Financial Uses in the future.

2. Medical and Related Uses that include only medical and dental offices ("Medical Uses") require special use approval within the C-2 Commercial Overlay District; the Applicant requests special use approval to provide them with the ability to lease to Medical Uses in the future.

are in conformity with the standards set forth in Section 17.56.120 of the Zoning Ordinance:

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;

and are in conformity with the standards set forth in Section 17.44.020 of the Zoning Ordinance:

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

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

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

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

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

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

E. The requested Plat of Consolidation of the Subject Property to create one lot of record, which has a its rear lot line abutting a side lot line of an existing lot of record, ***does meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

F. [The Planned Development Commission finds the inclusion of the following additional conditions is warranted in order to adopt a recommendation of approval.

1.

2.]

Recommendation of Denial

The Planned Development Commission **recommends denial** of the preliminary plan for the One Winnetka Planned Development to be located at 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue, and it adopts the following findings of fact:

A. The One Winnetka Planned Development ***is not in conformity*** with the standards set forth in Section 17.58.110 of the Zoning Ordinance, which are set forth below:

1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;

2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;

3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;

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

5. 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;

6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and

7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.

B. The following zoning exceptions that are part of the One Winnetka Planned Development:

1. Building height of 63 feet and 4 stories, whereas a maximum of 45 feet and 4 stories is permitted, a variation of 18 feet (40%) [Section 17.46.020.B – Height];
2. Front yard setback along Lincoln Avenue no greater than 42’-1” whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
3. Corner yard setback along Elm Street no greater than 18’-10”, whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3- Corner Yard Setback];
4. Rear yard setback no less than one foot, whereas a minimum of ten feet is required, a variation of nine feet [Section 17.46.030 – Table 17-3 - Rear Yard Setback];
5. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 –- Landscaping];
6. A fourth story setback along Lincoln Avenue no less than 4’-9”, whereas a minimum of ten feet is required [Section 17.46.025 –- Upper Story Setback]; and
7. A fourth story setback along Elm Street no less than 9’-0”, whereas a minimum of ten feet is required [Section 17.46.025 –- Upper Story Setback]

are not in conformity with the standards set forth in Section 17.58.120 of the Zoning Ordinance:

a. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;

b. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;

c. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;

d. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and

e. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.

C. The following special use that is part of the One Winnetka Planned Development:

1. Parking on the ground level.

is <u>not</u> in conformity with the standards set forth in Section 17.56.120 of the Zoning Ordinance:

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.

D. The following special uses that are part of the One Winnetka Planned Development and are located in the C-2 Commercial Overlay District:

1. Financial Uses that include (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services ("Financial Uses") require special use approval within the C-2 Commercial Overlay District; the Applicant requests special use approval to provide them with the ability to lease to these Financial Uses in the future.

2. Medical and Related Uses that include only medical and dental offices ("Medical Uses") require special use approval within the C-2 Commercial Overlay District; the Applicant requests special use approval to provide them with the ability to lease to Medical Uses in the future.

are <u>not</u> in conformity with the standards set forth in Section 17.56.120 of the Zoning Ordinance:

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;

and are <u>not</u> in conformity with the standards set forth in Section 17.44.020 of the Zoning Ordinance:

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

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

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

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

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

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

E. The requested Plat of Consolidation of the Subject Property to create one lot of record, which has a its rear lot line abutting a side lot line of an existing lot of record, ***does <u>not</u> meet*** the standards set forth in Section 16.12.010 of the Subdivision Code.

[Note: If the Planned Development Commission elects to recommend denial, a motion should be made and seconded to recommend denial. Following such a motion, and prior to voting on the motion, Commission members may wish to identify those standards which they find the project to be inconsistent.]

1. Statement of Objectives and Proposed Use, dated June 30, 2023
2. Planned Development Standards, Exception Standards & Compensating Benefits Narrative, dated July 12, 2023.
3. Special Use Permit Application – Ground Floor Parking Special Use Narrative, dated June 30, 2023
4. Special Use Permit Application – Commercial Overlay District – Financial Uses & Medical and Related Uses Narrative, dated June 30, 2023
5. Plat of Consolidation Application – Narrative, dated April 3, 2023
6. Murphy Development Group Overview

7. One Winnetka DRB & PDC Package, July 12, 2023 (includes Architectural plan sheets, landscape plan sheets, lighting plan sheets, preliminary engineering plans, etc.) Should this be first item along with plat of consolidation and plat of survey.
8. Plat of Consolidation, prepared by Grimley & Beidermann, dated March 30, 2023 (Version submitted to Village on May 26, 2023).

9. Traffic Impact Study, prepared by KLOA, dated June 30, 2023.
10. One Winnetka Fiscal Analysis, prepared by Teska Associates, dated, May 1, 2023
11. Market Study, prepared by Integra Realty Resources, dated March 9, 2023
12. Financial Statement for Project prepared by Murphy Development Group, dated March 22, 2023
13. Phase 1 Environmental Assessment, prepared by ECS Midwest, dated February 20, 2023. ***(Available for Review in the Winnetka Community Development Department.)***

14. Planned Development Preliminary Plan Application form, dated March 22, 2023.
15. Application forms for Plat of Consolidation, Ground Floor Parking SUP, and Financial Uses and Medical Uses SUP
16. Agreement for Pre-Development and Design Development Services, effective date of July 2022.
17. Commitment for Title Insurance - 736 Elm St.;
18. Commitment for Title Insurance - 714, 718-732 Elm Street & 515 Lincoln Ave.,
19. Easement dated December 4, 1950.

MURPHY DEVELOPMENT GROUP, LLC

June 30, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

STATEMENT OF OBJECTIVES AND PROPOSED USE

OKW Architects, LLC, and John Murphy of Murphy Development Group (MDG) have proposed a new concept for the **One Winnetka** site bounded by Elm Street and Lincoln Avenue in east Winnetka. **MDG** brings to the table a deeply creative understanding in luxury, multi-family housing and mixed-use developments as well as the economic realities associated with the product type. **MDG** will help to better respond to the marketplace and make **One Winnetka** not a dream, but a reality. **MDG's** role will be one of General Partner. They will gather input from the project team but have full control over the development of **One Winnetka**.

This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and "right sized" ground floor commercial spaces, along with luxury apartments that address a void in the current North Shore fabric. Together, these program elements promote community, walkability, and place-making, which will successfully allow Winnetka to build upon its re-development strategies and further evolve its downtown.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement both the Lincoln Avenue and Elm Street corridors, while successfully integrating apartment units on floors two through four, offering housing for local step-down buyers as well as those wanting to move into this incredible community. The luxury apartments will feature larger-than-average unit sizes, soaring ceiling heights and an abundancy of windows for natural light, and top-of-the-line finish packages, fixtures, and amenity offerings and services, which will put One Winnetka in a class of its own, when compared with other multifamily projects throughout the North Shore and Chicagoland. The ground floor commercial spaces have drawn interest from multiple potential tenants, including financial institutions and a medical office that would require Special Use approval, as well as more traditional retailers. These entities will not only stimulate foot traffic to the development, but their employees will help to support local businesses during the workday. The apartments will also promote pedestrian activity in Winnetka and provide an anchor for the east side of town. Together, Winnetka will welcome a project of quality and scale, the likes of which has not been seen in the community in decades.

The architecture of the project draws inspiration from the context of the Village's historic mixed-use structures, many of which are of a Tudor style. In response to comments received from the Village's Design Review Board, we have subdued the traditional Tudor Revival aesthetic and have introduced slightly more modern Tudor-inspired language that will still provide the timeless and seamless congruity with the Village's existing downtown architecture but does not seek to mimic buildings of the past. It incorporates highly detailed brickwork and stone (both smooth faced and rusticated) in a nuanced, neutral palette with the lighter weight expression of a painted wood framework and dark charcoal on the upper level and select portions of the lower elevation. The roof forms have steeply pitched elements complementing bay windows and large groupings of openings in the wall surface. The scale of the building is eroded by conscientiously peeling back the top floors and corners of the building with terraces so as to reduce the overall mass. The darkened top floor also helps the building mass to recede. In carving back the building, many apartments are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past but learn from them and present them in a more contemporary expression allowing the tenants and residents of today's

market to embrace the beauty of the style, while working and living in a building of its current time and place.

In this most recent iteration of the planning, **One Winnetka** once again incorporates the former Conney's Pharmacy parcel. This property allows the development to capture the intersection of Lincoln and Elm in a way we have not been able to do previously, and has the team rethinking the viability of Phototronics at the corner. Rather than repurpose an aging building with an irregular footprint, we can now extend the **One Winnetka** architecture closer to the corner, offer some open space, present a prominent retail corner, and better introduce the development to those coming from the west side of the downtown.

One Winnetka is anticipated as a long-term investment hold for the owner, and as such, special attention has been given to the future management, leasing, and operation of the project. The project is being designed with the intention to create a condominium on the property which consists of two units (a residential unit and a commercial unit) and associated common areas and common elements, with all of the foregoing being governed by a Declaration of Condominium and Cost Sharing Agreement. While it is **MDG's** expectation to retain both condos, it will offer a heightened level of flexibility over the long-term life of this asset. **MDG** plans to hire a third-party operator to oversee the property management of the entire asset, including the residential, commercial, and parking uses. **MDG** will engage a real estate broker for the lease-up of the commercial spaces, which is anticipated to conclude prior to the delivery of the project. Pre-leasing for residential units will begin about 3-4 months prior to delivery as well.

July 12, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

PLANNED DEVELOPMENT STANDARDS, EXCEPTION STANDARDS & COMPENSATING BENEFITS

In conjunction with the **One Winnetka** Planned Development application made by **OKW Architects, LLC, and Murphy Development Group (MDG)**, the planned development shall comply with the below standards:

1. The proposed development and the combination of uses will further the goals and objectives of the Comprehensive Plan. The site falls within the East Elm Street Planning Sub-Area, which together with the West Elm Street Planning Sub-Area constitutes the central business district of the Village, per the 2020 Comprehensive Plan. The site is designated as Mixed Use, which may include all uses allowed in the applicable zoning district. The Comprehensive Plan further identifies that the existing buildings on the south side of Elm Street east of Lincoln Avenue are architecturally incompatible, "less intensive than allowed by the District zoning regulations and do not reflect the aesthetic character of the Village". The inclusion of ground-floor commercial with multi-family residential on the upper floors will achieve the goal for mixed use at this location and the use of Tudor Revival architecture addresses the architectural and aesthetic objectives. The 4-story development would also maximize the land use potential for the site, but through the use of upper-story setbacks, would not be out of scale with the Planning Sub-Area nor feel unharmonious with adjacent buildings as the "4-story multifamily building at Lincoln and Oak and 3-story building on the north side of Elm between Arbor Vitae and Lincoln" noted in the Plan would be neighbors to the south and north of One Winnetka, respectively.

2. The establishment, maintenance, and operation of the planned development will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare, or have a negative environmental impact on the neighborhood or Village. The proposed mix of uses, including commercial, residential, and parking, are standard uses found in downtowns and commercial hubs and are congruent with the central business district of Winnetka. All commercial uses will operate under normal business hours and practices and will be contained within the interior of the building. The building will be adequately lit and identified through signage, in conformance with all Village codes and ordinances, and will not emit noxious odors or noises nor exhibit inappropriate displays or advertising. Parking ingress and egress will be relocated from Elm Street to Lincoln Avenue to improve vehicle and pedestrian traffic. Furthermore, the project will have a positive impact on the safety and general welfare of the community as the building will activate and anchor a long-vacant section of commercial buildings along Elm Street and Lincoln Avenue. Per the revised Traffic Impact Study dated May 25, 2023 prepared by KLOA, the adjacent intersections will continue operating at acceptable levels of service, the proposed access system will provide maximum flexibility for residents and customers accessing the site, and the parking supply will be adequate in accommodating the projected peak parking demand for all uses.

3. The planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district, nor unreasonably diminish or impair property values in the immediate vicinity. The proposed uses are to operate within the bounds of the site, including an internal loading and delivery bay, refuse storage, and all electrical and mechanical equipment, and the needed employee and patron parking for all uses will be accommodated on site. Thus, the use and enjoyment of adjacent

properties will not be negatively impacted by the establishment and operation of the planned development. There is no indication that property values within the vicinity would be diminished nor impaired. Moreover, it is likely that adjacent properties will experience an increase to their property value as a result of the construction of the One Winnetka project, as the site is currently occupied by dilapidated and vacant structures that are an eyesore and do not contribute to the benefit of the community.

4. The establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district. As stated above, the proposed uses are to operate within the bounds of the site and will not encroach or infringe on the public rights-of-way nor any adjacent properties. The project will also resolve some existing electrical challenges in the vicinity by bringing conduit and 12kV cabling to the Elm Street public way, where it currently does not exist, allowing other future users to tap into the supply. As such, the establishment of the planned development will not inhibit nor prevent development or improvement of other properties in the immediate vicinity.

5. Adequate measures have been taken to provide ingress and egress in a manner which will minimize pedestrian and vehicular traffic congestion in the public ways. The vehicle entrance drives to the planned development have been located on Lincoln Avenue. This has been done to eliminate all curb cuts to the site from Elm Street, which in turn will improve the pedestrian and vehicle traffic conditions in the vicinity and minimize the potential for congestion or conflicts in the public rights-of-way. KLOA's Traffic Impact Study, Tables 10 and 11, provide capacity analysis results for projected conditions at unsignalized intersections, including the proposed commercial and residential access drives to the project, as well as the neighboring condominium access drive. KLOA cited that each of the three drives is projected to operate at Level of Service (LOS) A, and as such, "the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments are required". Additionally, emergency vehicle access, refuse collection, and delivery and loading zones have been provided from Lincoln Avenue to further minimize traffic and access concerns. Streetscape improvements are also being carried out in conjunction with the One Winnetka development, so the pedestrian experience will be dramatically improved from the existing conditions. The findings of KLOA's Traffic Impact Study indicate "the capacity analyses show that with the addition of the development traffic and the background growth in the area, all of the intersections are projected to continue to operate at an acceptable level of service."

6. Adequate parking, utilities, access roads, drainage, and other facilities necessary to the operation of the planned development will be provided. As indicated in the Traffic Impact Study prepared by KLOA, "the proposed parking supply of 113 spaces for the residential portion of the development and 39 spaces for the commercial portion will be adequate in accommodating the projected peak parking demand". Residential parking access shall be limited to tenants and will be fully secured with an automated door and fob or key card reader. Commercial parking shall be free and open to the public but will likely include signage with maximum permitted time limits. Additionally, the study noted that "the proposed access system will provide maximum access flexibility for residents and customers and commuters entering and departing the site." Utility and drainage infrastructure and capacity, including but not limited to plumbing and stormwater mains, electrical and mechanical equipment, retention storage and green roofs, etc., will all be new for the One Winnetka project and will be sized appropriately.

7. The planned development will either conform to all other respects of the applicable regulations of the village ordinances and codes, or if relief is needed for any other aspect of the project, it will be pursued pursuant to the procedures set forth in those ordinances and codes.

Additionally, we are requesting the following zoning exceptions within the **One Winnetka** Planned Development:

Village Standard	Current C-2 Zoning	One Winnetka Proposal
Building Height	4-stories, 45'-0"	4-stories Top of parapet = 57'-4" Top of mech. screen = 63'-0"
Front Yard Setbacks	Min. 0'; Max. 3'	0'-0" to 42'-1" from the furthest point of the property line along Lincoln Avenue; 0'-0" to 18'-10" from the furthest point of the property line along Elm Street
Rear Yard Setback	10'	1'-0" to 16'5"
4th Story Setback	10'	4'-9" to 15'-0"
Rear Landscaping	Min. of 5' along rear property line	0'
Rear Lot Line	Side lot line abutting rear lot line not permitted	Due to corner lot location, the rear lot line will have to abut a side lot line
Uses	Special Use	• Parking lot located on the ground level • Medical office • Financial services office

The planned development shall comply with the additional standards below:

1. The proposed exceptions will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines. The Village of Winnetka 2020 Comprehensive Plan identifies the existing buildings on the south side of Elm Street east of Lincoln Avenue as architecturally and aesthetically incompatible with the character of the Village. The Comprehensive Plan specifically notes that "exceptional architectural features of the business district include… East of Lincoln Avenue on the north side of Elm Street is an eclectic mix of styles and heights, including Tudor Revival and some red brick and limestone commercial buildings." The Plan also notes that the existing structures on the planned development site are "less intensive than allowed by the District zoning regulations." One Winnetka addresses the Villages concerns and objectives by eliminating the existing non-compatible buildings, further integrating Tudor-inspired architecture into the District, and promoting the site's highest and best use. In order to accomplish these goals, One Winnetka must also be financially feasible, or else the project will never be possible. Given the site's corner lot status and unique shape and the high variability in grade across the site, certain requirements cannot be met. The proposed exceptions are integral to achieving a unit count and mix that will be marketable, providing adequate parking, as well as providing the necessary ingress and egress needed.

2. The proposed exceptions will enable the development to offer environmental and pedestrian amenities available to all residents of the Village. As part of the One Winnetka development, we are proposing streetscape improvements in accordance with the Village design guidelines along Elm Street and Lincoln Avenue, including widening of the sidewalk, repaving of portions of both streets and crosswalks, landscaping and planters, decorative pavement and brickwork, additional lighting, and bike racks.

3. The proposed exceptions will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development. The One Winnetka development is on a corner, so there are only two immediately adjacent properties: a public parking lot to the east and the 711 Oak Street Condominiums to the south. The exceptions will have no impact on

the parking lot. The condominium building is one of the other 4-story structures in the Village, so the height exception should not adversely affect the property or its occupants. Additionally, the One Winnetka building has purposefully been scaled down and pulled away from the south (side yard) property line on the upper floors, so the 711 Condominiums will not feel like there is a solid wall abutting their property. With the combination of the existing two driveways between the buildings (one for each property), this will further separate the two structures and alleviate any concerns with height and setbacks exceptions.

4. The proposed exceptions contain a design and use that will complement the character of the surrounding neighborhood. As noted above, the use of Tudor-inspired architecture is a direct response to the Comprehensive Plan's notation of such buildings as exceptional architectural features in the business district. Additionally, the ground floor commercial space will have storefront windows along Elm Street and wrapping the corner of Lincoln Avenue to promote the pedestrian-friendly character of the district and provide opportunities for window displays and visual interest in a manner that reflects the community.

5. The proposed exceptions, as part of the One Winnetka development, will provide the following public benefits to the Village:
   a) The provision of community amenities, particularly the streetscape improvements to Elm Street and Lincoln Avenue, including new paving and landscaping, additional street lighting, bike racks, traffic calming measures at the intersection and along Lincoln Ave.
   b) The incorporation of building and site elements that enhance the environment and increase sustainability, including a green roof and stormwater infrastructure.
   c) The provision of ground-floor commercial spaces and a corner plaza to activate the Elm Street and Lincoln Avenue public ways.
   d) Redevelopment of a long-vacant, deteriorating site that is currently unoccupiable.
   e) Enhanced, elevated architectural integrity at the corner of Lincoln Avenue and Elm Street that will help to anchor this intersection, while complementing surrounding structures, and influence design and aesthetics for future projects within the District.

June 30, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

GROUND FLOOR PARKING SPECIAL USE NARRATIVE

In conjunction with the **One Winnetka** Planned Development application made by **OKW Architects, LLC, and Murphy Development Group (MDG)**, we are requesting the following authorized special use to be approved as a permitted use within the **One Winnetka** PD:

TRANSPORTATION
- Parking on the ground floor

The application for special use approval is put forth as adherent to and compliant with the below standards:

1. The establishment, maintenance, and operation of a parking lot on the ground floor of the One Winnetka development will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. The parking lot will be adequately exhausted and lit and have signage and striping to identify ingress/egress, stalls, driving lanes, and any parking limitations. Ingress and egress access to the parking lot will be located on Lincoln Avenue, where there is less vehicular and pedestrian traffic. There will be no access to the parking lot from Elm Street. At the curb-cut provided on Lincoln Avenue, enhanced curbs are being provided to allow greater visibility for drivers, bikers, and pedestrians as they enter and exit the drive.

2. The establishment of a parking lot on the ground floor of the One Winnetka development 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, nor substantially diminish or impair property values in the immediate vicinity. The parking lot will be entirely contained within the interior of the building and will not be visible from the public way. With the removal of the Elm Street curb-cut, the parking lot will be accessible via a less active public way than what currently exists, so the use and enjoyment of adjacent properties will not be negatively impacted. The nearby Hadley School for the Blind will benefit by having the existing drive removed from Elm, as it removes a potential crossing danger for their students. Property values within the vicinity would not be diminished or impaired by an “at ground level” interior parking lot. Moreover, it is likely that adjacent properties will experience an increase in property value as a result of the construction the One Winnetka project, as the site is currently occupied by dilapidated and vacant structures that are an eyesore and do not contribute to the benefit of the community.

3. The establishment of a parking lot on the ground floor of the One Winnetka development will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern. The parking lot will be entirely within the building interior and will not encroach or infringe on the public rights-of-way or any adjacent properties. As such, the establishment of the use will not inhibit nor prevent development or improvement of other properties in the immediate vicinity.

4. As noted above, adequate measures have been taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways. The existing vehicle curb cut and entrance drive to the commercial and public parking lot has been relocated from Elm Street to Lincoln Avenue. This was a request made by the Winnetka Village Council, as the Elm

Street public right-of-way is more active than Lincoln Avenue. In turn, it improves the pedestrian and vehicle traffic conditions in the vicinity and minimizes the potential for congestion or conflicts in the public rights-of-way. Additionally, emergency access, refuse collection, and delivery and loading zones have been provided via Lincoln Avenue to further minimize traffic and access concerns to the site. Streetscape improvements are also being carried out in conjunction with the One Winnetka development, which will also serve as traffic-calming measures, so the pedestrian experience will be dramatically improved from the existing conditions. Furthermore, the findings of KLOA's Traffic Impact Study indicate that "the capacity analyses show that with the addition of the development traffic and the background growth in the area, all of the intersections are projected to continue to operate at an acceptable level of service." KLOA also provided capacity analysis results for projected conditions at unsignalized intersections, including the proposed commercial and residential access drives to the project, as well as the neighboring condominium access drive. KLOA cited that each of the three drives is projected to operate at Level of Service (LOS) A, and as such, "the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments are required".

5. Adequate utilities, access roads, drainage, and other facilities necessary to the operation of the parking lot will be provided in conjunction with the One Winnetka. As stated above, an access drive to the ground floor parking lot is provided off of Lincoln Avenue, which will have separate ingress and egress lanes. The layout of the parking lot itself will also provide adequate maneuvering lanes and striping to improve circulation. Utility and drainage infrastructure and capacity, including but not limited to plumbing and stormwater mains, electrical and mechanical equipment, retention storage and green roofs, etc., will all be new for the One Winnetka project and have been sized with the proposed special use in mind. Specifically, the exhaust and lighting needs for the ground floor parking lot have been reviewed and accounted for.

6. The ground floor parking lot conforms to the applicable regulations of all other village ordinances and codes and will not require additional relief in order to operate.

June 30, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

COMMERCIAL OVERLAY SPECIAL USE NARRATIVE

In conjunction with the **One Winnetka** Planned Development application made by **OKW Architects, LLC, and Murphy Development Group (MDG)**, we are requesting the following authorized special uses to be approved as permitted uses within the **One Winnetka** PD:

FINANCIAL USES
- Accounting, auditing, and bookkeeping services
- Bank or credit unions without drive-through facilities
- Financial counseling offices

MEDICAL AND RELATED USES
- Medical and dental offices

By approving these special uses within the **One Winnetka** PD, the Village Council would be authorizing future users who fall within these use categories as permitted uses, provided the ultimate user(s), once known, return to the Planned Development Commission and the Village Council for the review and consideration of the operational aspects of the user's business, parking needs, and signage. This request for special use approval complies with the below standards:

1. The special uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare. The proposed financial and medical uses are standard uses found in downtowns and commercial hubs and will operate under normal business hours and practices. The uses will operate solely within the interior of the building, thereby having no more impact on the public than a retail user would. The uses will be adequately lit and identified through signage, in conformance with all Village codes and ordinances, and will not emit noxious odors or noises nor exhibit inappropriate displays or advertising. Furthermore, the special uses will have a positive impact on the safety and general welfare of the community as these uses will activate and anchor a long-vacant section of commercial buildings along Elm Street and Lincoln Avenue. Per the Traffic Impact Study dated May 25, 2023 prepared by KLOA, the adjacent intersections will not be negatively impacted by such uses and adequate parking exceeding the Village's requirements has been provided by the One Winnetka project to accommodate such uses.

2. The special uses will not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will they diminish or impair property values in the immediate vicinity. As the proposed uses will be entirely contained within the interior of the building, including an internal loading and delivery bay, refuse storage, and all mechanical equipment, and the needed employee and patron parking for such uses will be accommodated on site, the use and enjoyment of adjacent properties will not be negatively impacted by the establishment and operation of the uses. There is no indication that property values within the vicinity would be diminished or impaired. Moreover, it is likely that adjacent properties will experience an increase to their property value as a result of the construction of the One Winnetka project, as the site is currently occupied by dilapidated and vacant structures that are an eyesore and do not contribute to the benefit of the community.

3. The establishment of the special uses will not impede the normal and orderly development or

improvement of other properties in the immediate vicinity. As stated above, the proposed uses are to operate entirely within the building interior and will not encroach or infringe on the public rights-of-way or any adjacent properties. The proposed uses will not require the dedication of any public parking spaces to fulfill required parking counts or loading zones. As such, the establishment of such uses will not inhibit nor prevent development or improvement of other properties in the immediate vicinity.

4. Adequate ingress and egress have been provided in a manner which will minimize pedestrian and vehicular traffic congestion in the public ways. The vehicle entrance drive to the commercial and public parking lot has been located on Lincoln Avenue. This has been done to eliminate all curb cuts to the site from Elm Street, which in turn will improve the pedestrian and vehicle traffic conditions in the vicinity and minimize the potential for congestion or conflicts in the public rights-of-way. Additionally, emergency access, refuse collection, and delivery and loading zones have been provided from Lincoln Avenue to further minimize traffic and access concerns. Streetscape improvements are also being carried out in conjunction with the One Winnetka development, so the pedestrian experience will be dramatically improved from the existing conditions. The findings of KLOA's Traffic Impact Study indicate that "the capacity analyses show that with the addition of the development traffic and the background growth in the area, all of the intersections are projected to continue to operate at an acceptable level of service."

5. Adequate parking, utilities, and drainage are being provided to accommodate the special uses. As indicated in the Traffic Impact Study prepared by KLOA, "the proposed parking supply of…39 spaces for the commercial portion [of the development] will be adequate in accommodating the projected peak parking demand." The parking study utilized two scenarios, the first using the Land Use Code 820 – Commercial (Shopping Center), which is defined as "an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit…containing non-merchandising facilities such as office buildings, restaurants, post offices, banks, health clubs, etc." The second scenario utilized Land Use Code 720 – Medical-Dental Office Building. KLOA confirmed that the proposed special uses would indeed fall within these categories and thereby are accounted for in their analyses. Under either scenario, "the proposed 39 off-street parking spaces will be adequate." Utility and drainage infrastructure and capacity, including but not limited to plumbing and stormwater mains, electrical and mechanical equipment, retention storage and green roofs, etc., will all be new for the One Winnetka project and have been sized with the proposed special uses in mind.

6. The special uses will either conform to all other respects of the applicable regulations of the village ordinances and codes, or if relief is needed for any use to operate, it will be pursued pursuant to the procedures set for in those ordinances and codes.

7. The special uses at the proposed location will encourage, facilitate, and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses. The existing structures on the site are currently vacant and uninhabitable by any user, so the proposed commercial spaces and special uses will automatically enhance the area and increase pedestrian traffic. The proposed special uses will rely on the in-person patronage of clientele, just as a retail user would, so the presence of such uses will stimulate foot traffic to the development and Downtown Winnetka. Furthermore, the special uses are within the larger One Winnetka development which will bring 59 new apartments to downtown. The residential tenants will also contribute to the pedestrian presence in the area.

8. The location of the proposed special uses along Elm Street and Lincoln Avenue will not interrupt the existing retail uses along the blocks' frontage. The existing buildings that the One Winnetka development will replace have been vacant for many years, so the proposed uses are not replacing or displacing any retail users. Furthermore, there are multiple retail spaces currently available and unoccupied within the Village, which suggests that there may not be additional demand for retail at this time. At the same time, there have been multiple inquiries from users in the proposed special

use categories that are ready and willing to occupy these spaces.

9. The ground floor commercial spaces proposed for the special uses will include storefront windows, large groupings of openings in the wall surface and articulated facades, and signage, lighting, and landscaping similar in nature and compatible with that provided by retail uses. The development has intentionally been designed to a pedestrian scale, which will be further achieved by stepping back the upper floors and corners of the building.

10. Where possible, the special uses will locate any proposed receptions or lobbies, collaboration areas, or displays along the storefront windows adjacent to and visible from the sidewalk on Elm Street or at the corner on Lincoln Avenue so as to maintain the pedestrian character of the street. No back-of-house or accessory uses (such as restrooms, kitchenettes, storage, mechanical or technical equipment, etc.) will be located along the sidewalk frontage in any instance.

11. If the commercial space is further subdivided and includes a mix of retail, restaurant, office, and service type uses, sidewalk frontage and street visibility will be prioritized for any retail and/or restaurant uses over the special uses, whenever possible.

12. The special uses will not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses. Furthermore, sufficient parking for both employees and clientele of the special uses will be provided within the proposed development. As stated above, KLOA's Traffic Impact Study found the provided parking to be adequate and meets the Village's requirements for the proposed uses.

MURPHY DEVELOPMENT GROUP, LLC

April 3, 2023

Re: One Winnetka Mixed-Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

PRELIMINARY PLAT OF SUBDIVISION & CONSOLIDATION

In conjunction with the **One Winnetka** Planned Development application made by **OKW Architects, LLC and Murphy Development Group (MDG)**, we are proposing the consolidation of all parcels within the **One Winnetka** PD into a single legal lot of record. The proposed consolidation includes the following existing parcels within the Village of Winnetka, which will all be under the same ownership entity upon submission of a final application for PD and plat of consolidation.

Address	PIN	Current Ownership	Proposed Ownership
714 Elm St.	05-21-109-003	RIC (WINNETKA LINCOLN) LLC	RIC (WINNETKA LINCOLN) LLC
718 Elm St.	05-21-109-017	RIC (WINNETKA LINCOLN) LLC	RIC (WINNETKA LINCOLN) LLC
736 Elm St.	05-20-213-004	ELM ST PHARMACY LLC	RIC (WINNETKA LINCOLN) LLC
740 Elm St.	05-20-213-006	RIC (WINNETKA LINCOLN) LLC	RIC (WINNETKA LINCOLN) LLC
515 Lincoln Ave.	05-20-213-005	RIC (WINNETKA LINCOLN) LLC	RIC (WINNETKA LINCOLN) LLC
515 Lincoln Ave.	05-21-109-012	RIC (WINNETKA LINCOLN) LLC	RIC (WINNETKA LINCOLN) LLC

The proposed consolidation will take six existing parcels (including a flagpole lot, a landlocked lot, and multiple through lots) and combine them into one single legal lot of record, thereby eliminating some very undesirable lot configurations that would be extremely challenging to develop individually and creating a unified lot under one PD. Without a consolidation, future attempts to renovate or develop the parcels would require that each individual lot be subject to zoning restrictions, which would render some of the lots undevelopable or at least burdened with extreme hardship. It would also result in developments that would lack the unity and cohesion of One Winnetka and likely be less compatible with the district's architecture and aesthetic character as they would not all be considered together.

The plat of consolidation will require a subdivision exception as the proposed lot will result in a configuration where the rear lot line will abut a neighboring lot's side lot line. However, this is not creating a new circumstance, as currently three of the existing parcels have rear lot lines abutting an adjacent side lot line. Our request is eliminating one such condition and consolidating the other two. Being that the parcels in question are on the corner of two streets, and moreover, an acute corner where the angle created at the southeast intersection of Elm Street and Lincoln Avenue is less than 90 degrees, this condition is unavoidable and will exist somewhere. It is just a matter of where that rear and side lot line exception will occur. We are proposing the exception on Lincoln Avenue approximately 244.5 feet southeast of the Elm-Lincoln intersection thence east 193.14 feet. This ensures that no rear lines will abut side lines on Elm Street, which is the more visible and trafficked public way, but also will not negatively impact the neighboring lot to the south as their access drive will be adjacent to our rear lot line.

The One Winnetka PD will eventually be vertically subdivided to separate the commercial, residential, and parking uses into a development consisting of three or more lots which will be subject to a recorded declaration of easements and cost sharing agreements. The lots will be surveyed and legally described after the framing of the various development components has been completed.

PROJECT TEAM

OWNER

ROMSPEN

BILL ULICKI
OWNERSHIP

DEVELOPMENT PARTNER

MURPHY REAL ESTATE SERVICES

JOHN MURPHY
OWNER

CHRIS HORNEY
MANAGING DIRECTOR

DAVID ARIOLA
MANAGING DIRECTOR

DEIRDRE CLEIN
DEVELOPMENT ASSOCIATE

ENGINEERING

ERIKSSON ENGINEERING ASSOCIATES, LTD.

PAT DIMMER
PROJECT MANAGER

ARCHITECT

OKW Architects

JON TALTY
CEO

ANDERS RUSTIN
PROJECT MANAGER

ALAINA SPIERS
PROJECT ARCHITECT

LANDSCAPE

KT landscape architecture

KATHRYN TALTY
OWNER

CONSTRUCTION PARTNER

W·E·O'NEIL

RICHARD DAVEY
VP OF OPERATIONS

RICK JESCHKE
SENIOR MANAGER

CHRIS CABLE
SENIOR ESTIMATOR

MDG

SPONSOR OVERVIEW 2023

COMPANY OVERVIEW

Murphy Development Group, LLC (MDG) focuses on generating development opportunities in the multifamily, hospitality, and office sectors across the country. The firm has developed and repositioned over $1 billion and 2.5 million square feet of commercial properties. Through sound investment strategies and extensive due diligence, the dynamic development team at MDG identifies, evaluates and executes projects by combining sound financial modeling, economic analysis, and entrepreneurial creativity.

The team has supported numerous owned developments including: Old Cook County Hospital Redevelopment, Lincoln Park 2550, Hyatt Centric the Loop, the Chicago Motor Club conversion to a Hampton Hotel, the Oriental Theater conversion to a Cambria Hotel, a 500-unit apartment tower, two medical office buildings in Grand Rapids, and a 120 modular homes gated community in Ohio. Each of the projects is notable not only for aesthetics but also for its positive impact on the community. With 30 completed and ongoing projects, MDG has a proven track record and is recognized as one of the most reputable and solution-oriented developers in the country.

CORE CAPABILITIES			
	ACCOUNTING/ CONTROL/ REPORTING	ASSEMBLY OF TECHNICAL TEAM	CONCEPTUAL SCHEDULE AND BUDGET
ENVIRONMENTAL & SITE EVALUATIONS	FEASIBILITY & ECONOMIC ANALYSIS	FINANCIAL STRUCTURING & OPTIONS	GOVERNMENT APPROVAL COORDINATION
LAND ACQUISITION & NEGOTIATIONS	PLANNING, DESIGN & DEVELOPMENT	PRO-FORMA DEVELOPMENT	VALUE ENGINEERING

JOHN T. MURPHY

CHAIRMAN & CHIEF EXECUTIVE OFFICER

Recognized as one of the leading real estate experts in Chicago for his development, advisory, and management skills, John T. Murphy has been a prominent member of the real estate industry since 1989. As Chairman and Chief Executive Officer of Murphy Development Group, LLC, Mr. Murphy provides leasing and development services and serves as a principal and advisor to institutional clients. He also leads development initiatives and has been involved in various equity syndications for the acquisition and repositioning of assets across the United States.

As a principal and owner, Mr. Murphy has been involved in and led the development and repositioning of several million square feet of developments throughout the Midwest and East Coast. Currently, he is in partnership with CIM Group, developing a 500-unit apartment tower, The Paragon Chicago, located at 1326 S. Michigan. Additionally, he is leading the redevelopment of Old Cook County Hospital. This five-phase, $1 billion project is located in the world-renowned Illinois Medical District. Upcoming projects include two office towers, totaling two million square feet, located at 301 and 321 S. Wacker Drive in Chicago, as well as a Cambria Hotels & Suites in Milwaukee, WI. Other notable accomplishments include Lincoln Park 2550, a 228-unit luxury condominium development, the Hyatt Centric “The Loop” Chicago, the redevelopment of the Chicago Motor Club into a Hampton Inn, and the redevelopment of the Oriental Theater Building into the Cambria Hotel Chicago Loop. He is also actively involved in the development of a 206-acre private marina and beach resort on Lake Erie in Ohio.

Over the years, Mr. Murphy has also brokered high-profile properties such as the development site at 155 N. Wacker and 200 W. Jackson. Other notable past achievements include successfully leasing several Chicago properties such as the Citadel Center, 200 N. LaSalle, and 230 W. Monroe.

EDUCATION

- Advanced Real Estate Management & Analytics, Harvard Business School
- Advanced Management Program, Harvard University Graduate School of Design
- Bachelor of Arts, John Carroll University

ACHIEVEMENTS

- Licensed Real Estate Broker, State of Illinois
- Featured in Real Estate Chicago Magazine’s 40 Under 40 List, Wall Street Journal, Chicago Tribune, Chicago Sun-Times and Crain’s
- Chicago Architectural Foundation Trustee Award
- Illinois Real Estate Journal’s Broker All-Stars Award

ACTIVE INVOLVEMENT

- Building Owners & Managers Association (BOMA)
- Board Member of Peggy Notebaert Nature Museum
- Executive Club of Chicago
- Urban Land Institute (ULI)
- Co-chair of buildOn (formerly Building with Books)

CLIENT SAMPLING

- General Electric Pension Trust
- New York Private Bank and Trust
- AON
- Chase
- Eurohypo
- MassMutual
- Cornerstone Real Estate Advisors LLC

SAMPLING OF AWARDS, ORGANIZATIONS, & FEATURED PUBLICATIONS

THE WALL STREET JOURNAL. · Urban Land Institute · Chicago Tribune · ILLINOIS REAL ESTATE JOURNAL · CRAIN’S CHICAGO BUSINESS · CHICAGO SUN-TIMES · buildOn · BOMA CHICAGO · THE EXECUTIVES’ CLUB OF CHICAGO

CHRIS HORNEY
MANAGING DIRECTOR

Chris Horney joined Murphy Development Group in 2013 and currently serves as the division's Managing Director. Chris brings a breadth of real estate and finance experience to the role that includes real estate/asset investment analysis, as well as development execution on a number of assets. Chris supports our development team by analyzing and underwriting commercial real estate development and acquisition opportunities and is actively involved in the execution of all development projects.

Chris is also involved in the day-to-day management and oversight of the firm's development initiatives, such as the redevelopment of the Old Cook County Hospital and adjacent land, the construction of The Paragon, a 500-unit luxury apartment building at 1326 S. Michigan, and the ground-up development of a 132-key Cambria Hotel in downtown Milwaukee. His completed projects include the Hyatt Centric "The Loop" Chicago, a redevelopment of Class C office into a 257-key hotel, the award-winning redevelopment of the landmark Chicago Motor Club into a 143-key Hampton Inn, the ground-up development of a 276-key Holiday Inn on the Cleveland Clinic Campus, and the redevelopment of the Oriental Theater Building in Chicago into a 199-key Cambria Hotel.

Additionally, Chris is a LEED-accredited professional, and a member of both the Economic Club of Chicago and Young Real Estate Professionals, and is the Treasurer of Purdue Sigma Chi House Corporation.

Prior to joining Murphy Development Group, Chris held roles at Inland American, Hersha Hospitality Trust, and Barton Malow.

EDUCATION

- Master of Business Administration, Harvard Business School
- Bachelor of Science, Purdue University

ACHIEVEMENTS

- LEED Accredited Professional

ACTIVE INVOLVEMENT

- Director of Purdue Sigma Chi House Corporation Board
- Member, Economic Club of Chicago
- Member, Young Real Estate Professionals

DAVID ARIOLA
MANAGING DIRECTOR

David Ariola is the Managing Director of our development team and supports the team by analyzing and underwriting commercial real estate development and acquisition opportunities and by executing of new development projects. He has achieved the SIOR designation, one of the most prestigious in commercial real estate.

He provided project management service for three of our projects including a 47-story apartment tower in South Loop, an 8-story office complex in Fulton Market, and Cambria Hotels & Suites in Milwaukee. The company provides comprehensive project management services including entitlements, permitting, utility coordination, due diligence, design, and construction management.

Mr. Ariola is also the founder and president of Chicago Realty Company (CRC). David is responsible for managing, growing, and setting the strategic direction of the firm. Additionally, David has personally managed development projects valued at over $1 billion from inception through design and construction, from downtown high-rises to industrial expansions. He has performed every type of commercial real estate transaction including office and retail leasing, dispositions, and acquisitions.

EDUCATION
- Mater of Business Administration, Northwestern University
- Bachelor of Science, Civil Engineering, University of Illinois Urbana-Champaign

ACHIEVEMENTS
- Licensed Real Estate Managing Broker, State of Illinois
- Certificate Advanced Management Development Program for Real Estate, Harvard Graduate School of Design

ACTIVE INVOLVEMENT
- City of Chicago Community Development Commission–Secretary 2000-2009
- Rush University Medical Center Board of Directors–Associates Board 2009-present
- Rush University Medical Center Board of Trustees–Facilities Committee 2012-present
- The Economic Club of Chicago–Reception Chair & Membership Committee 2015-present
- The Society of Industrial and Office Realtors (SIOR)–Board of Directors 2016-present

DEIRDRE CLEIN
DEVELOPMENT ASSOCIATE

Deirdre Clein joined Murphy Real Estate Services in 2021 and currently serves as a development associate. Deirdre oversees the project management of Murphy Real Estate Service's development branch, including renovation and new construction projects in the hospitality, mixed-use, and residential sectors. Deirdre manages projects from the due diligence phase through design, construction, and close out. Deirdre has experience ranging across project and construction management, financial modeling and budgets, land use planning, zoning and entitlements, contracts, leases, utility coordination/upgrades, and has worked on developments both in the US and internationally.

Deirdre is involved in the day-to-day project management and oversight of Chicago-based development projects, including the renovation of the 521 key Holiday Inn Mart Plaza into a dual-branded hotel and the Cook County Health Phase 1A2 - Harrison Square Apartment project. Prior to joining Murphy RES, Deirdre was the Director of Development for Albion Residential and managed multiple ground-up and value-add multi-family projects throughout the greater Midwest region. Deirdre also previously worked for Project Management Advisors, overseeing multiple tenant improvement buildouts for a Fortune 500 tech company throughout North and South America.

Additionally, Deirdre serves on the Tulane School of Architecture Alumni Council, working with the dean and helping to influence a range of initiatives at her alma mater.

EDUCATION
- Master of Sustainable Real Estate Development, Tulane University
- Bachelor of Arts, University of Michigan

ACTIVE INVOLVEMENT
- Tulane School of Architecture Alumni Council

DEVELOPMENT EXPERIENCE

HIGHPOINT AT 8000 NORTH, SKOKIE, ILLINOIS

Development Overview

Type: New Construction

Development Value: $62,000,000

Property Size: 290,000 SF

Architect: Lucien Lagrange Studio

Construction Company: We O'Neil

Property Detail: MDG is developing a 153 unit class A luxury apartment building consisting of 12 stories, with a rooftop deck, fitness center, coffee lounge, business center, game room, etc. This project is being developed as a public-private partnership, including equity and guarantee contributions from the Village of Skokie. The project is completed in Q1 2022.

DEVELOPMENT EXPERIENCE

2550 N LAKEVIEW, CHICAGO, ILLINOIS

Development Overview

Type: New Construction

Development Value: $180,000,000

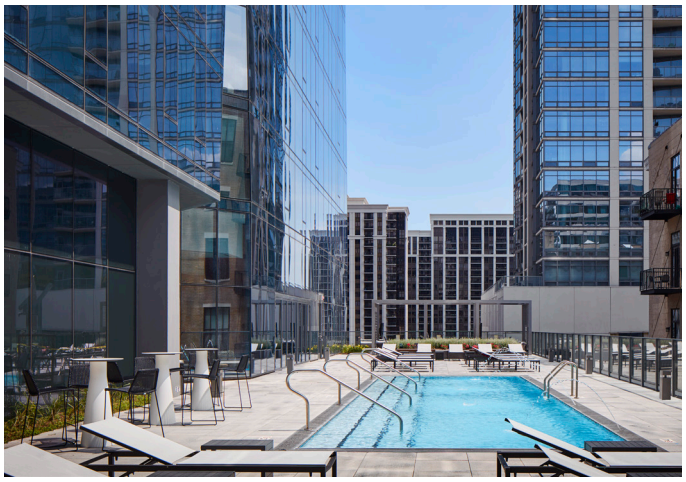
Property Size: 225,000 SF

Architect: Lucien Lagrange

Construction Company: Walsh Construction

Property Detail: The 38-story building with 219 residential condominium units and a 1.25 acre private park is the first major high rise development overlooking Lincoln Park in 40 years. The site also preserved a historic shrine to the first female American saint. The property was a record-setting sale per $/SF in the Chicago market. The construction completed in 2013.

DEVELOPMENT EXPERIENCE



THE PARAGON, CHICAGO, ILLINOIS

Development Overview

Type: New Construction

Development Value: $170,000,000

Property Size: 600,000 SF

Architect: SCB

Construction Company: Walsh Construction

Development Partner: CIM

Property Detail: MDG, together with CIM developed a 500 unit Class A luxury residential tower consisting of 47 stories, with rooftop deck, sky-deck fitness center, pool/spa, dog run, lounge, and break-out rooms. The project fully completed in July 2019.

DEVELOPMENT EXPERIENCE

318 N CARPENTER, CHICAGO, ILLINOIS

Development Overview

Type: New Construction

Development Value: $53,000,000

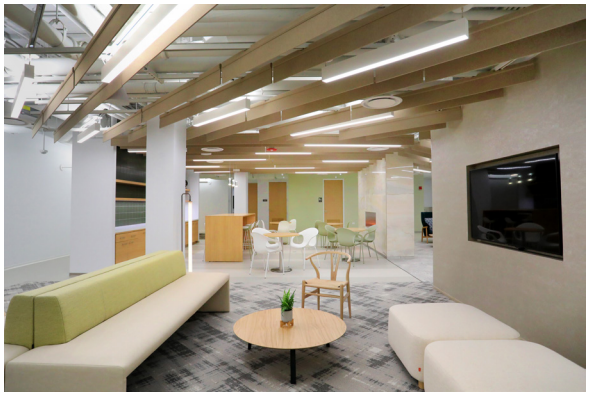
Property Size: 105,000 SF

Architect: HPA

Construction Company: Walsh Construction

Property Detail: MDG developed a brand-new office building consisting of 7 stories right behind Google Midwest Headquarters in the trending Fulton Market District. The property is only steps away from new sleek restaurants, retail, sports bars, and other walkable amenities. The project is completed in Q3 2020.

DEVELOPMENT EXPERIENCE



2122 YORK ROAD, OAK BROOK, ILLINOIS

Development Overview

Type: Redevelopment

Development Value: $32,000,000

Property Size: 127,446 SF

Architect: Wright Heerema Architects

Construction Company: Berglund Construction

Property Detail: MDG acquired the three-story office at this 50% occupied building in 2019 and secured long-term leases with Oak Point University and Athletico. The property has 42,000 square feet average floor plates and will be 100% leased with the two tenants by May 2021.

DEVELOPMENT EXPERIENCE

OLD COOK COUNTY REDEVELOPMENT, CHICAGO, ILLINOIS

Development Type: Redevelopment

Development Value - First Phase: $135,000,000

Property Size: 322,700 SF

Architect: Skidmore, Owings & Merrill

Construction Company: Walsh Construction

Property Detail: MDG, along with Walsh Group, was selected in 2015 to redevelop a multi-phase project of the Old Cook County Hospital in the Illinois Medical District (IMD).

MDG converted a 104-year-old hospital landmark to a mixed-use property, featuring a 210 key Hyatt House/Hyatt Place, 72,000 SF of office, and 25,000 SF of ground-floor retail space. The hotels opened in July 2020.

DEVELOPMENT EXPERIENCE

DOUG MEIJER MEDICAL INNOVATION BUILDING, GRAND RAPIDS, MICHIGAN

Development Overview

Type: New Construction

Development Value: $85,000,000

Property Size: 205,000 SF

Architect: Smith Group

Construction Company: Rockford Construction & Walsh Construction

Property Detail: MDG, along with Walsh Investors and Rockford Construction & Development, won the proposal from Michigan State University in 2019 and executed a long-term ground-lease with the MSU Board of Trustees in May 2019. The seven-story medical office is completed in Q4 2021.

DEVELOPMENT EXPERIENCE

PERRIGO LINER BUILDING, GRAND RAPIDS, MICHIGAN

Development Overview

Type: New Construction

Development Value: $50,000,000

Property Size: 126,000 RSF

Architect: Integrated Architecture

Construction Company: Rockford Construction & Walsh Construction

Property Detail: Located on the “Medical Mile” in downtown Grand Rapids, the project is the Second Phase of the master development in the Innovation Park. The property will foster unique relationships and collaboration between MSU and various healthcare institutions and private companies focused on medical innovation, incubation, and commercialization. The ten-story medical office is completed in Q3 2022.

Disclaimer

This confidential memorandum is intended solely for your own use and is not to be used for any other purpose or made available to any other party without the prior written consent of Murphy Development Group.

MDG
227 W. MONROE STREET, SUITE 5040
CHICAGO, IL 60606

ONE WINNETKA

OKW Architects MDG ROMSPEN

KT landscape architecture

PDC PACKAGE
JULY 12, 2023

SECTION 1: PLANNING

PLANNED DEVELOPMENT STANDARDS

	Current C-2 Zoning	2023 Proposal	
Development Site Size	1.21 acres	1.21 acres*	
Gross Building Area Non-parking Parking		**197,275 sf Total** 131,488 sf 65,827 sf	
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		**106,492 sf Total** 7,116 + sf 3,500 sf	
Commercial Gross Building Area Service Areas		**20,955 sf Total** 1,455 sf	
Commercial Gross Floor Area		**19,500 sf**	
Building Height Exception Required	4-stories, 45'-0"	4-stories At parapet = 57'-4" At stair roof = 63'-0"	
On-Site Parking Special Use Required: Parking on street level.	**Commercial** 2 spaces/1,000 sf	Required x 19,500 sf = **39 spaces**	Provided **39 spaces**
	Dwelling 1-BR - 1.25/unit 2-BR - 1.5/unit 3-BR - 2/unit	 x 9 units = **12 spaces** x 32 units = **48 spaces** x 18 units = **36 spaces** **= 96 spaces**	**113 spaces**
Residential Use Type - # of Units Apartment Rental Units Condominium Units Townhome Units Total		 59 0 0 59	
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		 0 9 32 18	
Front Yard Setbacks Exception Required (along Lincoln Ave.)	Min. 0 ft.; Max. 3 ft.	0'-0" to 42'-1", see plans	
Corner Side Yard Setbacks Exception Required (along Elm St.)	Min. 0 ft.; Max. 3 ft.	0'-0" to 18'-10, see plans	
Side Yard Setback (along south property line)	0 ft. (3 ft. min)**	0'-0" at ground level 0'-0" at level 2 7'-6" at level 3 13'-4" at level 4	
Rear Yard Setback*** Exception Required (along east property line)	10 ft. Min.	1'-0" to 16'-5", see plans	
4th Story Setback Exception Required (along Lincoln & Elm)	10 ft Min.	4'-9" to 15'-0", see plans	

Notes

*Plat of Consolidation submitted, including side lot line abutting rear lot line exception

** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.

***Exception to not provide a landscaped area at least 5 ft deep along rear (east) property line

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

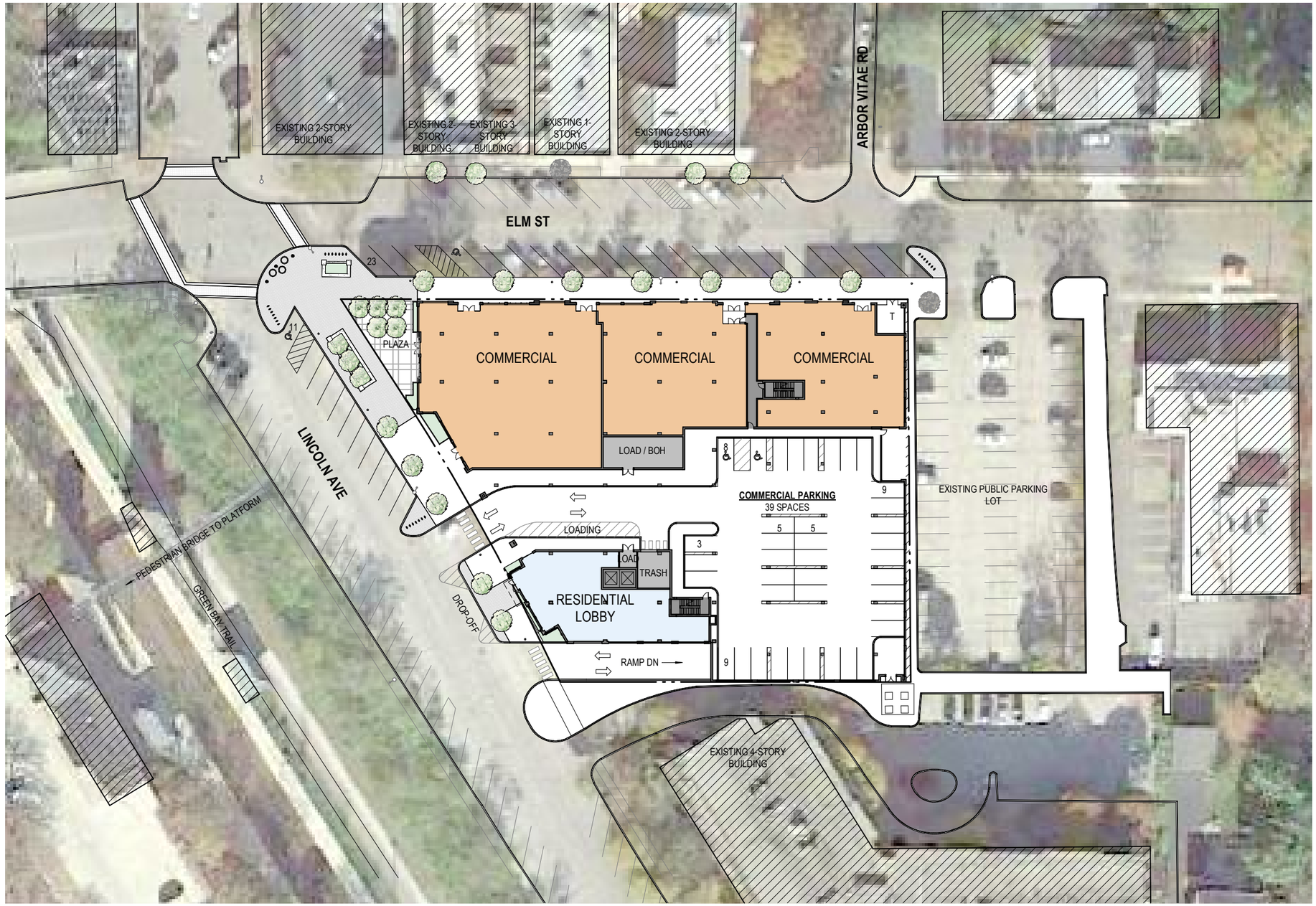
BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01:	47,699 SF	--	19,500 SF	22,056 SF
LEVEL 02:	36,248 SF	28,735 SF	--	--
LEVEL 03:	35,924 SF	30,191 SF	--	--
LEVEL 04:	29,454 SF	25,045 SF	--	--
TOTAL:	**197,275 SF**	**85,077 SF**	**19,500 SF**	**65,827 SF**

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	113		
GROUND LEVEL		39	
TOTAL PROVIDED	113	39	152
RATIO	1.9/UNIT	2.0/1,000 SF	



1 SITE PLAN
SCALE: 1" = 60'-0"

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Chicago, IL 60661

N

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ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

REQUIRED EXCEPTIONS

FRONT SETBACK - MAXIMUM 42'-0" PROPOSED (ALONG LINCOLN AVE)

CORNER SETBACK - MAXIMUM 18'-10" PROVIDED (ALONG ELM)

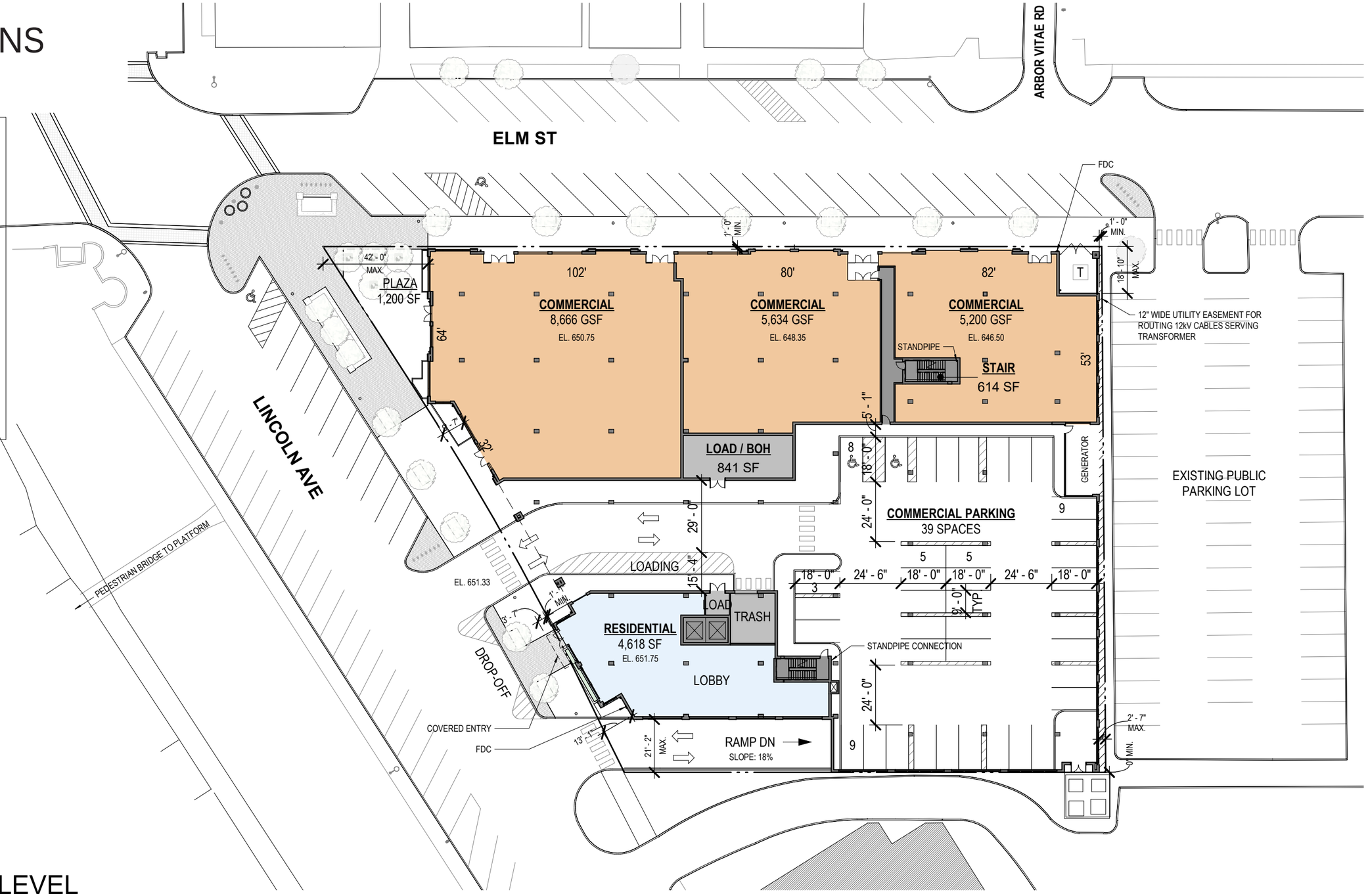
REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)

NO 5'-0" LANDSCAPE AREA PROPOSED (ALONG EAST PROPERTY LINE)

REAR LOT LINE ABUTTING A SIDE LOT LINE EXCEPTION (ALONG EAST PROPERTY LINE)

SPECIAL USE REQUIRED

- PARKING ON STREET (GROUND) LEVEL.
- MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL

SCALE: 1" = 40'-0"

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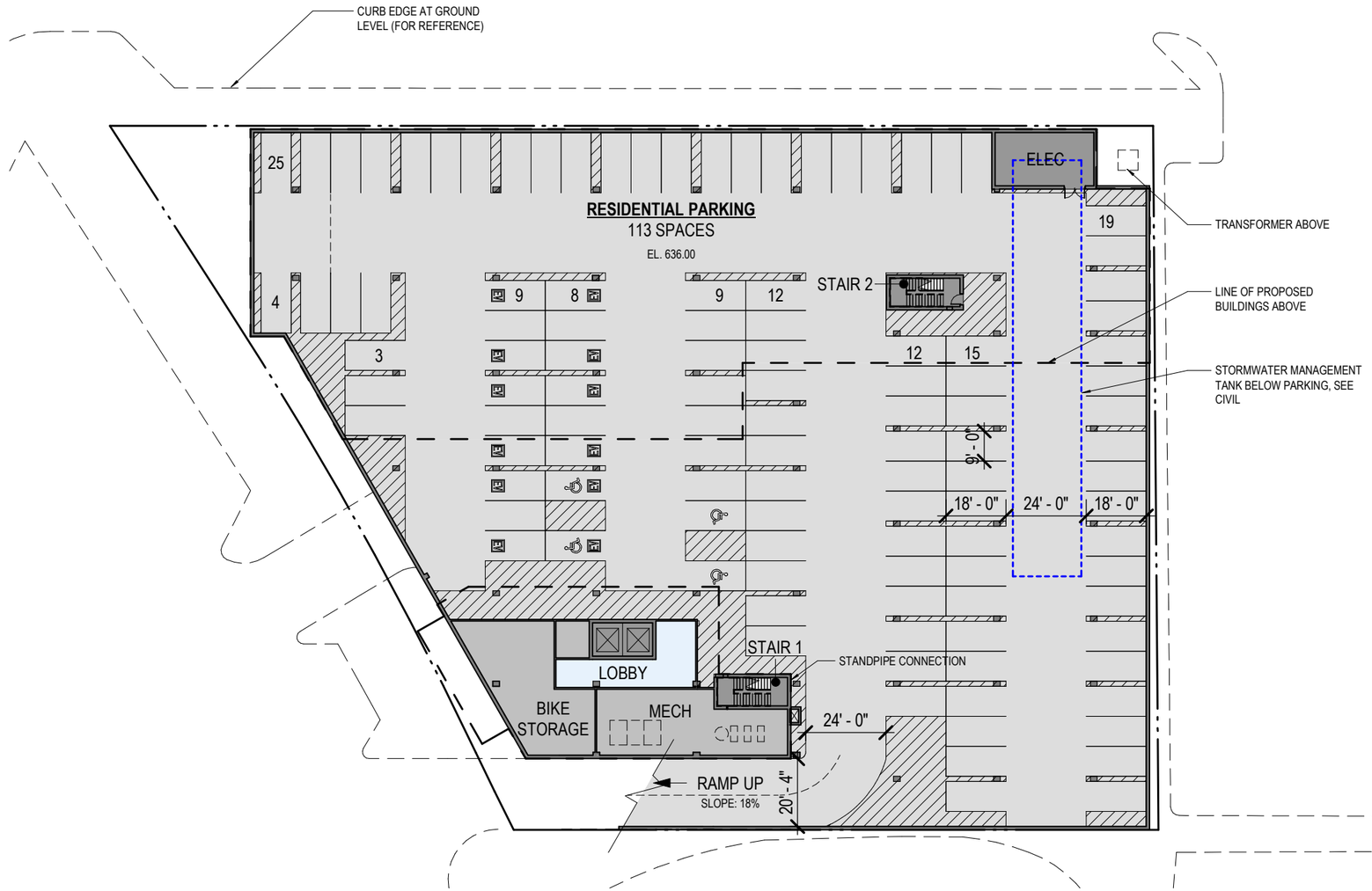
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS



1 LOWER LEVEL

SCALE: 1" = 40'-0"

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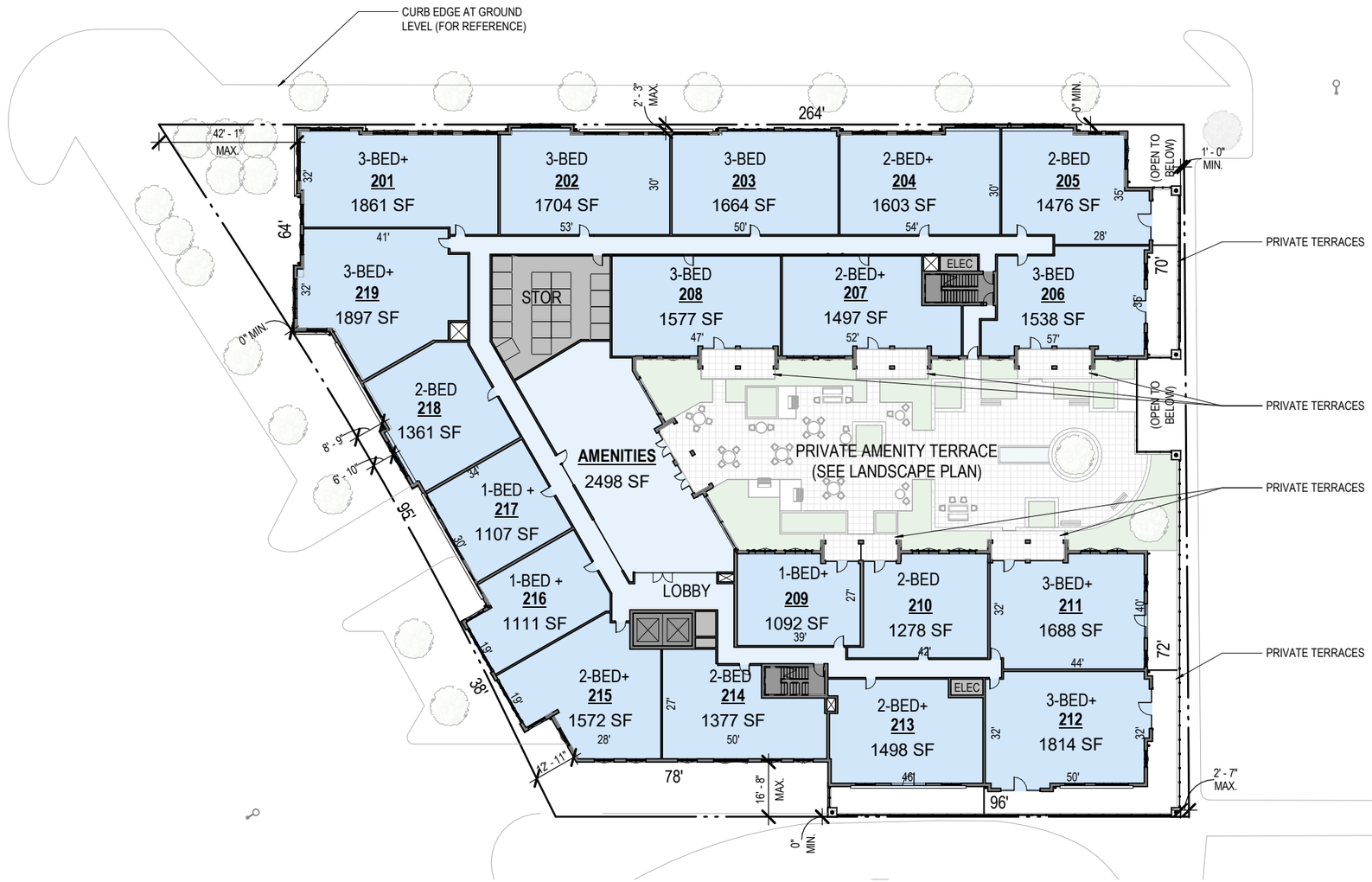
FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)

SCALE: 1" = 40'-0"

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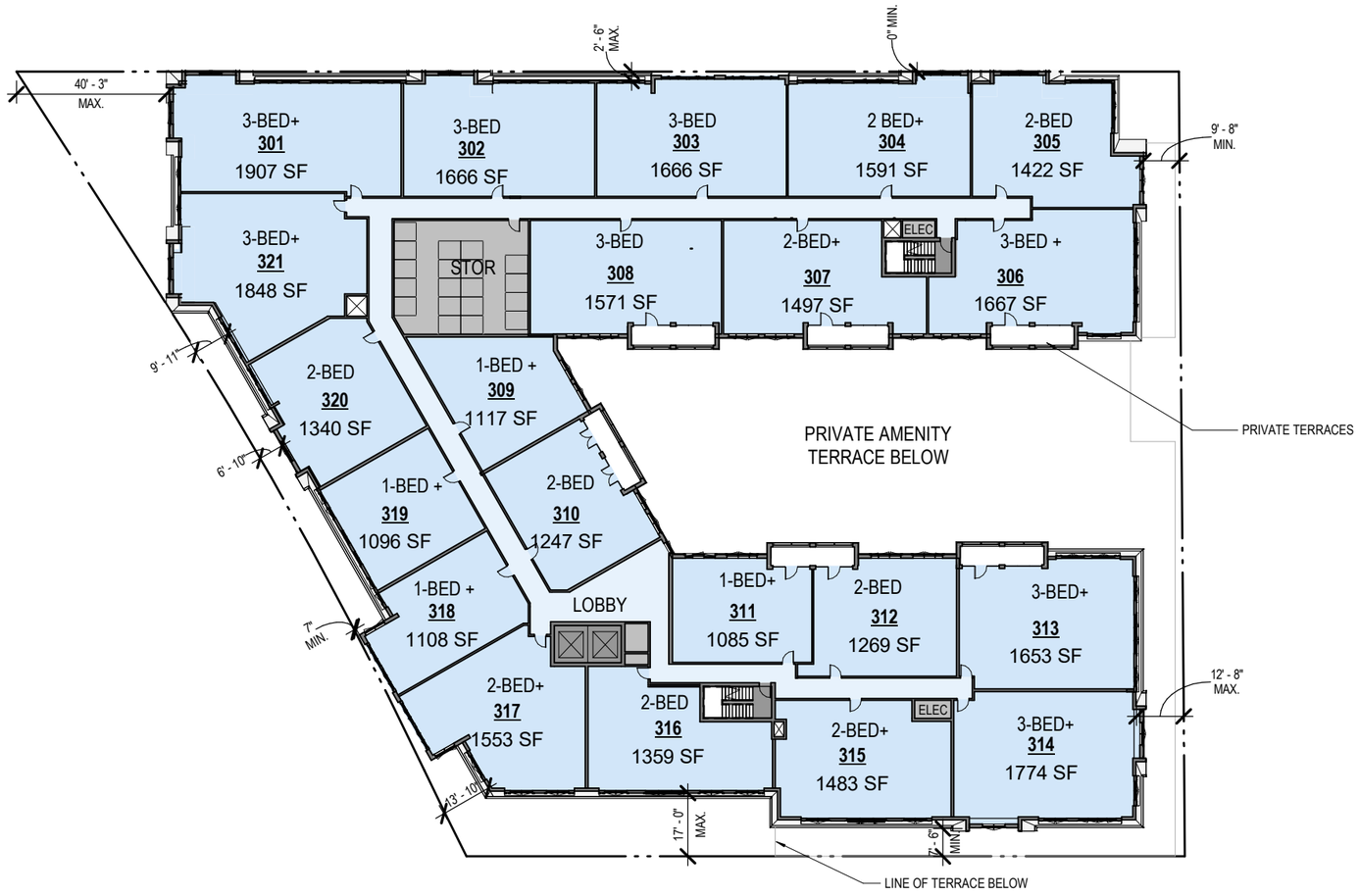
FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)

SCALE: 1" = 40'-0"

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FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59

1 LEVEL 4 - 29,454 SF (GROSS) - 19 UNITS (25,045 SF RENTABLE)

SCALE: 1" = 40'-0"

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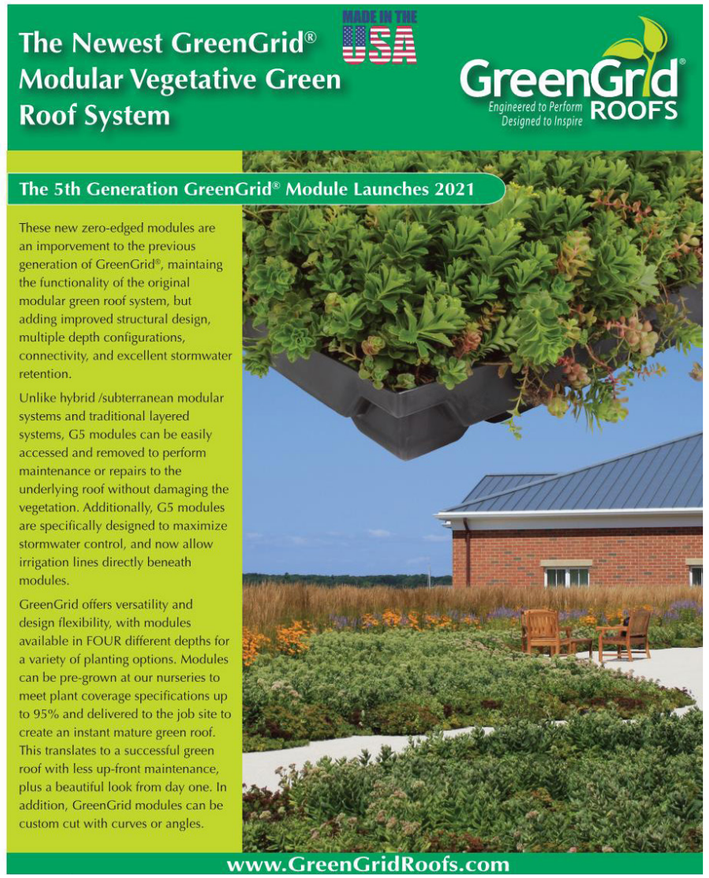
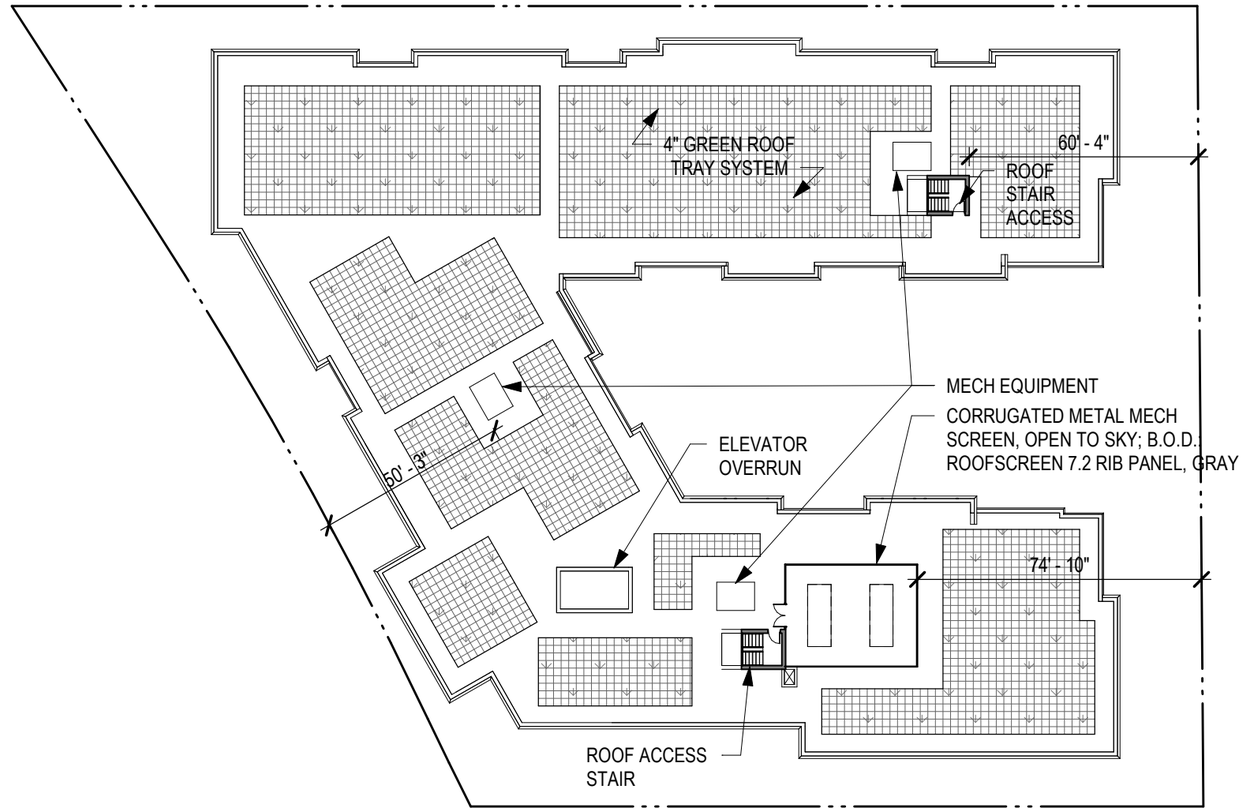
ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	14,165 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF





1 ROOF PLAN
SCALE: 1" = 40'-0"

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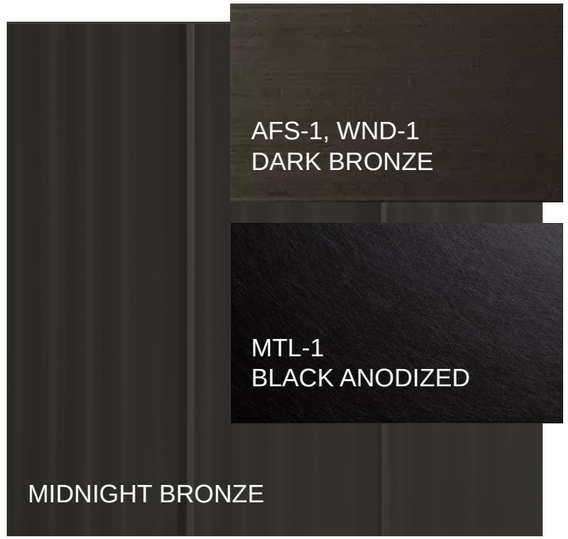
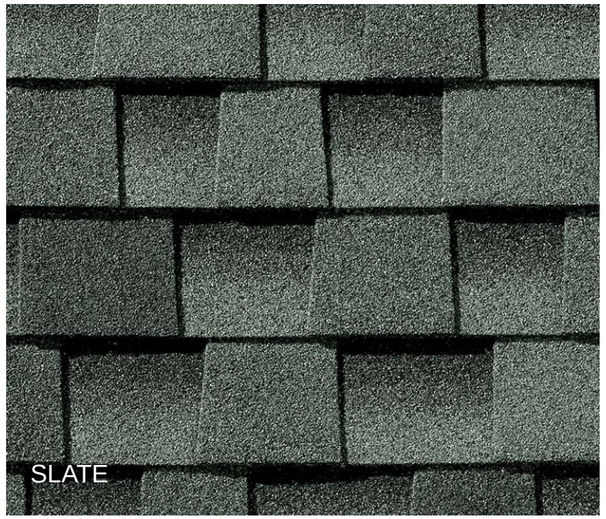
SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

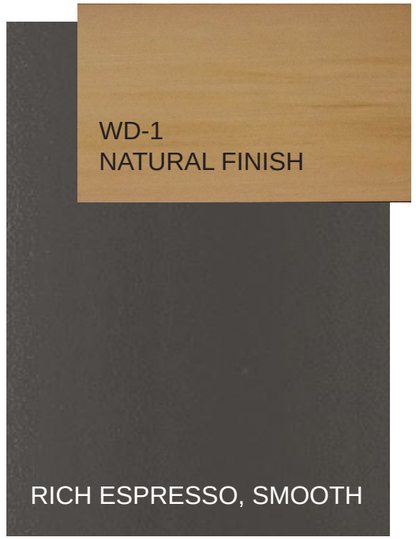
BUILDING MATERIALS



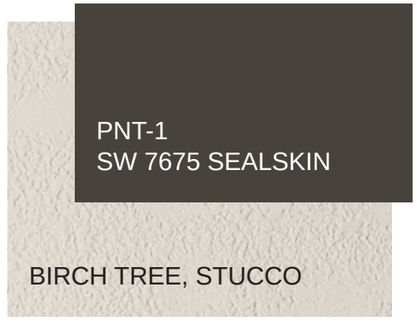
RF-2 STANDING SEAM METAL ROOF



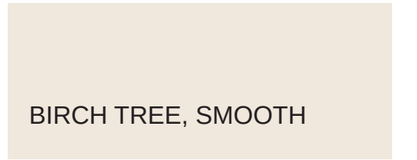
RF-1 ASPHALT SHINGLE ROOF



FC-1 FIBER CEMENT

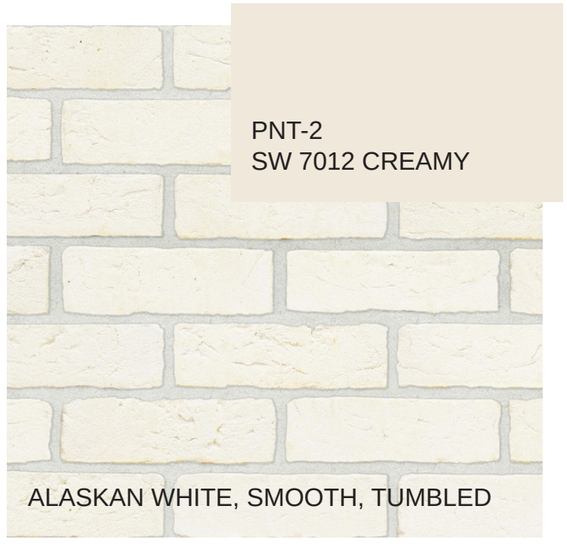


FC-2A FIBER CEMENT



FC-2B FIBER CEMENT

FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR

CS-1 CAST STONE

CS-2 CAST STONE

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2A	FIBER CEMENT PANEL & TRIM	BIRCH TREE, STUCCO	HARDIE PANEL OR EQ.
FC-2B	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	MONTEREY TAUPE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
MTL-3	CORRUGATED METAL MECH SCREEN	GRAY	ROOFSCREEN OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	MIDNIGHT BRONZE	PAC-CLAD OR EQ
SC-1	DECORATIVE SCREEN - ALUM	CREAMY (SW 7012)	ACCENTS OF FRANCE
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

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ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12

2 LINCOLN AVE ELEVATION (WEST)

SCALE: 1" = 20'-0"

1 ELM STREET ELEVATION (NORTH)

SCALE: 1" = 20'-0"

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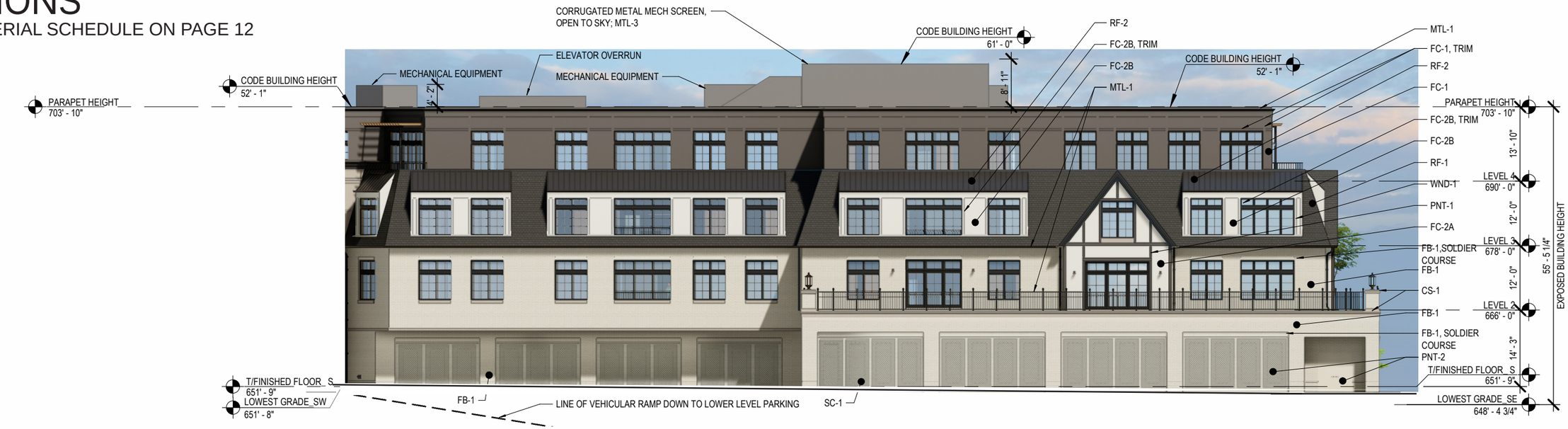
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



2 SOUTH ELEVATION

SCALE: 1" = 20'-0"

1 EAST ELEVATION

SCALE: 1" = 20'-0"

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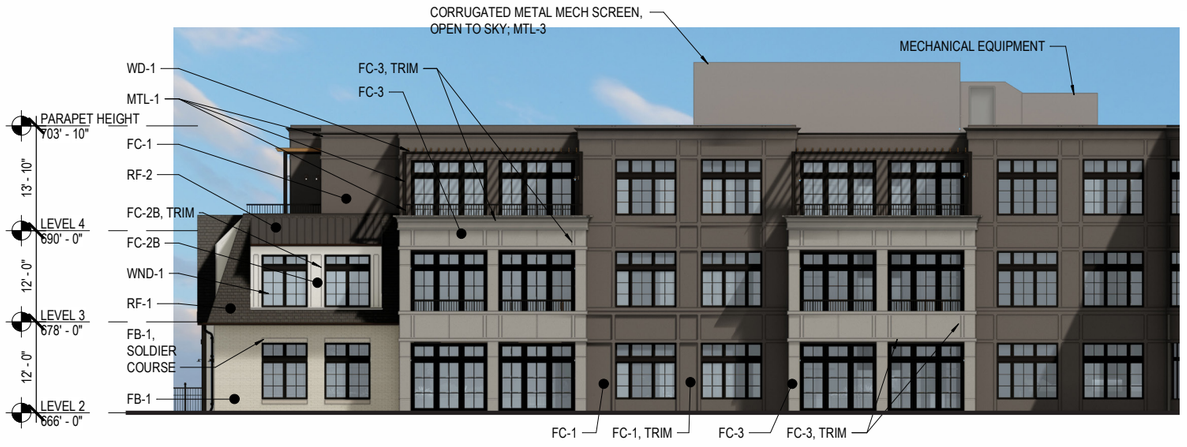
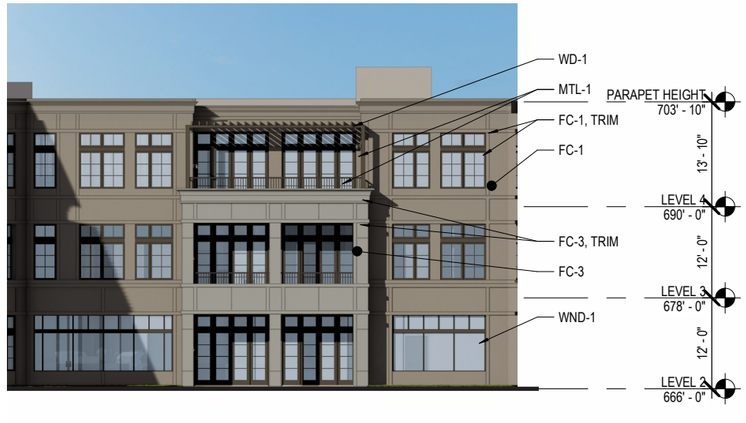
PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



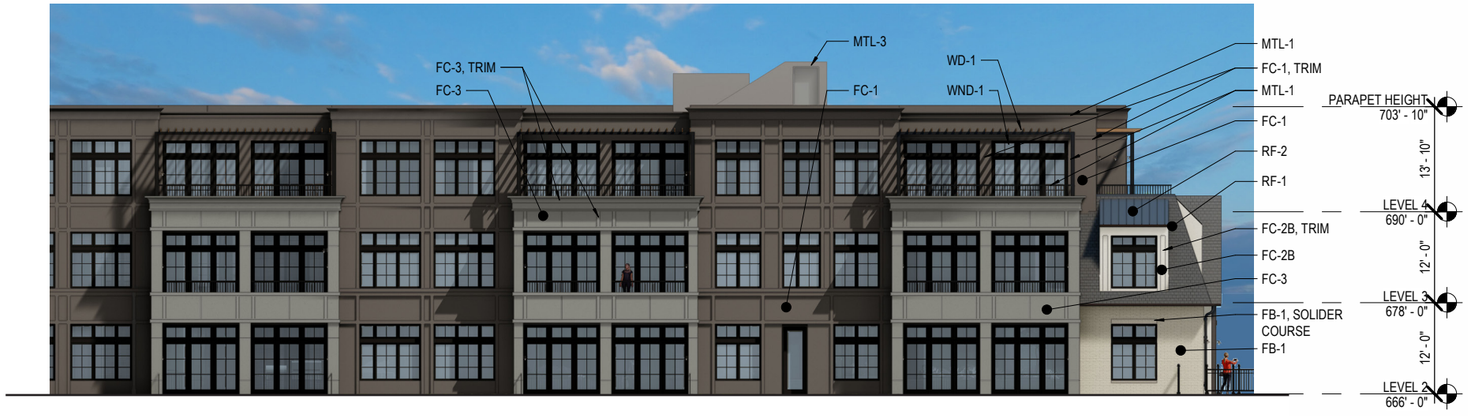
3 AMENITY TERRACE - NORTH ELEVATION

SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION

SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION

SCALE: 1" = 20'-0"

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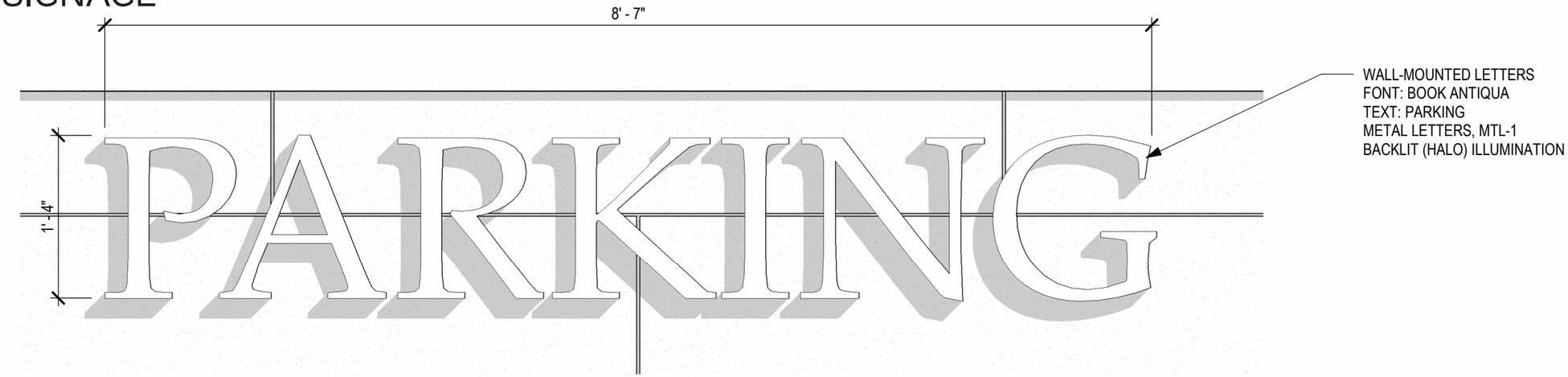
ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.

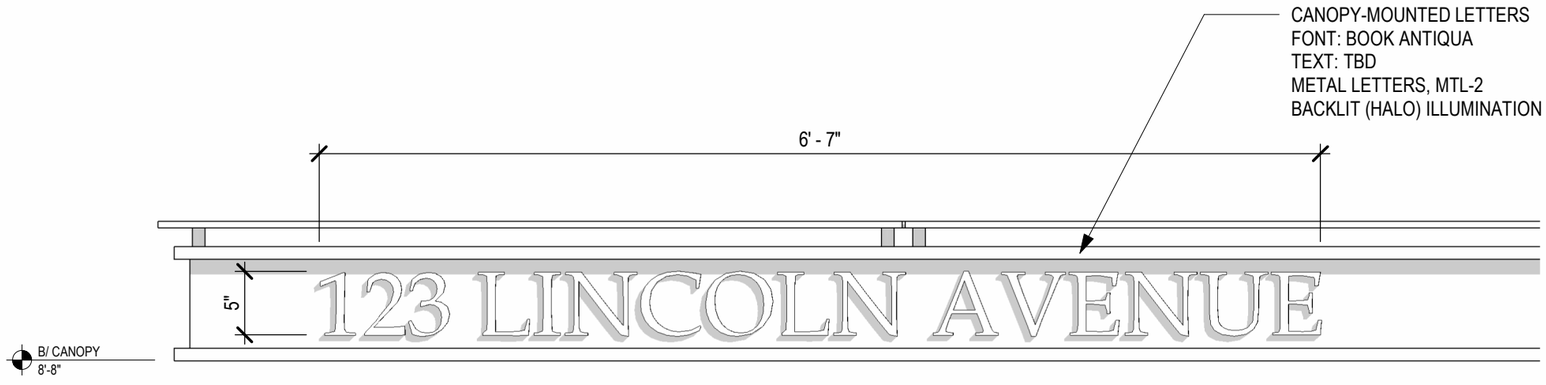
ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

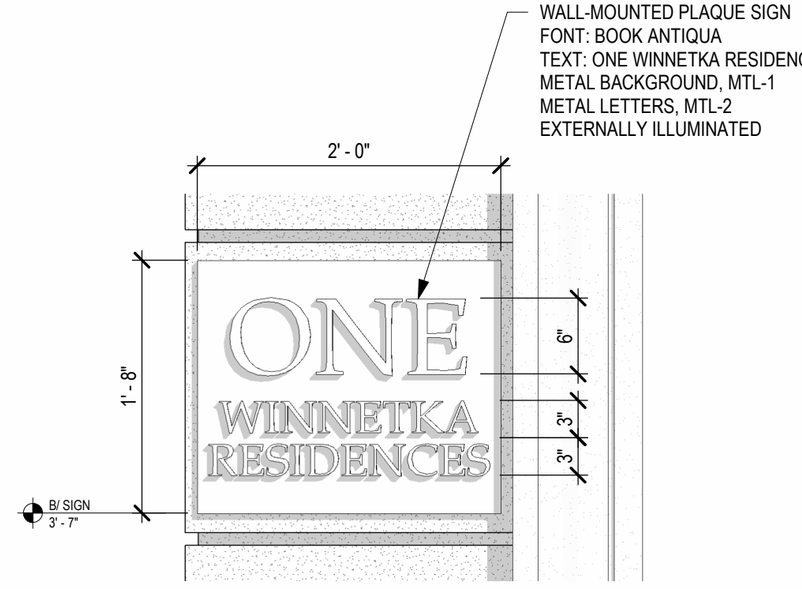
SIGN ELEVATIONS
DEVELOPMENT SIGNAGE



1 SIGN ELEVATION - PARKING
SCALE: 1" = 1'-0"



2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"



3 SIGN ELEVATION - RESIDENTIAL
SCALE: 1" = 1'-0"

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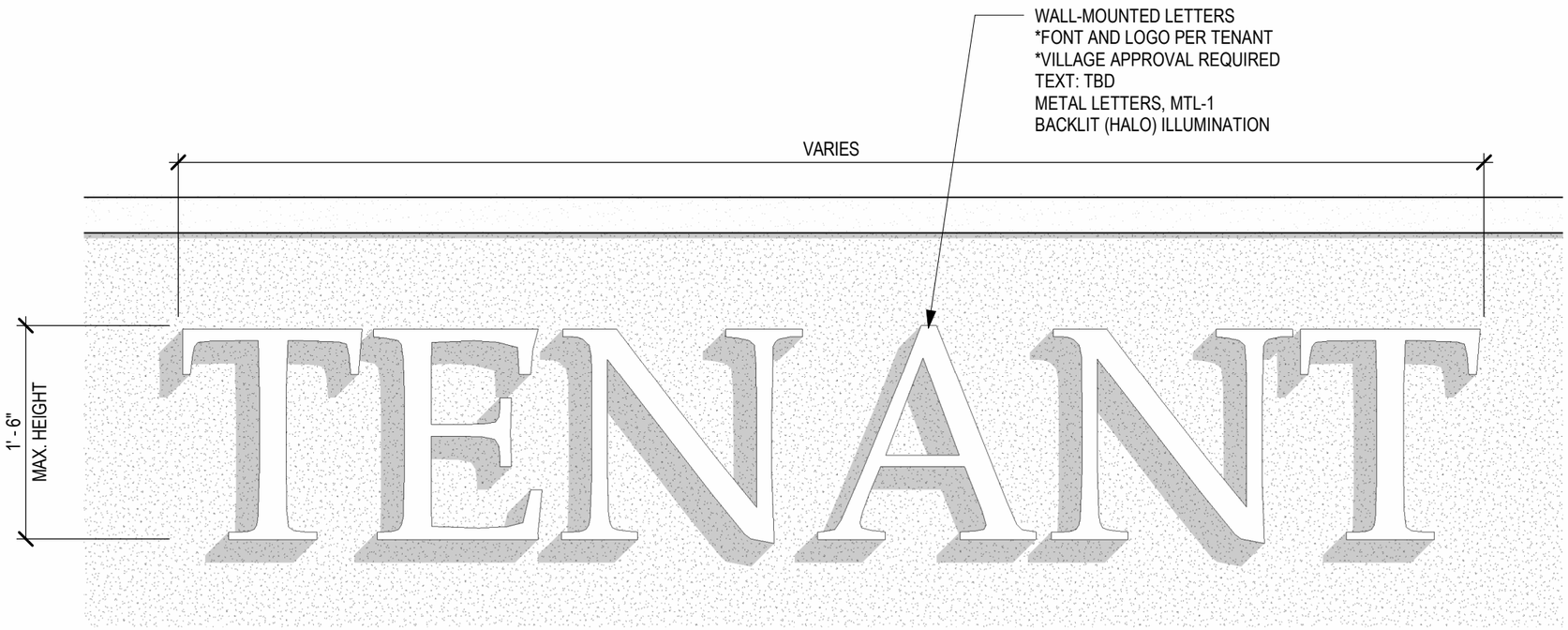
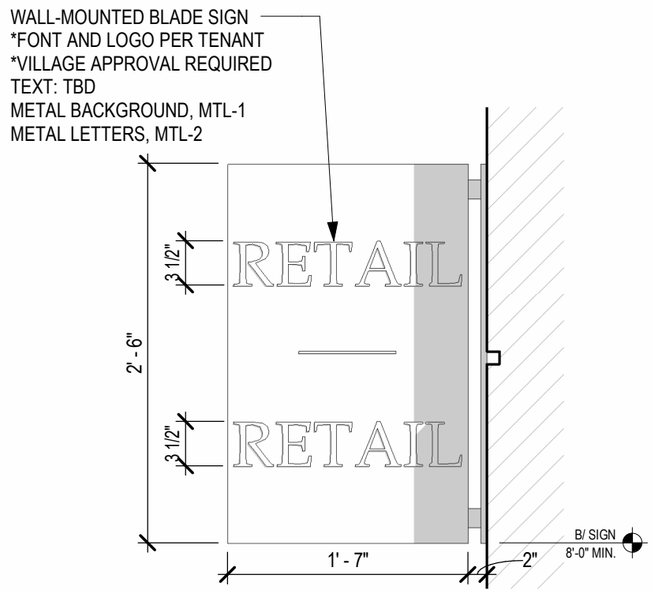
SIGN ELEVATIONS
TENANT SIGNAGE - BASIS OF DESIGN



2 SIGN ELEVATION - TENANT 2
SCALE: 1" = 1'-0"



1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

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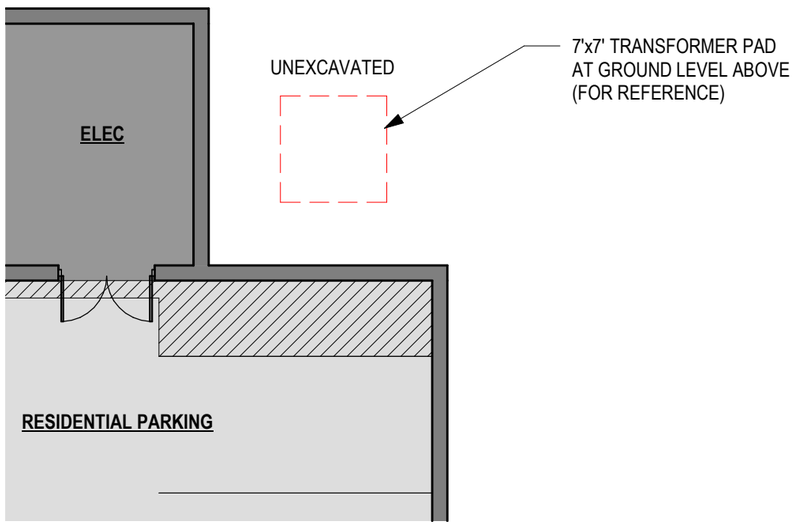
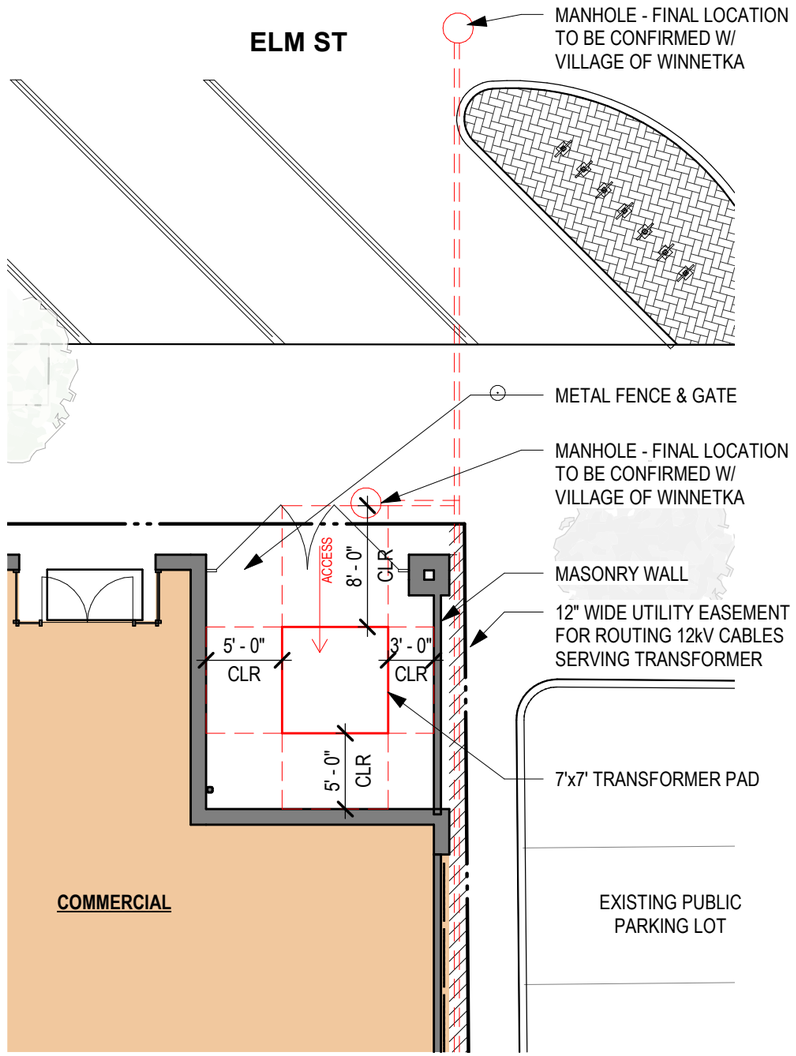
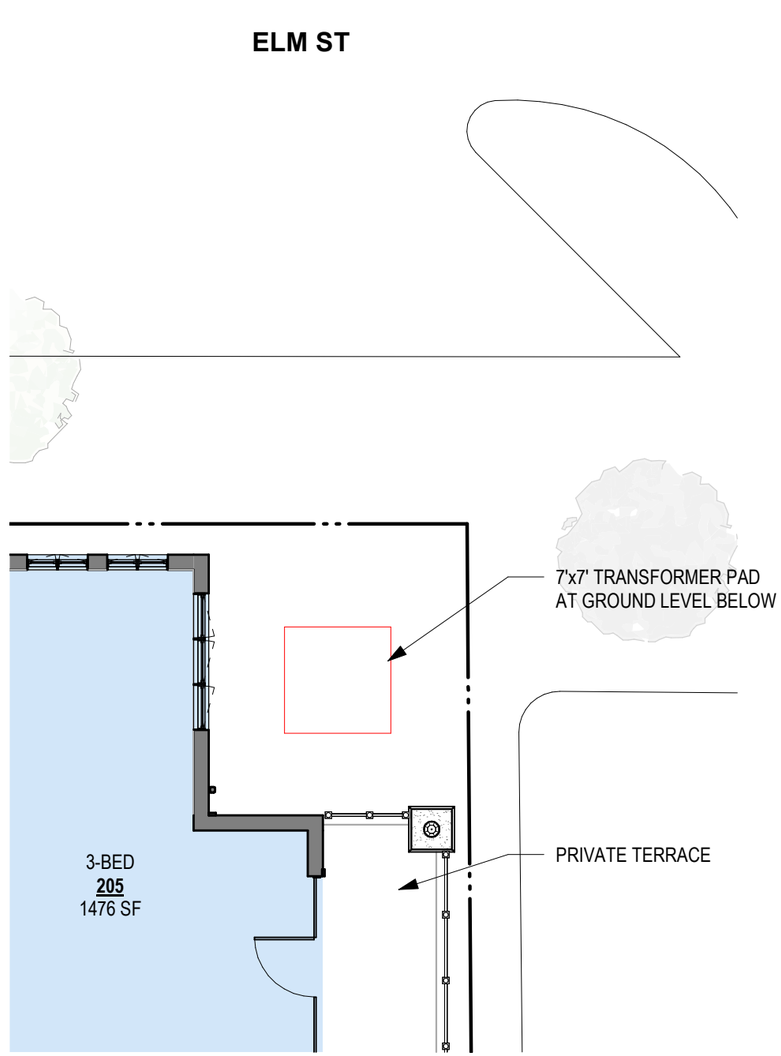
TRANSFORMER LOCATION



0 LOWER LEVEL PLAN
SCALE: 1" = 10'-0"



1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"



2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

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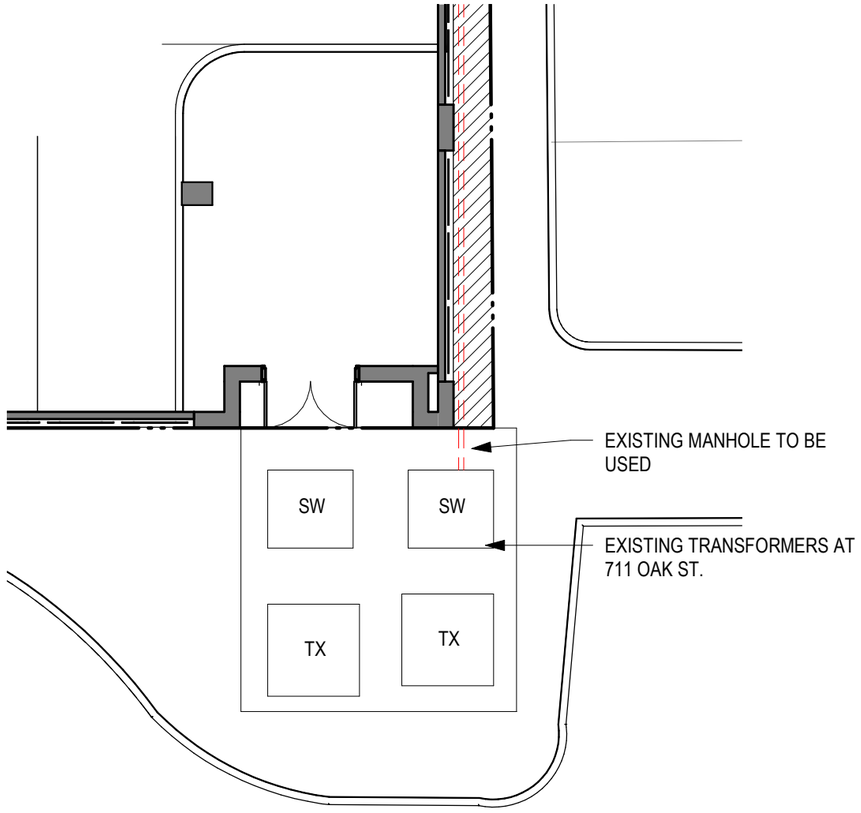
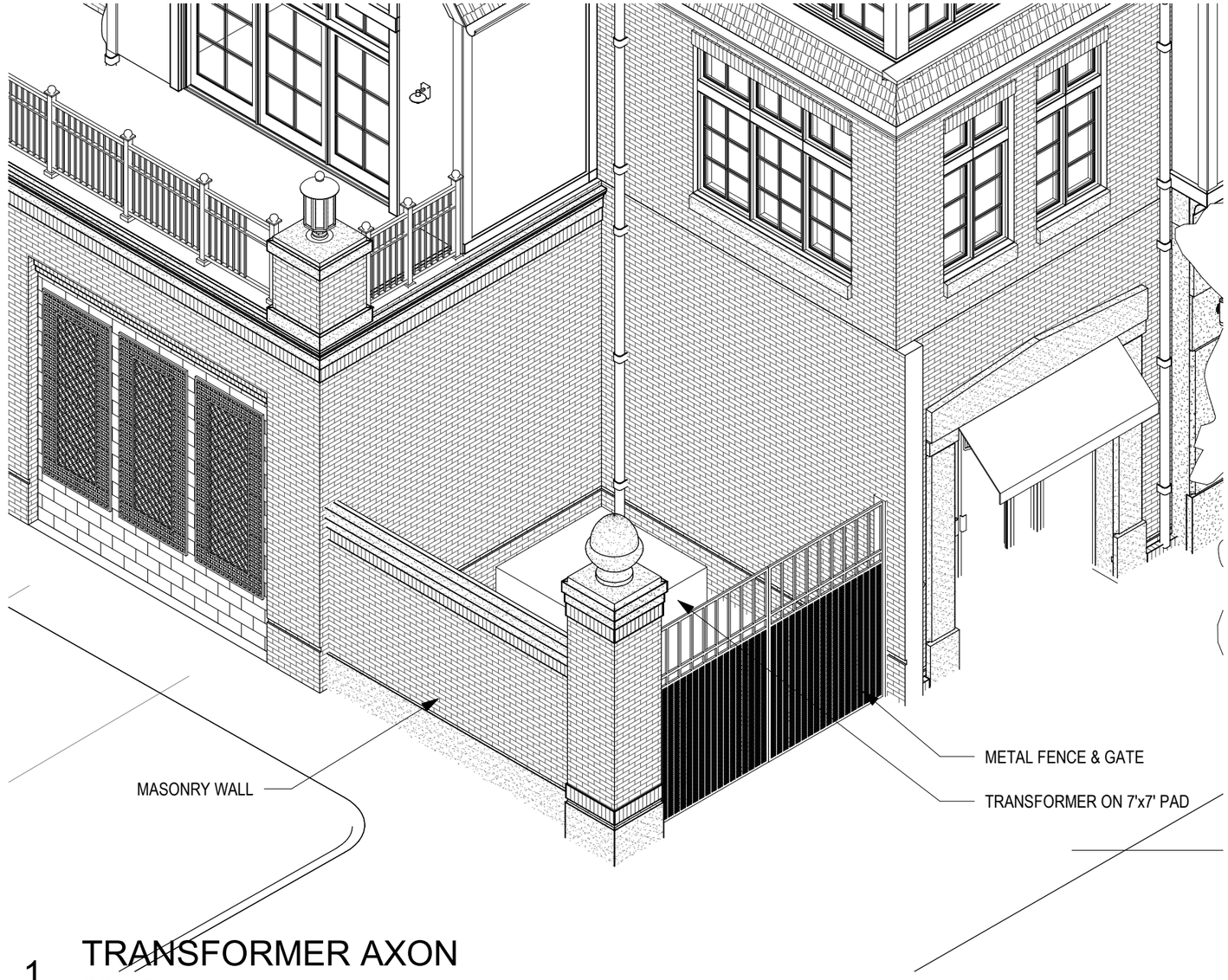
TRANSFORMER LOCATION



2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

N



1 TRANSFORMER AXON
SCALE:

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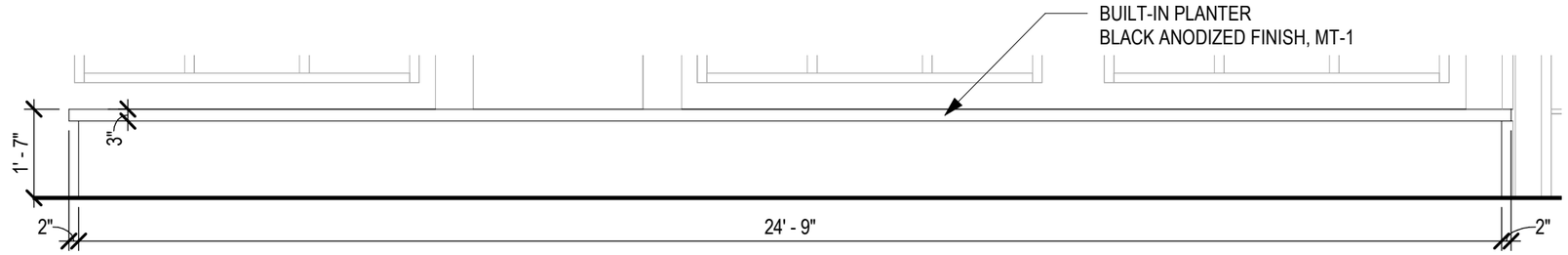
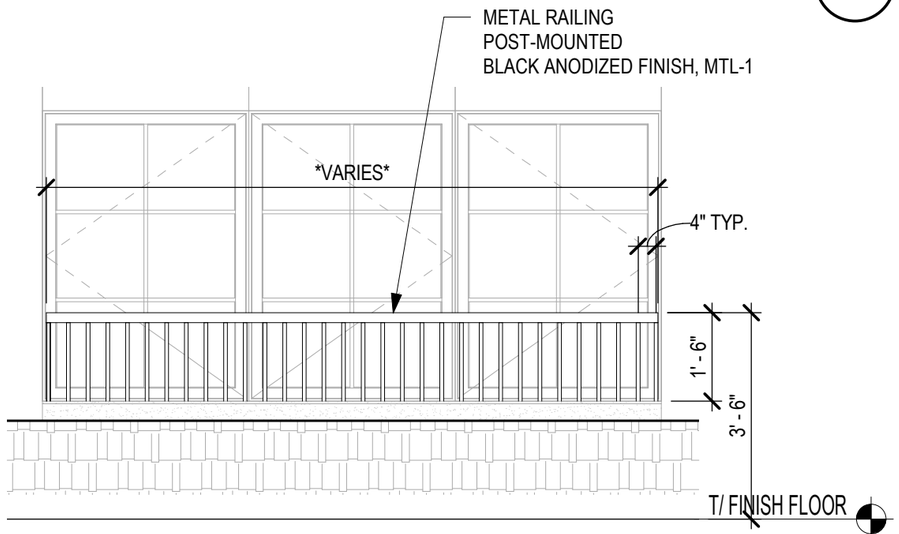
ENLARGED ELEVATIONS



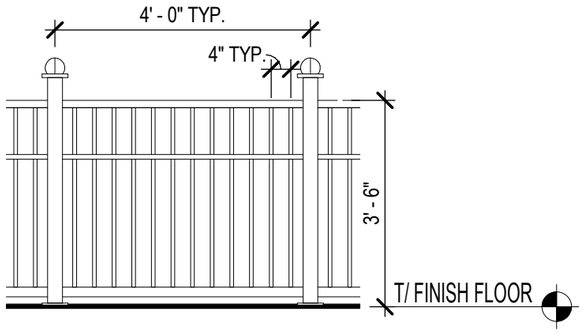
1 ELEVATION - RESI ENTRY PLANTER

SCALE: 3/8" = 1'-0"



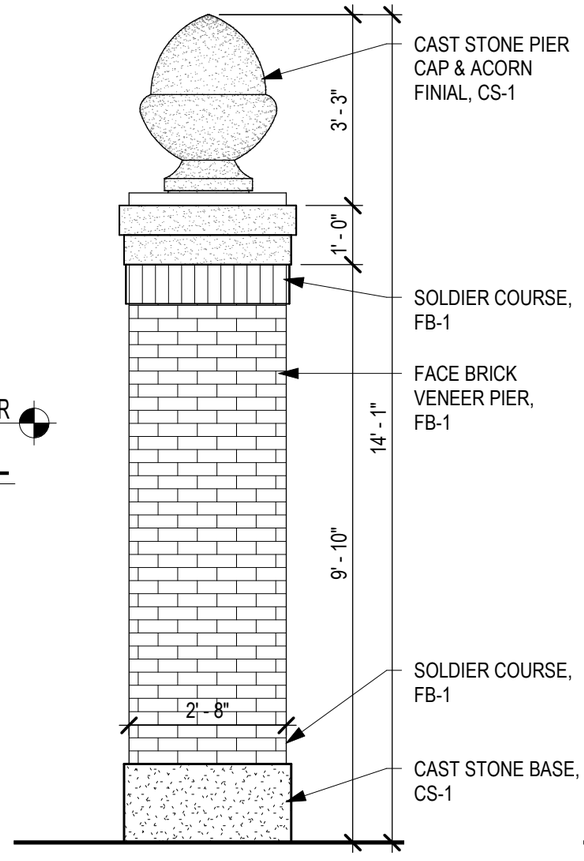
2 ELEVATION - TYP. JULIET BALCONY RAIL

SCALE: 3/8" = 1'-0"



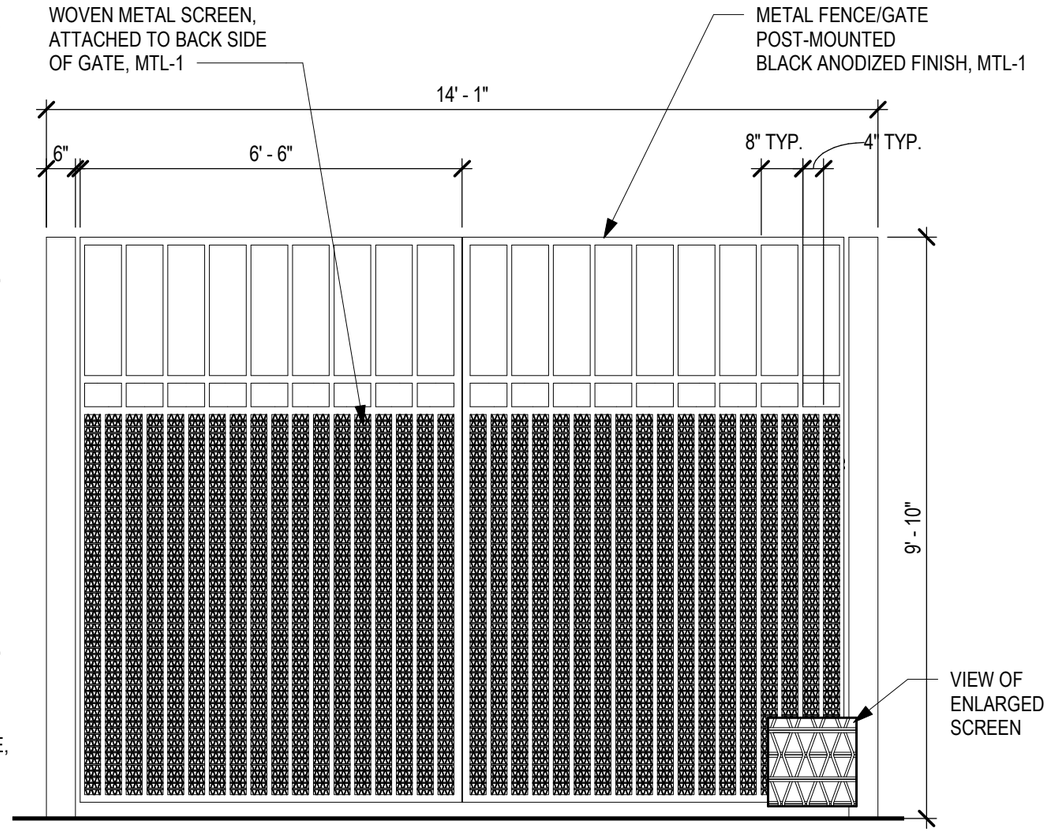
3 ELEVATION - TYP. RAILING

SCALE: 3/8" = 1'-0"



4 ELEVATION - PIER

SCALE: 3/8" = 1'-0"



5 ELEVATION - TRANSFORMER FENCE/GATE

SCALE: 3/8" = 1'-0"

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STREETSCAPE ELEVATIONS

2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"

1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

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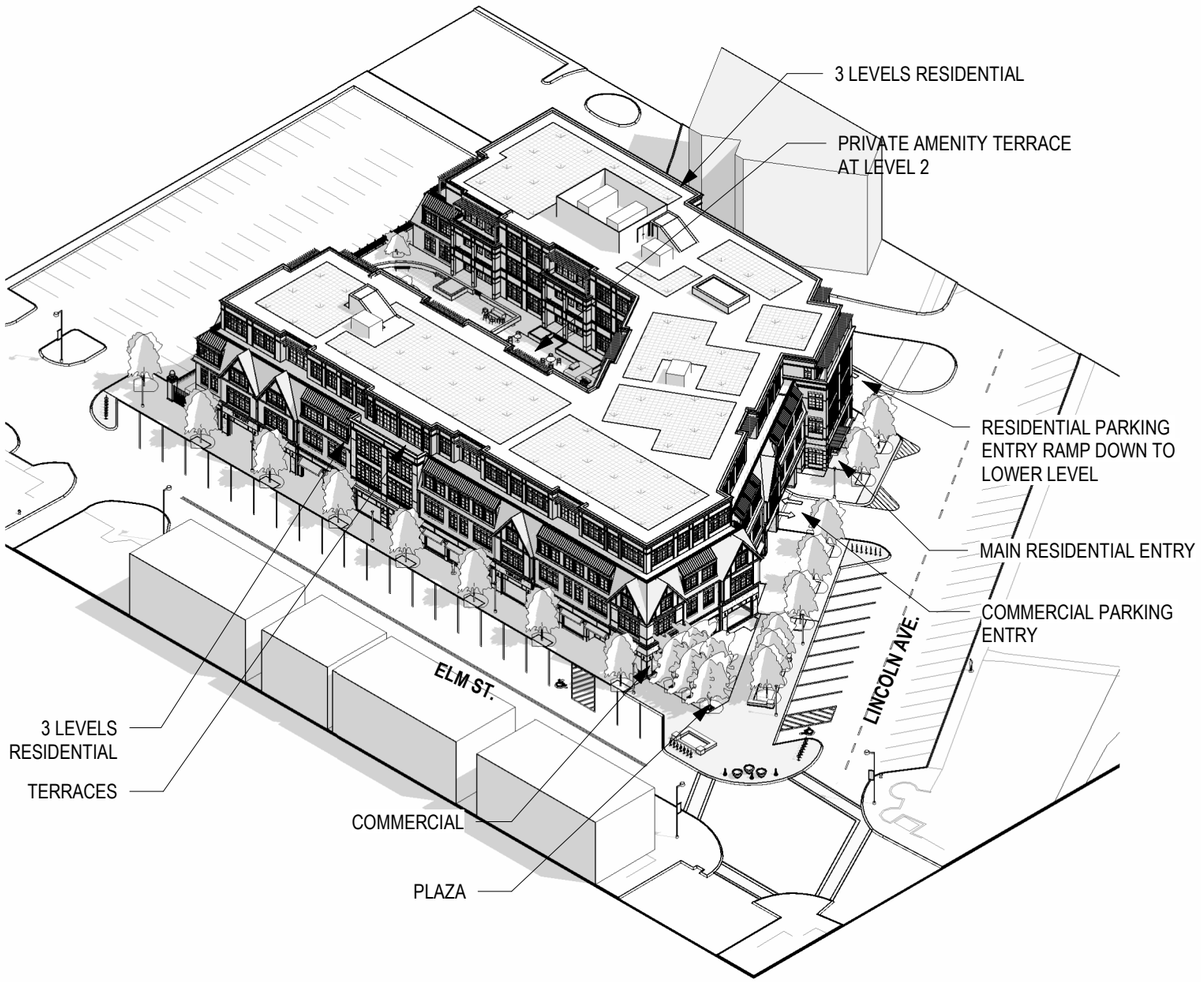
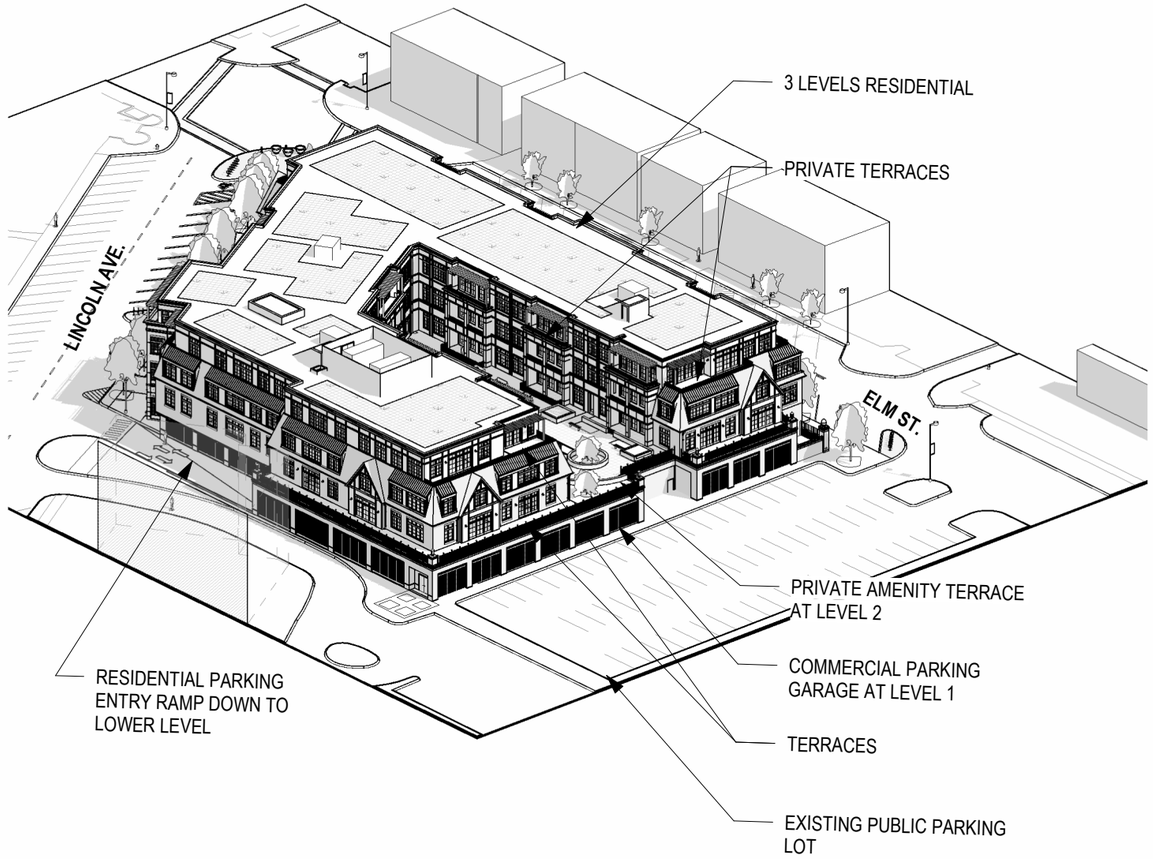
AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:



2 AXONOMETRIC - SOUTHEAST
SCALE:

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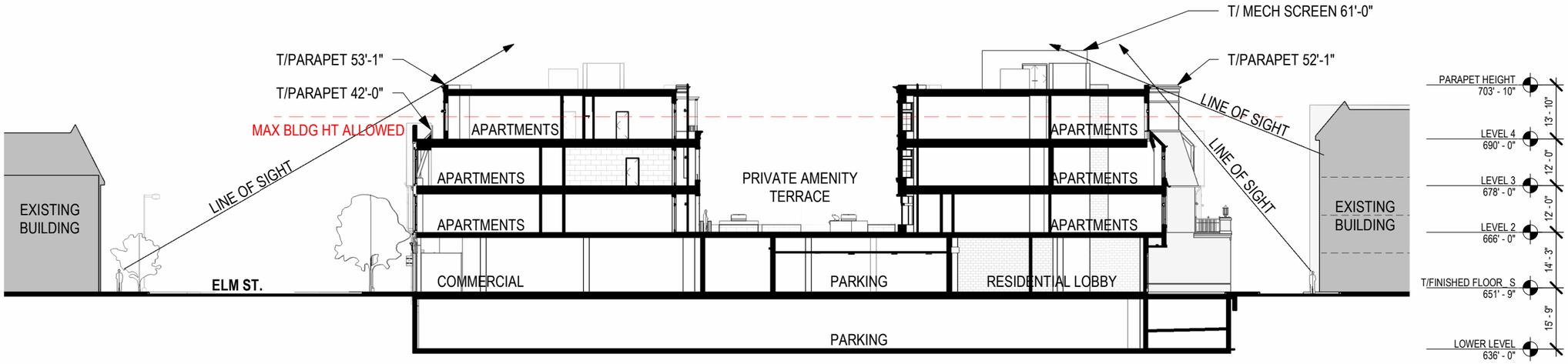
SITE SECTIONS

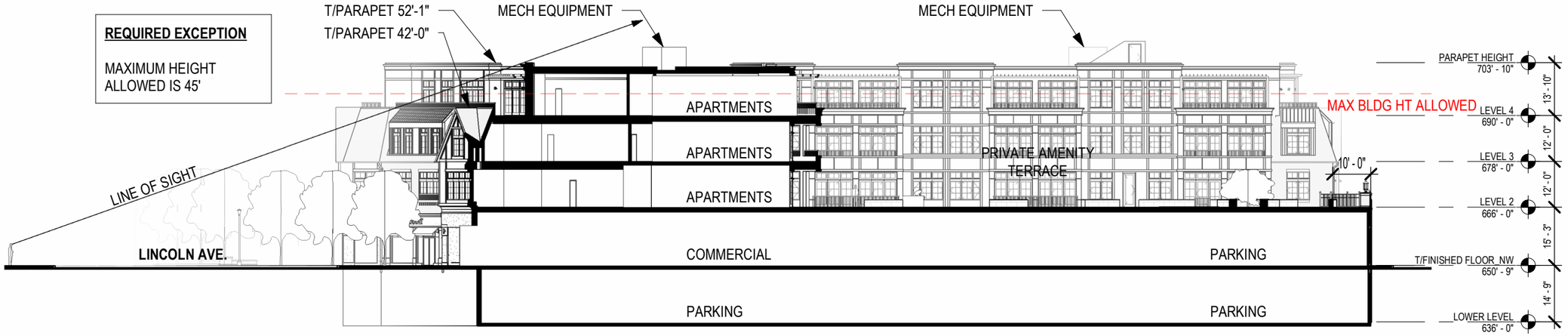


1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 30'-0"

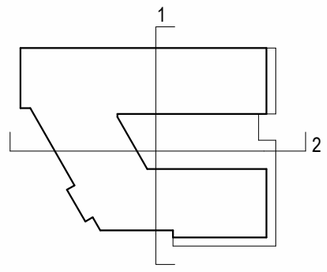
REQUIRED EXCEPTION

MAXIMUM HEIGHT ALLOWED IS 45'



2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 30'-0"



SECTION KEY PLAN

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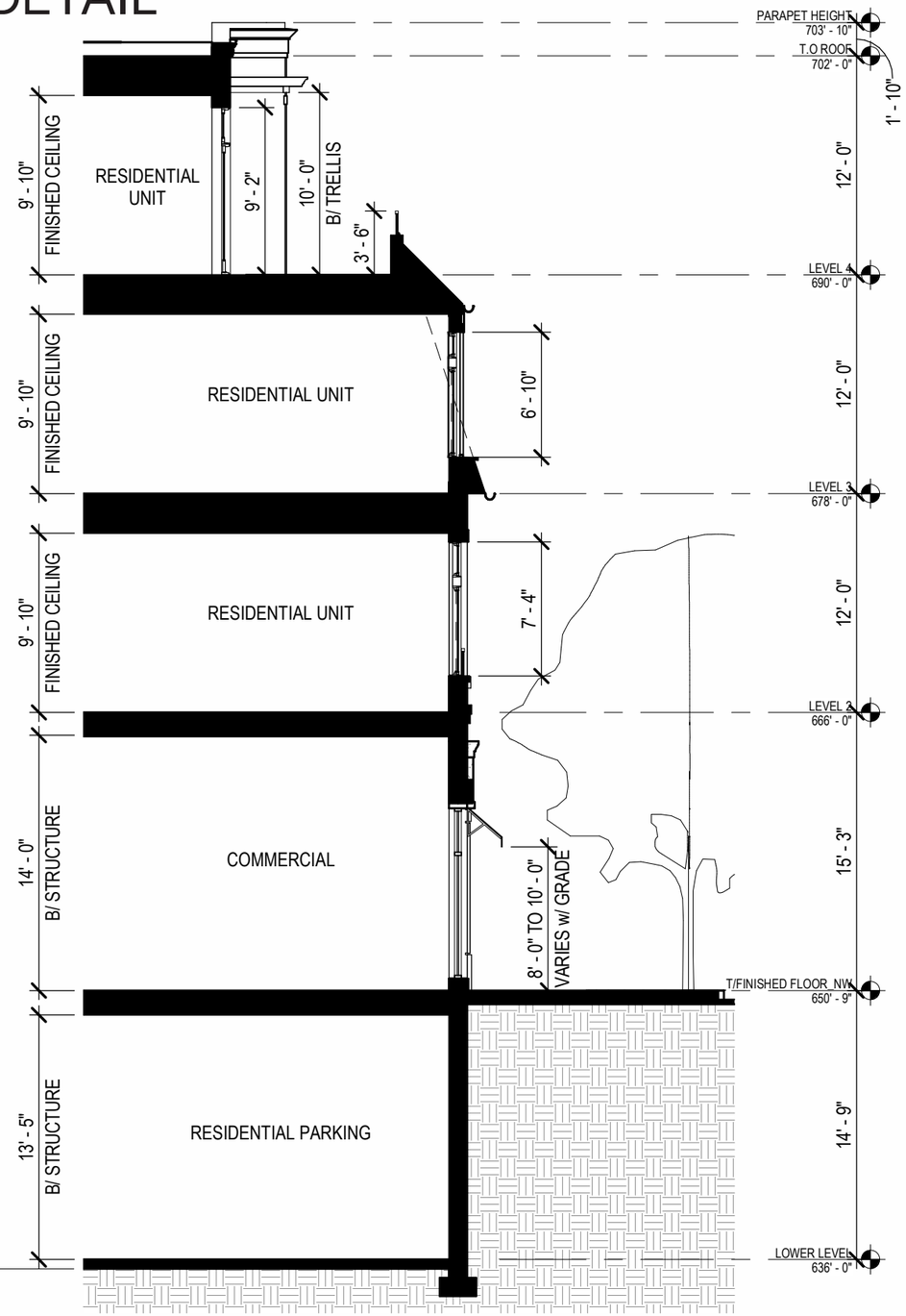
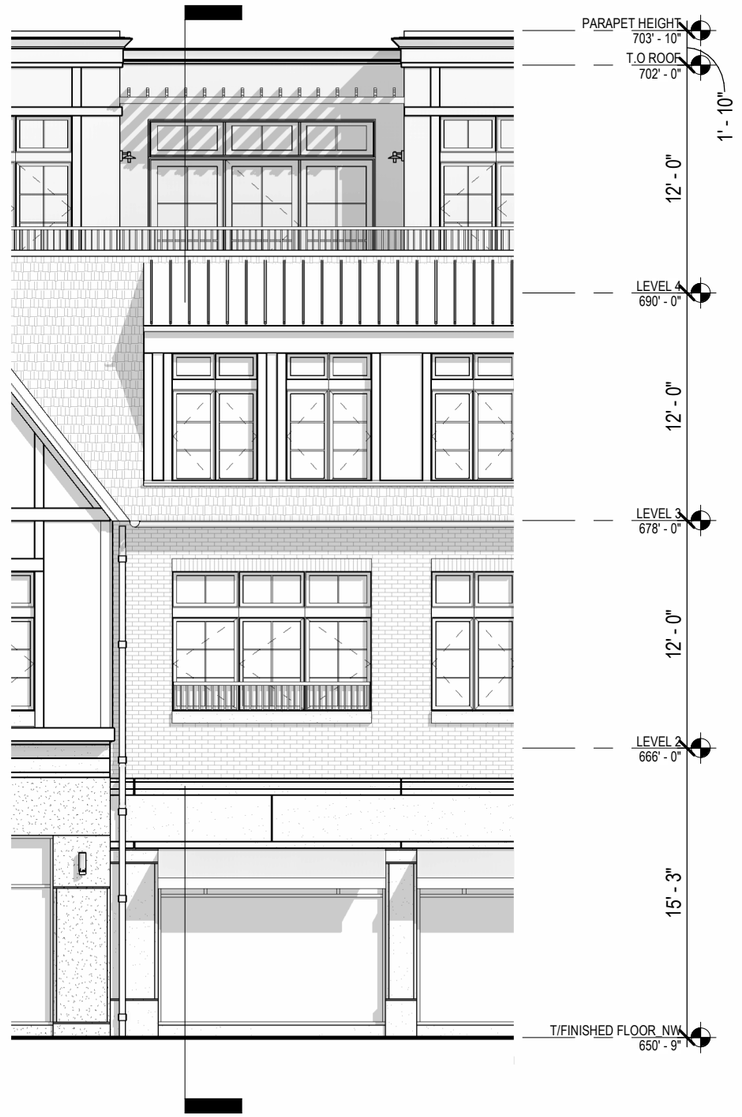
July 12, 2023 Project #: 21077

WALL SECTION DETAIL



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



2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

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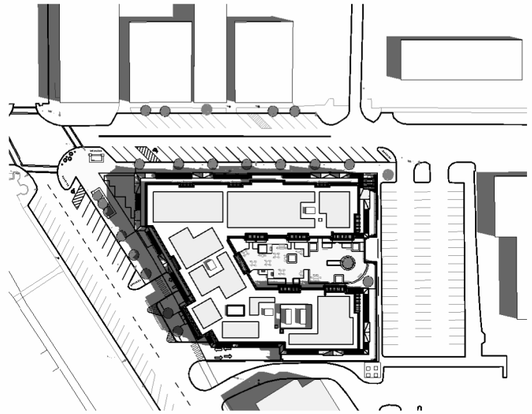
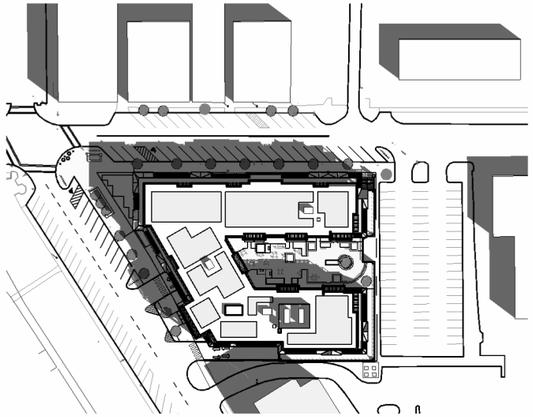
SHADOW STUDY

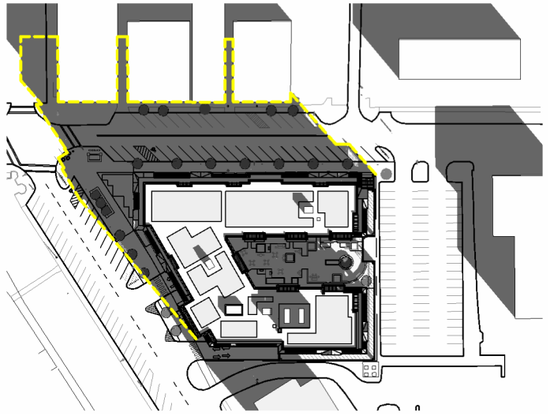
9:00 AM

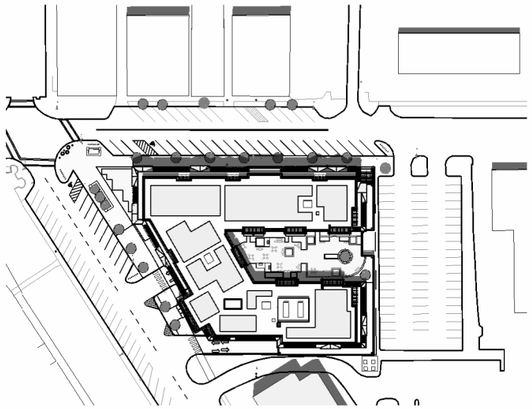
12:00 PM

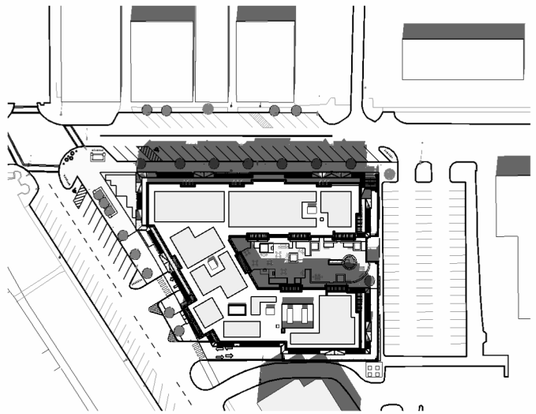
3:00 PM

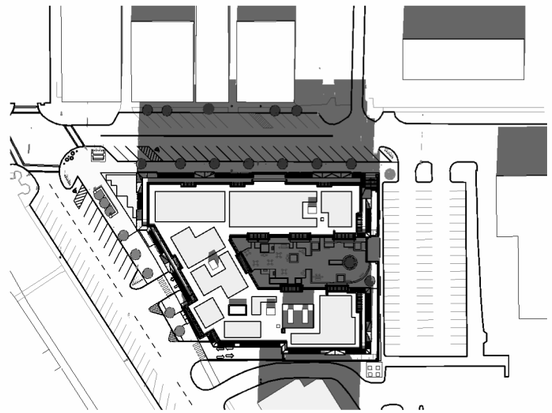


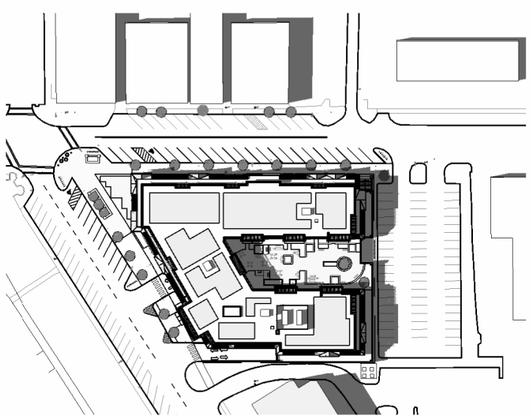


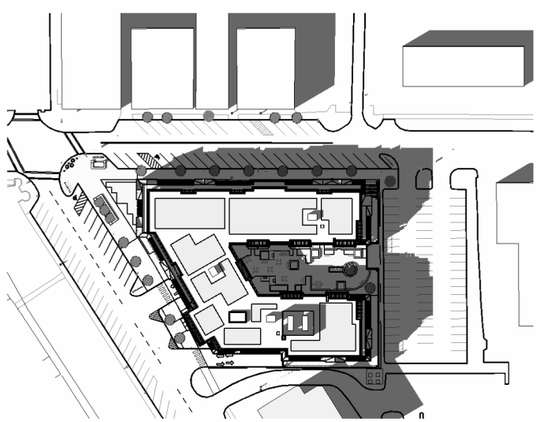


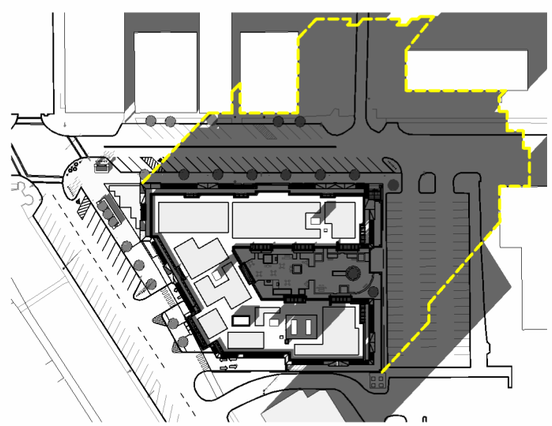












SUMMER SOLSTICE

SPRING/FALL EQUINOX

WINTER SOLSTICE

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SECTION 3: RENDERINGS

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

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THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHEAST

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THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHWEST

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ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST

THREE-DIMENSIONAL RENDERING

VIEW ALONG LINCOLN AVE. - FACING NORTHEAST

THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE

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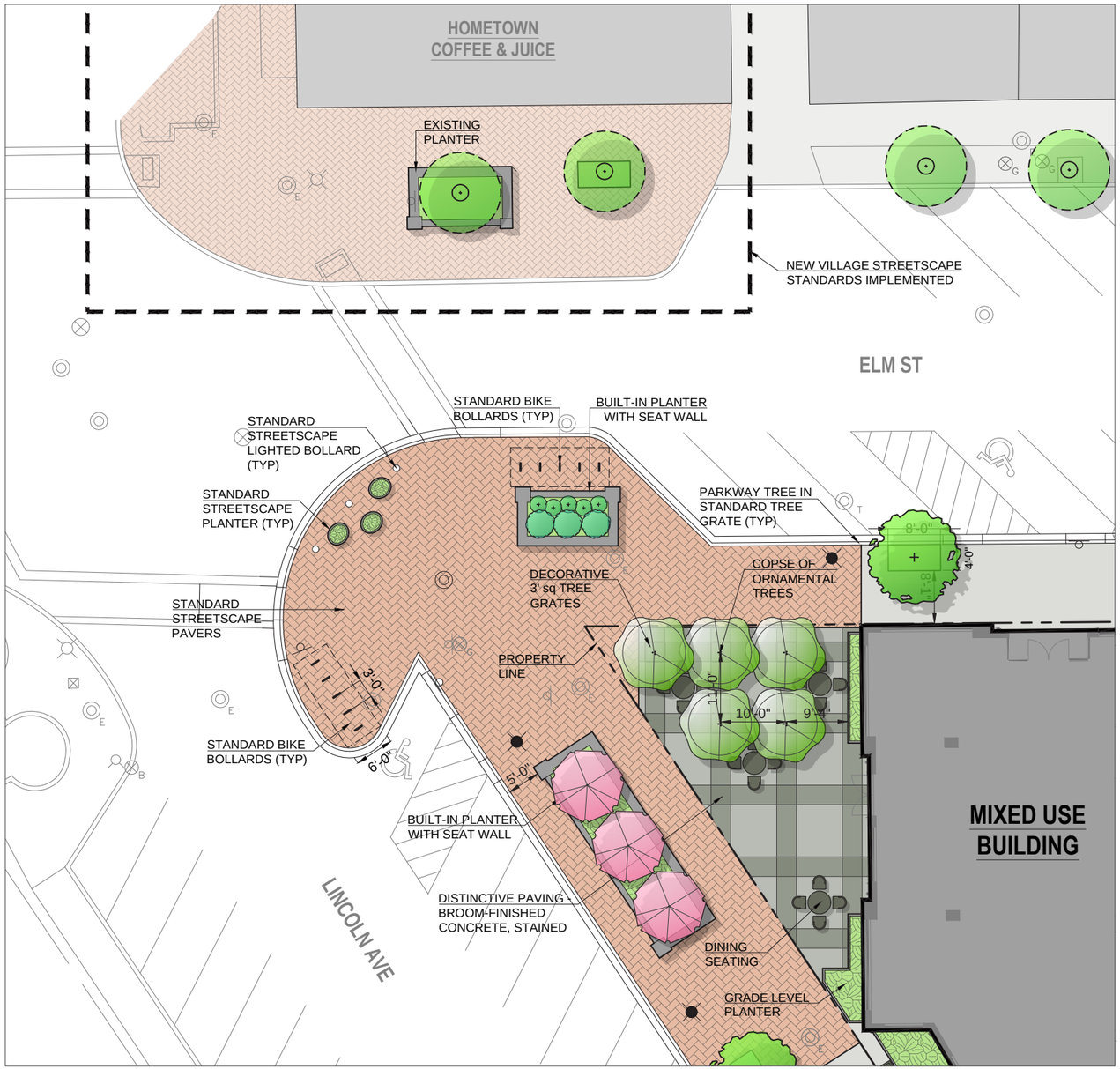
SECTION 4: LANDSCAPE & LIGHTING

LANDSCAPE PLAN - PLAZA



PLAZA TREE IN GRATE
NEENAH FOUNDRY
MODEL 8704 - 3'x3'

EXAMPLE DINING FURNITURE

PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

Master Plant List						
Shade Trees						
Symbol	**Quantity**	**Botanical Name**	**Common Name**	**Size**	**Origin**	**Notes**
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
Ornamental Trees						
AGR	5	ACER GRISEUM	PAPERBARK MAPLE	3" BB		
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6' BB	NATIVE	

1 PLAZA CONCEPT
SCALE: 1" = 20'-0"

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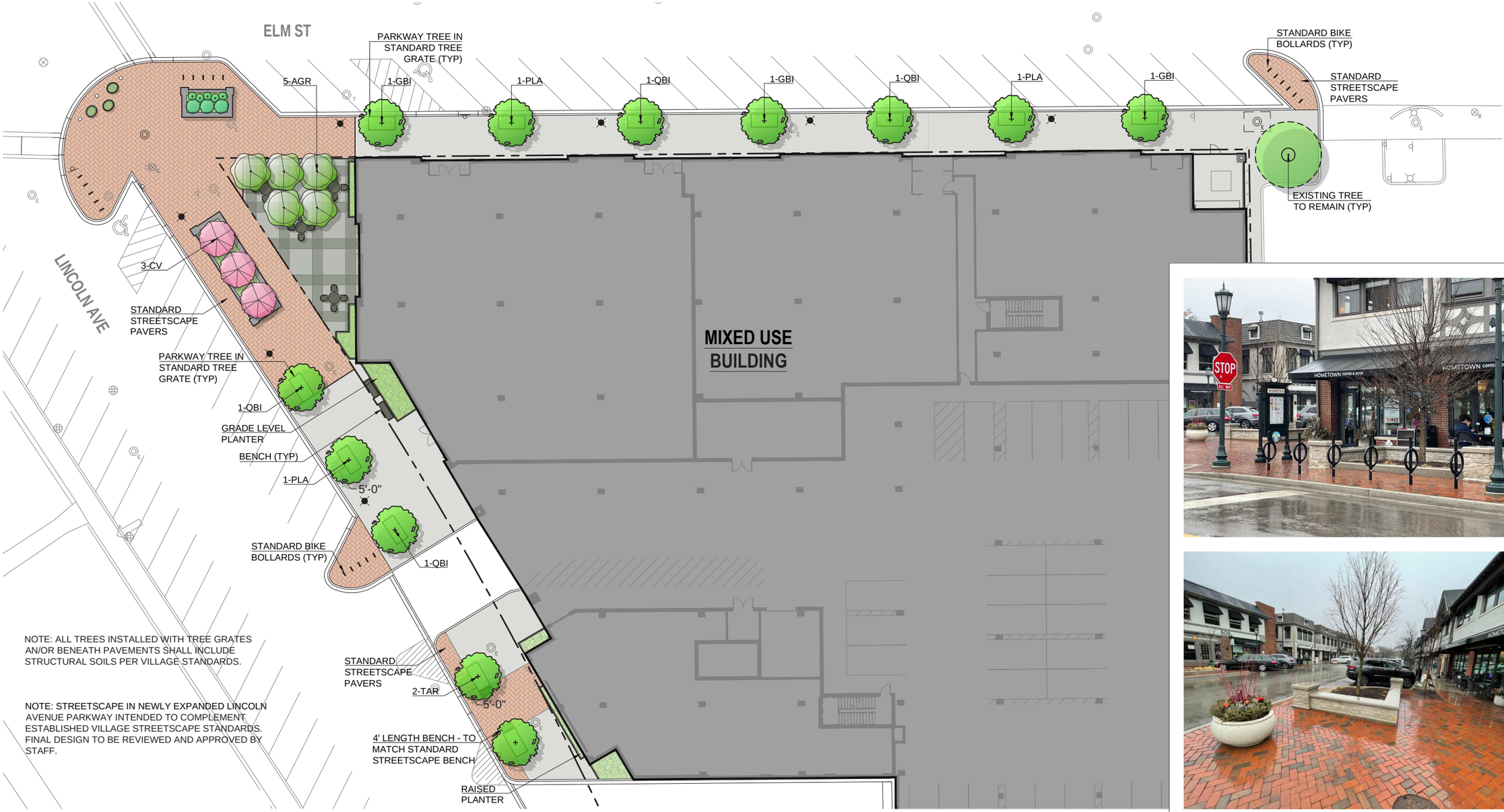
LANDSCAPE PLAN - STREETSCAPE



1 STREETSCAPE
SCALE: 1" = 30'-0"

EXISTING STREETSCAPE

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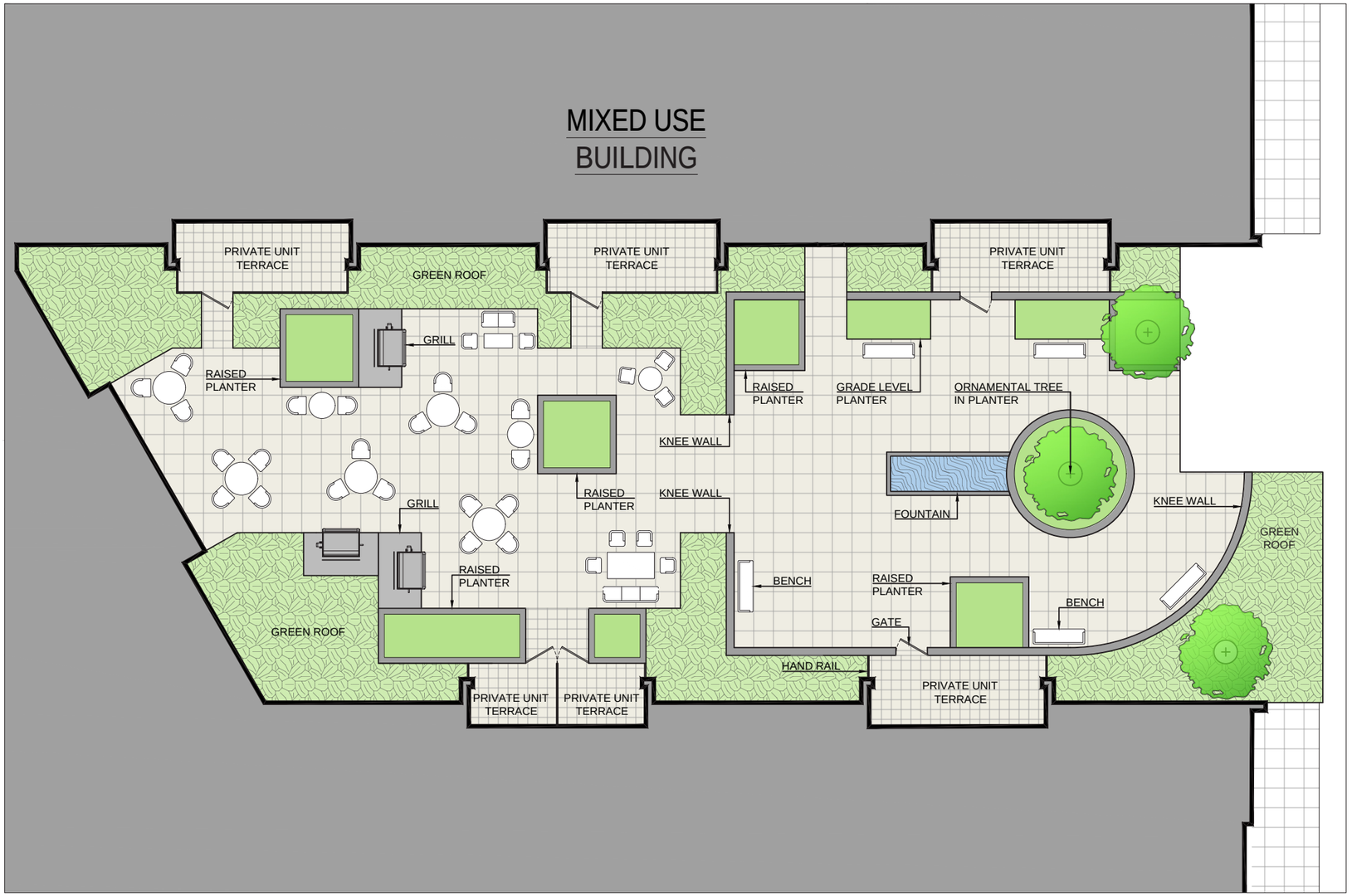
LANDSCAPE PLAN - PRIVATE AMENITY TERRACE



1 SECOND STORY AMENITY TERRACE

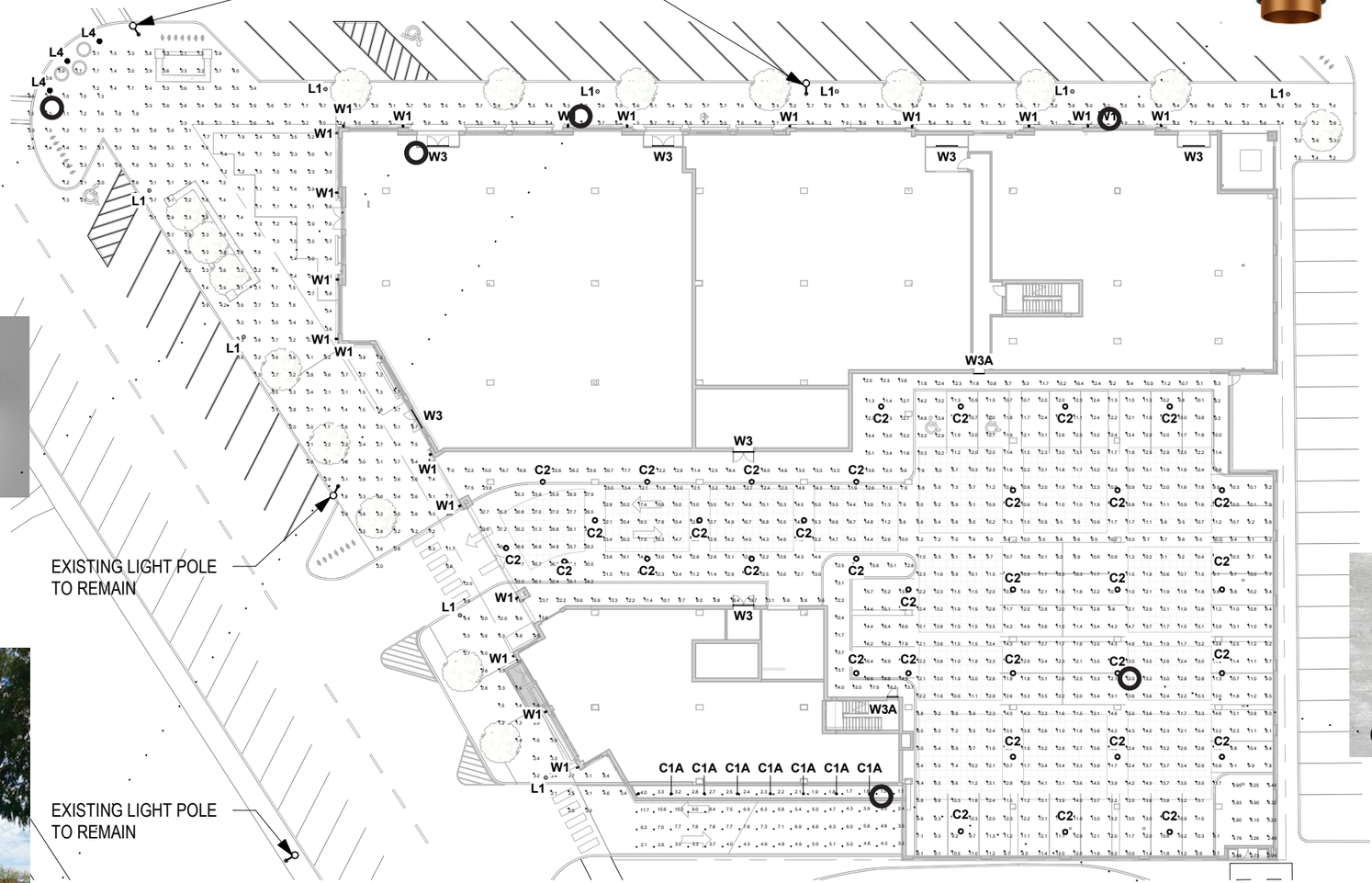
SCALE: $\frac{1}{16}$ " = 1'-0"

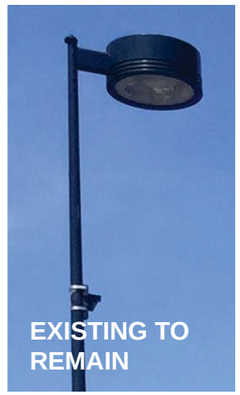
EXAMPLE TERRACE SCHEME

EXTERIOR LIGHTING - GROUND LEVEL

L4
(MATCH EXIST.)

W3 / W3A





EXISTING TO REMAIN

L1
(MATCH EXIST.)

C2 / C2A

C1A

1 GROUND LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

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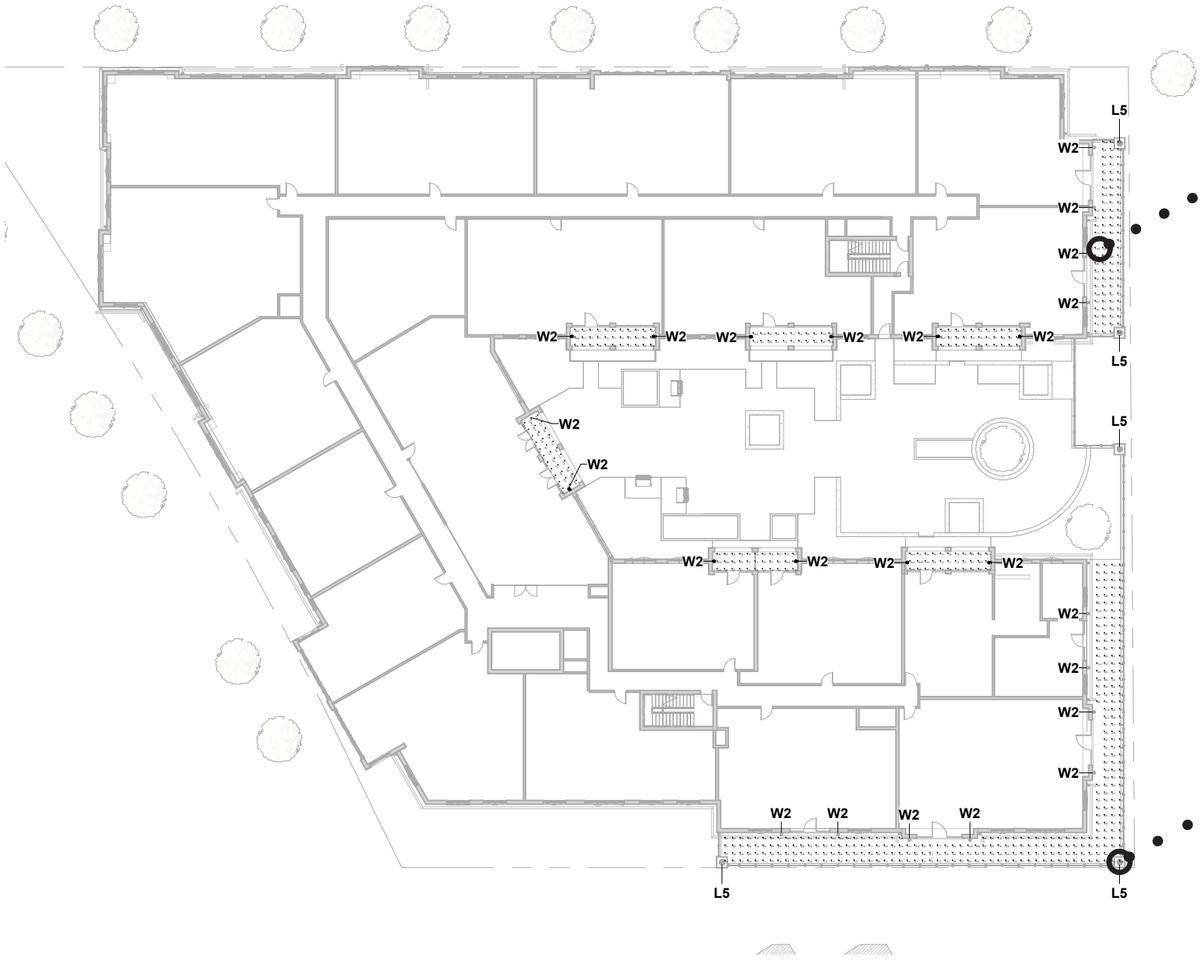
EXTERIOR LIGHTING - LEVEL 2



W2

L5

1 LEVEL 2 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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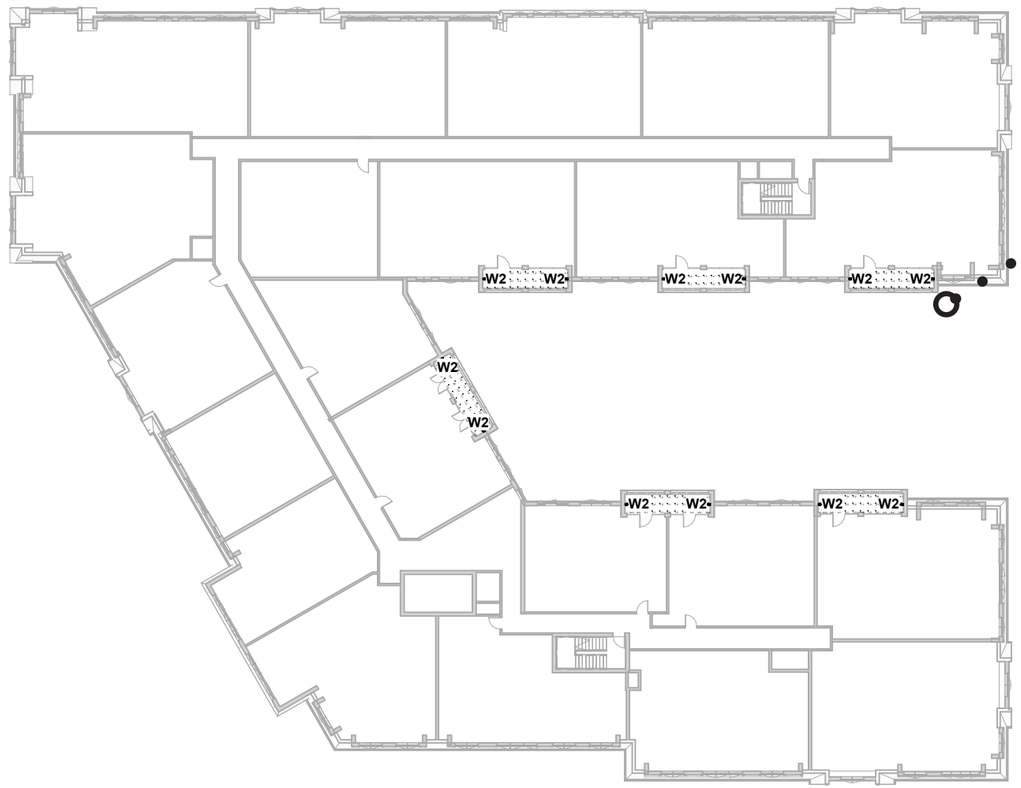
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

EXTERIOR LIGHTING - LEVEL 3

W2



1 LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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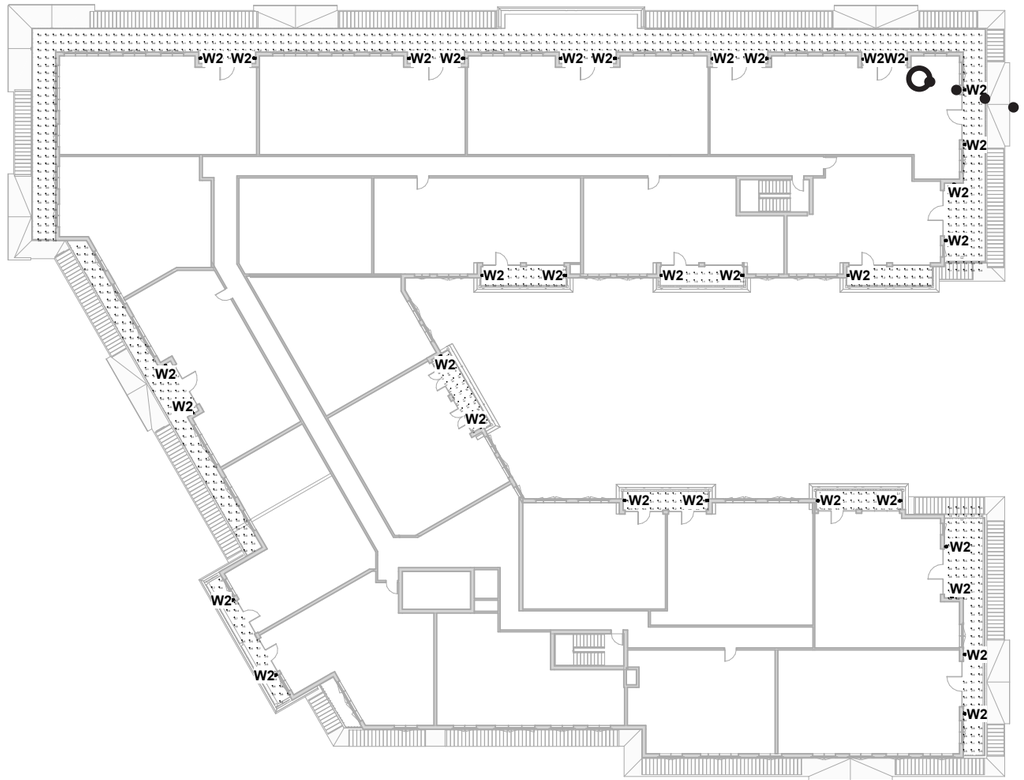
EXTERIOR LIGHTING - LEVEL 4

W2



1 LEVEL 4 EXTERIOR LIGHTING PLAN

SCALE: 1" = 40'-0"

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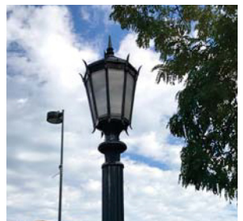
EXTERIOR LIGHTING - LUMINAIRE SCHEDULE

C1A

C2 / C2A

W1



L1
(MATCH EXIST.)

EXISTING TO
REMAIN

L4
(MATCH EXIST.)

W2

L5

W3 / W3A

6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	20	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDUIM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	90	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A10-830-5CD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT. NOMINAL 20" ROUND SPHERE WITH SHORT CAP. STEM MOUNT FOR OVERALL HEIGHT OF 25".	VISA LIGHTING	OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH	3000K, 80+CRI 3100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FAÇADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	JURSPL13024SSLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
L5	LARGE POST TOP MOUNTED LANTERN WITH A DIAMETER OF 17" AND HEIGHT OF 28"	SUN VALLEY LIGHTING	LLC30-LED PA-V - 64LED-XX-30K-XXX-PT - XX - XX	3000K, 80+CRI 4500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	POST-TOP	ARCHITECT TO DETERMINE FINISH	BALCONY
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE. NOMINAL 4' DIAMETER. DIRECT BEAM SHALL BE 50-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZKO	DCC LUND-EW3212	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FAÇADE FINISH AT 11-FEET ABOVE FINISHED GROUND.	BUILDING FAÇADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	ASH 8	3000K, 80+CRI 515 LM	INTEGRAL 0-10V DIMMABLE TO 1%	18	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FAÇADE
W3	LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2484-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 1809 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2480-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

NOTES:
1 PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2 SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3 COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR GYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4 FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5 COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

SECTION 5: SITE ENGINEERING

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. **Contractor Shall Provide Private Utility Locating Services for the Project Area.**
4. Notify The Owner, Engineer and The **Village** A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.**
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. **Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.**
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All **Village** Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints**. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
10. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**
11. **All Proposed Utilities Are Public Unless Noted Otherwise.**
12. **All Water Ductile Water Mains And/Or Service Lines Shall Be Poly-Wrapped.**

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Hydroseeded** Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. **Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.**
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. **All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.**
9. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II **Requirements.**
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. **Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

MWRDGC GENERAL NOTES

A. Referenced Specifications

1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
   * Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;
   * Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
   * **Village Of Winnetka Municipal Code;**
   * The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
   * In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

1. The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
2. **The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.**
3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).
2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.
4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
5. The Location Of Various Underground Utilities Which Are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
6. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.
8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements Are Completed. Final As Payments To The Contractor Shall Be Held Until They Are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction In Illinois (Latest Edition).
5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Vitrified Clay Pipe	ASTM C-700	ASTM C-425
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
Polyvinyl Chloride (PVC) Pipe 6-Inch To 15-Inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
18-Inch To 27-Inch Diameter F/DY=46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3251, F-2620 (Heat Fusion) ASTM D-3212, F-477 (Gasketed)
Water Main Quality PVC 4-Inch To 36-Inch	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone ¼" To 1" In Size, With Minimum Bedding Thickness Equal To ¼ The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-7 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
    (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwye Saddle Or Hub-Tee Saddle.
    (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
    (c) With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fitting, Using "Band Seal Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless: The Sewer Is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer Is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure That Clean Up And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

E. Erosion And Sediment Control

1. The Contractor Shall Install The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
4. A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
5. Inspections And Documentation Shall Be Performed, At A Minimum:
   (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
   (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Ceased Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization Is Achieved.
22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

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ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

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No.	Date	Description
	03/10/23	Issued For Village PD
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	05/19/23	PDC & DRB Revised Submission
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NH	PD	05/04/23

Sheet Title:

SITE NOTES AND LEGENDS

Sheet No:

C001

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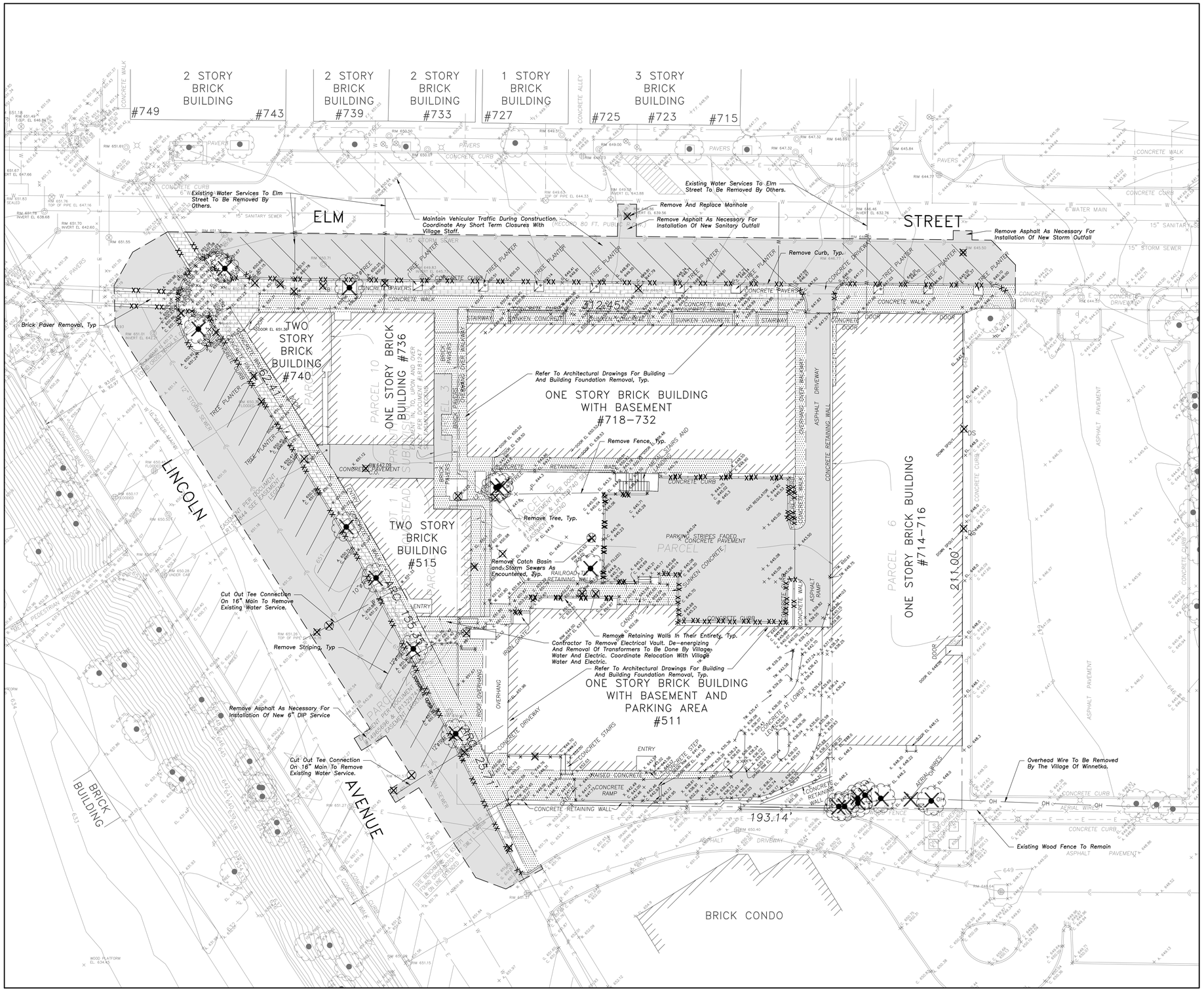

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
T	Telephone Manhole	
	Sign	
x x x	Fence	x x x
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	x

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Brick Paver Removal
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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NH	PD	05/04/23

Sheet Title:

SITE DEMOLITION PLAN

Sheet No:

C101

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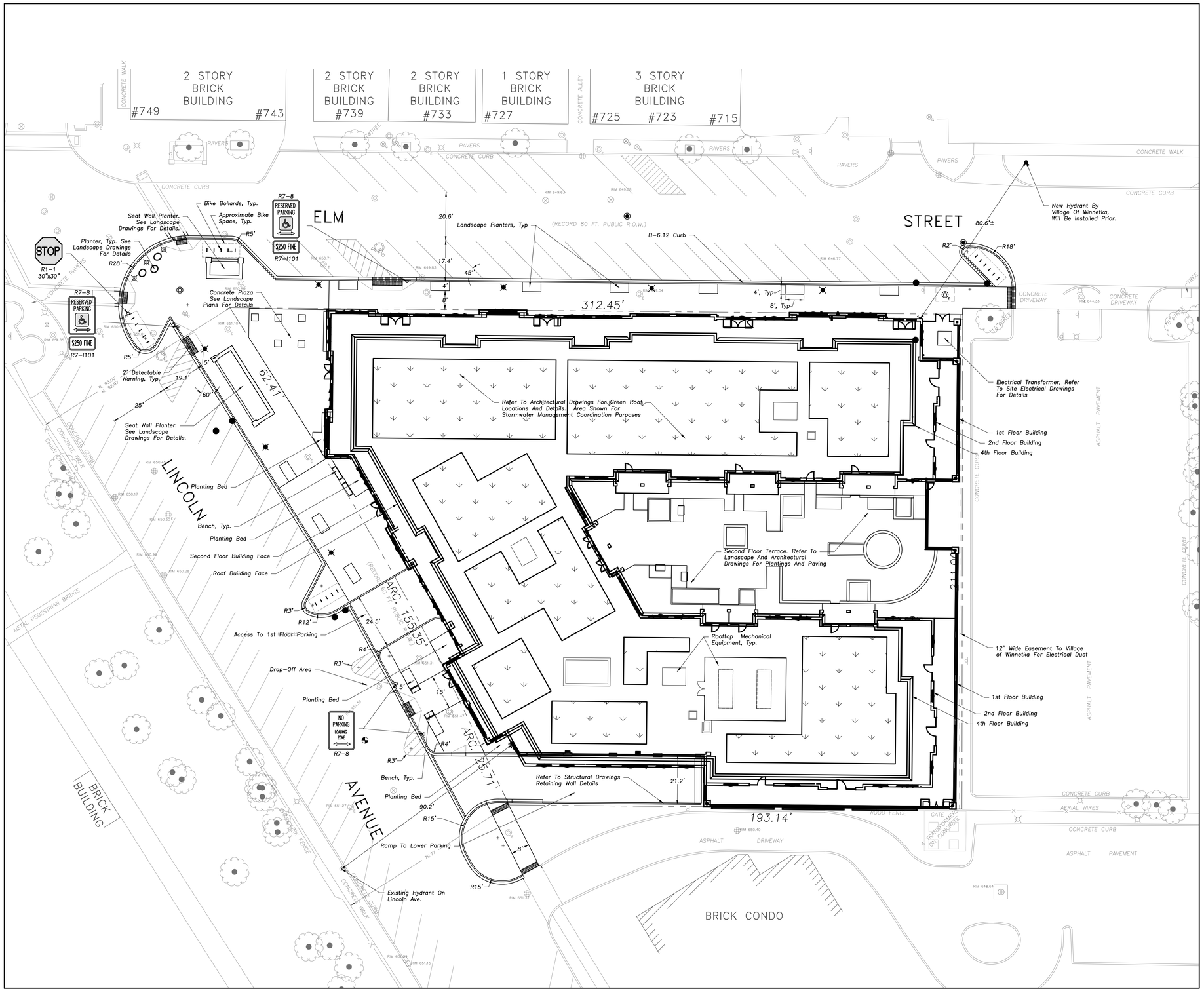

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Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
B	Buffalo Box	B
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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SITE GEOMETRY PLAN

Sheet No:

C201

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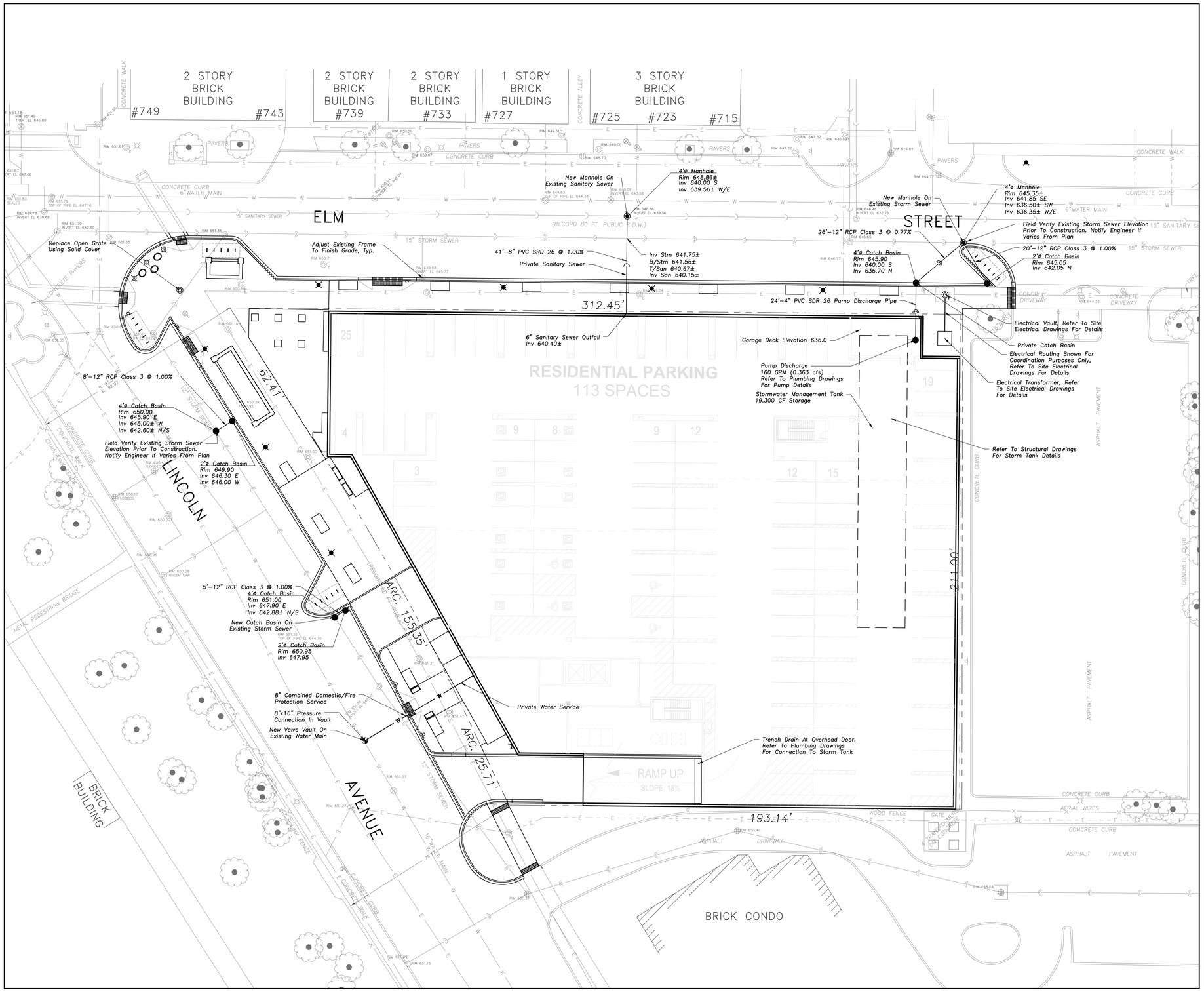

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

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ONE WINNETKA

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Sheet Title:

SITE UTILITY PLAN

Sheet No:

C301

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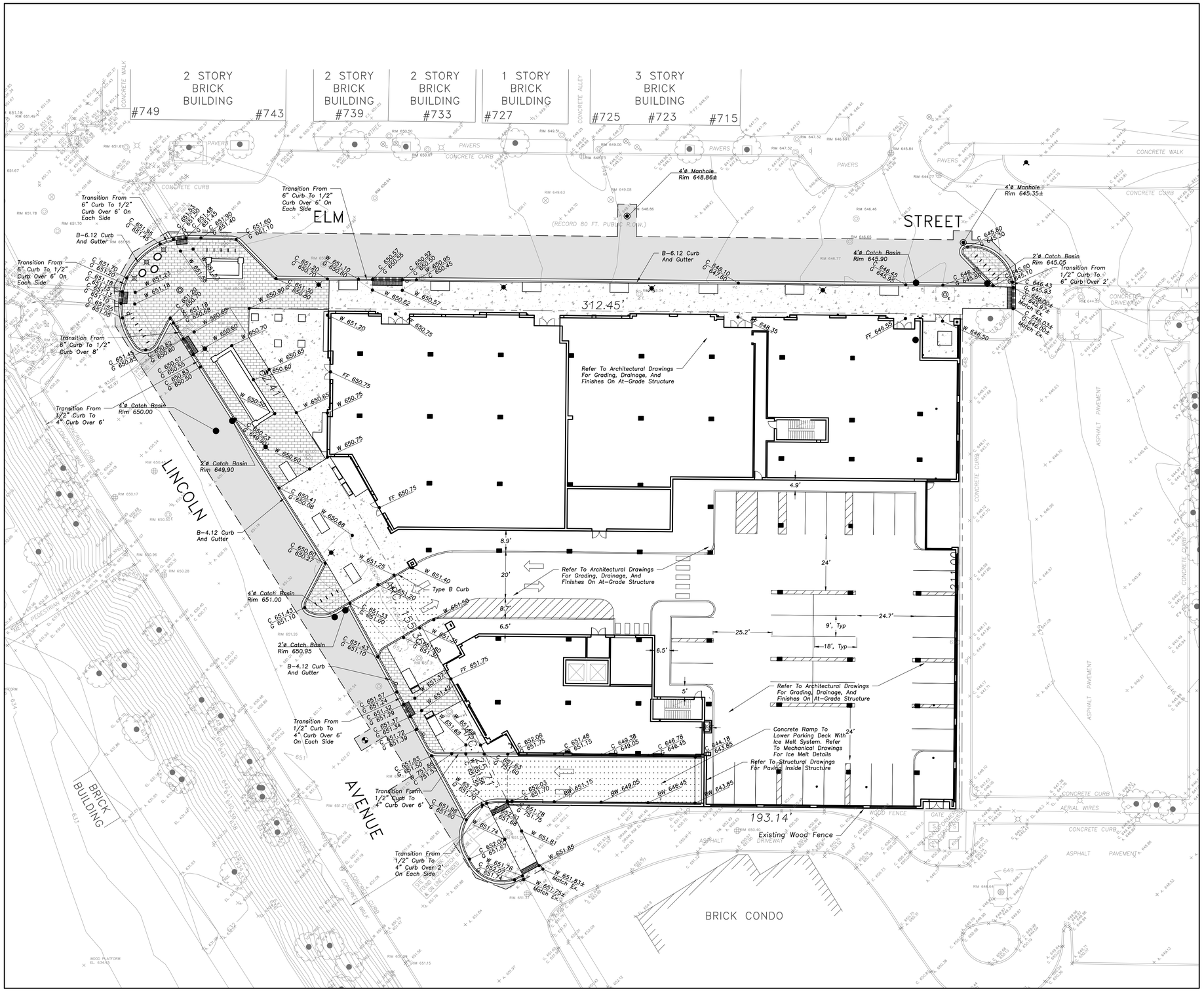

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
784.0	Ground Elevation	x 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Driveway Section
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Brick Paver Section
See Landscape Plans for Section Details

Stormwater Overland Flow Path

Ridge Line/High Point

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Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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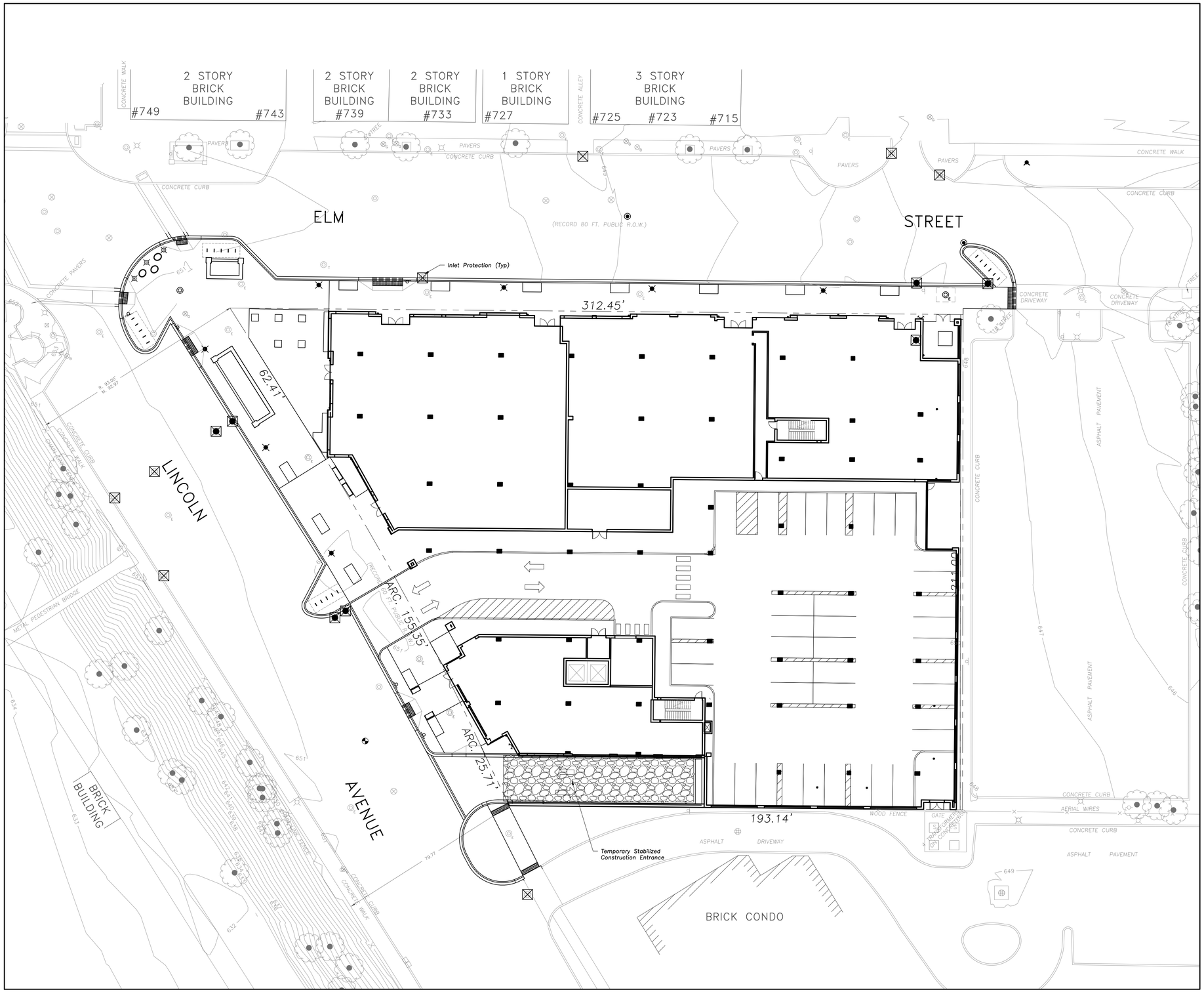

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Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
	Storm Sewer	
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W	Water Main	W
G	Gas Line	G
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E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	ComEd Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
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× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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NH	PD	05/04/23

Sheet Title:

SITE EROSION AND SEDIMENT CONTROL PLAN

Sheet No:

C501

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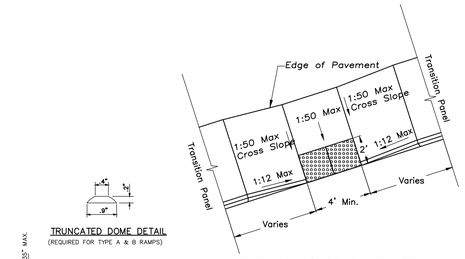
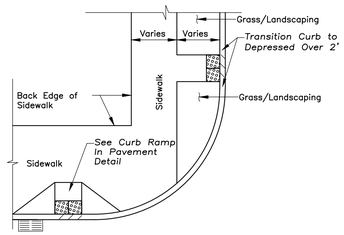
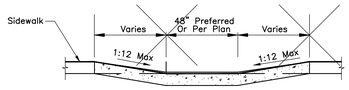


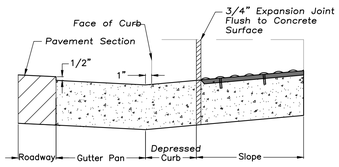
PARALLEL CURB RAMP DETAIL
N.T.S



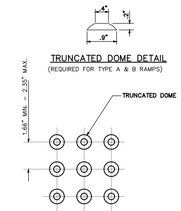
PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



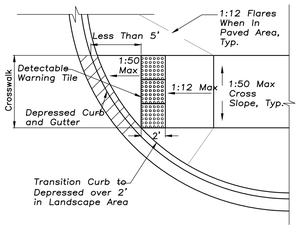
CURB RAMP SECTION VIEW



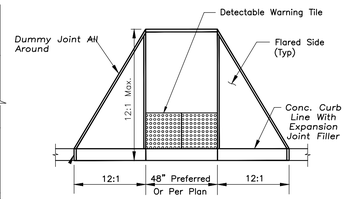
DEPRESSED CURB AND GUTTER AT CURB RAMP



DETECTABLE WARNINGS DETAIL



CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

ACCESSIBLE RAMPS FOR SIDEWALKS

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG). The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities haveing Jurisdiction.

DETECTABLE WARNING SURFACE TILES

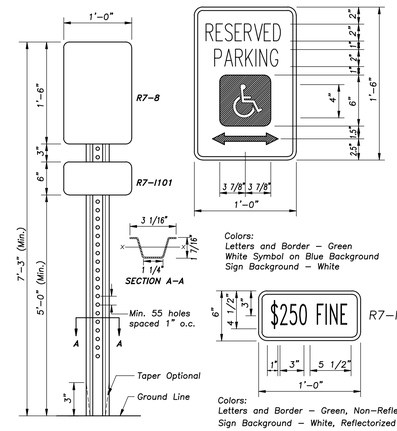
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface In Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

Tiles Shall Be Neenah Foundry Detectable Warning Plates, Undipped



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x–x axis of the post shall be 0.223 in.

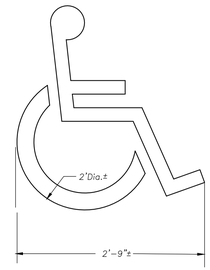
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'–6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

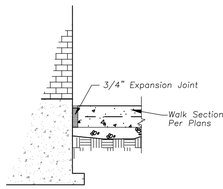
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One, Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN

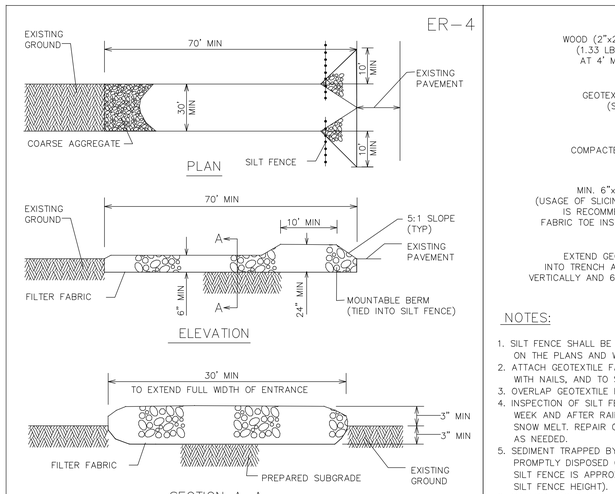


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING



WALK ADJACENT TO BUILDING



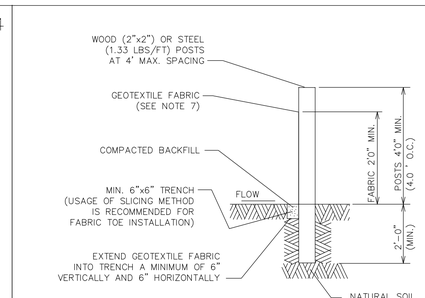
NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA–1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

REVISED: 01–01–09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL



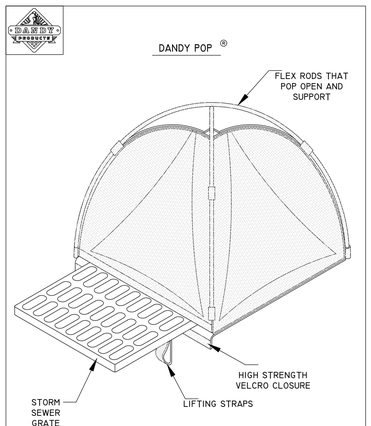
NOTES:

1. SILT FENCE SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AND WHERE INDICATED BY VILLAGE ENGINEERING.
2. ATTACH GEOTEXTILE FABRIC TO WIRE MESH WITH HOG RINGS, TO WOOD POSTS WITH NAILS, AND TO STEEL POSTS WITH TIE–WIRES AT TOP AND MID–SECTION.
3. OVERLAP GEOTEXTILE FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (½") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE SILT FENCE SHALL BE REMOVED (AND PROMPTLY DISPOSED OF) WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES (ONE–HALF OF SILT FENCE HEIGHT).
6. MATERIAL (GEOTEXTILE & POST) INSTALLATION, MAINTENANCE, AND SILT FENCE REMOVAL SHALL COMPLY WITH AASHTO, M 288 REQUIREMENTS.
7. THE FABRIC FOR SILT FENCE SHALL BE A WOVEN FABRIC MEETING THE REQUIREMENTS OF AASHTO M 288 (TABLE 7) FOR UNSUPPORTED SILT FENCE WITH LESS THAN 50 PERCENT GEOTEXTILE ELONGATION.
8. SILT FENCE SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND SHALL BE REMOVED ONLY WHEN DIRECTED BY VILLAGE ENGINEERING.

NOT TO SCALE

SILT FENCE DETAIL

REVISED: 01–01–09



DANDY POP®
SPECIFICATIONS

NOTE: THE DANDY SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

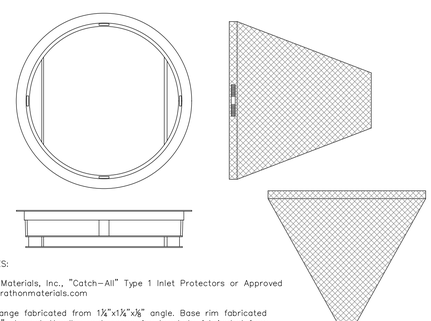
DANDY POP® (BLACK & SAFETY ORANGE)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistence	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm. (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m²(gal/min/ft²)	5907 (145)
Permittivity	ASTM D 4491	Sec⁻¹	2.1

*Note: All Dandy Pops® can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE

PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:



GENERAL NOTES:

Use Marathon Materials, Inc., "Catch–All" Type 1 Inlet Protectors or Approved Equal. www.marathonmaterials.com

FRAME: Top flange fabricated from 1¼"x1¼"x⅛" angle. Base rim fabricated from 1½"x½"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x¼" flat stock. All domestic steel conforming to ASTM–A36.

SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non–woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock.

Install baskets in all existing storm inlets prior to construction and all new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

"CATCH–ALL" INLET PROTECTORS

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

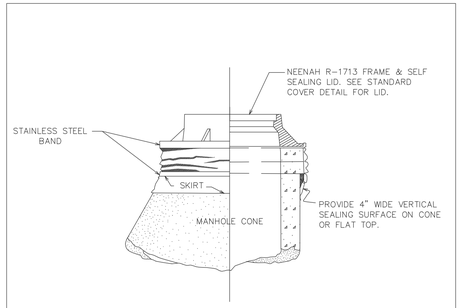
Sheet Title:

SITE DETAILS

Sheet No:

C601

EEA – \\FILE–GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart



INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 4½"	CHIMNEY SEAL ONLY
4½" TO 9"	SEAL + 7" EXTENSION
9" TO 12"	SEAL + 10" EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	
0 – 3"	NARROW (6") SEAL ONLY
3 TO 6½"	STANDARD (9") SEAL ONLY
6½" TO 12"	STD. SEAL + EXTENSION
OVER 12"	SEAL + MULTI. EXTENSIONS

NOTE:

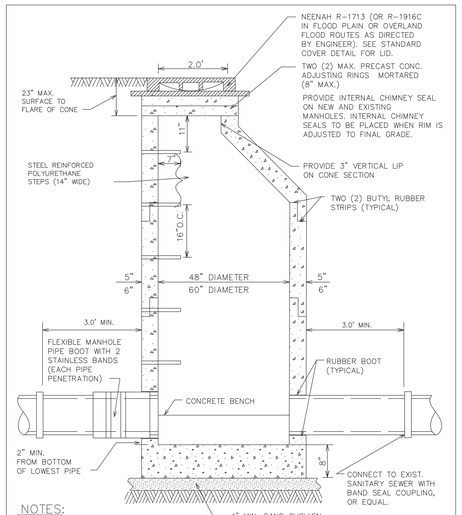
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" OR APPORVED EQUAL EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY CITY PERSONNEL BEFORE INSTALLATION.
4. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

DATE: 2-1-2023

NOT TO SCALE

CHIMNEY SEAL DETAIL

A-1



NOTES:

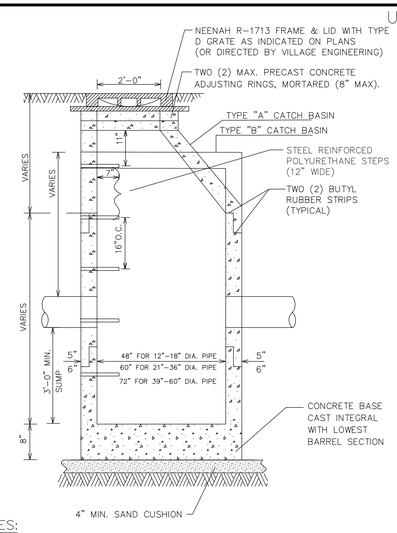
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 2-1-2023

NOT TO SCALE

SANITARY MANHOLE DETAIL

U-9



NOTES:

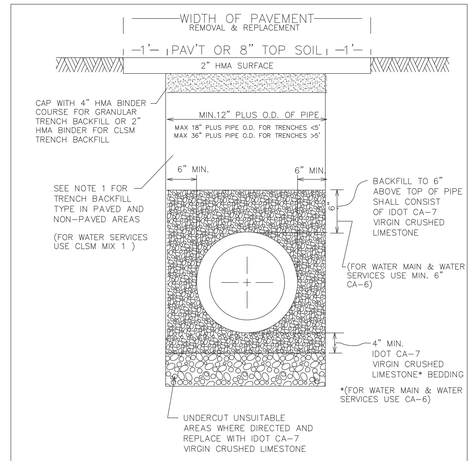
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. USE ECCENTRIC CONE ONLY.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

CATCH BASIN DETAIL

REVISED: 01-01-09



NOTES:

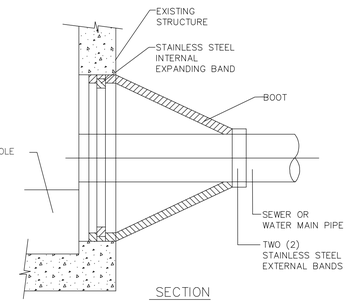
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-1, FA-2 OR FA-3, IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
4. ALL WATER MAINS & WATER SERVICES SHALL HAVE MIN. 5.5 FEET DEPTH OF COVER.

DATE: 2-1-2023

NOT TO SCALE

TYPICAL PIPE TRENCH DETAIL

U-5



SECTION

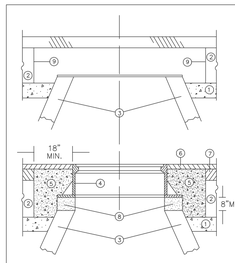
NOTES:

1. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY VILLAGE ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

PIPE CONNECTION TO STRUCTURE DETAIL

REVISED: 01-01-09



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSED HMA SURFACE COURSE
7. PROPOSED HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 8" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE VILLAGE OF WINNETKA BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

VILLAGE OF WINNETKA CASTINGS ARE THE PROPERTY OF THE VILLAGE AND THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

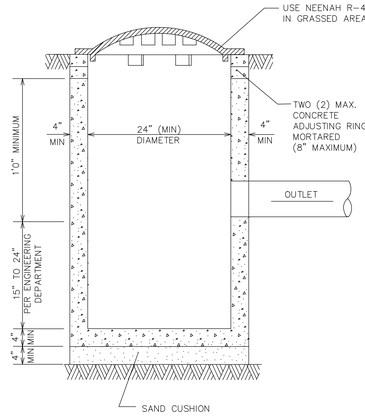
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 2-1-2023

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

U-10



NOTE:

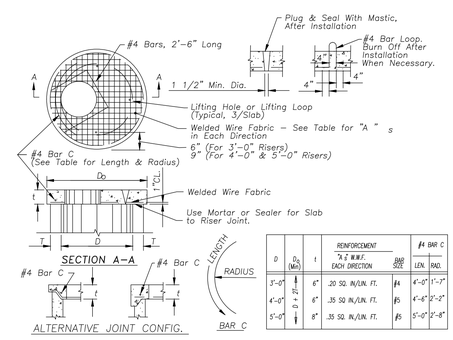
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED, RUBBER BOOTED AND INTERIOR MORTARED AROUND PIPE.*
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER CATCH BASIN.

* SEE PIPE CONNECTION TO STRUCTURE DETAIL U-5.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

REVISED: 01-01-09



D	Do (Max)	t	REINFORCEMENT "A" MIN'T. EACH DIRECTION	#4 BAR C BAR SIZE	LEN.	RAD.
3'-0"	4'-0"	6"	.20 SQ. IN/LIN. FT.	#4	4'-0"	1'-7"
4'-0"	5'-0"	6"	.35 SQ. IN/LIN. FT.	#5	4'-6"	2'-2"
5'-0"	6'-0"	8"	.35 SQ. IN/LIN. FT.	#5	5'-0"	2'-8"

PRECAST REINF. CONC. FLAT SLAB TOP

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

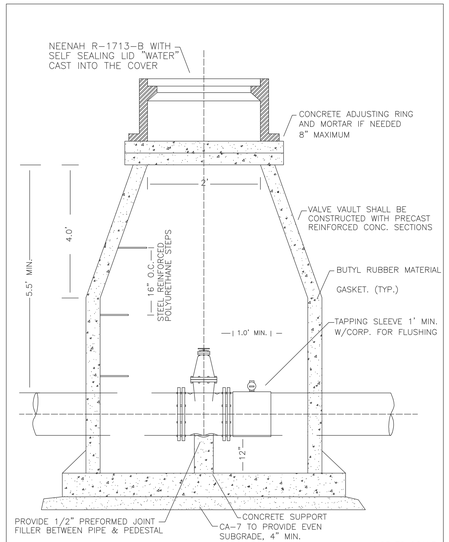
Sheet Title:

SITE DETAILS

Sheet No:

C602

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart

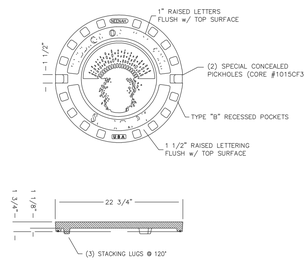


NOT TO SCALE

TYPICAL VALVE VAULT WITH TAPPING SLEEVE W/CORP. FOR FLUSHING

DATE: 2-1-2023

SPECIAL LETTERED R-1713 HDSI WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER



HEAVY DUTY
MATERIAL ASTM A48 CL 35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

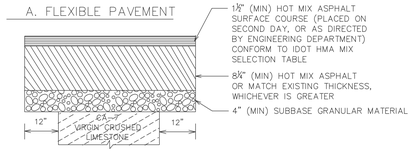
NOT TO SCALE

STANDARD COVER DETAIL

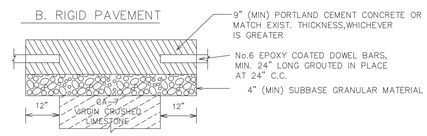
DATE: 2-1-2023

D-7

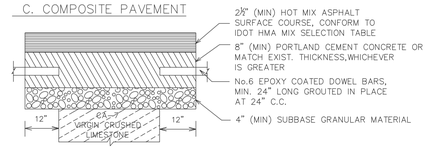
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



NOTE:

1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT.(NO FLY ASH ALLOWED)

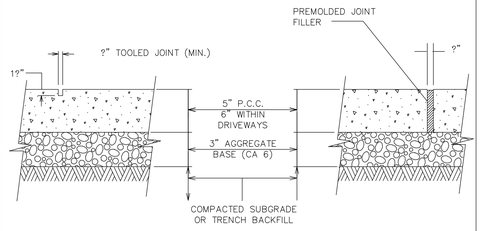
NOT TO SCALE

PAVEMENT PATCH DETAIL

DATE: 2-1-2023

P-6

CONTRACTION JOINT DETAIL



EXPANSION JOINT DETAIL

NOTES:

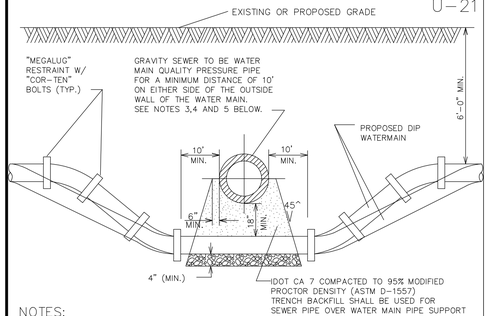
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

CONCRETE WALK JOINT DETAIL

REVISED: 01-01-09

U-21



NOTES:

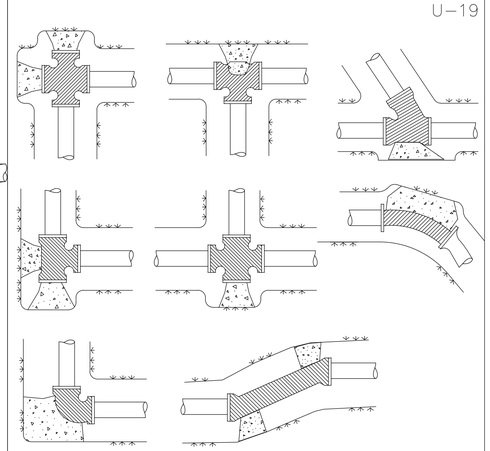
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH VILLAGE OF GLENVIEW ENGINEERING STANDARDS MANUAL OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED, OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE "MEGALUG" RESTRAINT, SERIES 1100 OR APPROVED EQUAL WITH "COR TEN" BOLTS.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25,WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

NOT TO SCALE

WATER MAIN CROSSING DETAIL

REVISED: 01-01-09

U-19



NOTE:

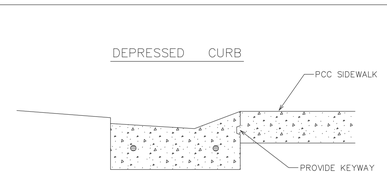
1. ALL BENDS OF 10 AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK POURED IN PLACE CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, (BENDS OVER 10, TEES, CROSSES, VALVES AND FIRE HYDRANTS) SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE VILLAGE ENGINEERING. BOLTS SHALL BE "COR-TEN".
4. NO CONCRETE SHALL BE PLACED DIRECTLY ON WATER MAIN

NOT TO SCALE

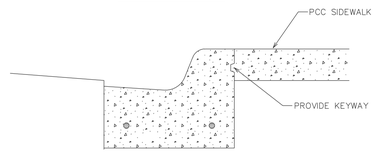
THRUST BLOCK DETAIL

REVISED: 01-01-09

DEPRESSED CURB



CURB & GUTTER



NOTES:

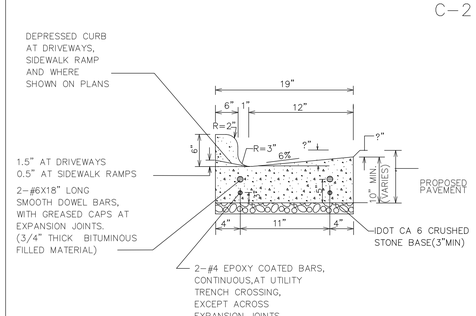
1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

DATE: 2-1-2023

C-2



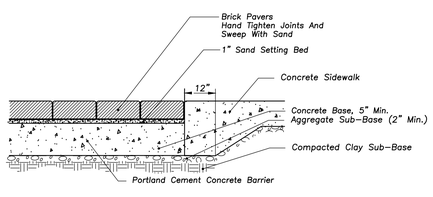
NOTE:

1. 2" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLES 420.05 AND 606 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR.
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG) CONCRETE MIX, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)
4. PROVIDE 2 #6X24" LONG TIE BARS AT CONNECTIONS BETWEEN EXISTING AND NEW CURB & GUTTER.
5. CURBS, SPANNING UTILITY TRENCHES, SHALL BE CONSTRUCTED WITH TWO #4 REINFORCEMENT BARS,WHICH EXTEND FIVE (5) FEET BEYOND THE TRENCH WALLS.

NOT TO SCALE

B-6.12 CURB & GUTTER DETAIL

REVISED: 01-01-09



BRICK PAVER SIDEWALK

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

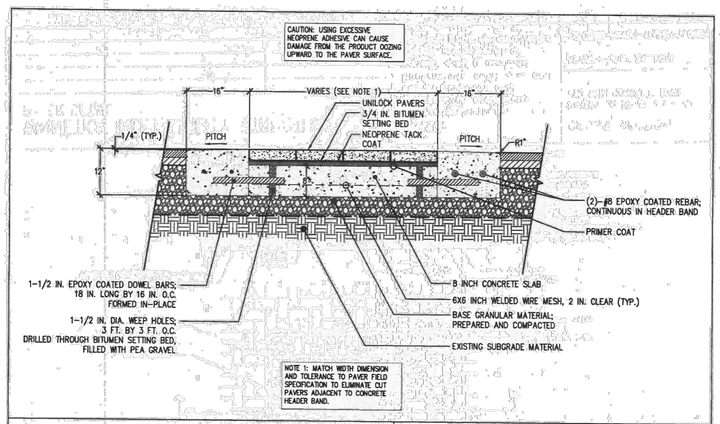
Sheet Title:

SITE DETAILS

Sheet No:

C603

EEA – \\FILE-GRAY\Projects\22297 – OKW – One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:06pm By: nhart



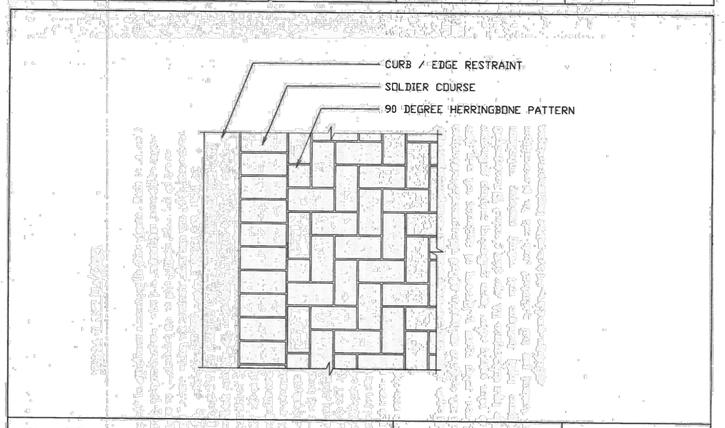
WINNETKA CROSSWALK PAVER DETAIL

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



WINNETKA LAYING PATTERN
90 DEGREE SOLDIER COURSE W/ HERRINGBONE FIELD

NOTES:
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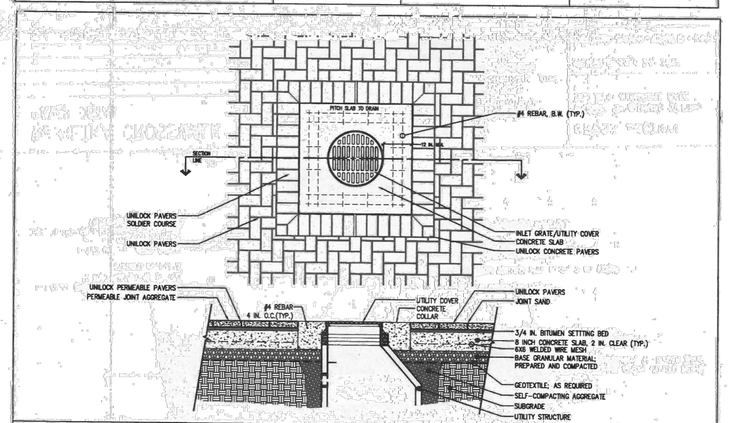
CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG



WINNETKA INLET/UTILITY STRUCTURE PAVER DETAIL

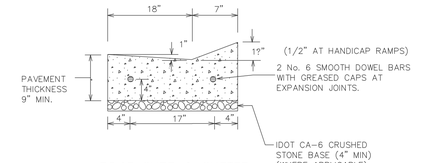
NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
PAVERS ON BITUMEN SETTING BED WITH CONCRETE BASE

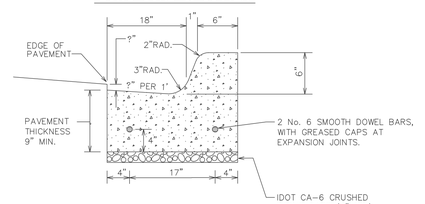
REVISED: JULY 24, 2013

CS-COM-PAVER-WINNETKA.DWG

DEPRESSED CURB



B6.18 CURB & GUTTER



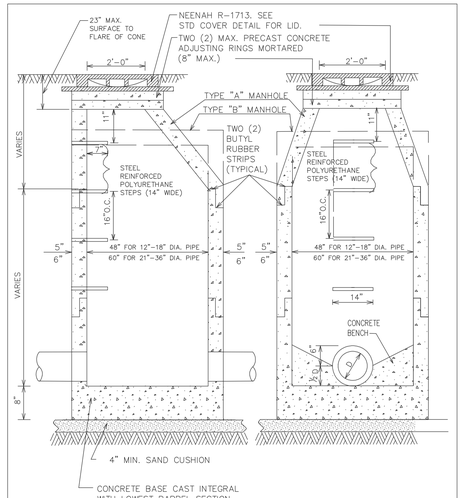
NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

DATE: 2-1-2023
NOT TO SCALE

B6.18 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.18 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

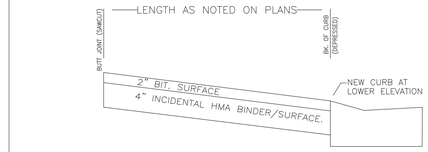


NOTES:

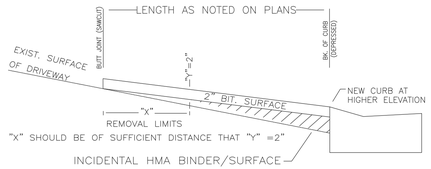
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

DATE: 2-1-2023
NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL



DRIVEWAY SURFACE TO BE LOWERED

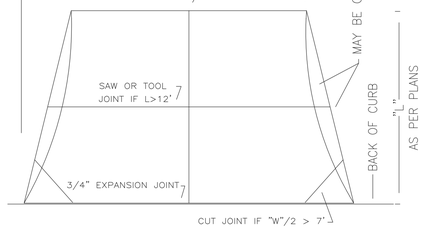


NEW SURFACE AT HIGHER ELEVATION

NOT TO SCALE

DATE: 2-1-2023

TYPICAL HMA DRIVEWAY



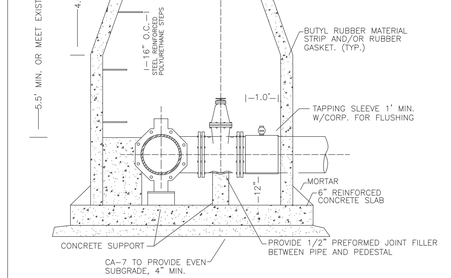
NOTES:

1.) USE 6" THICK, IDOT CLASS PV OR SI CONCRETE.
2.) USE 4" MIN. IDOT CA-6 CRUSHED STONE BASE

NOT TO SCALE

DATE: 2-1-2023

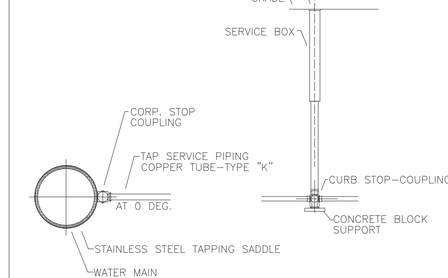
TYPICAL PCC DRIVEWAY



NOT TO SCALE

DATE: 2-1-2023

TYPICAL PRESSURE CONNECTION



NOT TO SCALE

DATE: 2-1-2023

TYPICAL TAP SERVICE PIPING (COPPER)

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA

Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:

SITE DETAILS

Sheet No:

C604

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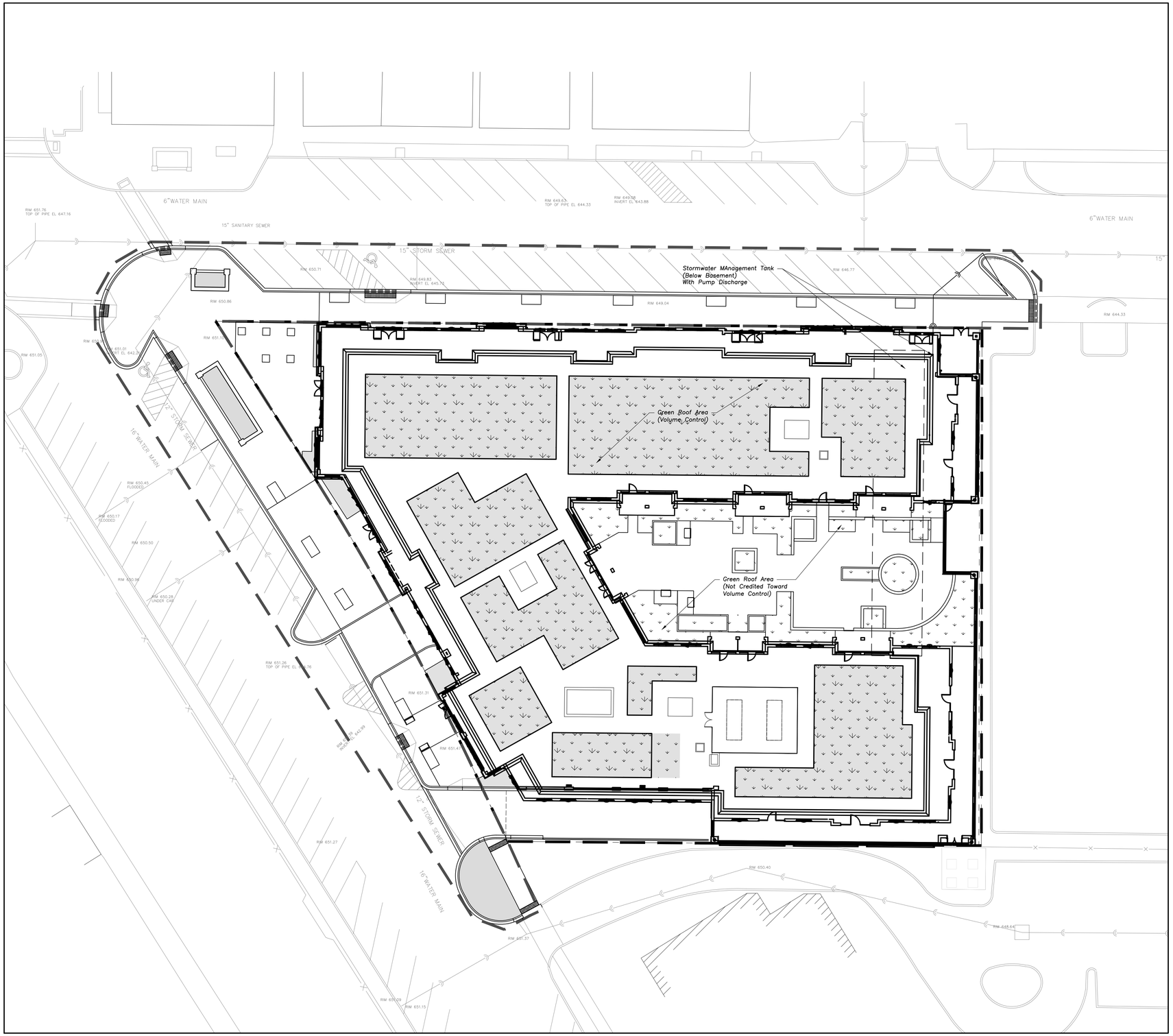
Plotted: 6/28/23 @ 1:07pm By: nhart



STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)

EXISTING SITE
Pervious Area 0.10 Acres (CN 80)
Impervious Area 1.11 Acres (CN 98)
91.7%

PROPOSED SITE
Pervious Area 0.01 Acres (CN 80)
Green Roof Area 0.41 Acres (CN 90)
Impervious Area 0.79 Acres (CN 98)
65.3%
Required VC Volume 0.065 Ac-Ft
2,870 CF
Allowed VC Reduction 26 x 5% > 100%

Green Roof Area 14,985 SF (4" Media Thickness=1"/SF)
VC Volume Prova'd 1,249 CF (Excludes 2nd Level Terrace)

CN 95.14
Watershed North Branch Chicago River
Discharge 0.30 cfs/acre
0.363 cfs
Required Det 0.443 Ac-Ft (19,300 CF) (B75 Nomograph)

ROW AREA 0.54 Acres (Maintenance and Demolition)

EXISTING SITE
Pervious Area 0.01 Acres (CN 80)
Impervious Area 0.53 Acres (CN 98)
98.1%

PROPOSED SITE
Pervious Area 0.02 Acres (CN 80)
Impervious Area 0.51 Acres (CN 98)
96.6%

SURFACE LEGEND

PERVIOUS SURFACE
CN 80

GREEN ROOF
CN 90 (Reduced CN)
4" Media Thickness

IMPERVIOUS SURFACE
CN 98

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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Design By:	Approved By:	Date:
NH	PD	05/04/23

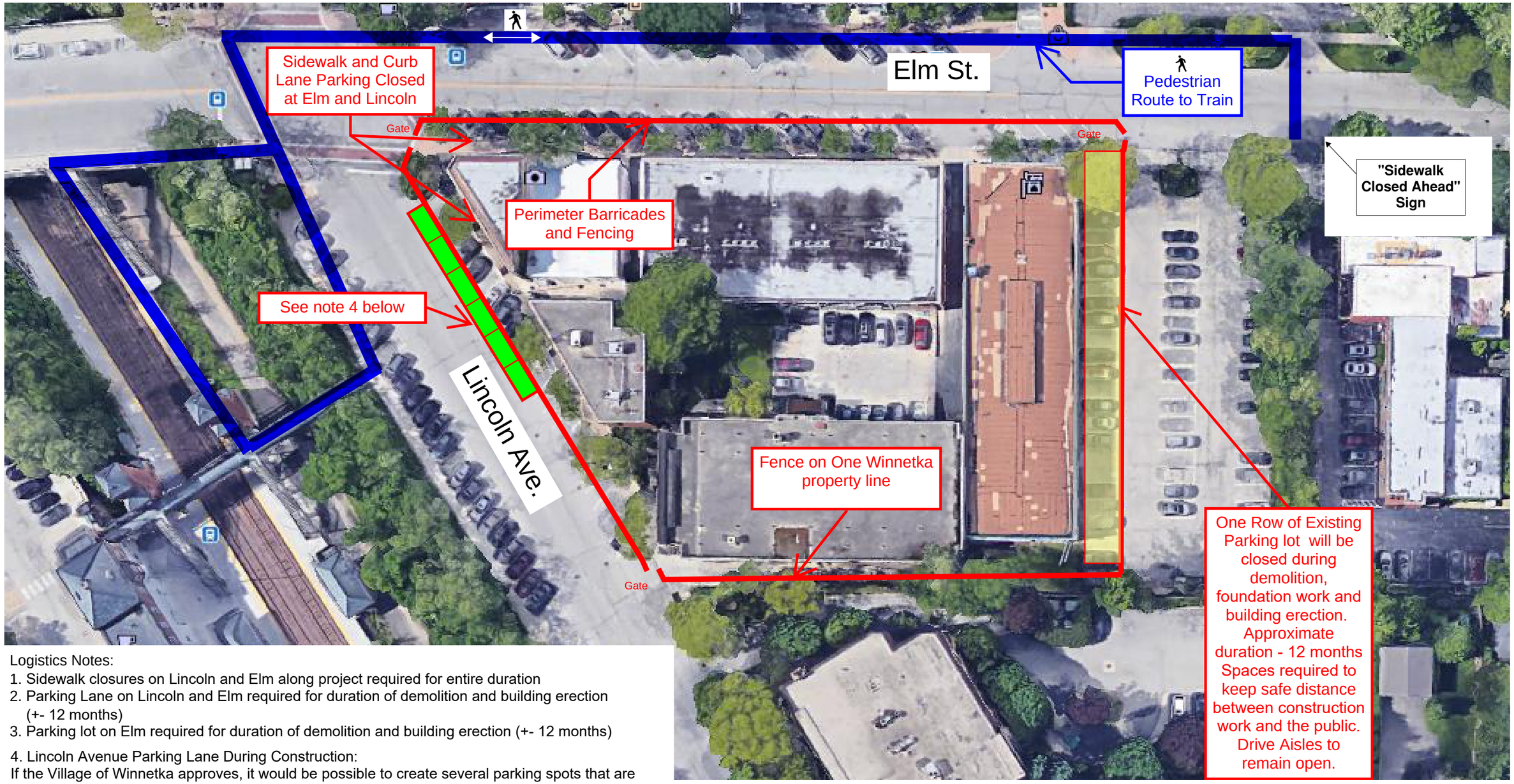
Sheet Title:
STORMWATER PLAN

Sheet No:
CX1

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:13pm By: nhart

SECTION 6: CONSTRUCTION LOGISTICS & SCHEDULE

CONSTRUCTION LOGISTICS PLAN & SCHEDULE



Logistics Notes:

1. Sidewalk closures on Lincoln and Elm along project required for entire duration
2. Parking Lane on Lincoln and Elm required for duration of demolition and building erection (+- 12 months)
3. Parking lot on Elm required for duration of demolition and building erection (+- 12 months)

4. Lincoln Avenue Parking Lane During Construction:
If the Village of Winnetka approves, it would be possible to create several parking spots that are parallel to Lincoln Avenue. Temporary striping would be installed. 5 Additional spaces would be provided during construction. If Village of Winnetka would consider one way traffic on Lincoln durnig construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.

W·E·O'NEIL
BUILDING·GREAT·RELATIONSHIPS

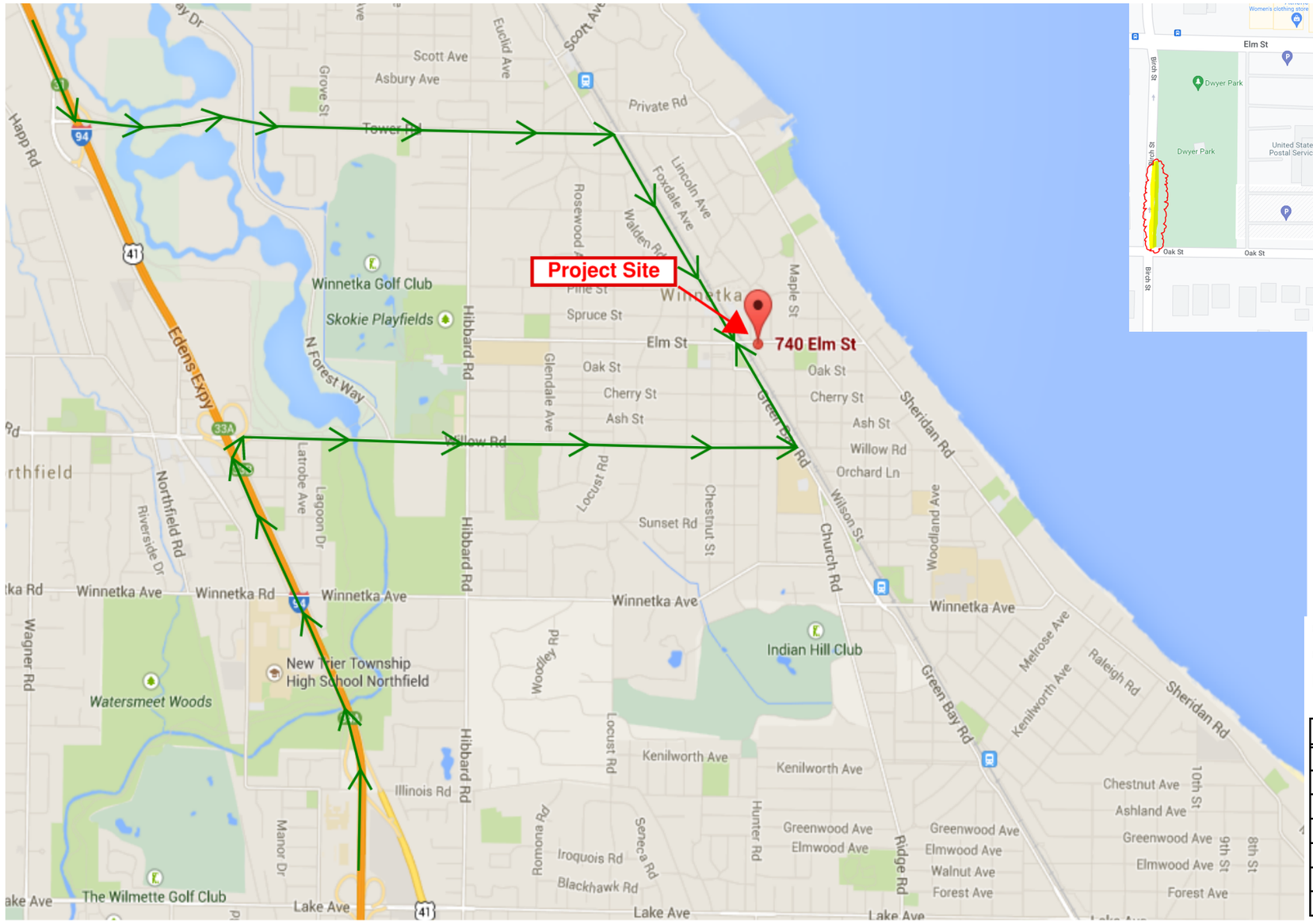
OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

ROMSPEN

CONSTRUCTION LOGISTICS - PROJECT DELIVERY TRAFFIC FLOW



TRADE PARKING OPTION

If trade contractors cannot park on site (for instance during demolition, foundation installation, and initial structure installation), we would seek to discuss the option of directing trade contractors to the Village parking spaces along Birch Street.

One Winnetka
Overall Anticipated Schedule
February 2023

Activity	Time Frame
Existing Structrures Abatement and Utility Disconnections	Q4 2023
Mobilization	Q1 2024
Demolition of Existing Structures	Mid Q1 2024
Earth Retention and Excavation	Early Q2 2024
Structure and Enclosure	Early Q3 2024
Interior Construction	Q4 2024
Substantial Completion	Q3 2025

One Winnetka Subdivision

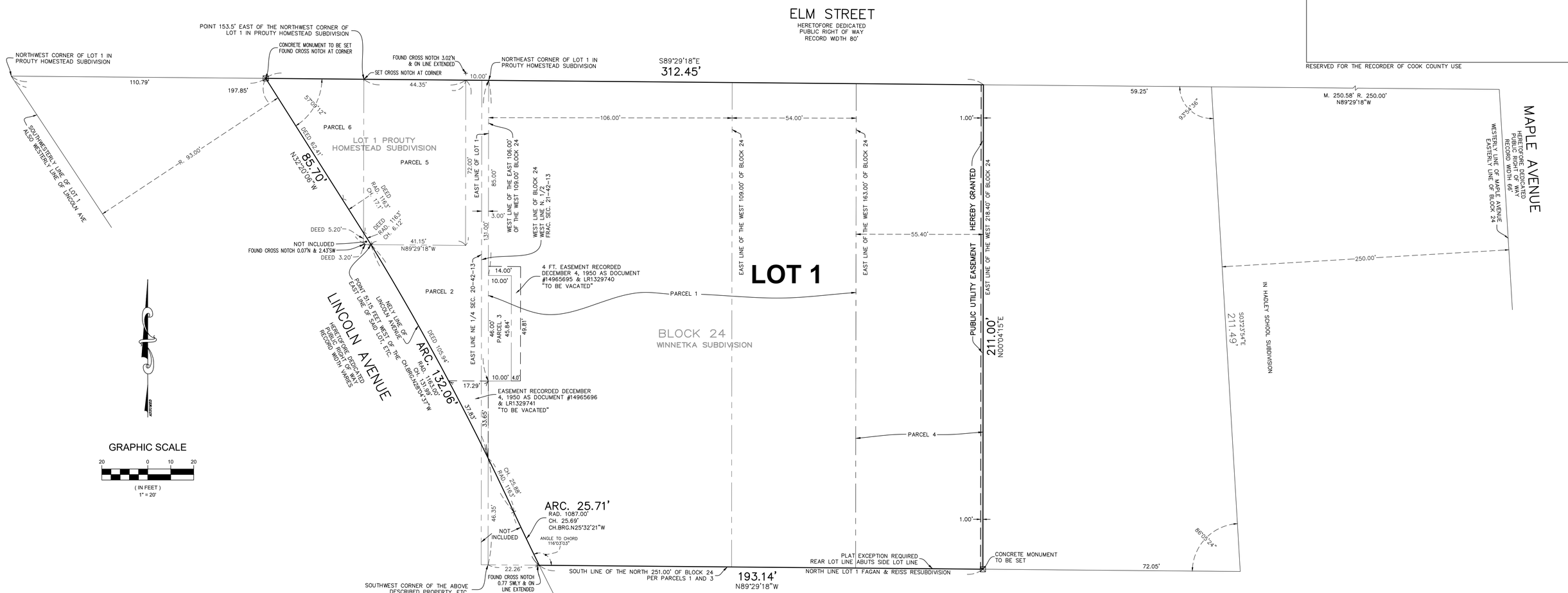
SEND TAX BILLS FOR LOT 1 TO:

SPRINGBANK CAPITAL ADVISORS
730 W. RANDOLPH STREET, SUITE 500
CHICAGO, IL 60661

PINS:
05-20-213-004
05-20-213-005
05-20-213-006
05-21-109-003
05-21-109-012
05-21-109-017
05-21-109-020

BEING A RESUBDIVISION OF PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION, TOGETHER WITH A PART OF BLOCK 24 IN WINNETKA, BOTH SUBDIVISIONS IN THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RESERVED FOR THE RECORDER OF COUNTY USE



LOT 1
FAGAN & REISS RESUBDIVISON

AREA OF LOT 1: 52,549 SQUARE FEET (1.21 ACRES), MORE OR LESS.

EASEMENT PROVISIONS:
EASEMENTS ARE HEREBY GRANTED TO ONE WINNETKA PROJECT FOR PUBLIC UTILITIES, IN, UPON, ALONG, OVER AND UNDER THOSE PARTS OF THE LOTS INDICATED ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" IN THE DEPTHS SO SPECIFIED TO INSTALL, CONSTRUCT, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND REMOVE NECESSARY EQUIPMENT FOR PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM THE EASEMENT, AND THE RIGHT TO REMOVE ANY DRIVEWAY, PAVEMENT OR OTHER OBSTRUCTIONS AS MAY BE NECESSARY, AND TO TRIM AND REMOVE SUCH TREES, BUSHES, SHRUBS AND LANDSCAPING, AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES. THE EASEMENT MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, WOODEN FENCES, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF THE EASEMENT, BUT NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN DRIVEWAY AND SIDEWALK SURFACES SHALL BE PLACED ON THE EASEMENT.

PRELIMINARY

ORDERED BY: RCI (WINNETKA LINCOLN) LLC c/o ROMSPEN INV. COR	CHECKED:	DRAWN: -
ADDRESS: ONE WENNETKA PLACE		

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005332
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ORDER NO. 2023-31067-001	DATE: MARCH 30, 2023	PAGE NO. 1 OF 3
	SCALE: 1 INCH = 20 FEET	

G:\CAD\2023\2023-30929\2023-31067-001 p1.dwg

SURVEY NOTES:

NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

BENCHMARK:
ELEVATION: 645.10 NAVD88

LOCATION: #742 PINE STREET.
ALUMINUM CAP IN CONCRETE.
MONUMENT IS 57.26' NELY OF IRON PIPE AT NORTHWEST CORNER OF SECTION 21-42-13
N. 1,982,594.103
E. 1,147,444.453

One Winnetka Subdivision

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

NORTH

BEING A RESUBDIVISION OF PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION, TOGETHER WITH A PART OF BLOCK 24 IN WINNETKA, BOTH SUBDIVISIONS IN THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMISSION TO RECORD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, ROBERT G. BIEDERMANN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2802, DO HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT.

DATED THIS _____ DAY OF _____A.D. 20___.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR

CONSENT OF MORTGAGEE

_____, WHICH IS THE HOLDER OF A MORTGAGE DATED AS OF _____, 20____, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER, ILLINOIS ON _____, 20____ AS DOCUMENT NO. _____ ENCUMBERING LOT 1 DESCRIBED ON THIS PLAT OF SUBDIVISION, HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION AND AGREES THAT ITS LIEN SHALL BE SUBJECT TO THE PROVISIONS OF THIS PLAT OF SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED ON _____, 20____.

ATTEST: _____, A _____

BY: _____ BY: _____
ITS: _____ ITS: _____

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____ BY _____, THE _____ VICE PRESIDENT, AND _____, THE _____ SECRETARY, OF _____, A _____, WHICH INDIVIDUALS ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF THE CORPORATION FOR AND ON BEHALF OF SAID CORPORATION, AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20____

_____
SIGNATURE OF NOTARY

SEAL

MY COMMISSION EXPIRES: _____

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF WINNETKA, ILLINOIS DATED THIS _____ DAY OF _____, 20____.

_____
VILLAGE ENGINEER

DIRECTOR OF FINANCE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, FINANCE DIRECTOR OF VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND LEGALLY DESCRIBED IN THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____A.D. 20__.

BY:

_____
FINANCE DIRECTOR

WATER AND ELECTRIC DEPARTMENT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE DIRECTOR OF WATER AND ELECTRIC OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____A.D. 20__.

BY:

_____
DIRECTOR OF WATER AND ELECTRIC

VILLAGE COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS PLAT OF SUBDIVISION IS APPROVED ON THIS DAY OF _____ 20____, AND ALL PUBLIC RIGHTS OF WAY DEDICATED AND EASEMENTS ESTABLISHED THEREBY, ARE ACCEPTED BY THE PRESIDENT AND VILLAGE COUNCIL OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)SS

RECOMMENDED BY THE PLAN COMMISSION OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS ON _____ DAY OF _____ A.D. 20__.

BY:

_____
PLAN COMMISSION CHAIRMAN

ATTEST:

_____
SECRETARY

DRAINAGE CERTIFICATE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSOLIDATIONS OF PARCELS DEPICTED HEREON OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSOLIDATIONS OF THE PARCELS DEPICTED HEREON.

OWNER

_____
NAME: _____
DATE: _____

REGISTERED PROFESSIONAL ENGINEER

_____
NAME: _____
FIRM: _____
DATE: _____
(SEAL)

SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, ROBERT G. BIEDERMANN, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

SURVEYOR CERTIFICATE (CONTINUED)

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 52,549 SQUARE FEET OR 1.21 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WINNETKA, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY ILLINOIS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 17031C0251J, EFFECTIVE DATE OF AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2023.

SIGNED ON _____.

BY:

_____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2024

PRELIMINARY

SCHOOL DISTRICTS
ELEMENTARY AND MIDDLE SCHOOLS: WINNETKA SD 36
HIGH SCHOOL: NEW TRIER TWP HSD 203

ORDERED BY: RCI (WINNETKA LINCOLN) LLC c/o ROMSPEN INV. COR | CHECKED: | DRAWN: EGB
ADDRESS: ONE WENNETKA PLACE

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005532
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ORDER NO. 2023-31067-001 | DATE: MARCH 30, 2023 | SCALE: 1 INCH = 20 FEET | PAGE NO. 2 OF 3

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GRAPHIC SCALE

20 0 10 20

(IN FEET)
1" = 20'

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965696 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1,131 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT I, 33.65 FEET TO THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

PARCEL 3:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965695 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

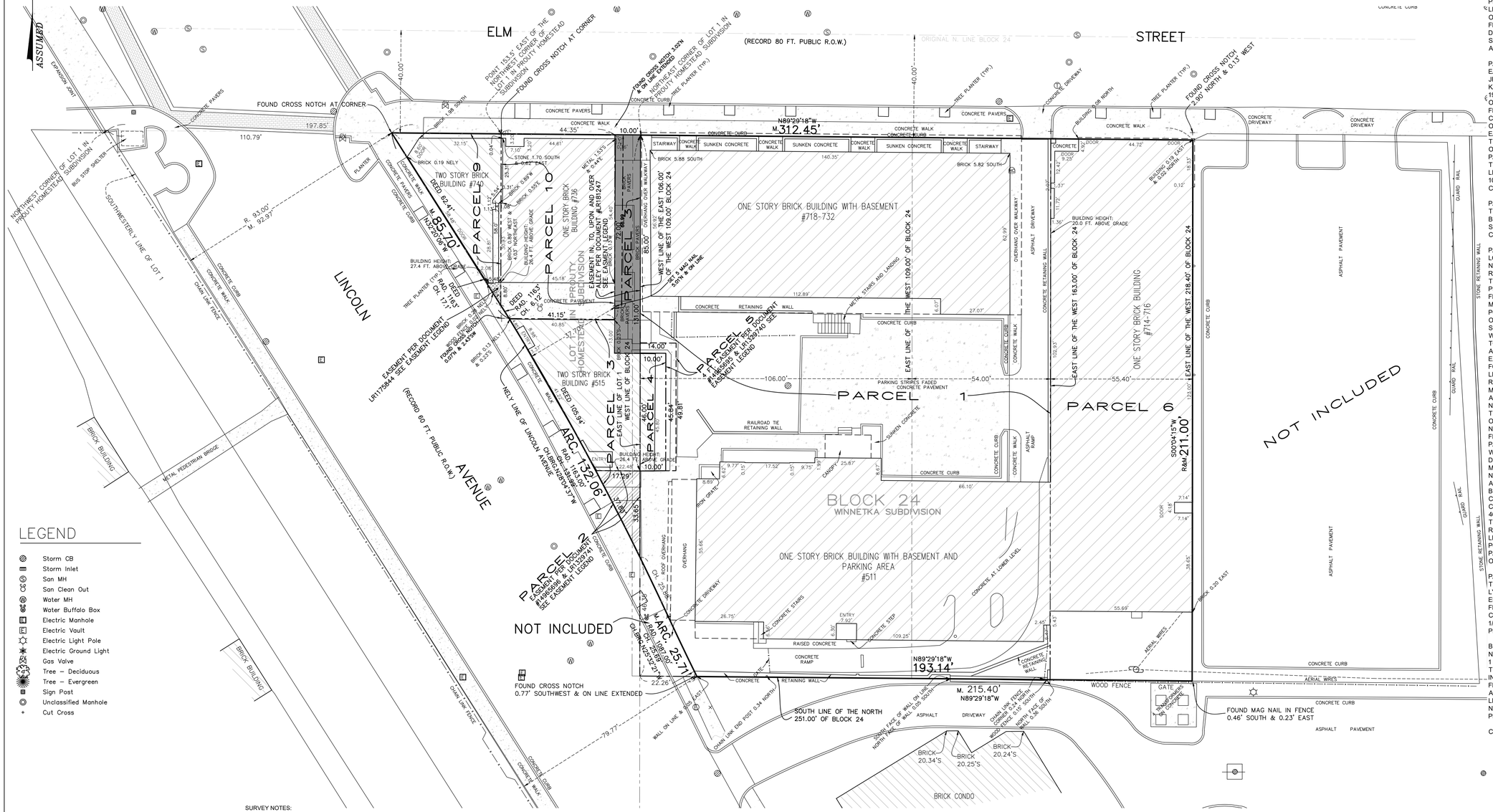
PARCEL 6:
THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING;
AND ALSO
EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24;
AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:
BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

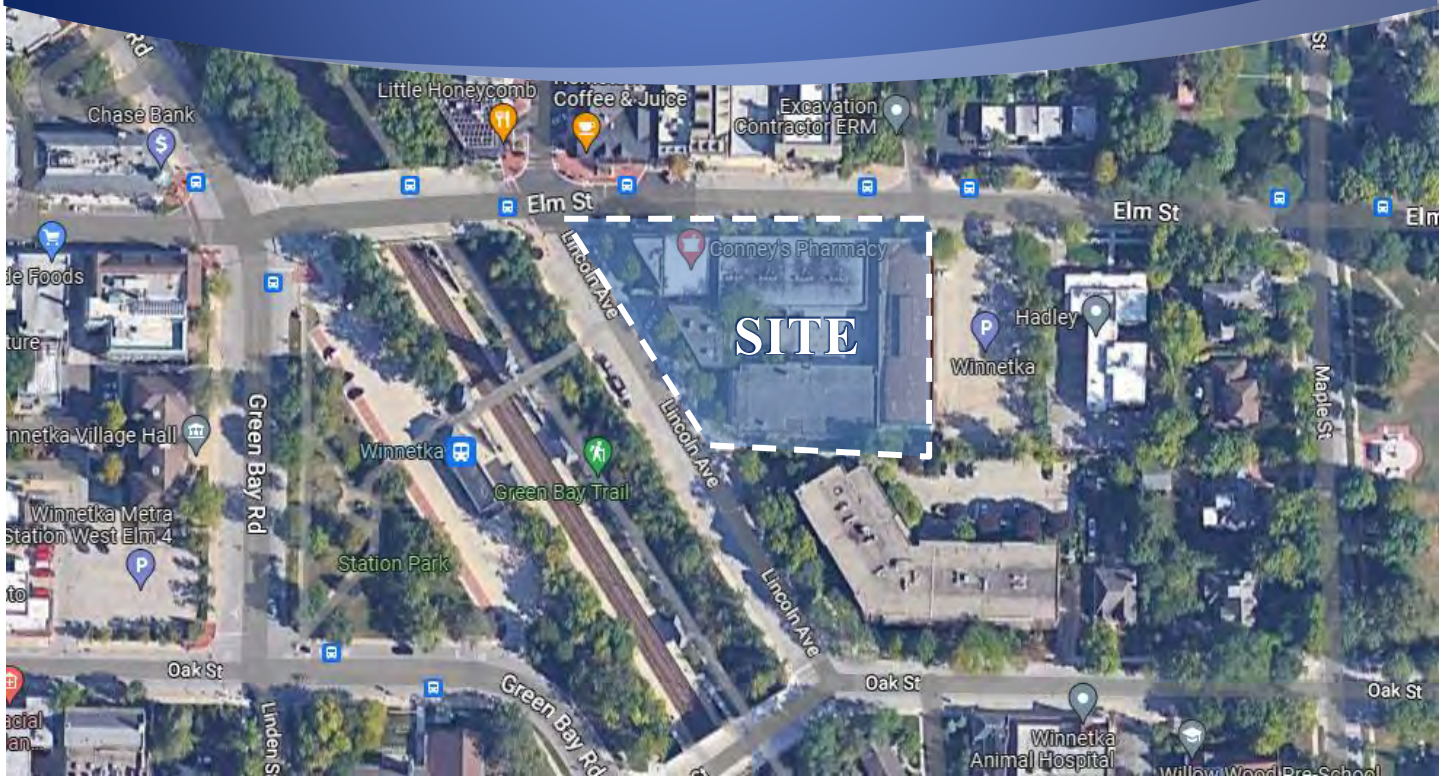
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING, IN THE AGGREGATE, 52,549 SQUARE FEET (1.21 ACRES), MORE OR LESS.


ELM STREET
(RECORD 80 FT. PUBLIC R.O.W.)
ORIGINAL N. LINE BLOCK 24
FOUND CROSS NOTCH AT CORNER
POINT 153.5' EAST OF THE NORTHWEST CORNER OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION
FOUND CROSS NOTCH 3.62'N & 0.04' EXTENDED
NORTHEAST CORNER OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION
FOUND CROSS NOTCH 2.90' NORTH & 0.13' WEST
N89°29'18"W M.312.45'
NORTHWEST CORNER OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION
SOUTHWESTERLY LINE OF LOT 1
R. 93.00' M. 92.97'
M. 85.70' N32°20'08"W
PARCEL 9
PARCEL 10
PARCEL 3
PARCEL 5
PARCEL 4
PARCEL 1
PARCEL 6
PARCEL 2
ONE STORY BRICK BUILDING WITH BASEMENT #718-732
ONE STORY BRICK BUILDING #716
TWO STORY BRICK BUILDING #740
ONE STORY BRICK BUILDING #736
TWO STORY BRICK BUILDING #515
LOT 1 IN PROUTY SUBDIVISION
EASEMENT IN, TO, UPON AND OVER ALLEY PER DOCUMENT #LR181247
EASEMENT PER DOCUMENT LR1329741 SEE EASEMENT LEGEND
EASEMENT PER DOCUMENT LR1329741 SEE EASEMENT LEGEND
EASEMENT PER DOCUMENT LR1329741 SEE EASEMENT LEGEND
EASEMENT PER DOCUMENT LR1175844 SEE EASEMENT LEGEND
(RECORD 60 FT. PUBLIC R.O.W.)
LINCOLN AVENUE
ARC 132.06' RAD 1163.00' CH. BRG. N28°04'37"W
ARC 25.71' RAD 1087.00' CH. BRG. N29°32'21"W
DED 116' RAD 1163' CH. 6.12'
DED 105.94'
M. 215.40' N89°29'18"W
SOUTH LINE OF THE NORTH 251.00' OF BLOCK 24
N89°29'18"W 193.14'
M.312.45'
S00°04'15"W R&M 211.00'
BLOCK 24 WINNETKA SUBDIVISION
ONE STORY BRICK BUILDING WITH BASEMENT AND PARKING AREA #511
NOT INCLUDED
NOT INCLUDED
FOUND CROSS NOTCH 0.77' SOUTHWEST & ON LINE EXTENDED
FOUND MAG NAIL IN FENCE 0.46' SOUTH & 0.23' EAST
SET X CUT IN CONCRETE 3.01'N & ON LINE
WEST LINE OF THE EAST 106.00' OF THE WEST 109.00' OF BLOCK 24
EAST LINE OF THE WEST 109.00' OF BLOCK 24
EAST LINE OF THE WEST 163.00' OF BLOCK 24
EAST LINE OF THE WEST 218.40' OF BLOCK 24
BRICK BUILDING
METAL PEDESTRIAN BRIDGE
CHAIN LINK FENCE
CONCRETE WALK
CONCRETE CURB
CONCRETE PAVERS
CONCRETE RETAINING WALL
ASPHALT PAVEMENT
ASPHALT DRIVEWAY
CONCRETE DRIVEWAY
CONCRETE RAMP
RAILROAD TIE RETAINING WALL
SUNKEN CONCRETE
STAIRWAY
RAISED CONCRETE
CONCRETE AT LOWER LEVEL
OVERHANG OVER WALKWAY
CONCRETE RETAINING WALL
METAL STAIRS AND LANDING
WOOD FENCE
GATE
AERIAL WIRES
GUARD RAIL
STONE RETAINING WALL
BRICK CONDO
PARKING STRIPES FADED CONCRETE PAVEMENT
TREE PLANTER (TYP.)
CONCRETE DRIVEWAY
BUILDING HEIGHT: 20.0 FT. ABOVE GRADE
BUILDING HEIGHT: 27.4 FT. ABOVE GRADE
BUILDING HEIGHT: 26.4 FT. ABOVE GRADE
BUILDING HEIGHT: 22.6' ABOVE GRADE
ENTRY 10.00'
ENTRY 7.92'
ENTRY 6.30'
BRICK 0.19 NELY
BRICK 0.88 SOUTH
BRICK 5.88 SOUTH
BRICK 5.82 SOUTH
BRICK 0.30 EAST
BRICK 0.13 NELY & 0.03'S
BRICK 0.56' WEST & 0.02' NORTH
BRICK 0.56'E
BRICK 0.83'S & 0.03'E
BRICK 0.83'S & 0.03'W
BRICK 0.83'S & 0.03'E
STONE 1.70 SOUTH & 0.62' EAST
METAL 1.53'S & 0.44'E
FOUND CROSS NOTCH 0.03'W & 0.03'S
SET X CUT IN CONCRETE 0.02'N & 0.03'W
SET X CUT IN CONCRETE 0.02'N & 0.03'E

Traffic Impact Study
One Winnetka
Mixed-Use Development

Winnetka, Illinois



Prepared For:

ROMSPEN

KLOA

Kenig, Lindgren, O'Hara, Aboona, Inc.

June 30, 2023

1. Executive Summary

Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) conducted a traffic impact study for the One Winnetka mixed-use development's most recent plan. The site is located within the East Elm Street District and is bordered by Elm Street to the north, a public parking lot to the east, Lincoln Avenue and the Union Pacific/North Line railroad tracks to the west, and a condominium building to the south.

The proposed plans call for demolishing the existing buildings in order to develop the site with 59 residential units and approximately 19,480 square feet of commercial space with 113 underground residential parking spaces and 39 commercial parking spaces. Two access drives are proposed to serve the development: a full access drive on Lincoln Avenue located approximately 215 feet south of Elm Street that will serve the proposed 39 surface parking spaces for the commercial area and another access drive on Lincoln Avenue located approximately 300 feet south of Elm Street that will serve the 113 underground parking spaces dedicated to the residential use of the development.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. In addition, the adequacy of the proposed parking supply was evaluated.

Traffic was projected for Year 2029 conditions, which includes the existing weekday morning and weekday afternoon peak hours of adjacent roadway traffic volumes (Year 2023) increased by 0.26 percent per year for six years (a total of two percent).

The findings and recommendations are as follows:

- The site of the proposed development is located in close proximity to the train station.
- The amount of traffic that would normally be generated by this type of development will be reduced due to the availability of public transportation serving the area as well as close proximity to dining options, other goods and services when compared to other areas that are not located within a downtown or with a robust public transportation system like Winnetka.
- The results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that queues will not impact adjacent intersections.
- The proposed access system will provide maximum access flexibility for residents and customers entering and departing the site.
- The proposed parking supply of 113 and 39 spaces for the residential and commercial portions of the development, respectively, will be adequate in accommodating the projected peak parking demand considering the availability of existing on-street parking spaces in the vicinity of the site.

2. Existing Conditions

Existing traffic and roadway conditions were documented based on field visits and traffic counts conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

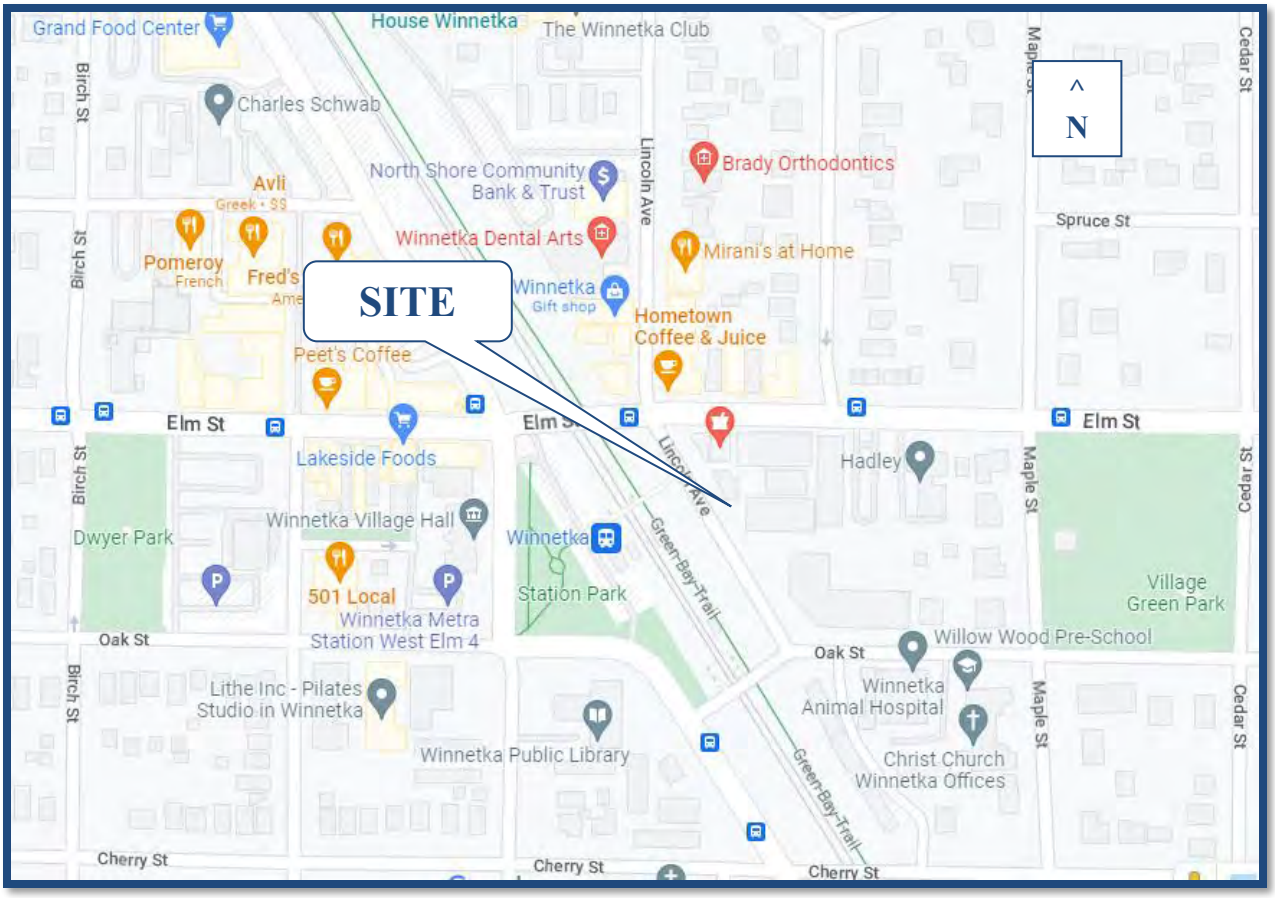
The development site is located on the east side of Lincoln Avenue just south of Elm Street and was formerly occupied by various retail stores. The development is surrounded by retail uses to the north, a public parking lot to the east, the Winnetka Metra station to the west, and the 711 Oak Street condominium building to the south. The Hadley school and the Village Green Park (passive park) is located further east on the south side of Elm Street.

Figure 1 shows the site location with respect to the surrounding roadway system. **Figure 2** shows an aerial view of the site.

Existing Roadway System Characteristics

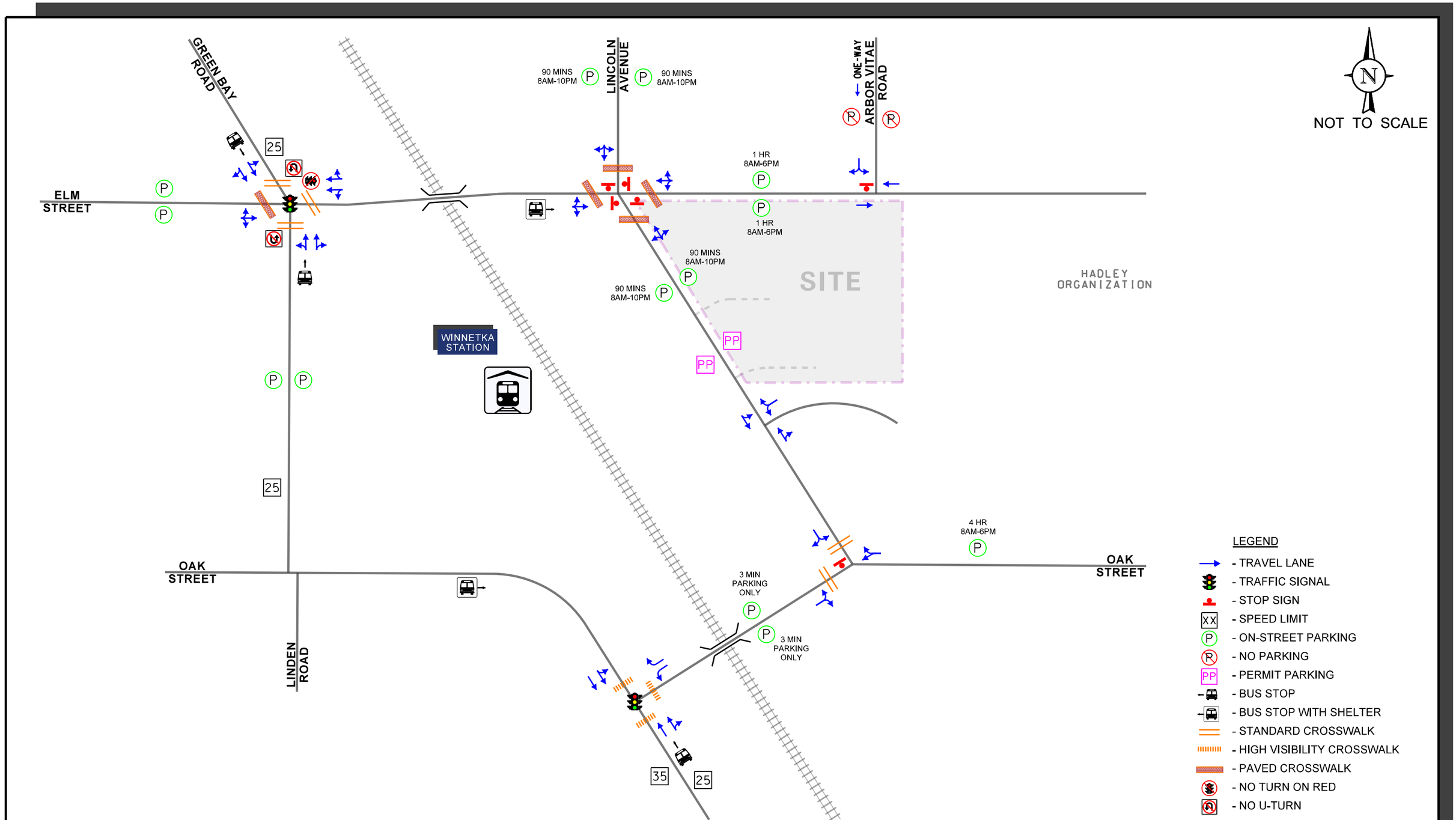
The characteristics of the existing roads that surround the proposed development are illustrated in **Figure 3** and described below.

Green Bay Road is a north-south arterial roadway that generally provides two through lanes in each direction. No exclusive turn lanes are provided at its signalized intersections with Oak Street or Elm Street. Angle parking is provided on both sides of the road between Elm Street and Oak Street/Green Bay Road. The parking spaces on the east side of the road are limited to Zone C (commuter parking) only from 8:00 A.M. to 4:00 P.M. Monday through Friday. The parking spaces on the west side of the road are a combination of 90-minute parking from 8:00 A.M. to 6:00 P.M. and Zone A (employee parking) permit only from 8:00 A.M. to 5:00 P.M. Green Bay Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and carries an Annual Average Daily Traffic (AADT) volume of approximately 8,700 vehicles (IDOT 2022).



Site Location **Figure 1**

Aerial View of Site **Figure 2**



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

EXISTING ROADWAY CHARACTERISTICS

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-039 Figure: 3

Elm Street is an east-west two-way minor collector roadway that borders the northern portion of the proposed subject development. At its signalized intersection with Green Bay Road, although not stripped as such, the road is wide enough on the east approach to provide a combined left-turn/through lane and a combined through/right-turn lane. The west approach provides a combined left/through/right-turn lane. No exclusive turn lanes are provided at its all-way stop control intersection with Lincoln Avenue or Arbor Vitae Road. On-street parking on both sides of the road is provided between Lincoln Avenue and Arbor Vitae Road limited to one hour from 8:00 A.M. to 6:00 P.M. On-street parking limited to four hours from 8:00 A.M. to 6:00 P.M. is provided on the south side of the road between Arbor Vitae Road and Maple Street. Elm Street carries an AADT of 1,800 vehicles (IDOT 2022) and is under the jurisdiction of the Village of Winnetka.

Lincoln Avenue is a north-south local roadway that provides one lane in each direction in the vicinity of the site. No exclusive turn lanes are provided at its all-way stop control intersection with Elm Street. At its "T" intersection with Oak Street, Lincoln Avenue is under stop sign control and provides a combined left/right-turn lane. On-street parking is generally provided on both sides of the road. These parking spaces are limited to 90 minutes from 8:00 A.M. to 6:00 P.M. or Zone C permit parking from 8:00 A.M. to 10:30 P.M. Lincoln Avenue is under the jurisdiction of the Village of Winnetka.

Oak Street is an east-west local roadway that provides one lane in each direction in the vicinity of the site. No exclusive turn lanes are provided at its intersection with Lincoln Avenue. At its signalized "T" intersection with Green Bay Road, although not stripped as such, Oak Street is wide enough to operate as an exclusive left-turn lane and an exclusive right-turn lane. Oak Street carries an AADT volume of 1,050 vehicles east of Green Bay Road (IDOT 2022) and is under the jurisdiction of the Village of Winnetka.

Arbor Vitae Road is a one-way southbound residential local roadway that is under stop sign control at its intersection with Elm Street. On-street parking is not allowed on the west side of the road. Arbor Vitae Road is under the jurisdiction of the Village of Winnetka.

Pedestrian Facilities. All of the roads within the immediate area have sidewalks on both sides of the road. Lastly, crosswalks are provided at all of the intersections within the immediate area.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic, pedestrian, and bicycle counts during the morning (7:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods for the following intersections:

- Elm Street with Green Bay Road (Wednesday, May 21, 2014 adjusted to reflect Year 2023 conditions)
- Elm Street with Lincoln Avenue (Tuesday, February 14, 2023)
- Elm Street with Armor Vitae Road (Tuesday, February 14, 2023)
- Lincoln Avenue with Condominium Access Drive (Tuesday, February 14, 2023)
- Lincoln Avenue with Oak Street (Tuesday, February 14, 2023)
- Oak Street with Green Bay Road (Tuesday, February 14, 2023)

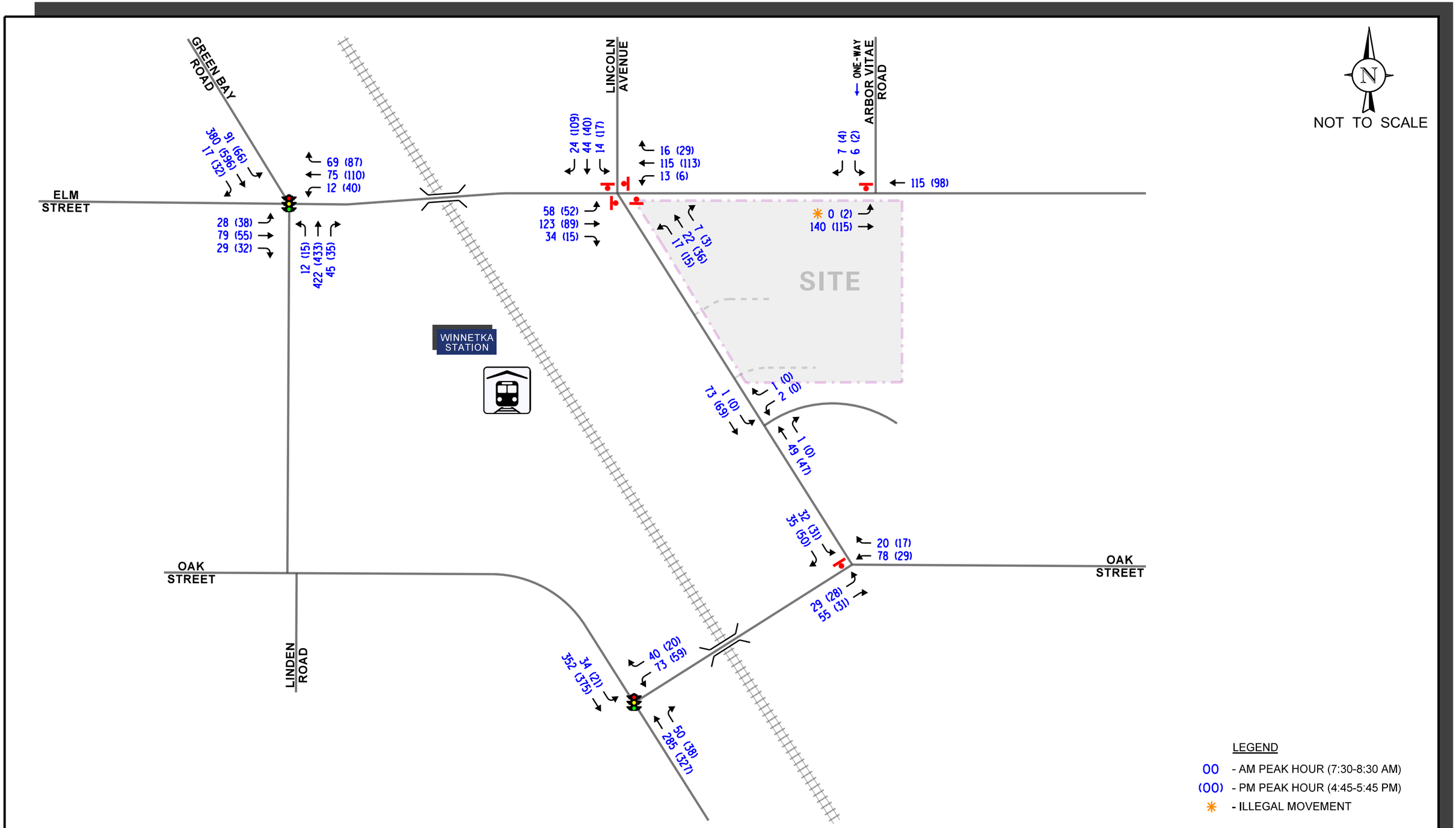
It should be noted that KLOA, Inc. also conducted peak period traffic data at the intersection of Elm Stret with Green Bay Road on Thursday, May 4, 2023. A comparison between the counts conducted in 2014 and 2023 peak period data showed that the 2023 counts are approximately 5% and 20% lower during the weekday morning peak hour and weekday evening peak hour, respectively. As such and in order to provide for a conservative analysis, the adjusted 2014 counts were used in analysis at this intersection.

The results of the traffic counts show that the peak hours generally occur between:

- 7:30 A.M. and 8:30 A.M. during the weekday morning peak period
- 4:45 P.M. and 5:45 P.M. during the weekday evening peak period

The existing peak hour vehicle traffic volumes are shown in **Figure 4**.

Given that the traffic counts were conducted on February and at the request of the Village of Winnetka staff, the pedestrian volumes were doubled to reflect peak summer conditions. The adjusted peak hour pedestrian and bicycle traffic volumes are shown in **Figure 5**.

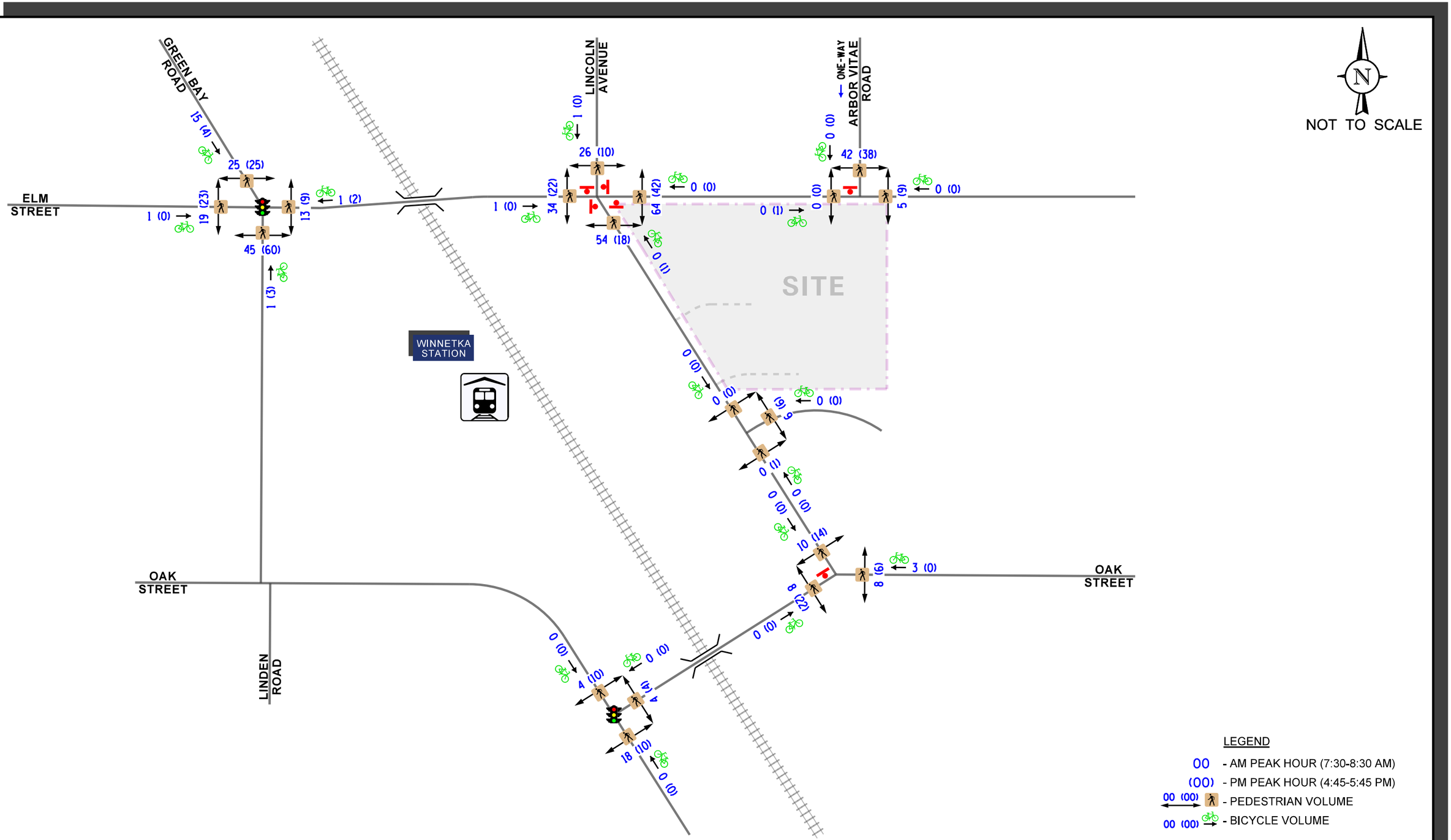


MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

EXISTING TRAFFIC VOLUMES

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-039 Figure: 4



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

EXISTING PEDESTRIAN AND BICYCLE TRAFFIC VOLUMES

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 23-039 Figure: 5

Crash Data Summary

KLOA, Inc. obtained crash data from the Village of Winnetka for Years 2018 through 2022 for the intersections of Elm Street with Green Bay Road and Arbor Vitae Road, Lincoln Avenue with Elm Street and Oak Street, and the intersection of Green Bay Road with Oak Street. A review of the crash data indicated that no crashes were reported at the intersections of Elm Street with Arbor Vitae Road. No fatalities were reported at any of these intersections during the review period. **Tables 1** through **4** summarize the crash data.

Table 1
GREEN BAY ROAD WITH ELM STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Ped/Bike	Object	Rear End	Sideswipe	Turning	Parked Vehicle	Total
2018	1	1	0	0	0	1	1	4
2019	0	1	1	3	0	2	1	8
2020	0	0	0	1	0	1	0	2
2021	0	1	0	3	0	0	1	5
2022	1	0	1	2	1	2	0	7
Total	**2**	**3**	**2**	**9**	**1**	**6**	**3**	**26**
Average	**<1.0**	**<1/0**	**<1.0**	**1.8**	**<1.0**	**1.2**	**<1.0**	**5.2**

Table 2
ELM STREET WITH LINCOLN AVENUE – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Parked Vehicle	Total
2018	0	0	0	0	0	0	3	3
2019	0	0	0	0	1	0	3	4
2020	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	2	2
2022	0	0	1	0	0	0	4	5
Total	**0**	**0**	**1**	**0**	**1**	**0**	**12**	**14**
Average	**--**	**--**	**<1.0**	**--**	**<1.0**	**--**	**2.4**	**2.8**

Table 3
GREEN BAY ROAD WITH OAK STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	1	0	0	0	1
2020	0	0	2	1	2	0	0	5
2021	0	0	0	0	1	0	0	1
2022	0	0	1	1	1	0	0	3
Total	**0**	**0**	**3**	**3**	**4**	**0**	**0**	**10**
Average	**--**	**--**	**<1.0**	**<1.0**	**<1.0**	**<1.0**	**--**	**2.0**

Table 4
LINCOLN AVENUE WITH OAK STREET – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Ped/Bike	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	1	1
2020	0	0	0	0	0	0	0	0
2021	0	0	1	0	0	1	0	2
2022	0	1	0	0	0	0	1	2
Total	**0**	**1**	**1**	**0**	**0**	**1**	**2**	**5**
Average	**--**	**<1.0**	**<1.0**	**--**	**--**	**<1.0**	**<1.0**	**1.0**

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Development Plan

To evaluate the impact of the current development plan on the area roadway system, it was necessary to quantify the number of vehicle trips the overall site will generate during the weekday morning and evening peak hours and then determine the directions from which this traffic will approach and depart the site.

As previously mentioned, the site is located within the East Elm Street District and was formerly occupied by various retail stores. The plans call for demolishing the existing buildings and developing the site with 59 residential units and approximately 19,480 square feet of commercial space.

Parking

As part of the new plan, approximately 113 underground residential parking spaces will be provided. A covered surface parking lot with 39 spaces will be provided on the southeast corner of the site to serve the commercial space.

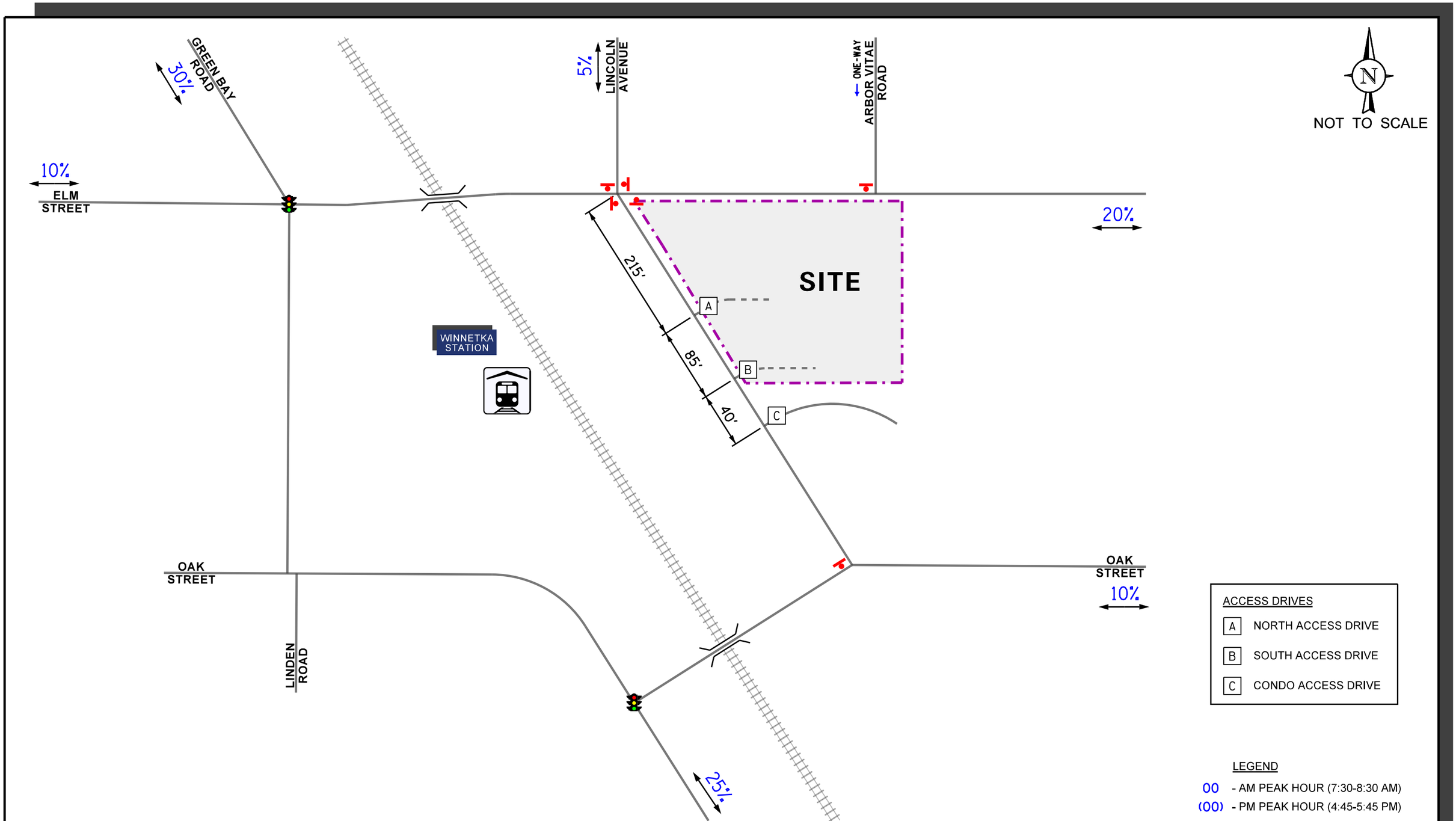
Access

Access to the commercial parking lot will be provided via a full-movement access drive on Lincoln Avenue located approximately 215 feet south of Elm Street. Access to the residential parking spaces will be provided via an access drive on Lincoln Avenue approximately 300 feet south of Elm Street. Both access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Directional Distribution of Development Traffic

The directional distribution of how traffic will approach and depart the site was estimated based on a combination of existing travel patterns and the orientation and physical restrictions of the surrounding roadway system. For example, given the site's proximity to Green Bay Road (classified as a minor arterial by IDOT) and based on a review of the existing traffic volumes and traffic patterns, it is anticipated that the great majority of the traffic will travel along Green Bay Road. Conversely, given that Oak Street and Elm Street within the vicinity of the site are either a minor collector street or a local/residential street, it is anticipated that less traffic will traverse these roads to get to Sheridan Road, which provides one lane in each direction versus the two lanes in each direction that are provided along Green Bay Road.

The estimated directional distribution for the proposed development is illustrated in **Figure 6**.



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

DIRECTIONAL DISTRIBUTION

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Job No: 23-039 Figure: 6

Development Traffic Generation

The peak hour traffic volumes that will be generated by the proposed mixed-use development were estimated based on trip generation rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. The "Multifamily Housing" (Land-Use Code 221) rates were used for the residential units and the "Strip Retail Plaza" (Land-Use Code 822) rates were used for the commercial space. It is important to note that the Strip Retail Plaza land-use code was utilized given the proposed size of the commercial use. Furthermore and as indicated in the *Trip Generation Manual,* a strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Previous editions of the *Trip Generation Manual* indicated that many of the centers surveyed contained non-merchandising facilities such as office buildings, restaurants, post offices, banks, health clubs, etc. As such, the data collected reflects the effects of a combination of uses. The ITE trip generation sheets are included in the Appendix.

It should be noted that the trip rates assume that the primary mode of transportation is the automobile. The location of the site within downtown Winnetka and its proximity to the train station and the Pace Bus Routes fits the criteria of a transit-oriented development (TOD) that results in less dependence on automobile use. Based on inspection of Census data within one quarter mile from a train station, approximately 35 percent of the residents in the immediate area use other means of transportation to commute to work. However, in order to present a worst-case scenario in the analysis no reduction was applied to the generated trips.

Table 4 shows the estimated peak hour traffic to be generated by the proposed mixed-use development when all the commercial area will be occupied by retail stores (Scenario 1).

It should be noted that although the developer is requesting a special use approval to potentially have a medical office use, there are no concrete plans to have a medical office use within the proposed retail plaza. However, in order to analyze the potential impact of a medical office use, a second trip generation scenario (scenario 2) was prepared assuming 8.000 square feet of medical office and 11,480 square feet of retail. **Table 5** shows the estimated peak hour traffic under this scenario. The "Medical-Dental Office Building" (Land-Use Code 720) rates were used for the medical office building.

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES – SCENARIO 1

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
221	Multifamily Housing (Mid-Rise) – 59 units	3	11	14	14	9	23	268
822	Strip Retail Plaza (19,480 s.f.)	27	18	45	62	63	125	1,052
	Total	**30**	**29**	**59**	**76**	**72**	**148**	**1,320**

Table 5
PROJECTED SITE-GENERATED TRAFFIC VOLUMES – SCENARIO 2

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Weekday Daily Trips
		In	Out	Total	In	Out	Total	
221	Multifamily Housing (Mid-Rise) – 59 units	3	11	14	14	9	23	268
720	Medical-Dental Office Building (8,000 s.f.)	20	5	25	9	20	29	236
822	Strip Retail Plaza (11,480 s.f.)	19	13	32	43	43	86	714
	Total	**42**	**29**	**71**	**66**	**72**	**138**	**1,218**

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes increased by a regional growth rate and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The peak hour traffic volumes projected to be generated by the proposed development (Table 4 and 5) were assigned to the area roadways based on the directional distribution analysis (Figure 6).

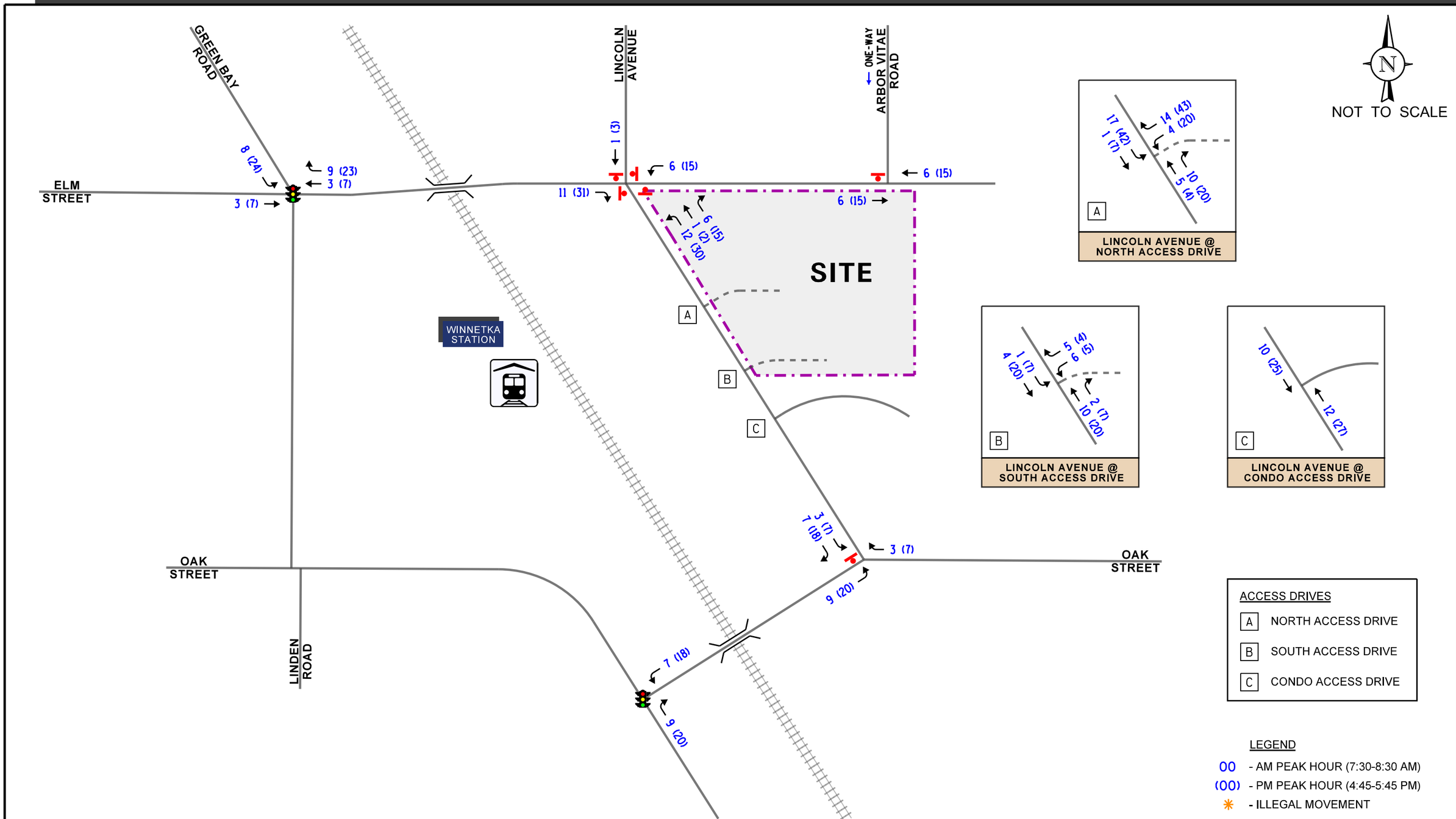
Figure 7 and **8** shows the assignment of the development-generated traffic volumes under scenarios one and two, respectively.

Background (No-Build) Traffic Volumes

In order to account for background growth and the existing vacancies within the East Elm Street district and based on the Chicago Metropolitan Agency for Planning (CMAP) Year 2050 population and employment forecast, the existing traffic volumes were increased by 0.26 percent per year for six years (a total of two percent) to reflect Year 2029 traffic volumes, which are illustrated in **Figure 9**.

Total Projected Traffic Volumes

The total projected traffic volumes include the no-build traffic volumes increased by two percent and the traffic estimated to be generated by the proposed subject development. **Figure 10** shows the total projected traffic volumes for scenario 1 and **Figure 11** shows the total projected traffic volumes under scenario 2.



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

SITE-GENERATED TRAFFIC VOLUMES - SCENARIO 1

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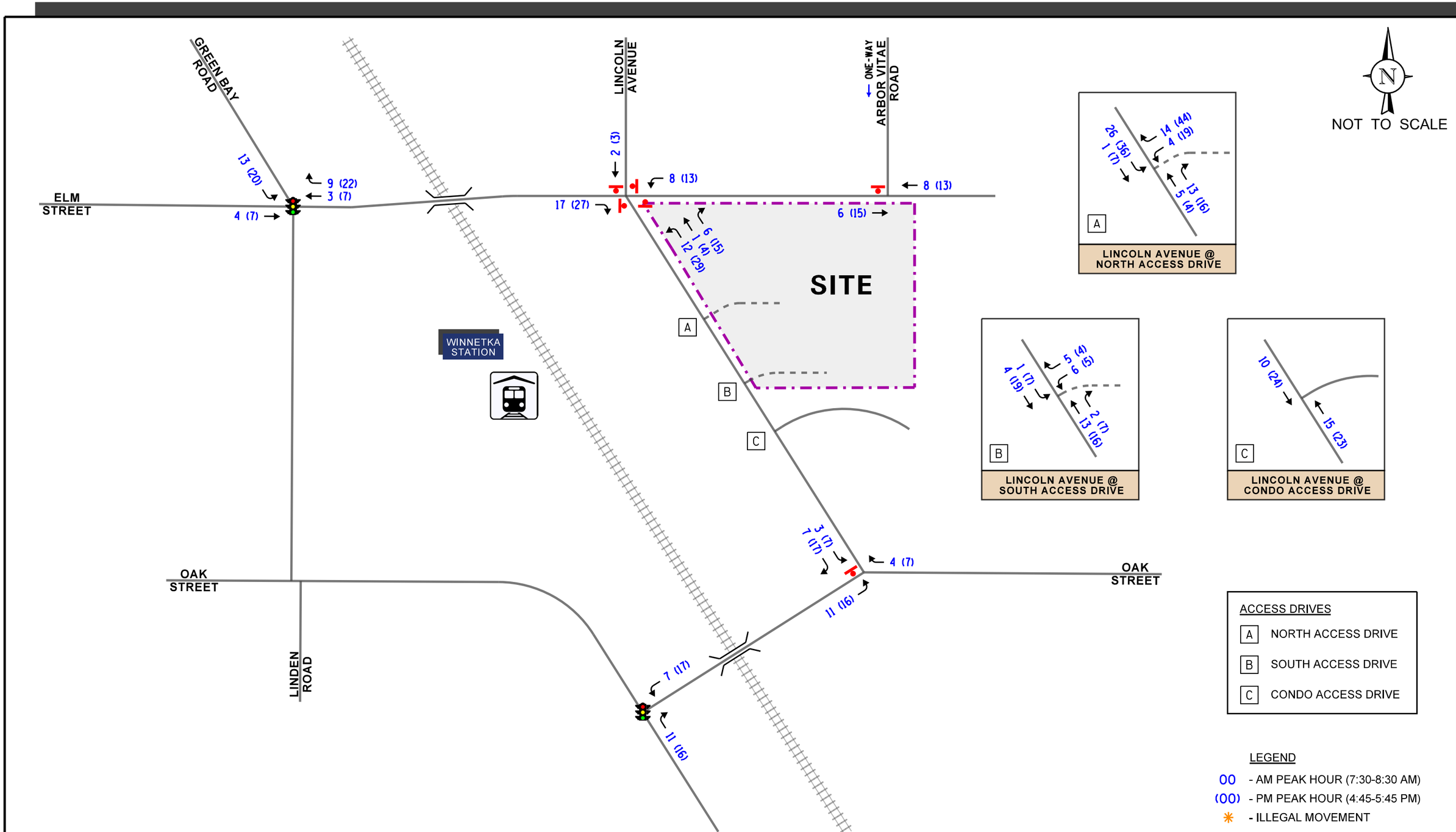

MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

SITE-GENERATED TRAFFIC VOLUMES - SCENARIO 2

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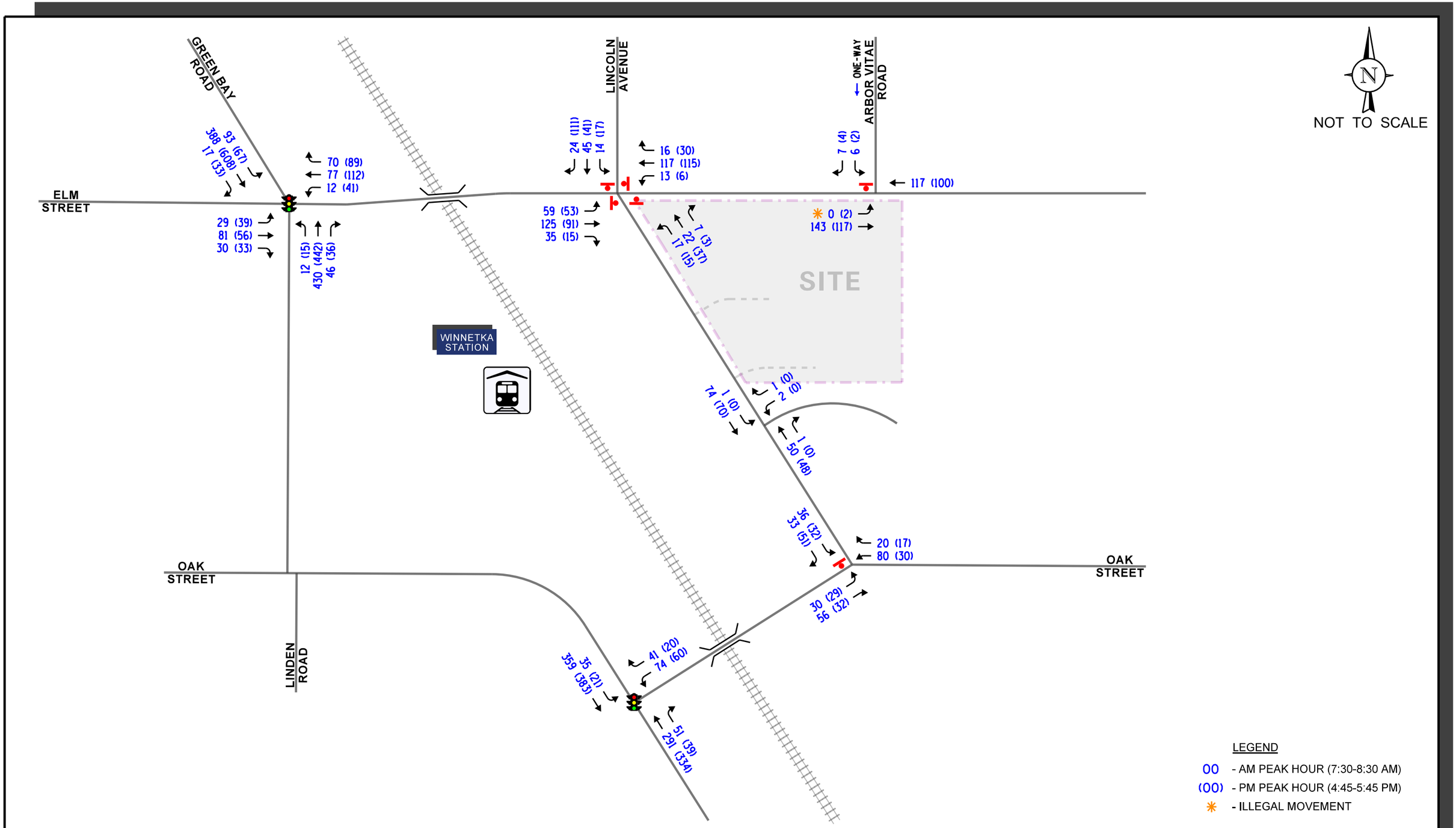

MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

YEAR 2029 NO-BUILD TRAFFIC VOLUMES

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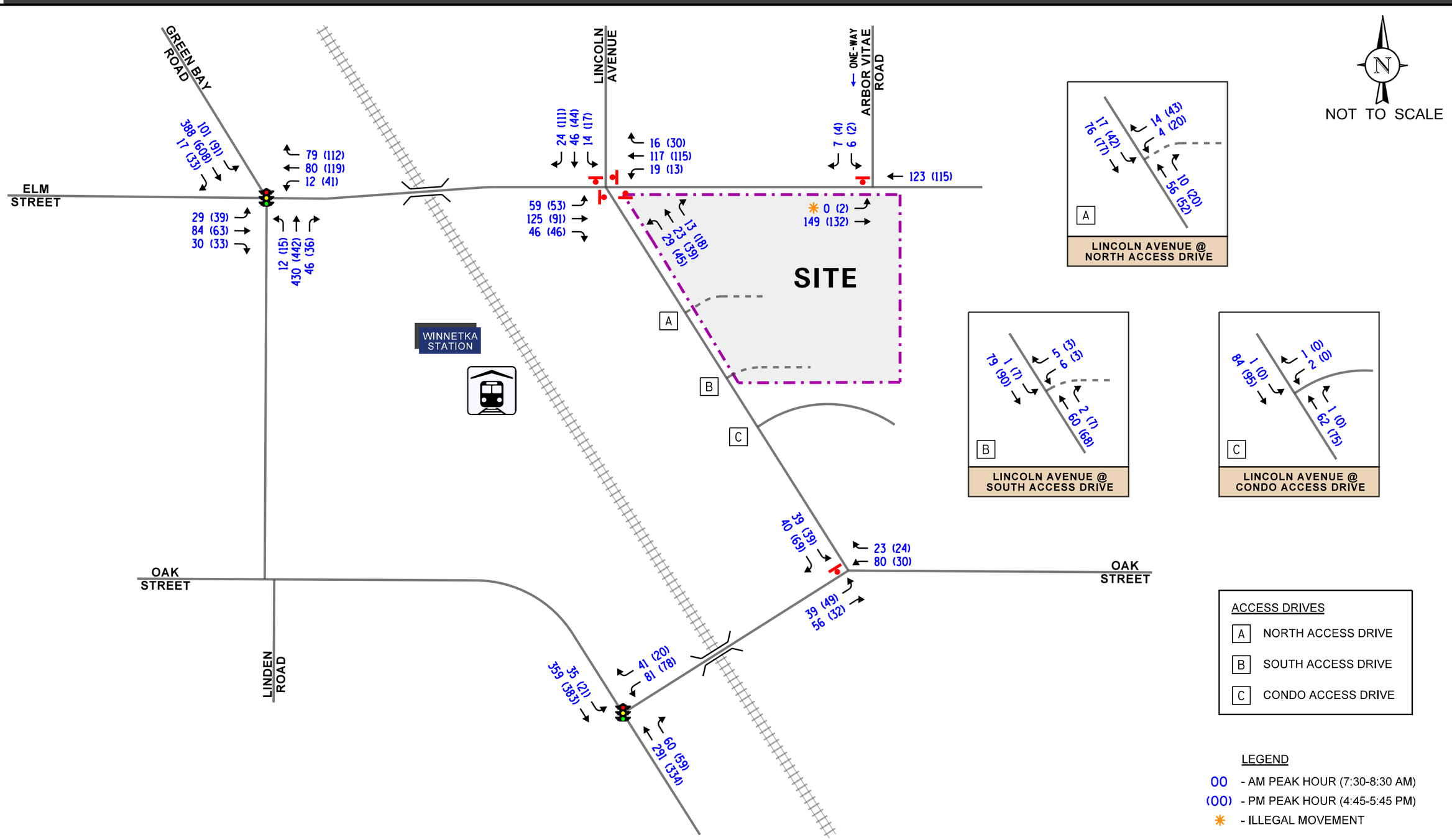
Job No: 23-039 Figure: 9



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

YEAR 2029 TOTAL TRAFFIC VOLUMES - SCENARIO 1

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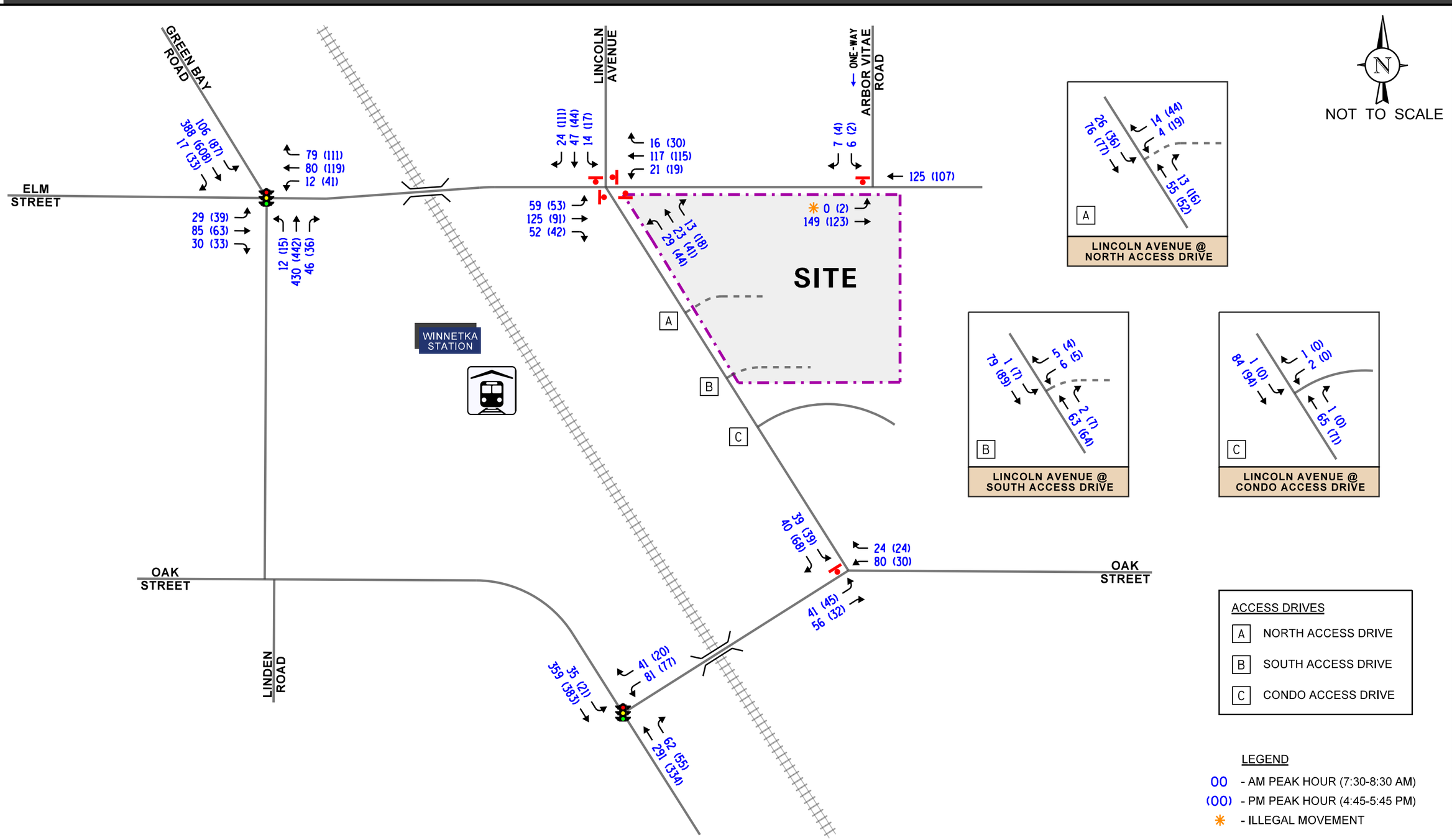
Job No: 23-039 Figure: 10



MIXED-USE DEVELOPMENT
WINNETKA, ILLINOIS

YEAR 2029 TOTAL TRAFFIC VOLUMES - SCENARIO 2

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Job No: 23-039 Figure: 11

5. Traffic Analysis and Recommendations

Capacity analyses were performed for the key intersections included in the study area to determine the ability of the existing roadway system to accommodate existing and future traffic demands. Analyses were performed for the existing and total projected peak hour traffic conditions.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM), 6th* Editions and using Synchro/SimTraffic 11 software.

The analysis for the traffic-signal controlled intersections were accomplished using existing signal timing data to determine the average overall vehicle delay, volume-to-capacity ratios, and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the Year 2023 existing, Year 2029 no-build, and Year 2029 total projected are presented in **Tables 6** through **11**. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix. A discussion of the intersections and recommendations follows.

Table 6
CAPACITY ANALYSIS RESULTS – GREEN BAY ROAD WITH ELM STREET – SIGNALIZED

	Peak Hour	Eastbound L/T/R	Westbound L/T/R	Northbound L/T/R	Southbound L/T/R	Overall
Existing Conditions	**Weekday Morning**	C – 31.6	B – 17.0	A – 5.9	A – 6.5	B 10.3
	Weekday Evening	C – 30.8	C – 20.6	A – 5.9	A – 6.9	B 10.6
No-Build Conditions	**Weekday Morning**	C – 31.7	B – 16.9	A – 6.0	A – 6.7	B 10.4
	Weekday Evening	C – 30.9	C – 20.5	A – 6.0	A – 7.1	B 10.8
Projected Conditions (Scenario – 1)	**Weekday Morning**	C – 31.8	B – 16.4	A – 6.1	A – 6.8	B 10.5
	Weekday Evening	C – 31.4	B – 19.2	A – 6.2	A – 6.7	B 11.1
Projected Conditions (Scenario - 2)	**Weekday Morning**	C – 32.0	B – 16.3	A – 6.1	A – 6.9	B 10.6
	Weekday Evening	C – 31.4	B – 19.2	A – 6.2	A – 7.6	B 11.1

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
CAPACITY ANALYSIS RESULTS – GREEN BAY ROAD WITH OAK STREET – SIGNALIZED

	Peak Hour	Westbound		Northbound	Southbound	Overall
		L	R	L/T	T/R	
Existing Conditions	Weekday Morning	C 27.7	A 9.1	A – 4.2	A – 3.6	A 6.2
		C – 21.1				
	Weekday Evening	C 27.1	B 11.2	A – 3.3	A – 3.0	A 5.0
		C – 23.1				
No-Build Conditions	Weekday Morning	C 27.7	A 9.0	A – 4.2	A – 3.6	A 6.2
		C – 21.0				
	Weekday Evening	C 27.2	B 11.2	A – 3.3	A – 3.0	A 5.1
		C – 23.3				
Projected Conditions (Scenario - 1)	Weekday Morning	C 27.9	A 8.7	A – 4.4	A – 3.7	A 6.5
		C – 21.4				
	Weekday Evening	C 27.7	B 10.6	A – 4.2	A – 3.7	A 6.2
		C – 24.3				
Projected Conditions (Scenario -2)	Weekday Morning	C – 27.9	A – 8.7	A – 4.4	A – 3.6	A 6.5
		C – 21.4				
	Weekday Evening	C 27.6	B 10.6	A – 4.2	A – 3.7	A 6.2
		C – 24.1				

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 8
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Elm Street with Lincoln Street[1]				
• Overall	A	9.6	A	9.3
• Eastbound Approach	B	10.2	A	8.7
• Westbound Approach	A	9.2	A	9.6
• Northbound Approach	A	9.1	A	9.3
• Southbound Approach	A	8.9	A	9.3
Elm Street with Arbor Vitae Road[2]				
• Southbound Approach	B	10.1	A	9.2
Lincoln Avenue with Condominium Access Drive[2]				
• Westbound Approach	A	9.1	A	0.1
• Southbound Left Turn	A	7.3	A	0.1
Lincoln Avenue with Oak Street[2]				
• Southbound Approach	B	10.6	A	9.4
• Eastbound Left Turn	A	7.7	A	7.4

LOS = Level of Service
Delay is measured in seconds.

1- All-Way Stop Control
2- Two-Way Stop Control

Table 9
CAPACITY ANALYSIS RESULTS – YEAR 2029 NO-BUILD CONDITIONS
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Elm Street with Lincoln Street[1]				
• Overall	A	9.6	A	9.4
• Eastbound Approach	B	10.3	A	9.7
• Westbound Approach	A	9.2	A	9.4
• Northbound Approach	A	9.1	A	8.8
• Southbound Approach	A	8.9	A	9.4
Elm Street with Arbor Vitae Road[2]				
• Southbound Approach	B	10.1	A	9.2
Lincoln Avenue with Condominium Access Drive[2]				
• Westbound Approach	A	9.1	A	0.1
• Southbound Left Turn	A	7.3	A	0.1
Lincoln Avenue with Oak Street[2]				
• Southbound Approach	B	10.7	A	9.4
• Eastbound Left Turn	A	7.7	A	7.4

LOS = Level of Service
Delay is measured in seconds.

1- All-Way Stop Control
2- Two-Way Stop Control

Table 10
CAPACITY ANALYSIS RESULTS – YEAR 2029 TOTAL PROJECTED CONDITIONS – SCENARIO – 1 - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Elm Street with Lincoln Street[1]				
• Overall	A	9.9	B	10.3
• Eastbound Approach	B	10.7	B	10.7
• Westbound Approach	A	9.5	B	10.3
• Northbound Approach	A	9.3	A	9.8
• Southbound Approach	A	9.1	B	10.1
Elm Street with Arbor Vitae Road[2]				
• Southbound Approach	B	10.3	A	9.4
Lincoln Avenue with Condominium Access Drive[2]				
• Westbound Approach	A	9.3	A	0.1
• Southbound Left Turn	A	7.4	A	0.1
Lincoln Avenue with Oak Street[2]				
• Southbound Approach	B	11.1	A	9.9
• Eastbound Left Turn	A	7.8	A	7.5
Lincoln Avenue with Proposed Commercial Access Drive				
• Westbound Approach	A	9.6	A	9.3
• Southbound Left Turn	A	7.7	A	7.4
Lincoln Avenue with Proposed Residential Access Drive				
• Westbound Approach	A	9.0	A	9.2
• Southbound Left Turn	A	7.3	A	7.4

LOS = Level of Service
Delay is measured in seconds.

1- All-Way Stop Control
2- Two-Way Stop Control

Table 11
CAPACITY ANALYSIS RESULTS – YEAR 2029 TOTAL PROJECTED CONDITIONS – SCENARIO – 2 - UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Elm Street with Lincoln Street[1]				
• Overall	A	10.0	B	10.2
• Eastbound Approach	B	10.8	B	10.6
• Westbound Approach	A	9.6	B	10.3
• Northbound Approach	A	9.3	A	9.7
• Southbound Approach	A	9.1	B	10.1
Elm Street with Arbor Vitae Road[2]				
• Southbound Approach	B	10.3	A	9.4
Lincoln Avenue with Condominium Access Drive[2]				
• Westbound Approach	A	9.3	A	0.1
• Southbound Left Turn	A	7.4	A	0.1
Lincoln Avenue with Oak Street[2]				
• Southbound Approach	B	11.2	A	9.8
• Eastbound Left Turn	A	7.8	A	7.5
Lincoln Avenue with Proposed Commercial Access Drive				
• Westbound Approach	A	9.6	A	9.3
• Southbound Left Turn	A	7.7	A	7.4
Lincoln Avenue with Proposed Residential Access Drive				
• Westbound Approach	A	9.0	A	9.1
• Southbound Left Turn	A	7.3	A	7.4

LOS = Level of Service
Delay is measured in seconds.

1- All-Way Stop Control
2- Two-Way Stop Control

Discussion and Recommendations

The results of the capacity analyses show that with the addition of the development traffic and the background growth in the area, all of the intersections are projected to continue to operate at an acceptable level of service. A discussion of each intersection is provided below.

Green Bay Road with Elm Street

The capacity analysis results indicated that this intersection currently operates at an overall Level of Service (LOS) B during the morning and evening peak hours. All the approaches operate at LOS C or better during both peak hours.

Under Year 2029 no-build, the intersection is projected to continue operating at LOS B during both peak hours with increases in delay of less than one second. All the approaches are projected to continue operating at LOS C or better during both peak hours with minimal increases in delay.

Under Year 2029 total projected conditions (scenario 1 and 2), the intersection is projected to continue operating at LOS B during the weekday morning and weekday evening peak hours with increases in delay of less than one second over the no-build conditions. All the approaches are projected to operate at LOS B or better during both peak hours with minimal increases in delay. The 95th percentile queue for the westbound is projected to be approximately 45 feet during the weekday morning peak hour and approximately 70 feet during the weekday evening peak hour and will not back up to the intersection of Elm Street with Lincoln Avenue. As such, no roadway or traffic control improvements are recommended at this intersection in conjunction with the proposed development.

Green Bay Road with Oak Street

The capacity analysis results indicated that this intersection currently operates at an overall LOS A during the morning and evening peak hours. All the approaches operate at LOS C or better during both peak hours.

Under Year 2029 no-build and total projected conditions (scenario 1 and 2), the intersection is projected to continue operating at LOS A during both peak hours with increases in delay of less than one second. All the approaches are projected to continue operating at LOS C or better during both peak hours with increases in delay of less than two seconds. As such, no roadway or traffic control improvements are recommended at this intersection in conjunction with the proposed development.

Elm Street with Lincoln Avenue

The capacity analysis results indicated that overall this intersection currently operates at LOS A during the weekday morning and weekday evening peak hours and all the approaches operate at LOS B or better during both peak hours.

Under Year 2029 no-build conditions, the intersection and all its approaches are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of approximately one second or less.

Under Year 2029 total projected conditions (scenario 1 and 2), the intersection is projected to operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with increases in delay of less than one second over the no-build conditions. All the approaches are projected to operate at LOS B or better during both peak hours with increases in delay of approximately one second or less. As such, this intersection has adequate reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control adjustments are required.

Lincoln Avenue with Oak Street

The capacity analysis results indicated that the southbound approach currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour. The eastbound left-turn movement currently operates at LOS A during both peak hours.

Under Year 2029 no-build and total projected conditions (scenario 1 and 2), the southbound approach and the eastbound left-turn movement are projected to continue operating at the same existing levels of service during both peak hours with increases in delay of less than one second. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments are required.

Elm Street with Arbor Vitae Road

The capacity analysis results indicated that the southbound approach currently operates at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour.

Under Year 2029 no-build and total projected conditions (scenario 1 and 2), the southbound approach is projected to continue operating at LOS B during the weekday morning peak hour and LOS A during the weekday evening peak hour with increases in delay of less than one second. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments are required.

Lincoln Avenue with Condominium Access Drive

This condominium drive is located approximately 200 feet northwest of Oak Street and the access drive to it provides on inbound and on outbound lanes.

The capacity analysis results indicated that the westbound approach and the southbound left-turn movement operate at LOS A during both peak hours.

Under Year 2029 no-build and total projected conditions (scenario 1 and 2), the westbound approach and the southbound left-turn movement are projected to continue operating at LOS A during both peak hours with increases in delay of less than one second. As such, the traffic estimated to be generated by the proposed development will have a limited impact on the operation of this intersection and no roadway improvements or traffic control adjustments are required.

Lincoln Avenue with Proposed Commercial Access Drive and Residential Access Drive

Under Year 2029 total projected conditions (scenario 1 and 2), the capacity analysis results indicated that the westbound approach and the southbound left-turn movement at both access drives are projected to operate at LOS A during both peak hours. The 95th percentile queues for the northbound approach and southbound left-turn movement are projected to be one to two vehicles at both access drives and the southbound queue will not block the commercial access drive or the intersection of Lincoln Avenue with Elm Street. As such, these intersections will be adequate to accommodate the traffic estimated to be generated by the proposed development and will ensure efficient access to the site. It is anticipated that there will be minimal conflict with simultaneous exiting movements from both driveways. However, in order to ensure exiting vehicles have the ability to see the other access drive, consideration could be given to providing convex mirror at the exit lane of each access drive.

On-Site Circulation Evaluation

KLOA. Inc. conducted Auto-Turn runs to determine the ability of a large passenger vehicle to maneuver through the commercial and residential parking lots. Based on the Auto Turn runs (see Appendix), large passenger vehicles will be able to maneuver in and around the parking areas.

Parking Analysis

Existing Parking Characteristics

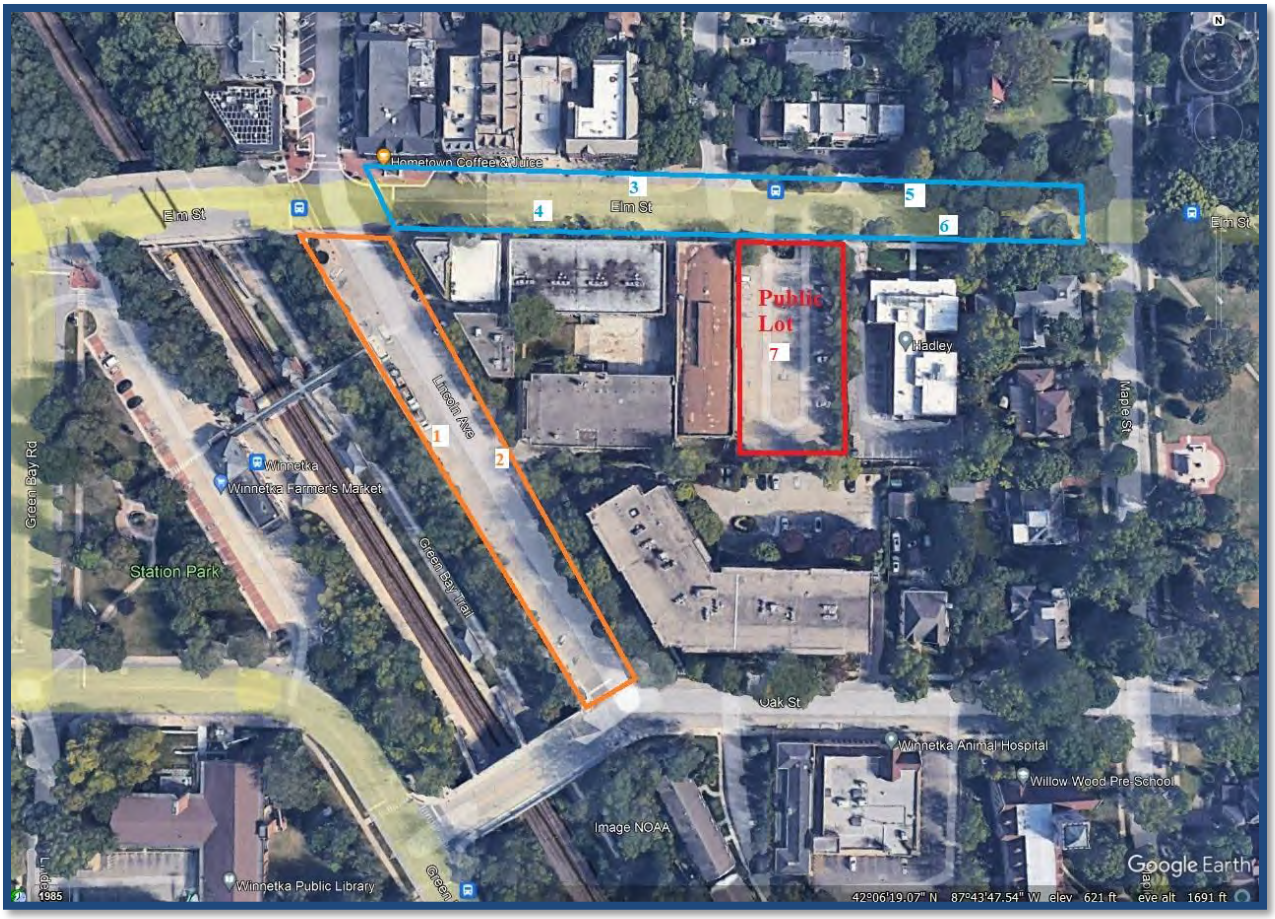
The East Elm Street District general boundaries are Pine Street to the north, Maple Street to the east, Oak Street to the south and the Metra tracks to the west.

Based on a review of the area, there are two parking zones/permits. These are Zone A - Employee Parking and Zone C - Commuter Parking. In addition, free parking ranging from 15 minutes to four hours is provided throughout the survey area. Furthermore, the residents can purchase a Zone C pass (valid for six months) if they need additional parking and are allowed to park overnight on the public parking lots.

In order to determine the availability of parking within close proximity to the site, a parking survey was conducted in the vicinity of the site. The surveys were conducted on Wednesday, May 10, 2023, every hour from 9:00 A.M. to 6:00 P.M. **Figure 12** shows the parking survey locations along Elm Street and Lincoln Street in the vicinity of the site.

The survey area includes Lincoln Street between Elm Street and Oak Street, along Elm Street between Lincoln Street and Maple Street, and the public parking lot located to the east of the site. **Table 12** summarizes the on-street and off-street parking occupancy data for the weekday. The survey area provides approximately 91 regular parking spaces and 90 permit spaces for a total of 181 parking spaces. Approximately 28 of the permit spaces are designated for a Zone C permit and 62 of the permit spaces are designated for Zone A permit or as two (2) hours regular parking spaces.

It is important to note that the Urban Land Institute (ULI) Shared Parking manual has developed level of service conditions for walking distances between parking locations and the pedestrian's destination. Based on the manual, a distance of approximately 300 to 350 feet is the distance for a LOS A that customers/patrons will find acceptable. It should be noted that these walking distances can vary given the type of land use and expectation for parkers. For example, while a walking distance of over 600 feet may be deemed an unacceptable walking distance for customers of a convenience store, a walking distance of up to 1,600 feet is generally an acceptable walking distance for event facilities. As such, the on-street parking spaces on Lincoln Avenue north of Elm Street or the public parking lot north of Elm Street off Lincoln Avenue were not surveyed.



East Elm Street District Parking Survey Locations **Figure 12**

Table 12
PARKING OCCUPANCY RESULTS – WEDNESDAY, MAY 10, 2023

Time	Area 1		Area 2		Area 3	Area 4	Area 5	Area 6	Area 7 (Public Parking)	Total
	Zone C	Regular	Zone C	Regular	Regular	Regular		Regular		
9:00 AM	17	18	11	13	9	12	0	0	22	102
10:00 AM	17	22	11	15	11	14	0	0	26	116
11:00 AM	**17**	**21**	**11**	**15**	**11**	**21**	**0**	**2**	**32**	**130**
12:00 PM	17	13	11	11	10	17	0	0	26	108
1:00 PM	17	19	11	8	5	18	0	0	30	111
2:00 PM	17	17	11	8	10	14	0	0	27	104
3:00 PM	17	17	11	8	7	16	0	2	25	103
4:00 PM	15	18	11	8	5	17	0	2	22	98
5:00 PM	11	17	11	6	9	14	0	0	17	85
Inventory	**17**	**25**	**11**	**21**	**13**	**23**	**0**	**9**	**62**	**181**
Parking Composition	**25 – 2 hr 17 – Zone C**		**19 – 2 hr 1 – 15 min 1- HC 11- Zone C**		**10 – 1 hr 2 – 15 min 1 - HC**	**22- 1 hr 1 – 5 min**	**No Parking**	**± 3 – HC ±6 – 4 hr**	**(Zone A only 6 A.M. – 5 P.M. M-F) or 2 hr 60 – Regular 2 - HC**	

As can be seen from Table 12, the study area has a peak parking demand on Wednesday of 130 vehicles occurring at 11:00 A.M. which translates into an occupancy of approximately 72 percent. This means that approximately 51 regular parking spaces are available in total during the peak hour within the surveyed area. Taking into consideration that the proposed development will be eliminating approximately 10 on-street parking spaces, the peak parking occupancy in the area would be approximately 76 percent with at least 41 regular parking spaces still available.

It should be noted that Zone C area has an occupancy rate of a hundred percent during the peak parking demand hour at 11:00 A.M., Area 7 (public parking lot) has an occupancy of approximately 52 percent with 30 parking spaces available during the peak parking demand hour, and the regular parking zone has an occupancy rate of approximately 77 percent which means approximately 21 regular parking spaces are available during the parking demand peak hour.

The proposed development will provide residential parking spaces and retail/public parking spaces. As previously indicated, the proposed development will have approximately 59 apartment units (nine one bedroom/den units, 19 two-bedroom units, 11 two-bedroom+ units, 12 three-bedroom units, and eight three-bedroom+ units) and an approximate 113-space underground parking garage for the residential units. In addition, 39 parking spaces will be provided for the 19,480 square-foot commercial area. In order to determine the projected parking demand of the proposed development, the parking demand was estimated based on the Village of Winnetka requirements and parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 5th Edition. Based on the two methodologies, the parking demand for the proposed development is as follows:

Parking Requirements of Proposed Development per Village Code

- Multifamily Housing (59 units)
  - 1.25 spaces per one-bedroom unit
  - 1.5 spaces per two-bedroom unit
  - 2 spaces per unit per three-bedroom unit
- Commercial Uses
  - 2 parking spaces per 1,000 s.f. (net floor space)

Based on the above, this translates into 96 residential parking spaces (surplus of 17 spaces) and 39 commercial parking spaces. As such, the proposed number of parking spaces meets and/or exceeds the Village of Winnetka's parking requirements.

ITE Parking Generation Manual

- Residential Use (Multifamily Housing Mid-Rise – Land Use Code 221)
    - 1.31 spaces per dwelling unit
    - 0.75 spaces per bedroom
- Commercial (Shopping Center – Land Use Code 820)
    - 1.95 per 1,000 s.f. (Monday – Thursday)
    - 2.61 per 1,000 s.f. (Friday)
    - 2.91 per 1,000 s.f. (Saturday)
- Medical – Dental Office Building (Land Use Code 720)
    - 3.23 per 1,000 s.f. (Monday – Friday)
    - 0.56 per 1,000 s.f. (Saturday)

Based on the above and the rates published in the ITE *Parking Generation Manual*, the residential portion of the development will have a peak parking demand of 78 spaces based on the number of dwelling units and 97 spaces based on the number of bedrooms which results in a surplus of 35 and 16 parking spaces, respectively. Therefore, the proposed parking supply of 113 parking spaces exceeds ITE's peak parking demand of 97 parking spaces.

Under scenario 1, the commercial portion of the development, based on ITE, will have a peak parking demand of 35 spaces Monday through Thursday, 47 spaces on Friday, and 52 spaces on Saturday. Although it appears that the commercial portion`s parking demand on Friday and Saturday will exceed the number of parking spaces provided, it is important to note that this estimated parking demand is based on suburban land uses with little to no public transportation available and not in a downtown area where the walkability of the site reduces the demand for parking.

Based on other national studies of typical suburban mixed-use developments or downtown districts, the typical captive market is on average approximately 30 percent. This means that approximately one in three trips require just one parking space because they are generated by residents, workers, or visitors/patrons who live or work within the adjacent area. Conservatively assuming a 20 to 25 percent reduction in parking demand due to captive market, multi-purpose trips, location within downtown Winnetka and the number of residents within walking distance of the downtown, the anticipated peak parking demand could be between 26 and 28 vehicles Monday through Thursday, 35 to 38 vehicles on a Friday and between 39 and 42 vehicles on a Saturday. This potential additional parking demand beyond the proposed 39 spaces can easily be accommodated by the available surplus of public parking spaces within close proximity to the site even with the future loss of 10 on-street parking spaces. As such, the proposed 39 off-street parking spaces will be adequate.

Under scenario 2, the commercial portion of the development, based on ITE, will have a peak parking demand of 23 spaces Monday through Thursday, 30 spaces on Friday, and 34 spaces on Saturday. Additionally, the medical portion of the development will have a peak parking demand of 26 spaces Monday through Friday and 5 spaces on Saturday. Combining both land uses parking demand yields a total parking demand of 49 parking spaces Monday through Thursday, 55 spaces on Friday and 39 spaces on Saturday. However, as previously indicated, this estimated parking demand is based on suburban land uses with little to no public transportation available and not in a downtown area where the walkability of the site reduces the demand for parking.

As discussed under scenario 1 and applying the same reduction factors, the adjusted parking demand for scenario 2 would be between 37 to 39 vehicles Monday through Thursday, 42 to 45 on a Friday and between 39 and 42 vehicles on a Saturday This potential additional parking demand beyond the proposed 39 spaces can easily be accommodated by the available surplus of public parking spaces within close proximity to the site even with the future loss of 10 on-street parking spaces. As such, the proposed 39 off-street parking spaces will be adequate.

East Elm Street Vacancies Parking Evaluation

The additional parking demand for the current vacancies along East Elm Street were calculated based on information provided by the Village of Winnetka. There are approximately 17,500 square feet of commercial/retail space vacancies and applying the Village's code, these vacancies will require 35 parking spaces. Based on a review of the parking survey, the peak parking demand in the area is 130 spaces at 11:00 A.M. with over 50 parking spaces still available in the immediate vicinity. This surplus can accommodate the vacancy demand and still have approximately 16 spaces available. Given that the potential surplus demand of the commercial portion of the proposed development could be between three and six vehicles, the 16 spaces available (assuming full occupancy of the existing vacancies) can accommodate this additional demand.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The site of the proposed development is located in close proximity to the train station.
- The amount of traffic that will be generated by the proposed development will be reduced due to the availability of public transportation serving the area (Metra and Pace bus routes) and its location within downtown Winnetka.
- The results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that queues will not impact adjacent intersections.
- The proposed access system will provide maximum access flexibility for residents and customers entering and departing the site.
- Based on the Auto-Turn runs (see Appendix) all large passenger vehicles will be able to maneuver in and around the parking lots.
- The proposed parking supply of 113 spaces for the residential portion of the development and 39 spaces for the commercial portion will be adequate in accommodating the projected peak parking demand considering the anticipated parking demand reduction as a result of captive market, multi-purpose trips, location within downtown Winnetka and the number of residents within walking distance of the downtown as well as the available surplus of public parking spaces in the vicinity of the site.

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Summary Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Auto Turn Runs

Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Elm St with Lincoln St
Site Code:
Start Date: 02/23/2023

Turning Movement Data

Start Time	Elm St Eastbound						Elm St Westbound						Lincoln St Northbound						Lincoln St Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	5	10	3	6	18	0	0	10	1	3	11	0	1	5	1	0	7	0	2	3	2	4	7	43
7:15 AM	0	8	14	3	3	25	0	2	15	2	6	19	0	1	5	1	0	7	0	0	6	5	8	11	62
7:30 AM	0	11	20	3	3	34	0	0	16	0	5	16	0	2	3	1	3	6	0	3	4	4	3	11	67
7:45 AM	0	11	29	10	5	50	0	4	16	3	9	23	0	1	5	2	3	8	0	4	15	4	6	23	104
Hourly Total	0	35	73	19	17	127	0	6	57	6	23	69	0	5	18	5	6	28	0	9	28	15	21	52	276
8:00 AM	0	22	35	14	7	71	0	4	37	5	8	46	0	7	5	1	5	13	0	5	18	10	9	33	163
8:15 AM	0	14	39	7	2	60	0	5	46	8	10	59	0	7	9	3	2	19	0	2	7	6	9	15	153
8:30 AM	0	29	28	15	5	72	0	3	19	8	11	30	0	6	6	0	4	12	0	2	5	7	4	14	128
8:45 AM	0	19	23	3	4	45	0	1	17	9	9	27	0	12	11	0	3	23	0	7	6	23	7	36	131
Hourly Total	0	84	125	39	18	248	0	13	119	30	38	162	0	32	31	4	14	67	0	16	36	46	29	98	575
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	14	25	2	0	41	0	3	27	9	5	39	0	1	6	1	0	8	0	7	15	41	5	63	151
4:15 PM	0	9	16	1	1	26	0	1	23	5	7	29	0	1	2	0	2	3	0	6	7	24	5	37	95
4:30 PM	0	11	12	4	1	27	0	3	30	5	3	38	0	2	11	2	1	15	0	7	4	28	7	39	119
4:45 PM	0	20	18	4	3	42	0	1	25	12	8	38	0	1	11	0	0	12	0	1	6	26	3	33	125
Hourly Total	0	54	71	11	5	136	0	8	105	31	23	144	0	5	30	3	3	38	0	21	32	119	20	172	490
5:00 PM	0	14	18	3	3	35	0	2	31	5	5	38	0	7	10	1	2	18	0	14	17	46	1	77	168
5:15 PM	0	7	25	7	3	39	0	2	35	9	3	46	0	3	6	2	1	11	0	0	9	19	2	28	124
5:30 PM	0	11	28	1	2	40	0	1	22	3	5	26	0	4	9	0	2	13	0	2	8	18	3	28	107
5:45 PM	0	18	9	4	2	31	0	1	11	12	4	24	0	4	9	2	1	15	0	3	9	14	7	26	96
Hourly Total	0	50	80	15	10	145	0	6	99	29	17	134	0	18	34	5	6	57	0	19	43	97	13	159	495
Grand Total	0	223	349	84	50	656	0	33	380	96	101	509	0	60	113	17	29	190	0	65	139	277	83	481	1836
Approach %	0.0	34.0	53.2	12.8	-	-	0.0	6.5	74.7	18.9	-	-	0.0	31.6	59.5	8.9	-	-	0.0	13.5	28.9	57.6	-	-	-
Total %	0.0	12.1	19.0	4.6	-	35.7	0.0	1.8	20.7	5.2	-	27.7	0.0	3.3	6.2	0.9	-	10.3	0.0	3.5	7.6	15.1	-	26.2	-
Lights	0	222	341	82	-	645	0	33	364	96	-	493	0	52	111	17	-	180	0	64	137	277	-	478	1796
% Lights	-	99.6	97.7	97.6	-	98.3	-	100.0	95.8	100.0	-	96.9	-	86.7	98.2	100.0	-	94.7	-	98.5	98.6	100.0	-	99.4	97.8
Buses	0	1	6	0	-	7	0	0	12	0	-	12	0	7	0	0	-	7	0	0	0	0	-	0	26
% Buses	-	0.4	1.7	0.0	-	1.1	-	0.0	3.2	0.0	-	2.4	-	11.7	0.0	0.0	-	3.7	-	0.0	0.0	0.0	-	0.0	1.4
Single-Unit Trucks	0	0	1	1	-	2	0	0	2	0	-	2	0	1	1	0	-	2	0	1	1	0	-	2	8
% Single-Unit Trucks	-	0.0	0.3	1.2	-	0.3	-	0.0	0.5	0.0	-	0.4	-	1.7	0.9	0.0	-	1.1	-	1.5	0.7	0.0	-	0.4	0.4
Articulated Trucks	0	0	0	0	-	0	0	0	2	0	-	2	0	0	0	0	-	0	0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.5	0.0	-	0.4	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	1	1	-	2	0	0	0	0	-	0	0	0	1	0	-	1	0	0	1	0	-	1	4

% Bicycles on Road	-	0.0	0.3	1.2	-	0.3	-	0.0	0.0	0.0	-	0.0	-	0.0	0.9	0.0	-	0.5	-	0.0	0.7	0.0	-	0.2	0.2
Pedestrians	-	-	-	-	50	-	-	-	-	-	101	-	-	-	-	-	29	-	-	-	-	-	83	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

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Count Name: Elm St with Lincoln St
Site Code:
Start Date: 02/23/2023

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Elm St Eastbound						Elm St Westbound						Lincoln St Northbound						Lincoln St Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	11	20	3	3	34	0	0	16	0	5	16	0	2	3	1	3	6	0	3	4	4	3	11	67
7:45 AM	0	11	29	10	5	50	0	4	16	3	9	23	0	1	5	2	3	8	0	4	15	4	6	23	104
8:00 AM	0	22	35	14	7	71	0	4	37	5	8	46	0	7	5	1	5	13	0	5	18	10	9	33	163
8:15 AM	0	14	39	7	2	60	0	5	46	8	10	59	0	7	9	3	2	19	0	2	7	6	9	15	153
Total	0	58	123	34	17	215	0	13	115	16	32	144	0	17	22	7	13	46	0	14	44	24	27	82	487
Approach %	0.0	27.0	57.2	15.8	-	-	0.0	9.0	79.9	11.1	-	-	0.0	37.0	47.8	15.2	-	-	0.0	17.1	53.7	29.3	-	-	-
Total %	0.0	11.9	25.3	7.0	-	44.1	0.0	2.7	23.6	3.3	-	29.6	0.0	3.5	4.5	1.4	-	9.4	0.0	2.9	9.0	4.9	-	16.8	-
PHF	0.000	0.659	0.788	0.607	-	0.757	0.000	0.650	0.625	0.500	-	0.610	0.000	0.607	0.611	0.583	-	0.605	0.000	0.700	0.611	0.600	-	0.621	0.747
Lights	0	57	118	33	-	208	0	13	111	16	-	140	0	14	22	7	-	43	0	14	42	24	-	80	471
% Lights	-	98.3	95.9	97.1	-	96.7	-	100.0	96.5	100.0	-	97.2	-	82.4	100.0	100.0	-	93.5	-	100.0	95.5	100.0	-	97.6	96.7
Buses	0	1	3	0	-	4	0	0	3	0	-	3	0	2	0	0	-	2	0	0	0	0	-	0	9
% Buses	-	1.7	2.4	0.0	-	1.9	-	0.0	2.6	0.0	-	2.1	-	11.8	0.0	0.0	-	4.3	-	0.0	0.0	0.0	-	0.0	1.8
Single-Unit Trucks	0	0	1	1	-	2	0	0	0	0	-	0	0	1	0	0	-	1	0	0	1	0	-	1	4
% Single-Unit Trucks	-	0.0	0.8	2.9	-	0.9	-	0.0	0.0	0.0	-	0.0	-	5.9	0.0	0.0	-	2.2	-	0.0	2.3	0.0	-	1.2	0.8
Articulated Trucks	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.9	0.0	-	0.7	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.2
Bicycles on Road	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	2
% Bicycles on Road	-	0.0	0.8	0.0	-	0.5	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	2.3	0.0	-	1.2	0.4
Pedestrians	-	-	-	-	17	-	-	-	-	-	32	-	-	-	-	-	13	-	-	-	-	-	27	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
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Count Name: Elm St with Lincoln St
Site Code:
Start Date: 02/23/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Elm St Eastbound						Elm St Westbound						Lincoln St Northbound						Lincoln St Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:45 PM	0	20	18	4	3	42	0	1	25	12	8	38	0	1	11	0	0	12	0	1	6	26	3	33	125
5:00 PM	0	14	18	3	3	35	0	2	31	5	5	38	0	7	10	1	2	18	0	14	17	46	1	77	168
5:15 PM	0	7	25	7	3	39	0	2	35	9	3	46	0	3	6	2	1	11	0	0	9	19	2	28	124
5:30 PM	0	11	28	1	2	40	0	1	22	3	5	26	0	4	9	0	2	13	0	2	8	18	3	28	107
Total	0	52	89	15	11	156	0	6	113	29	21	148	0	15	36	3	5	54	0	17	40	109	9	166	524
Approach %	0.0	33.3	57.1	9.6	-	-	0.0	4.1	76.4	19.6	-	-	0.0	27.8	66.7	5.6	-	-	0.0	10.2	24.1	65.7	-	-	-
Total %	0.0	9.9	17.0	2.9	-	29.8	0.0	1.1	21.6	5.5	-	28.2	0.0	2.9	6.9	0.6	-	10.3	0.0	3.2	7.6	20.8	-	31.7	-
PHF	0.000	0.650	0.795	0.536	-	0.929	0.000	0.750	0.807	0.604	-	0.804	0.000	0.536	0.818	0.375	-	0.750	0.000	0.304	0.588	0.592	-	0.539	0.780
Lights	0	52	87	15	-	154	0	6	110	29	-	145	0	15	35	3	-	53	0	17	40	109	-	166	518
% Lights	-	100.0	97.8	100.0	-	98.7	-	100.0	97.3	100.0	-	98.0	-	100.0	97.2	100.0	-	98.1	-	100.0	100.0	100.0	-	100.0	98.9
Buses	0	0	2	0	-	2	0	0	3	0	-	3	0	0	0	0	-	0	0	0	0	0	-	0	5
% Buses	-	0.0	2.2	0.0	-	1.3	-	0.0	2.7	0.0	-	2.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	1.0
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	2.8	0.0	-	1.9	-	0.0	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	-	11	-	-	-	-	-	21	-	-	-	-	-	5	-	-	-	-	-	9	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Arbor Vitae Road
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Data

Start Time	Elm Street Eastbound					Elm Street Westbound					Arbor Vitae Road Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	0	14	0	14	0	12	0	0	12	0	2	0	3	2	28
7:15 AM	0	0	14	0	14	0	17	0	0	17	0	0	2	1	2	33
7:30 AM	0	0	13	0	13	0	14	0	0	14	0	0	1	3	1	28
7:45 AM	0	0	28	0	28	0	19	0	1	19	0	0	0	4	0	47
Hourly Total	0	0	69	0	69	0	62	0	1	62	0	2	3	11	5	136
8:00 AM	0	0	51	0	51	0	36	0	1	36	0	4	5	8	9	96
8:15 AM	0	0	48	0	48	0	46	0	3	46	0	2	1	6	3	97
8:30 AM	1	0	32	1	33	0	24	0	4	24	0	0	3	9	3	60
8:45 AM	0	0	26	1	26	0	40	0	2	40	0	1	2	5	3	69
Hourly Total	1	0	157	2	158	0	146	0	10	146	0	7	11	28	18	322
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	26	2	26	0	35	0	2	35	0	2	2	2	4	65
4:15 PM	0	0	25	4	25	0	34	0	1	34	0	2	0	1	2	61
4:30 PM	1	0	28	0	29	0	28	0	0	28	0	0	1	3	1	58
4:45 PM	0	0	23	0	23	0	23	0	1	23	0	0	2	6	2	48
Hourly Total	1	0	102	6	103	0	120	0	4	120	0	4	5	12	9	232
5:00 PM	0	0	39	0	39	0	23	0	3	23	0	0	2	5	2	64
5:15 PM	1	1	30	0	32	0	20	0	3	20	0	1	0	5	1	53
5:30 PM	0	0	23	0	23	0	32	0	2	32	0	1	0	3	1	56
5:45 PM	0	0	25	1	25	0	26	0	0	26	0	0	1	1	1	52
Hourly Total	1	1	117	1	119	0	101	0	8	101	0	2	3	14	5	225
Grand Total	3	1	445	9	449	0	429	0	23	429	0	15	22	65	37	915
Approach %	0.7	0.2	99.1	-	-	0.0	100.0	0.0	-	-	0.0	40.5	59.5	-	-	-
Total %	0.3	0.1	48.6	-	49.1	0.0	46.9	0.0	-	46.9	0.0	1.6	2.4	-	4.0	-
Lights	2	0	436	-	438	0	414	0	-	414	0	14	21	-	35	887
% Lights	66.7	0.0	98.0	-	97.6	-	96.5	-	-	96.5	-	93.3	95.5	-	94.6	96.9
Buses	0	0	7	-	7	0	13	0	-	13	0	1	0	-	1	21
% Buses	0.0	0.0	1.6	-	1.6	-	3.0	-	-	3.0	-	6.7	0.0	-	2.7	2.3
Single-Unit Trucks	1	0	1	-	2	0	1	0	-	1	0	0	1	-	1	4
% Single-Unit Trucks	33.3	0.0	0.2	-	0.4	-	0.2	-	-	0.2	-	0.0	4.5	-	2.7	0.4
Articulated Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.0	0.2	-	0.2	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	1	0	-	1	0	1	0	-	1	0	0	0	-	0	2
% Bicycles on Road	0.0	100.0	0.0	-	0.2	-	0.2	-	-	0.2	-	0.0	0.0	-	0.0	0.2
Pedestrians	-	-	-	9	-	-	-	-	23	-	-	-	-	65	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Arbor Vitae Road
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Elm Street Eastbound					Elm Street Westbound					Arbor Vitae Road Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:30 AM	0	0	13	0	13	0	14	0	0	14	0	0	1	3	1	28
7:45 AM	0	0	28	0	28	0	19	0	1	19	0	0	0	4	0	47
8:00 AM	0	0	51	0	51	0	36	0	1	36	0	4	5	8	9	96
8:15 AM	0	0	48	0	48	0	46	0	3	46	0	2	1	6	3	97
Total	0	0	140	0	140	0	115	0	5	115	0	6	7	21	13	268
Approach %	0.0	0.0	100.0	-	-	0.0	100.0	0.0	-	-	0.0	46.2	53.8	-	-	-
Total %	0.0	0.0	52.2	-	52.2	0.0	42.9	0.0	-	42.9	0.0	2.2	2.6	-	4.9	-
PHF	0.000	0.000	0.686	-	0.686	0.000	0.625	0.000	-	0.625	0.000	0.375	0.350	-	0.361	0.691
Lights	0	0	135	-	135	0	110	0	-	110	0	5	7	-	12	257
% Lights	-	-	96.4	-	96.4	-	95.7	-	-	95.7	-	83.3	100.0	-	92.3	95.9
Buses	0	0	3	-	3	0	4	0	-	4	0	1	0	-	1	8
% Buses	-	-	2.1	-	2.1	-	3.5	-	-	3.5	-	16.7	0.0	-	7.7	3.0
Single-Unit Trucks	0	0	1	-	1	0	1	0	-	1	0	0	0	-	0	2
% Single-Unit Trucks	-	-	0.7	-	0.7	-	0.9	-	-	0.9	-	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	1	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	-	-	0.7	-	0.7	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.4
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	0	-	-	-	-	5	-	-	-	-	21	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Elm Street with Arbor Vitae Road
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Elm Street Eastbound					Elm Street Westbound					Arbor Vitae Road Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:45 PM	0	0	23	0	23	0	23	0	1	23	0	0	2	6	2	48
5:00 PM	0	0	39	0	39	0	23	0	3	23	0	0	2	5	2	64
5:15 PM	1	1	30	0	32	0	20	0	3	20	0	1	0	5	1	53
5:30 PM	0	0	23	0	23	0	32	0	2	32	0	1	0	3	1	56
Total	1	1	115	0	117	0	98	0	9	98	0	2	4	19	6	221
Approach %	0.9	0.9	98.3	-	-	0.0	100.0	0.0	-	-	0.0	33.3	66.7	-	-	-
Total %	0.5	0.5	52.0	-	52.9	0.0	44.3	0.0	-	44.3	0.0	0.9	1.8	-	2.7	-
PHF	0.250	0.250	0.737	-	0.750	0.000	0.766	0.000	-	0.766	0.000	0.500	0.500	-	0.750	0.863
Lights	1	0	113	-	114	0	96	0	-	96	0	2	4	-	6	216
% Lights	100.0	0.0	98.3	-	97.4	-	98.0	-	-	98.0	-	100.0	100.0	-	100.0	97.7
Buses	0	0	2	-	2	0	2	0	-	2	0	0	0	-	0	4
% Buses	0.0	0.0	1.7	-	1.7	-	2.0	-	-	2.0	-	0.0	0.0	-	0.0	1.8
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	0.0	0.0	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Bicycles on Road	0.0	100.0	0.0	-	0.9	-	0.0	-	-	0.0	-	0.0	0.0	-	0.0	0.5
Pedestrians	-	-	-	0	-	-	-	-	9	-	-	-	-	19	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
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Rosemont, Illinois, United States 60018
(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Green bay Rd with Oak St
Site Code:
Start Date: 02/23/2023

Turning Movement Data

Start Time	Oak St Westbound					Green Bay Rd Northbound					Green Bay Rd Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:00 AM	0	4	1	0	5	0	40	8	0	48	0	2	47	0	49	102
7:15 AM	0	6	2	2	8	0	48	12	1	60	0	2	49	1	51	119
7:30 AM	0	25	8	1	33	0	62	10	1	72	0	4	89	1	93	198
7:45 AM	0	12	11	1	23	0	63	11	1	74	0	14	116	0	130	227
Hourly Total	0	47	22	4	69	0	213	41	3	254	0	22	301	2	323	646
8:00 AM	0	19	14	0	33	0	93	15	0	108	0	9	75	0	84	225
8:15 AM	0	17	7	0	24	0	67	14	0	81	0	7	72	8	79	184
8:30 AM	0	12	7	1	19	0	72	20	0	92	0	12	67	5	79	190
8:45 AM	0	9	7	0	16	0	63	14	0	77	0	3	50	1	53	146
Hourly Total	0	57	35	1	92	0	295	63	0	358	0	31	264	14	295	745
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	16	6	0	22	0	77	6	1	83	0	6	73	1	79	184
4:15 PM	0	7	8	0	15	0	75	11	2	86	0	0	83	3	83	184
4:30 PM	0	17	4	1	21	0	66	6	1	72	0	1	72	2	73	166
4:45 PM	0	14	5	0	19	0	72	13	0	85	0	9	90	3	99	203
Hourly Total	0	54	23	1	77	0	290	36	4	326	0	16	318	9	334	737
5:00 PM	0	22	1	1	23	0	76	8	1	84	0	3	114	1	117	224
5:15 PM	0	8	9	1	17	0	93	6	3	99	0	4	78	1	82	198
5:30 PM	0	15	5	0	20	0	86	11	1	97	0	5	93	0	98	215
5:45 PM	0	12	5	1	17	0	75	5	2	80	0	6	81	2	87	184
Hourly Total	0	57	20	3	77	0	330	30	7	360	0	18	366	4	384	821
Grand Total	0	215	100	9	315	0	1128	170	14	1298	0	87	1249	29	1336	2949
Approach %	0.0	68.3	31.7	-	-	0.0	86.9	13.1	-	-	0.0	6.5	93.5	-	-	-
Total %	0.0	7.3	3.4	-	10.7	0.0	38.3	5.8	-	44.0	0.0	3.0	42.4	-	45.3	-
Lights	0	211	100	-	311	0	1100	163	-	1263	0	86	1213	-	1299	2873
% Lights	-	98.1	100.0	-	98.7	-	97.5	95.9	-	97.3	-	98.9	97.1	-	97.2	97.4
Buses	0	1	0	-	1	0	16	6	-	22	0	1	22	-	23	46
% Buses	-	0.5	0.0	-	0.3	-	1.4	3.5	-	1.7	-	1.1	1.8	-	1.7	1.6
Single-Unit Trucks	0	1	0	-	1	0	11	0	-	11	0	0	13	-	13	25
% Single-Unit Trucks	-	0.5	0.0	-	0.3	-	1.0	0.0	-	0.8	-	0.0	1.0	-	1.0	0.8
Articulated Trucks	0	0	0	-	0	0	1	0	-	1	0	0	1	-	1	2
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.1	0.0	-	0.1	-	0.0	0.1	-	0.1	0.1
Bicycles on Road	0	2	0	-	2	0	0	1	-	1	0	0	0	-	0	3
% Bicycles on Road	-	0.9	0.0	-	0.6	-	0.0	0.6	-	0.1	-	0.0	0.0	-	0.0	0.1
Pedestrians	-	-	-	9	-	-	-	-	14	-	-	-	-	29	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

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Count Name: Green bay Rd with Oak St
Site Code:
Start Date: 02/23/2023

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Oak St Westbound					Green Bay Rd Northbound					Green Bay Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:30 AM	0	25	8	1	33	0	62	10	1	72	0	4	89	1	93	198
7:45 AM	0	12	11	1	23	0	63	11	1	74	0	14	116	0	130	227
8:00 AM	0	19	14	0	33	0	93	15	0	108	0	9	75	0	84	225
8:15 AM	0	17	7	0	24	0	67	14	0	81	0	7	72	8	79	184
Total	0	73	40	2	113	0	285	50	2	335	0	34	352	9	386	834
Approach %	0.0	64.6	35.4	-	-	0.0	85.1	14.9	-	-	0.0	8.8	91.2	-	-	-
Total %	0.0	8.8	4.8	-	13.5	0.0	34.2	6.0	-	40.2	0.0	4.1	42.2	-	46.3	-
PHF	0.000	0.730	0.714	-	0.856	0.000	0.766	0.833	-	0.775	0.000	0.607	0.759	-	0.742	0.919
Lights	0	72	40	-	112	0	273	48	-	321	0	34	338	-	372	805
% Lights	-	98.6	100.0	-	99.1	-	95.8	96.0	-	95.8	-	100.0	96.0	-	96.4	96.5
Buses	0	0	0	-	0	0	7	2	-	9	0	0	7	-	7	16
% Buses	-	0.0	0.0	-	0.0	-	2.5	4.0	-	2.7	-	0.0	2.0	-	1.8	1.9
Single-Unit Trucks	0	1	0	-	1	0	5	0	-	5	0	0	7	-	7	13
% Single-Unit Trucks	-	1.4	0.0	-	0.9	-	1.8	0.0	-	1.5	-	0.0	2.0	-	1.8	1.6
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	2	-	-	-	-	9	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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(847)518-9990 sainkeshavarzi@kloainc.com

Count Name: Green bay Rd with Oak St
Site Code:
Start Date: 02/23/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Oak St Westbound					Green Bay Rd Northbound					Green Bay Rd Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:45 PM	0	14	5	0	19	0	72	13	0	85	0	9	90	3	99	203
5:00 PM	0	22	1	1	23	0	76	8	1	84	0	3	114	1	117	224
5:15 PM	0	8	9	1	17	0	93	6	3	99	0	4	78	1	82	198
5:30 PM	0	15	5	0	20	0	86	11	1	97	0	5	93	0	98	215
Total	0	59	20	2	79	0	327	38	5	365	0	21	375	5	396	840
Approach %	0.0	74.7	25.3	-	-	0.0	89.6	10.4	-	-	0.0	5.3	94.7	-	-	-
Total %	0.0	7.0	2.4	-	9.4	0.0	38.9	4.5	-	43.5	0.0	2.5	44.6	-	47.1	-
PHF	0.000	0.670	0.556	-	0.859	0.000	0.879	0.731	-	0.922	0.000	0.583	0.822	-	0.846	0.938
Lights	0	59	20	-	79	0	323	37	-	360	0	20	369	-	389	828
% Lights	-	100.0	100.0	-	100.0	-	98.8	97.4	-	98.6	-	95.2	98.4	-	98.2	98.6
Buses	0	0	0	-	0	0	2	1	-	3	0	1	5	-	6	9
% Buses	-	0.0	0.0	-	0.0	-	0.6	2.6	-	0.8	-	4.8	1.3	-	1.5	1.1
Single-Unit Trucks	0	0	0	-	0	0	2	0	-	2	0	0	0	-	0	2
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.6	0.0	-	0.5	-	0.0	0.0	-	0.0	0.2
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	1	-	1	1
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.3	-	0.3	0.1
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	2	-	-	-	-	5	-	-	-	-	5	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Lincoln Avenue with Access Drive
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Data

Start Time	Access Drive Westbound					Lincoln Avenue Northbound					Lincoln Avenue Southbound					Int. Total
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	
7:00 AM	0	0	0	2	0	0	11	0	0	11	0	0	4	0	4	15
7:15 AM	0	0	0	2	0	0	7	0	0	7	0	0	8	0	8	15
7:30 AM	0	0	0	1	0	1	5	0	0	6	0	0	12	0	12	18
7:45 AM	0	0	0	0	0	0	12	0	0	12	0	0	18	0	18	30
Hourly Total	0	0	0	5	0	1	35	0	0	36	0	0	42	0	42	78
8:00 AM	0	0	0	0	0	0	15	0	0	15	0	1	24	0	25	40
8:15 AM	0	2	1	2	3	0	17	1	0	18	0	0	19	0	19	40
8:30 AM	0	0	0	2	0	0	18	0	0	18	0	0	26	0	26	44
8:45 AM	0	0	0	1	0	0	20	0	1	20	0	0	8	1	8	28
Hourly Total	0	2	1	5	3	0	70	1	1	71	0	1	77	1	78	152
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	0	0	1	0	0	13	0	0	13	0	0	17	0	17	30
4:15 PM	0	0	0	0	0	0	7	0	0	7	0	0	10	0	10	17
4:30 PM	0	0	0	0	0	0	11	0	0	11	0	0	11	0	11	22
4:45 PM	0	0	0	0	0	1	14	0	0	15	0	0	13	0	13	28
Hourly Total	0	0	0	1	0	1	45	0	0	46	0	0	51	0	51	97
5:00 PM	0	0	0	1	0	0	14	0	0	14	0	0	23	0	23	37
5:15 PM	0	0	0	0	0	0	13	0	0	13	0	0	16	0	16	29
5:30 PM	0	0	0	2	0	0	6	0	1	6	1	0	17	0	18	24
5:45 PM	0	0	0	0	0	0	13	0	0	13	0	0	23	0	23	36
Hourly Total	0	0	0	3	0	0	46	0	1	46	1	0	79	0	80	126
Grand Total	0	2	1	14	3	2	196	1	2	199	1	1	249	1	251	453
Approach %	0.0	66.7	33.3	-	-	1.0	98.5	0.5	-	-	0.4	0.4	99.2	-	-	-
Total %	0.0	0.4	0.2	-	0.7	0.4	43.3	0.2	-	43.9	0.2	0.2	55.0	-	55.4	-
Lights	0	2	1	-	3	2	191	1	-	194	1	1	249	-	251	448
% Lights	-	100.0	100.0	-	100.0	100.0	97.4	100.0	-	97.5	100.0	100.0	100.0	-	100.0	98.9
Buses	0	0	0	-	0	0	5	0	-	5	0	0	0	-	0	5
% Buses	-	0.0	0.0	-	0.0	0.0	2.6	0.0	-	2.5	0.0	0.0	0.0	-	0.0	1.1
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	14	-	-	-	-	2	-	-	-	-	1	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Lincoln Avenue with Access Drive
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Access Drive Westbound					Lincoln Avenue Northbound					Lincoln Avenue Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
7:30 AM	0	0	0	1	0	1	5	0	0	6	0	0	12	0	12	18
7:45 AM	0	0	0	0	0	0	12	0	0	12	0	0	18	0	18	30
8:00 AM	0	0	0	0	0	0	15	0	0	15	0	1	24	0	25	40
8:15 AM	0	2	1	2	3	0	17	1	0	18	0	0	19	0	19	40
Total	0	2	1	3	3	1	49	1	0	51	0	1	73	0	74	128
Approach %	0.0	66.7	33.3	-	-	2.0	96.1	2.0	-	-	0.0	1.4	98.6	-	-	-
Total %	0.0	1.6	0.8	-	2.3	0.8	38.3	0.8	-	39.8	0.0	0.8	57.0	-	57.8	-
PHF	0.000	0.250	0.250	-	0.250	0.250	0.721	0.250	-	0.708	0.000	0.250	0.760	-	0.740	0.800
Lights	0	2	1	-	3	1	47	1	-	49	0	1	73	-	74	126
% Lights	-	100.0	100.0	-	100.0	100.0	95.9	100.0	-	96.1	-	100.0	100.0	-	100.0	98.4
Buses	0	0	0	-	0	0	2	0	-	2	0	0	0	-	0	2
% Buses	-	0.0	0.0	-	0.0	0.0	4.1	0.0	-	3.9	-	0.0	0.0	-	0.0	1.6
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	3	-	-	-	-	0	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-

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(847)518-9990

Count Name: Lincoln Avenue with Access Drive
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Access Drive Westbound					Lincoln Avenue Northbound					Lincoln Avenue Southbound					
	U-Turn	Left	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:45 PM	0	0	0	0	0	1	14	0	0	15	0	0	13	0	13	28
5:00 PM	0	0	0	1	0	0	14	0	0	14	0	0	23	0	23	37
5:15 PM	0	0	0	0	0	0	13	0	0	13	0	0	16	0	16	29
5:30 PM	0	0	0	2	0	0	6	0	1	6	1	0	17	0	18	24
Total	0	0	0	3	0	1	47	0	1	48	1	0	69	0	70	118
Approach %	0.0	0.0	0.0	-	-	2.1	97.9	0.0	-	-	1.4	0.0	98.6	-	-	-
Total %	0.0	0.0	0.0	-	0.0	0.8	39.8	0.0	-	40.7	0.8	0.0	58.5	-	59.3	-
PHF	0.000	0.000	0.000	-	0.000	0.250	0.839	0.000	-	0.800	0.250	0.000	0.750	-	0.761	0.797
Lights	0	0	0	-	0	1	47	0	-	48	1	0	69	-	70	118
% Lights	-	-	-	-	-	100.0	100.0	-	-	100.0	100.0	-	100.0	-	100.0	100.0
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	-	-	-	-	0.0	0.0	-	-	0.0	0.0	-	0.0	-	0.0	0.0
Pedestrians	-	-	-	3	-	-	-	-	1	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Oak Street with Lincoln Avenue
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Data

Start Time	Lincoln Avenue Eastbound					Oak Street Westbound					Lincoln Avenue Southbound					Int. Total
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	
7:00 AM	0	11	8	1	19	0	4	3	0	7	0	2	1	0	3	29
7:15 AM	1	6	0	0	7	0	3	1	1	4	0	2	8	1	10	21
7:30 AM	0	4	9	0	13	0	6	3	1	9	0	2	7	1	9	31
7:45 AM	0	7	12	2	19	0	22	5	0	27	0	4	9	0	13	59
Hourly Total	1	28	29	3	58	0	35	12	2	47	0	10	25	2	35	140
8:00 AM	0	7	17	0	24	0	29	9	3	38	0	15	11	2	26	88
8:15 AM	0	9	11	2	20	0	14	3	0	17	0	11	4	2	15	52
8:30 AM	0	14	22	2	36	0	13	5	0	18	0	18	8	1	26	80
8:45 AM	0	14	15	4	29	0	13	8	1	21	0	7	5	0	12	62
Hourly Total	0	44	65	8	109	0	69	25	4	94	0	51	28	5	79	282
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	12	8	0	20	0	12	4	1	16	0	4	17	1	21	57
4:15 PM	0	6	5	0	11	0	11	2	1	13	0	3	7	0	10	34
4:30 PM	0	8	6	0	14	1	6	4	0	11	0	4	7	0	11	36
4:45 PM	0	9	5	1	14	0	6	4	2	10	0	7	8	0	15	39
Hourly Total	0	35	24	1	59	1	35	14	4	50	0	18	39	1	57	166
5:00 PM	0	6	10	0	16	1	7	5	1	13	0	5	20	1	25	54
5:15 PM	0	9	7	0	16	0	6	5	0	11	0	10	7	4	17	44
5:30 PM	0	2	6	0	8	0	9	3	0	12	0	9	11	2	20	40
5:45 PM	0	9	3	0	12	0	10	4	0	14	0	7	14	0	21	47
Hourly Total	0	26	26	0	52	1	32	17	1	50	0	31	52	7	83	185
Grand Total	1	133	144	12	278	2	171	68	11	241	0	110	144	15	254	773
Approach %	0.4	47.8	51.8	-	-	0.8	71.0	28.2	-	-	0.0	43.3	56.7	-	-	-
Total %	0.1	17.2	18.6	-	36.0	0.3	22.1	8.8	-	31.2	0.0	14.2	18.6	-	32.9	-
Lights	1	127	142	-	270	2	168	68	-	238	0	110	144	-	254	762
% Lights	100.0	95.5	98.6	-	97.1	100.0	98.2	100.0	-	98.8	-	100.0	100.0	-	100.0	98.6
Buses	0	5	0	-	5	0	0	0	-	0	0	0	0	-	0	5
% Buses	0.0	3.8	0.0	-	1.8	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.6
Single-Unit Trucks	0	0	2	-	2	0	0	0	-	0	0	0	0	-	0	2
% Single-Unit Trucks	0.0	0.0	1.4	-	0.7	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.3
Articulated Trucks	0	1	0	-	1	0	0	0	-	0	0	0	0	-	0	1
% Articulated Trucks	0.0	0.8	0.0	-	0.4	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Bicycles on Road	0.0	0.0	0.0	-	0.0	0.0	1.8	0.0	-	1.2	-	0.0	0.0	-	0.0	0.4
Pedestrians	-	-	-	12	-	-	-	-	11	-	-	-	-	15	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Oak Street with Lincoln Avenue
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Lincoln Avenue Eastbound					Oak Street Westbound					Lincoln Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
7:30 AM	0	4	9	0	13	0	6	3	1	9	0	2	7	1	9	31
7:45 AM	0	7	12	2	19	0	22	5	0	27	0	4	9	0	13	59
8:00 AM	0	7	17	0	24	0	29	9	3	38	0	15	11	2	26	88
8:15 AM	0	9	11	2	20	0	14	3	0	17	0	11	4	2	15	52
Total	0	27	49	4	76	0	71	20	4	91	0	32	31	5	63	230
Approach %	0.0	35.5	64.5	-	-	0.0	78.0	22.0	-	-	0.0	50.8	49.2	-	-	-
Total %	0.0	11.7	21.3	-	33.0	0.0	30.9	8.7	-	39.6	0.0	13.9	13.5	-	27.4	-
PHF	0.000	0.750	0.721	-	0.792	0.000	0.612	0.556	-	0.599	0.000	0.533	0.705	-	0.606	0.653
Lights	0	25	49	-	74	0	68	20	-	88	0	32	31	-	63	225
% Lights	-	92.6	100.0	-	97.4	-	95.8	100.0	-	96.7	-	100.0	100.0	-	100.0	97.8
Buses	0	2	0	-	2	0	0	0	-	0	0	0	0	-	0	2
% Buses	-	7.4	0.0	-	2.6	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.9
Single-Unit Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Single-Unit Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	3	0	-	3	0	0	0	-	0	3
% Bicycles on Road	-	0.0	0.0	-	0.0	-	4.2	0.0	-	3.3	-	0.0	0.0	-	0.0	1.3
Pedestrians	-	-	-	4	-	-	-	-	4	-	-	-	-	5	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

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Count Name: Oak Street with Lincoln Avenue
TMC
Site Code:
Start Date: 02/14/2023

Turning Movement Peak Hour Data (4:45 PM)

Start Time	Lincoln Avenue Eastbound					Oak Street Westbound					Lincoln Avenue Southbound					
	U-Turn	Left	Thru	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Left	Right	Peds	App. Total	Int. Total
4:45 PM	0	9	5	1	14	0	6	4	2	10	0	7	8	0	15	39
5:00 PM	0	6	10	0	16	1	7	5	1	13	0	5	20	1	25	54
5:15 PM	0	9	7	0	16	0	6	5	0	11	0	10	7	4	17	44
5:30 PM	0	2	6	0	8	0	9	3	0	12	0	9	11	2	20	40
Total	0	26	28	1	54	1	28	17	3	46	0	31	46	7	77	177
Approach %	0.0	48.1	51.9	-	-	2.2	60.9	37.0	-	-	0.0	40.3	59.7	-	-	-
Total %	0.0	14.7	15.8	-	30.5	0.6	15.8	9.6	-	26.0	0.0	17.5	26.0	-	43.5	-
PHF	0.000	0.722	0.700	-	0.844	0.250	0.778	0.850	-	0.885	0.000	0.775	0.575	-	0.770	0.819
Lights	0	26	26	-	52	1	28	17	-	46	0	31	46	-	77	175
% Lights	-	100.0	92.9	-	96.3	100.0	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	98.9
Buses	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	0	2	-	2	0	0	0	-	0	0	0	0	-	0	2
% Single-Unit Trucks	-	0.0	7.1	-	3.7	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	1.1
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Bicycles on Road	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	1	-	-	-	-	3	-	-	-	-	7	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-

Site Plan

SITE PLAN

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF (1.21 ACRES) **ZONING DISTRICT:** C-2

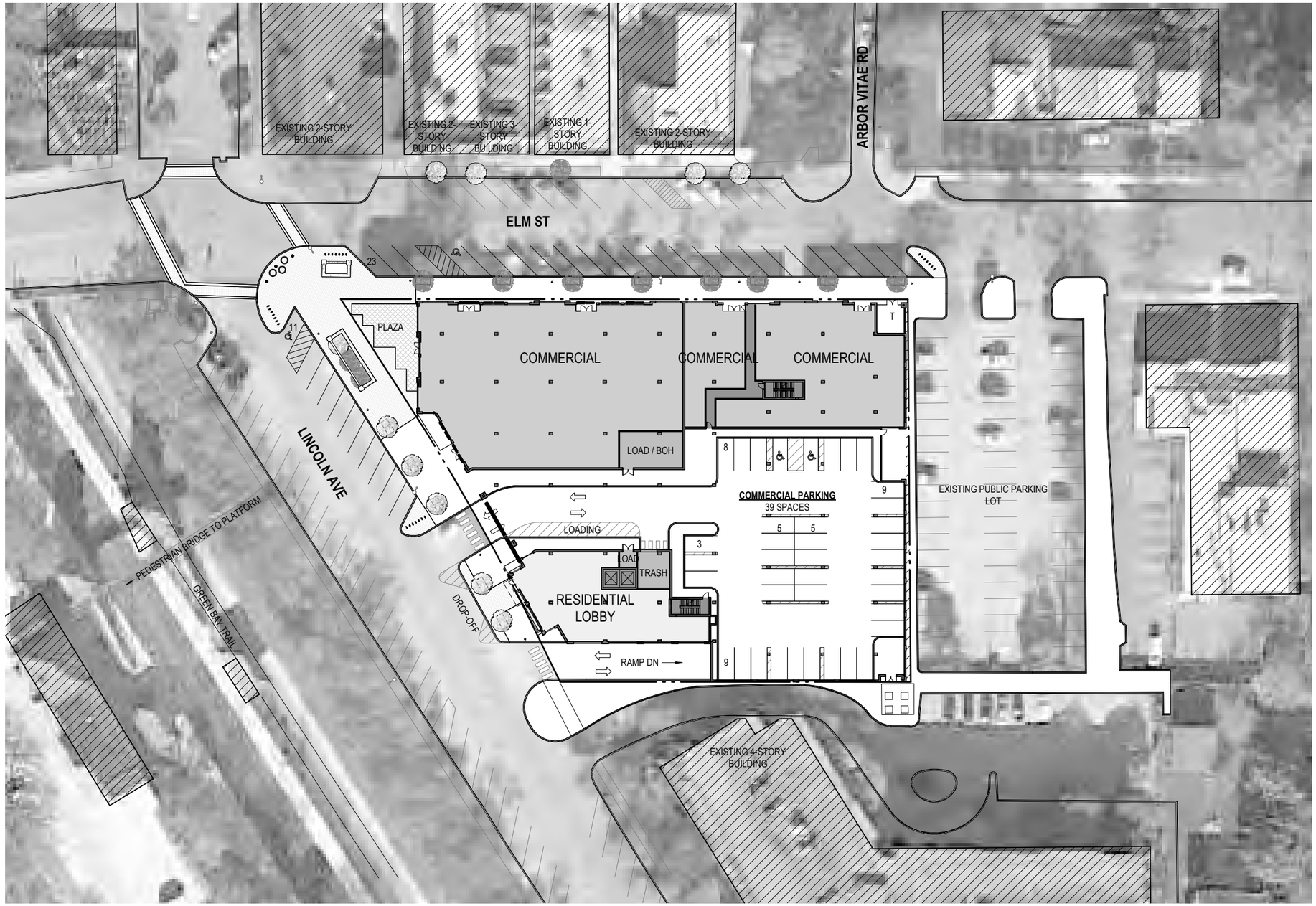
BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01:	47,699 SF	--	19,500 SF	22,056 SF
LEVEL 02:	36,248 SF	28,735 SF	--	--
LEVEL 03:	35,924 SF	30,191 SF	--	--
LEVEL 04:	29,454 SF	25,045 SF	--	--
TOTAL:	**197,275 SF**	**85,077 SF**	**19,500 SF**	**65,827 SF**

AVERAGE UNIT SIZE: +/- 1,441 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	113		
GROUND LEVEL		39	
TOTAL PROVIDED	113	39	152
RATIO	1.9/UNIT	2.0/1,000 SF	



1 SITE PLAN
SCALE: 1" = 60'-0"

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
May 19, 2023 Project #: 21077

ITE Trip Generation Summary Sheets

Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

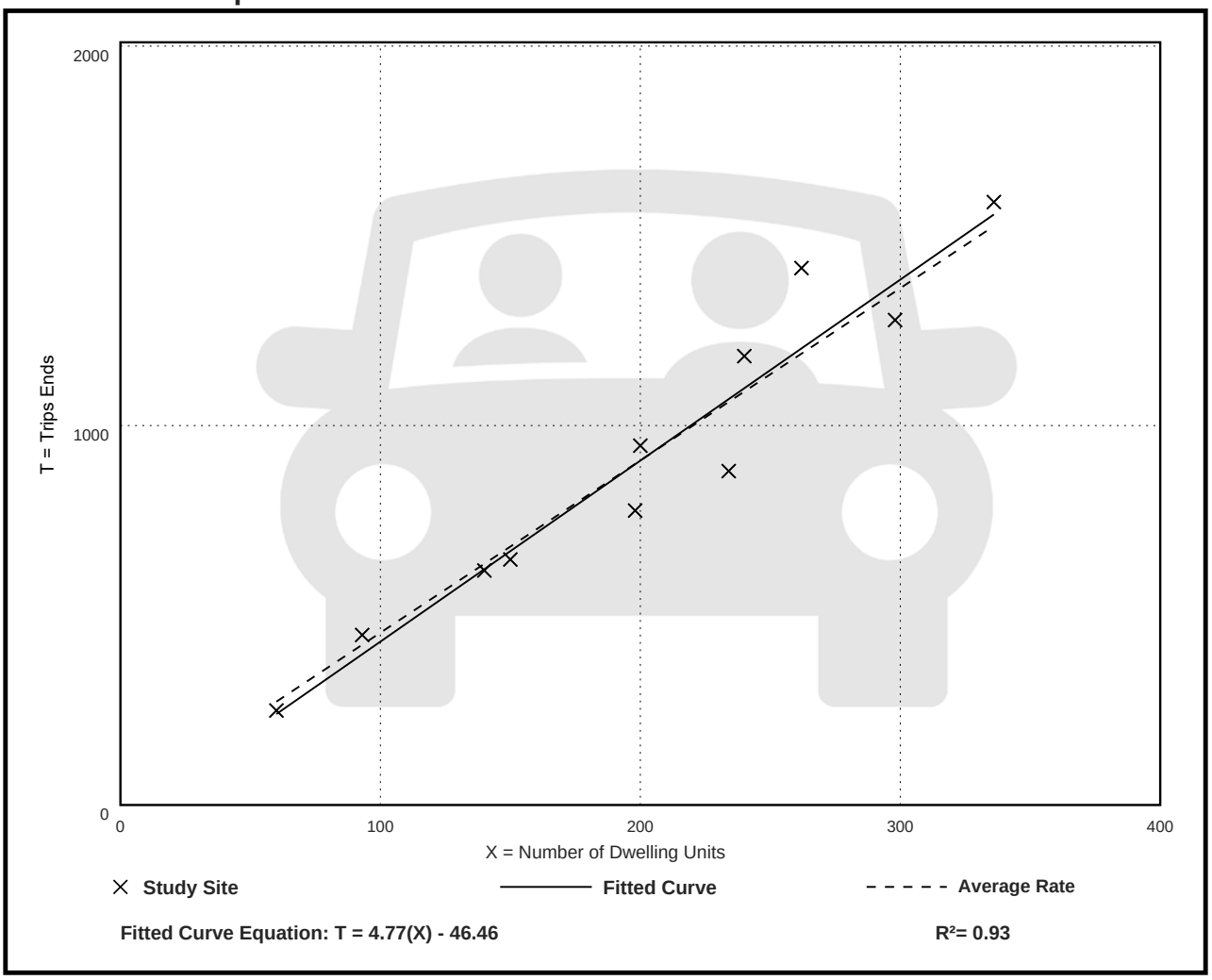
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

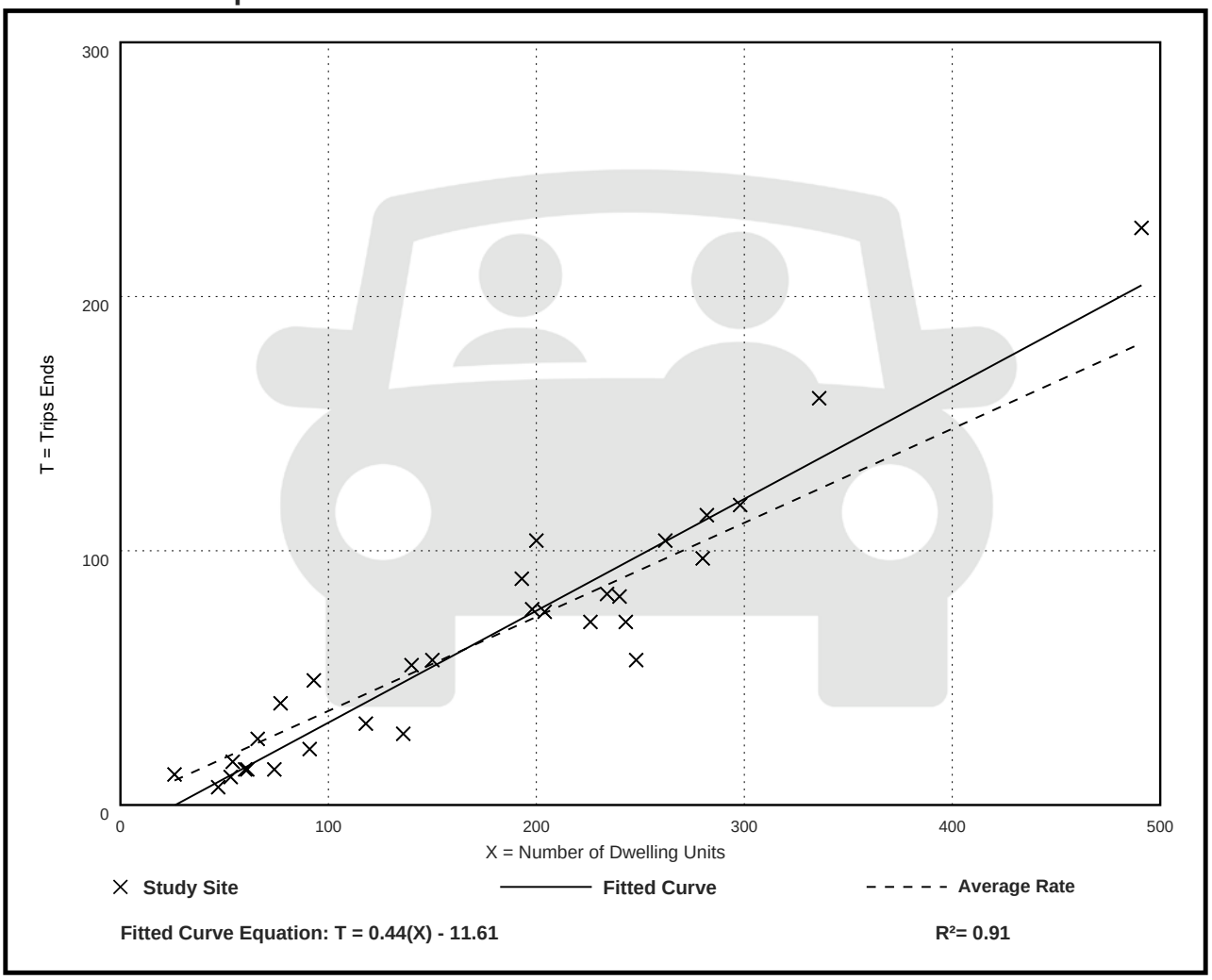
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

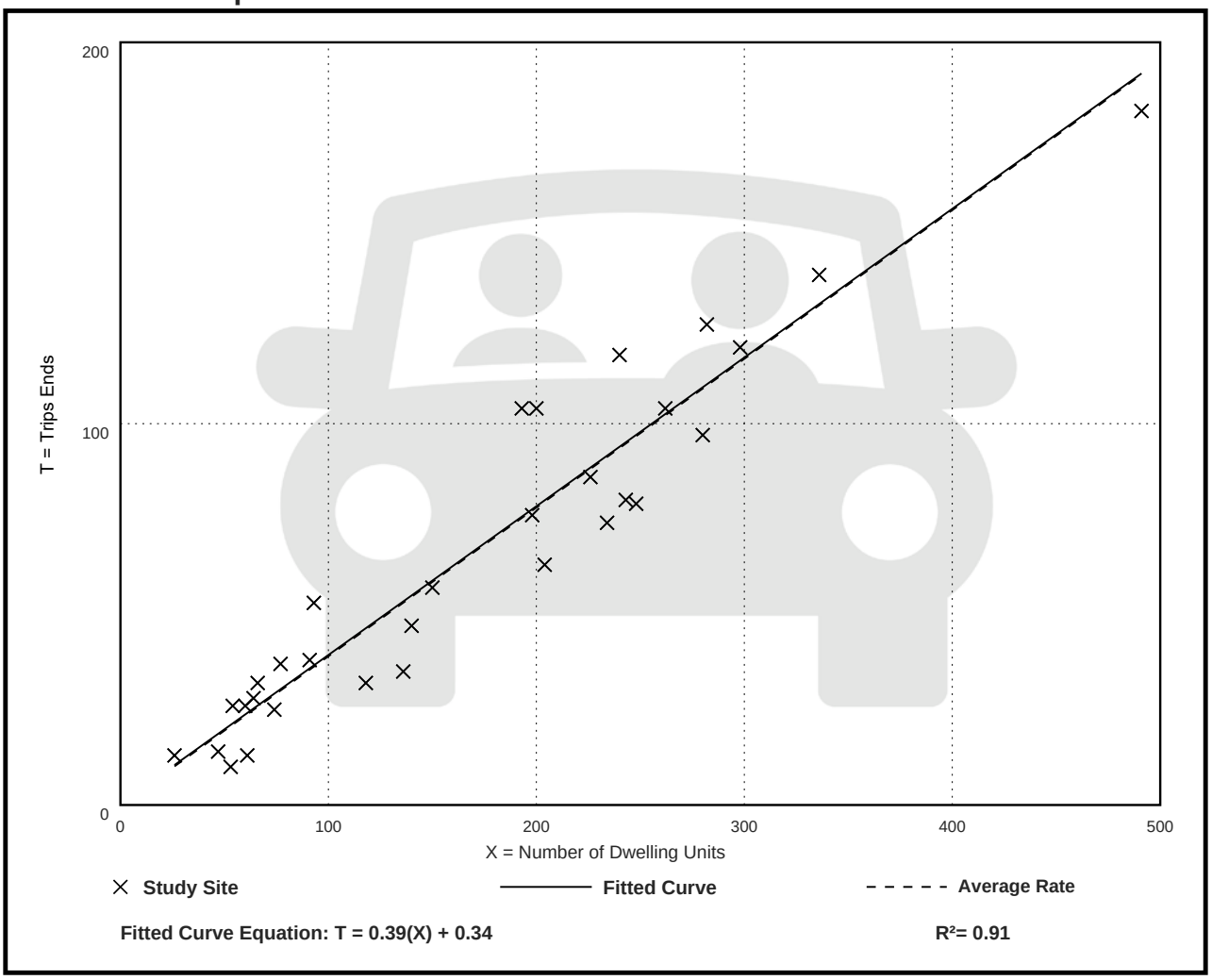
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Medical-Dental Office Building - Stand-Alone (720)

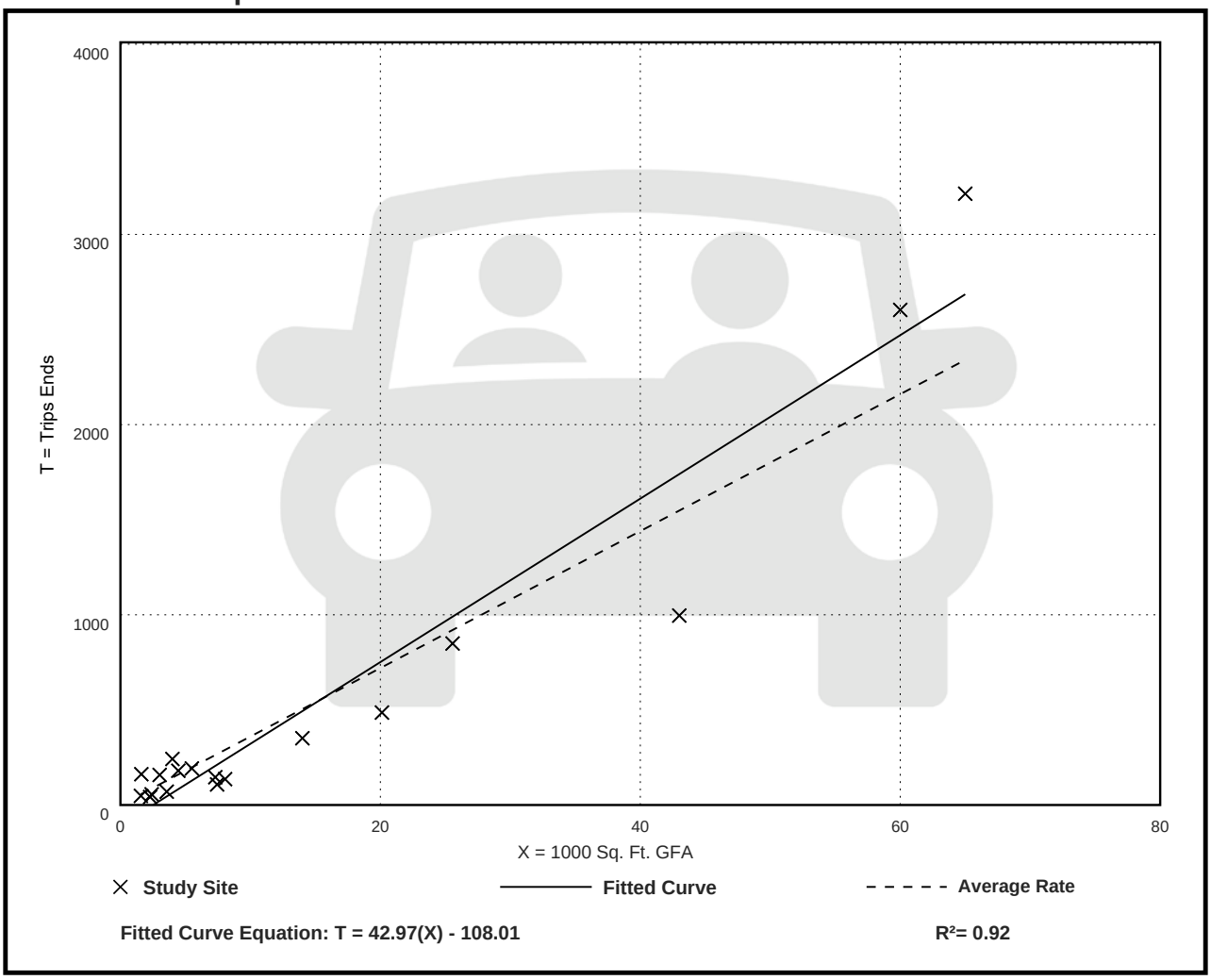
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Fitted Curve Equation: T = 42.97(X) - 108.01

R^2= 0.92

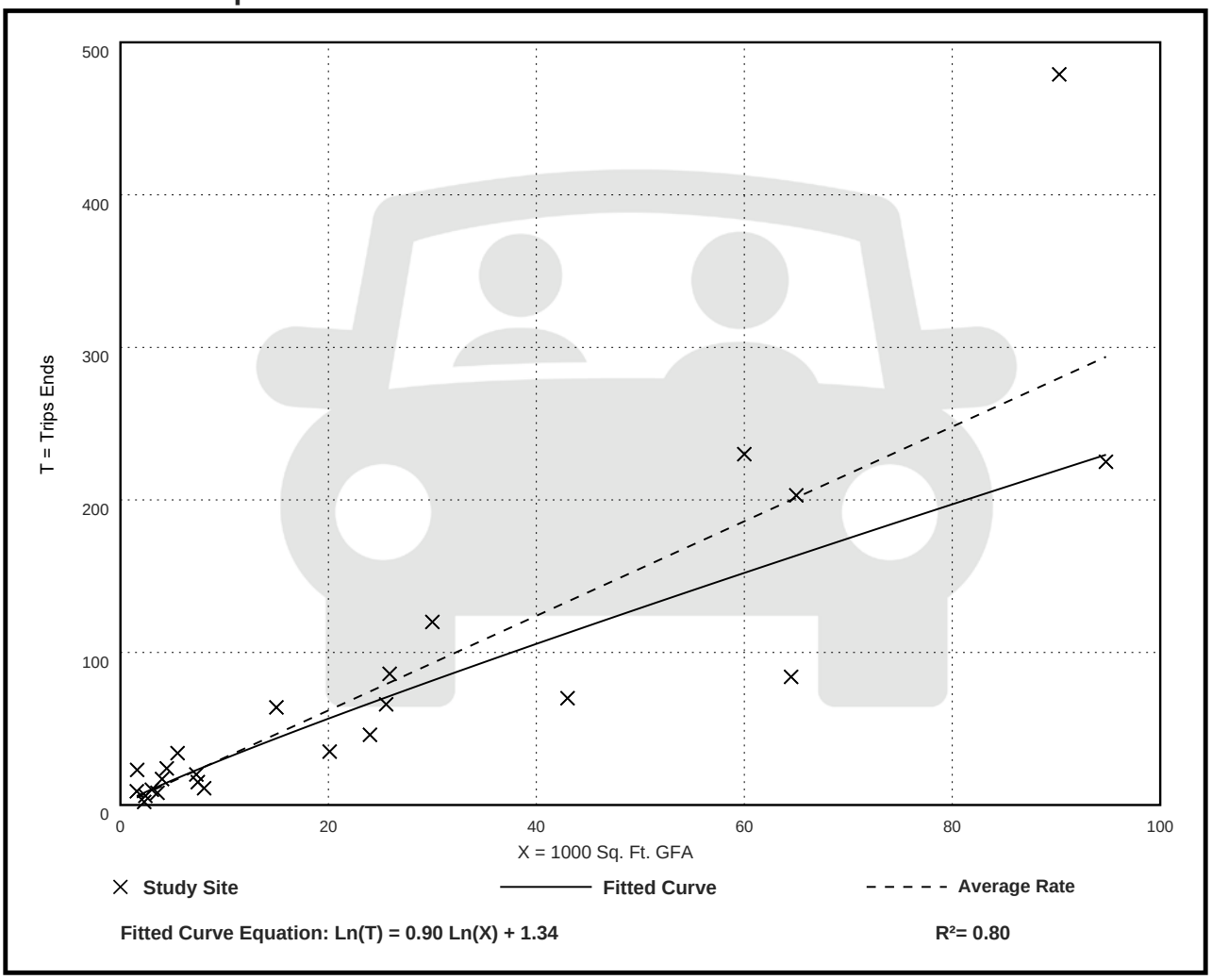
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 24
Avg. 1000 Sq. Ft. GFA: 25
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



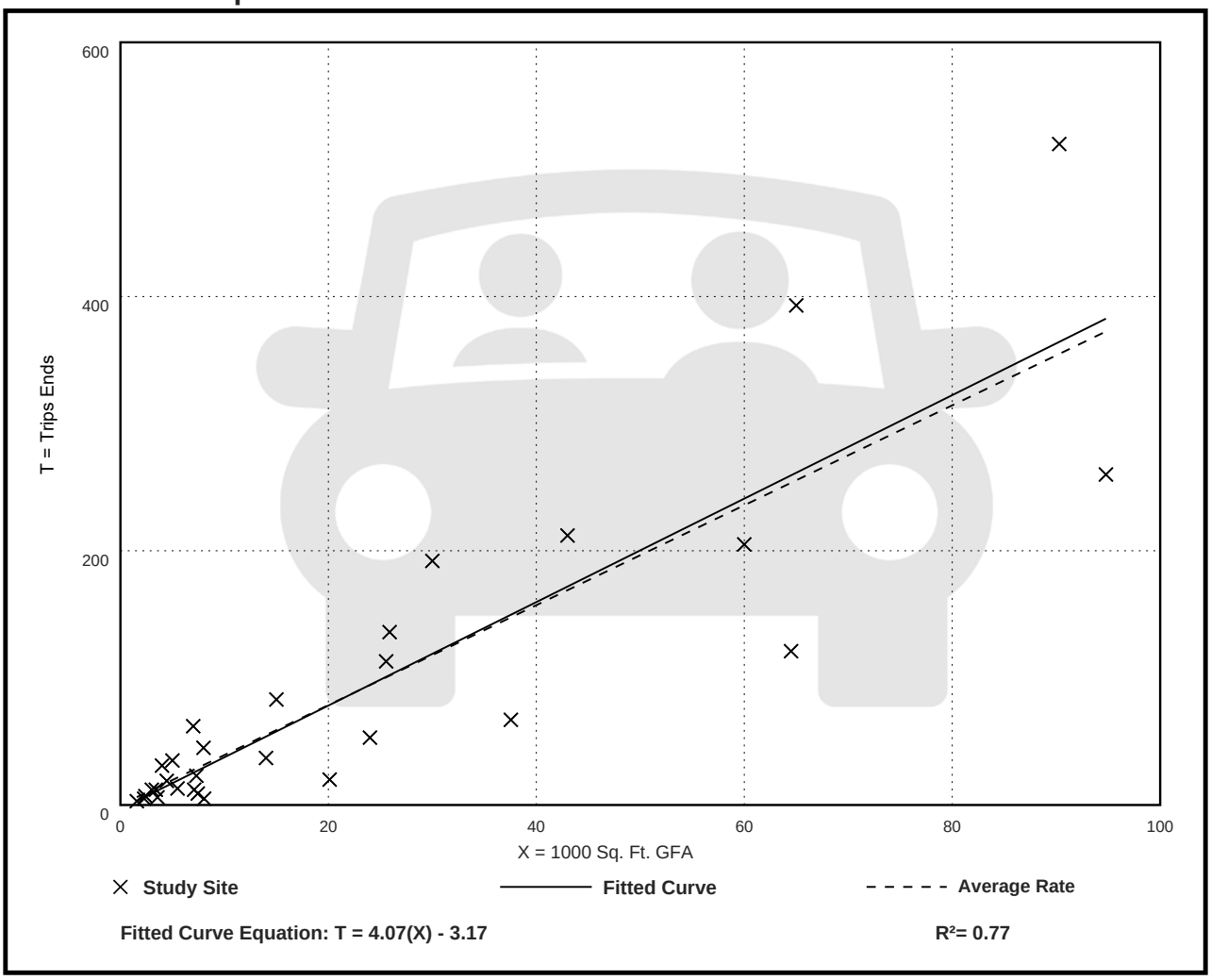
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 3.17

R^2= 0.77

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

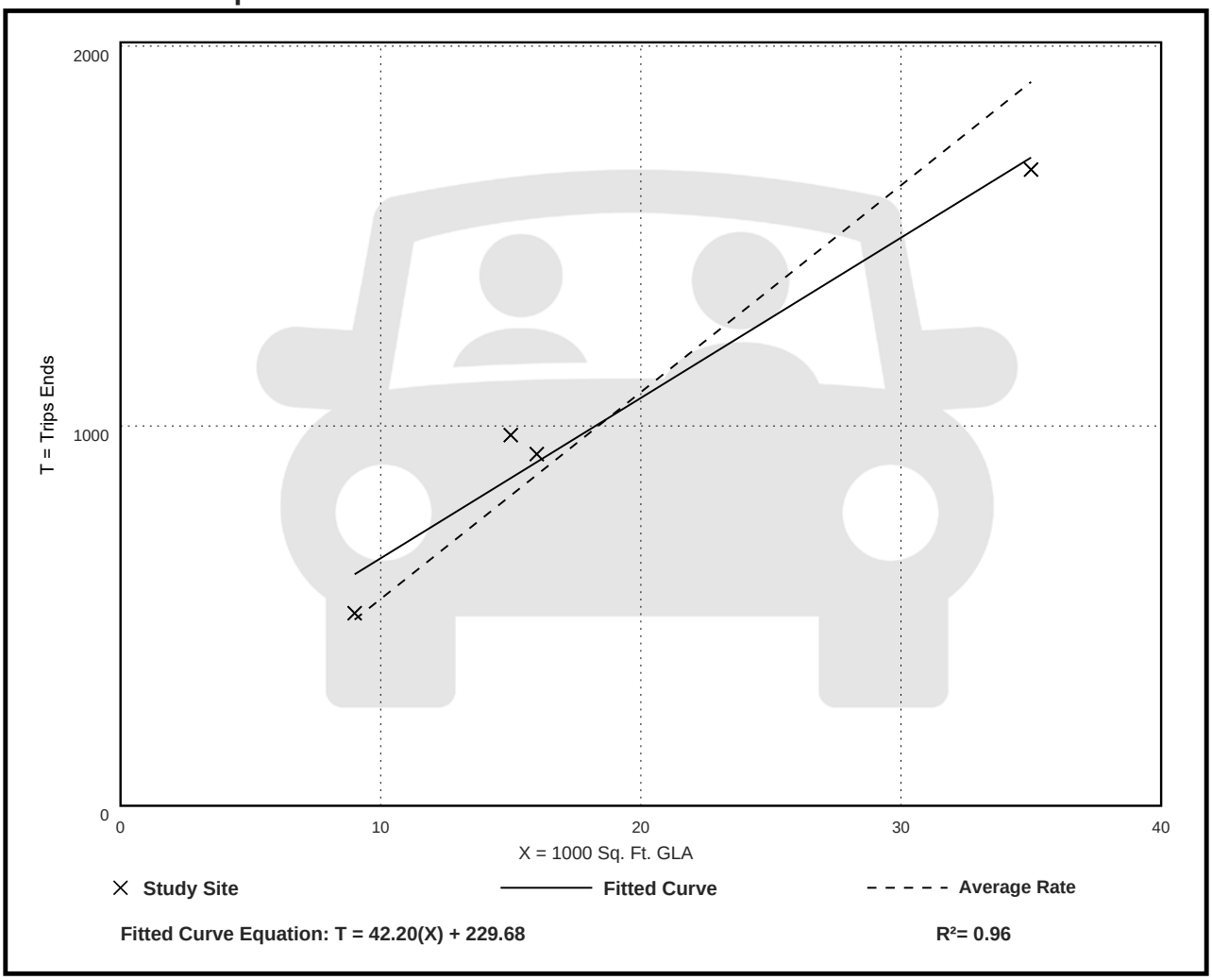
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

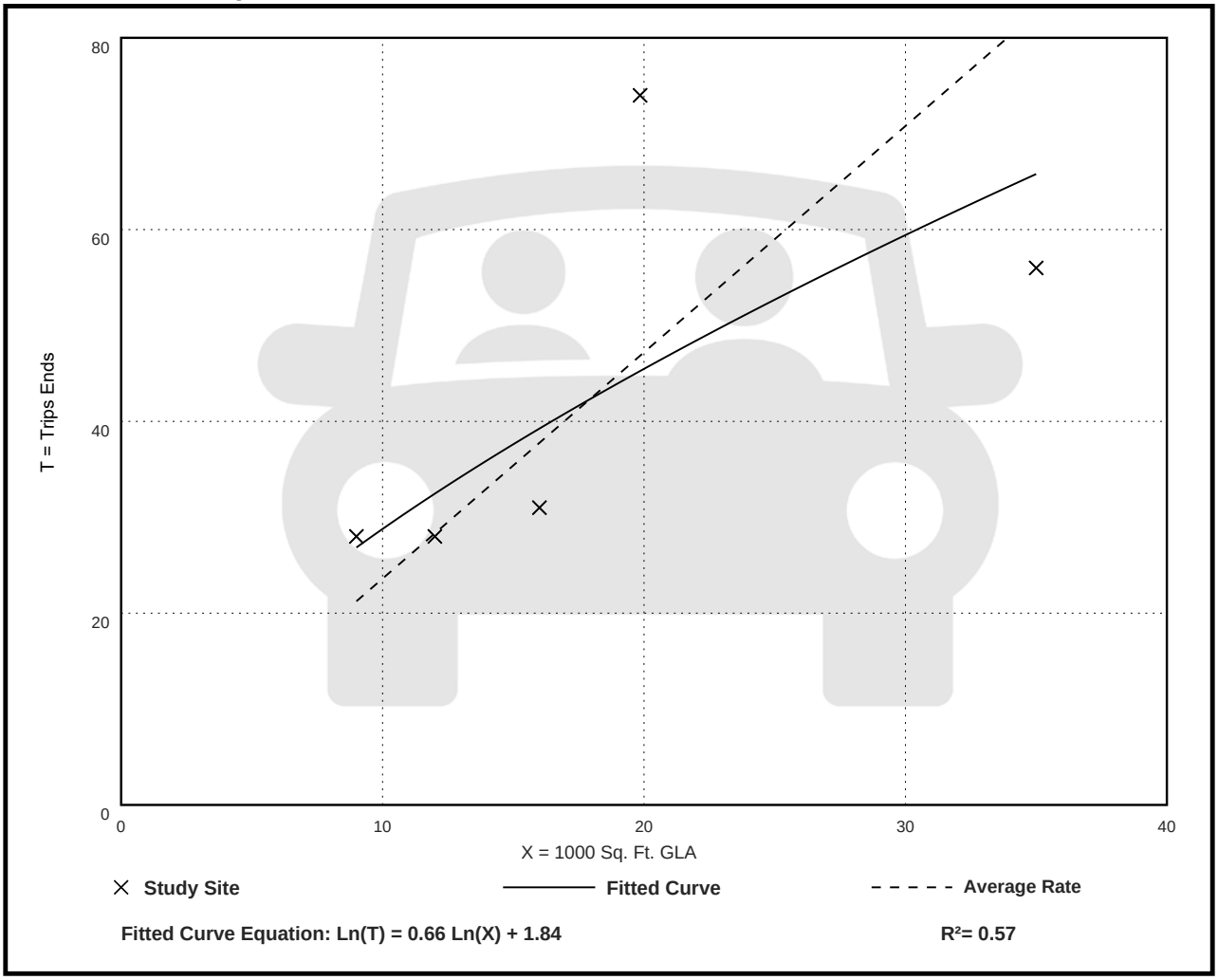
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

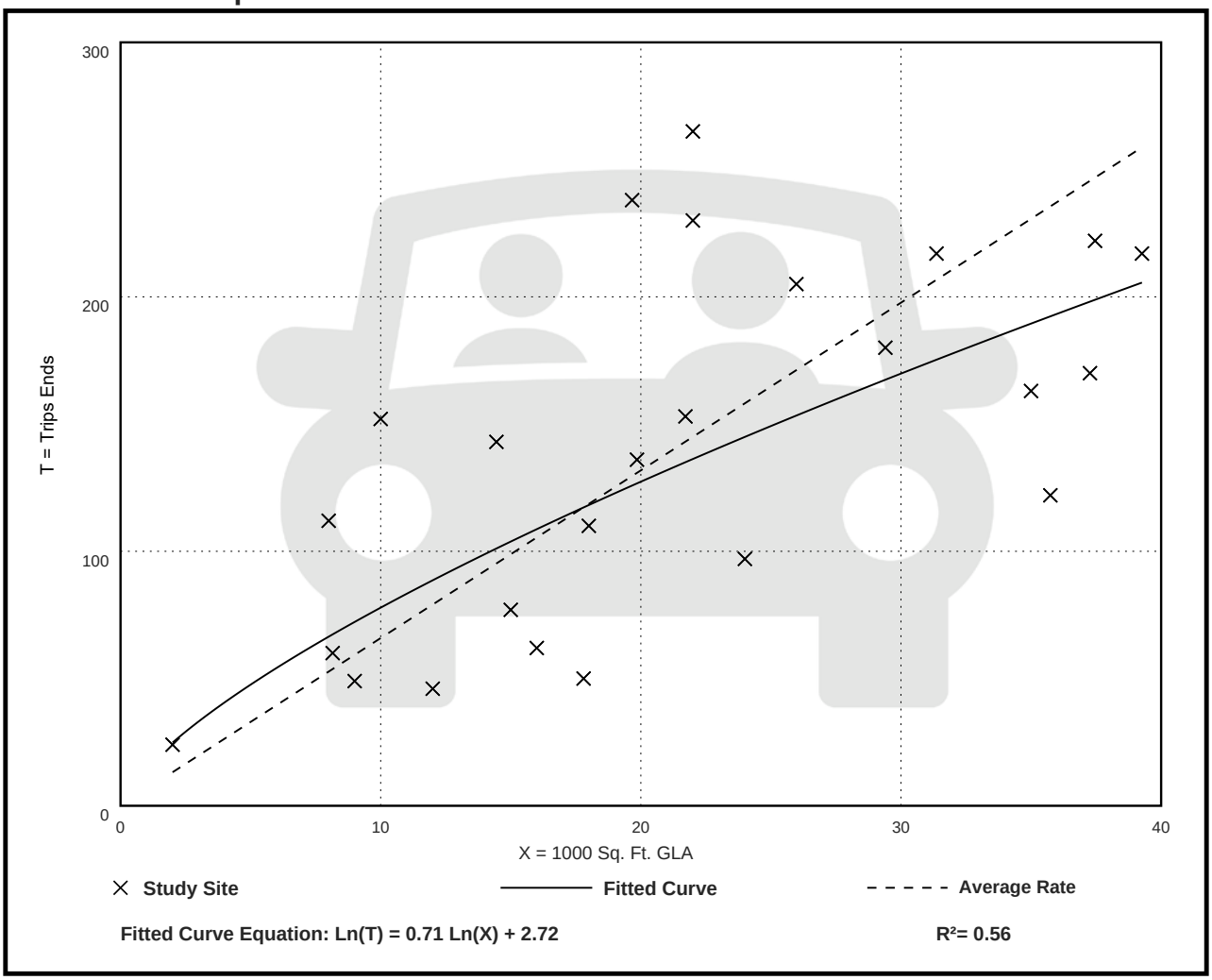
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

February 24, 2023

Shahrzad Ainkeshavarzi
Traffic Engineer
Kenig, Lindgren, O'Hara, Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Elm Street - Green Bay Road - Oak Street
IDOT

Dear Ms. Ainkeshavarzi:

In response to a request made on your behalf and dated February 24, 2023, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Elm St	2,500	2,700
Green Bay Rd	8,300	9,000
Oak St	1,150	1,250

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
\2023_TrafficForecasts\Winnetka\ck-33-23\ck-33-23.docxx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

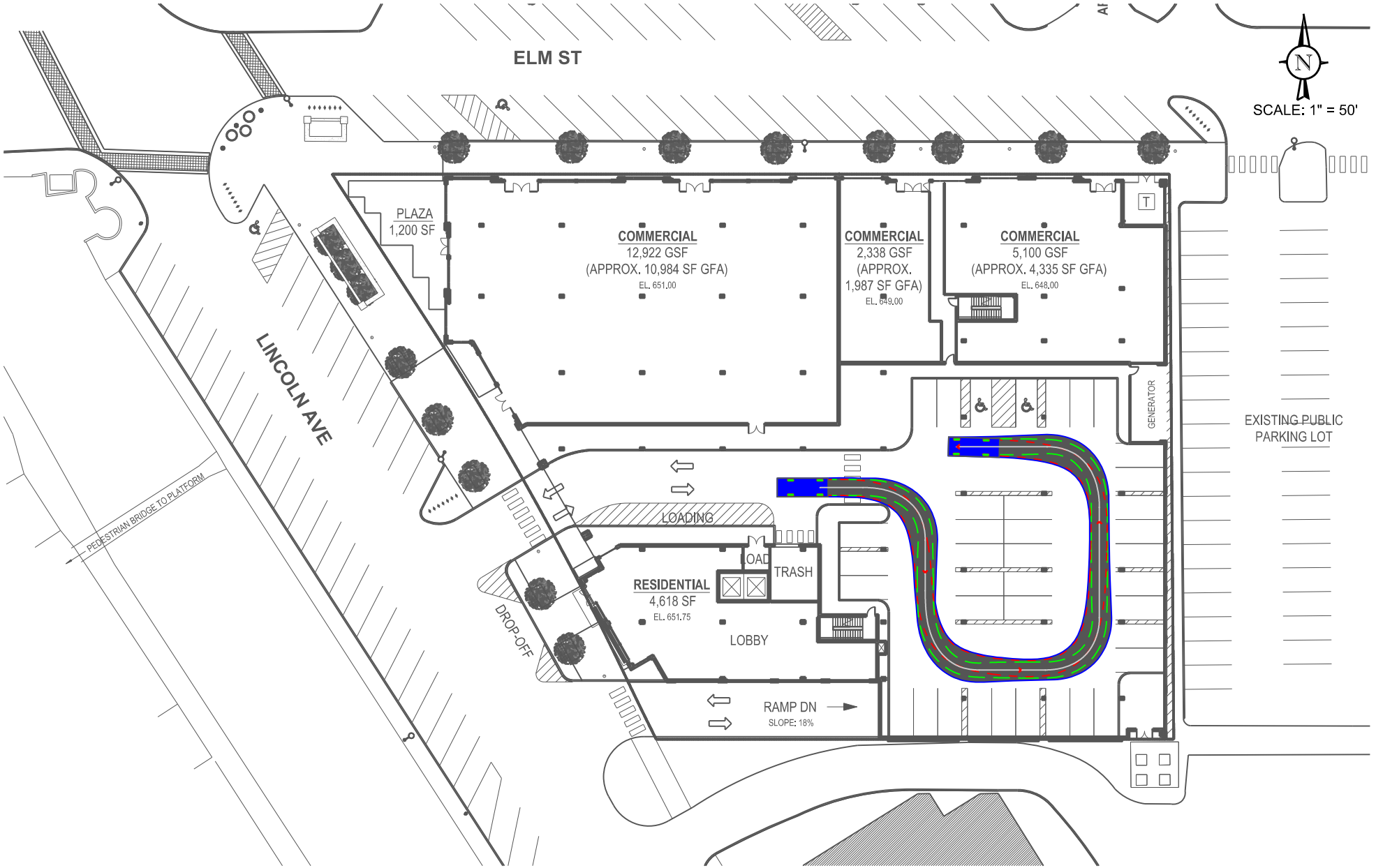
Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high, and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0

Unsignalized Intersections	
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

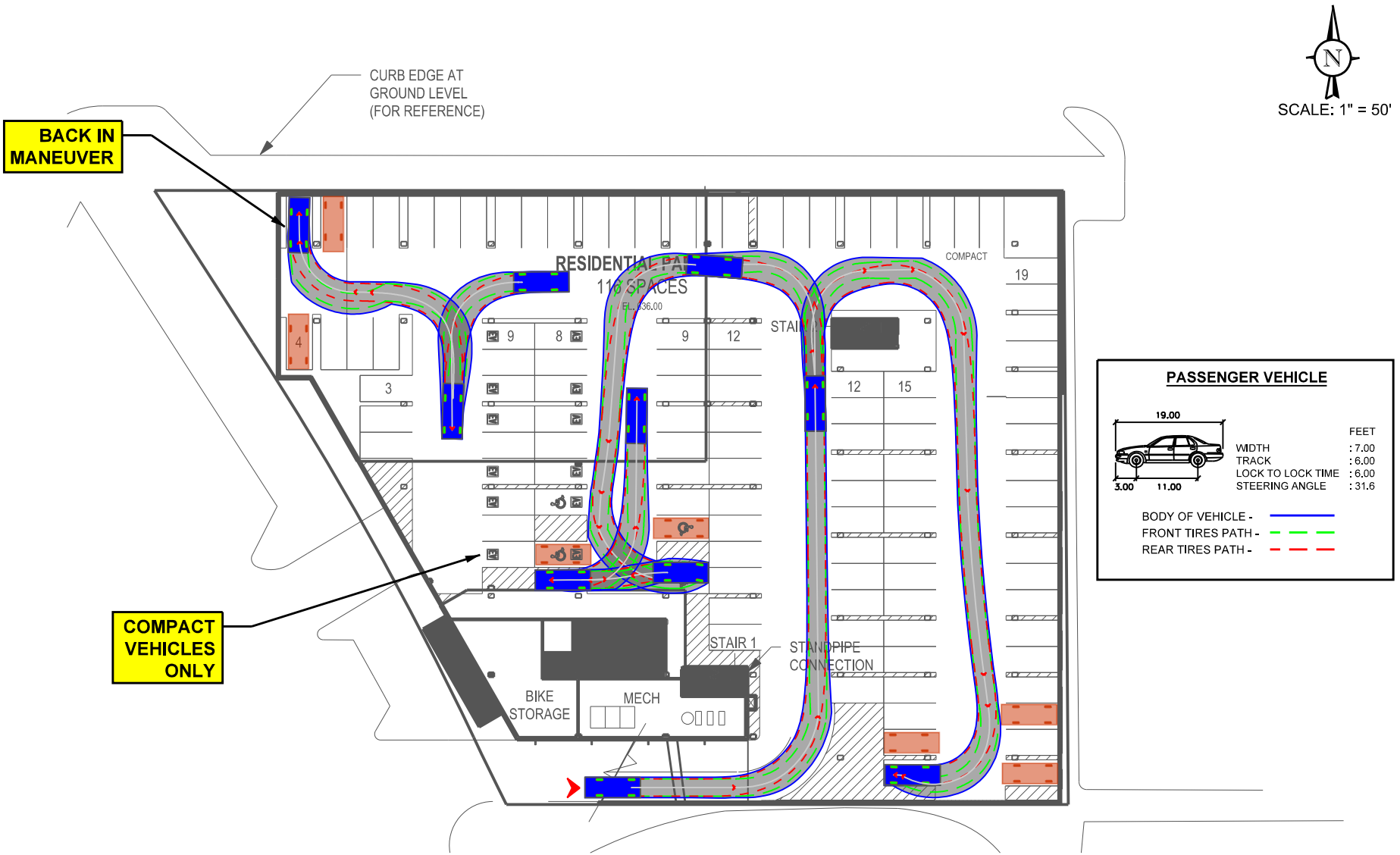
Source: *Highway Capacity Manual*, 2010.

All Capacity Analysis Summary Sheets are Available in the Community Development Department

Auto Turn Runs



ONE WINNETKA DEVELOPMENT WINNETKA, ILLINOIS	**PASSENGER VEHICLE MANEUVER GROUND LEVEL**	DRAWN: DS CHECKED: JM DATE: 05-24-23 REV: 06-30-23 PROJECT #: 23-039 EXHIBIT: D KLOA Kenig,Lindgren,O'Hara,Aboona,Inc.



ONE WINNETKA
DEVELOPMENT
WINNETKA, ILLINOIS

PASSENGER VEHICLE MANEUVERS
LOWER LEVEL

DRAWN: DS CHECKED: JM
DATE: 05-24-23 REV: 06-30-23
PROJECT #: 23-039
EXHIBIT: E

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

May 1, 2023

TO: Deirdre Clein, Murphy Real Estate Services

FR: Scott Goldstein FAICP LEED AP

RE: One Winnetka Fiscal Analysis

A. Project Description

Teska Associates, Inc. conducted a student projection and fiscal analysis for the proposed One Winnetka development, a 59-unit mixed-use building to be located at Lincoln Avenue and Elm Street in Winnetka. The project will include nine one-bedroom+den units, 19 two-bedroom-units, 14 two-bedroom+den units, 13 three-bedroom units, and four three-bedroom+den units. The project will also include 17,796 sq ft of commercial space (including 3,500 SF of retail sales-tax generating space) and 62,020 sq ft of parking.

B. Executive Summary

The project will have positive fiscal benefits for the Village of Winnetka, Winnetka School District 36, New Trier High School District 203, Winnetka Park District and other local taxing bodies. Over the next 20 years:

- The Village of Winnetka is projected to have total net benefit of $943,104, with a 20-year Net Present Value (NPV) of $488,891.
- Winnetka School District 36 is projected to have total net revenue of $2,323,541 and a 20-year NPV of $1,222,125. This is based on ten projected new students at an annual cost of $162,820.
- New Trier High School District 203 is projected to have total net revenue of $2,610,100 and a 20-year NPV of $1,222,125. This is based on four new students at an annual cost of $69,844.
- Winnetka Park District is projected to have total net revenue of $962,007 and a 20-year NPV of $475,385.
- Total property taxes to be collected over the next 20 years is $16,855,537, with a 20-year NPV of $8,362,829.

Table 1: Executive Summary

Village of Winnetka	
Annual Property Tax Revenue	$81,154
Annual Other Revenue	$58,626
Annual Costs	$107,897
Annual Net Benefit (Cost)	$31,883
20-Year Total Net Benefit (Costs)	$943,104
20-Year Net Present Value	$488,891
Winnetka Public School District 36	
Number of Projected Students	10
Annual Property Tax Revenue	$238,667
Annual Costs	$162,820
Annual Net Benefit (Cost)	$75,847
20-Year Total Net Benefit (Cost)	$2,323,541
20-Year Net Present Value	$1,222,125
New Trier High School District 203	
Number of Projected Students	4
Annual Property Tax Revenue	$168,702
Annual Costs	$69,844
Annual Net Benefit (Cost)	$98,858
20-Year Total Net Benefit (Cost)	$2,610,110
20-Year Net Present Value	$1,222,125
Winnetka Park District	
Annual Property Tax Revenue	$31,604
Annual Other Revenue	$65,563
Annual Costs	$61,072
Annual Total Net Benefit (Cost)	$36,095
20-Year Total Net Benefit (Cost)	$962,007
20-Year Net Present Value	$475,385
Total Property Tax Revenue	
Annual Property Tax Revenue	$627,291
20-Year Total Revenue	$16,855,537
20-Year Net Present Value	$8,362,829

Note: annual cost escalator is assumed to be 3% and NPV is determined based on 7% discount rate.

C. Projected Assessed Value

In order to determine the amount of property tax revenue that is projected to be generated for each taxing body, the first step is to determine the projected assessed value. To do this, Teska compared the project to three comparable high-end rental properties. Based on comparable properties, the projected Assessed Value (AV) is $2.10 per sq ft for land and $10.99 per sq ft for building as shown in Table 2.

Table 2: Comparable Property Equalized Assessed Value (AV)

PIN	Address	Land AV / SF	Building AV / SF	Total AV/SF	Total EAV/SF	Total EAV
05-19-324-065 -0000	1721-1775 Winnetka Rd., Northfield	$1.15	$11.20	$12.35	$37.08	$3,111,164
05-34-109-020-0000	617 Green Bay Rd, Wilmette	$2.50	$10.46	$12.96	$38.91	$4,835,422
04-35-304-059-0000	1801 Glenview Rd, Glenview	$2.10	$11.30	$13.40	$40.23	$9,598,269
Comparable Value		**$2.10**	**$10.99**	**$12.90**	**$38.91**	

Total projected Assessed Value of the subject property would therefore be $120,268 for the land and $2,299,340 for the building, for a total Assessed Value of $2,419,607. This would equate to total Equalized Assessed Value (EAV) of $7,265,355 as shown in Table 3.

Table 3: Projected Equalized Assessed Value (EAV)

ONE WINNETKA						
Project	**Land SF**	**Building SF**	**Land AV**	**Building AV**	**Total AV**	**Total EAV**
One Winnetka						
Residential	42,732	174,390	$89,736	$1,915,859	$2,005,596	$6,022,202
Commercial	4,885	17,796	$30,531	$383,480	$414,012	$1,243,153
Total	**47,617**	**192,186**	**120,268**	**$2,299,340**	**$2,419,607**	**$7,265,355**

D. Projected Property Tax Revenue for All Local Taxing Districts

Based on an Equalized Assessed Value (EAV) of $7,265,355, total annual property tax revenue is projected to be $627,291. The tax rates and projected property tax of all local taking districts are shown in Table 4.

Table 4: Projected Annual Property Tax Revenue

Proposed Project EAV		**$7,265,355**
Taxing Districts	**2021 Tax Rate**	**Projected Property Taxes**
Village of Winnetka	1.117	$81,154
Winnetka Public School District 36	3.285	$238,667
New Trier High School District 203	2.322	$168,702
Winnetka Park District	0.435	$31,604
Consolidated Elections	0.019	$1,380
General Assistance New Trier	0.009	$654
Metropolitan Water Reclamation District	0.382	$27,754
Winnetka-Northfield Public Library District	0.249	$18,091
Oakton College District	0.252	$18,309
Town of New Trier	0.06	$4,359
Cook County Forest Preserve District	0.058	$4,214
County of Cook	0.446	$32,403
Total Property Taxes - One Winnetka	**8.634**	**$627,291**

Total property tax revenue to be collected over the next 20 years is projected to $16,855,527, with a 20-year NPV of $8,362,829, based on a conservative annual increase in property tax revenue of 3% and a discount rate of 7%.

Table 5: 20-Year Total Property Taxes and Net Present Value

Year	Total Property Taxes
Year 1	$627,291
Year 2	$646,109
Year 3	$665,493
Year 4	$685,458
Year 5	$706,021
Year 6	$727,202
Year 7	$749,018
Year 8	$771,488
Year 9	$794,633
Year 10	$818,472
Year 11	$843,026
Year 12	$868,317
Year 13	$894,367
Year 14	$921,198
Year 15	$948,834
Year 16	$977,299
Year 17	$1,006,618
Year 18	$1,036,816
Year 19	$1,067,921
Year 20	$1,099,958
Total	**$16,855,537**
NPV- 20 Yr	**$8,362,829**

E. Village of Winnetka Revenue and Costs

The Village of Winnetka is projected to receive $81,154 in property taxes (See Table 4), $36,750 in local sales tax (Table 6), and $21,876 in utility taxes, licenses and Motor Fuel Tax (MFT) (Table 7) on an annual and recurring basis. Note that this revenue does not include indirect sales tax and food and beverage tax that will accrue to the Village by the 131 projected residents of One Winnetka.

Table 6: Annual Projected Sales Tax Revenue

Sales Tax	
Commercial SF – One Winnetka	17,796
Retail SF – One Winnetka	3,500
Sales per SF	$350
Total Sales	$1,225,000
Village Sales Tax	3.00%
Sales Tax Revenue	$36,750

Table 7: Utilities, Licenses and Motor Fuel Tax

Utility Taxes, Licenses and Motor Fuel Tax		
		Per Household
Telecommunications Tax		$60
Natural Gas Tax		$80
Licenses		$90
Total Taxes and Fees per Household		$230
Total Number of Units – One Winnetka		59
Projected Revenues		$13,570
	Village	Per Resident
Motor Fuel Tax	$808,000	$63
Projected Population		131
Projected MFT Revenue		$8,306
Total Utilities, Fees and Motor Fuel Tax		$21,876

Note: Electric, Water, Sanitary Sewer, Refuse and Stormwater Utility Fee are not included as revenues pay directly for services.

Total projected expenses to the Village related to Police, Fire and Public Works would be $107,897 as shown in Table 8.

Table 8: Annual Projected Village Costs and Net Revenue

Village Expenditures	
Police	$7,681,429
Fire	$6,126,795
Public Works	$3,685,881
Total Expenses	$17,494,105
Residential Percent of Land Use	60.00%
Winnetka Population	$12,744
Per Capita Expenses	$824
Projected Population	131
Total Cost to Village	**$107,897**

Annual net benefits to the Village of Winnetka are projected to be $31,883.

Table 9: Annual Village of Winnetka Net Benefits

Annual Village of Winnetka Net Benefits	
Revenue	
Property Taxes	$81,154
Sales Tax	$36,750
Utility Taxes, Licenses and MFT	$21,876
Total Revenue	$139,780
Village Expenses	($107,897)
Annual Net Benefits	$31,883

Twenty-year total benefits to the Village of Winnetka are projected at $943,104 with 20-Year NPV of $488,891, as shown in Table 10.

Table 10: Village of Winnetka 20-Year Projected Revenue and NPV

Year	Village of Winnetka Property Tax Revenue for Proposed Project	Sales Tax	Utility Taxes and Motor Fuel Tax	Total Revenue	Incremental Village Costs	Benefit/(Cost)
Year 1	$81,154	$0	$0	$81,154	$0	$81,154
Year 2	$83,589	$36,750	$21,876	$142,214	$107,897	$34,318
Year 3	$86,096	$37,853	$22,532	$146,481	$111,134	$35,347
Year 4	$88,679	$38,988	$23,208	$150,875	$114,468	$36,408
Year 5	$91,340	$40,158	$23,904	$155,401	$117,902	$37,500
Year 6	$94,080	$41,362	$24,621	$160,064	$121,439	$38,625
Year 7	$96,902	$42,603	$25,360	$164,865	$125,082	$39,783
Year 8	$99,809	$43,881	$26,121	$169,811	$128,834	$40,977
Year 9	$102,803	$45,198	$26,904	$174,906	$132,699	$42,206
Year 10	$105,888	$46,554	$27,711	$180,153	$136,680	$43,472
Year 11	$109,064	$47,950	$28,543	$185,557	$140,781	$44,777
Year 12	$112,336	$49,389	$29,399	$191,124	$145,004	$46,120
Year 13	$115,706	$50,871	$30,281	$196,858	$149,354	$47,504
Year 14	$119,177	$52,397	$31,190	$202,764	$153,835	$48,929
Year 15	$122,753	$53,969	$32,125	$208,847	$158,450	$50,396
Year 16	$126,435	$55,588	$33,089	$215,112	$163,204	$51,908
Year 17	$130,228	$57,255	$34,082	$221,565	$168,100	$53,466
Year 18	$134,135	$58,973	$35,104	$228,212	$173,143	$55,070
Year 19	$138,159	$60,742	$36,157	$235,059	$178,337	$56,722
Year 20	$142,304	$62,564	$37,242	$242,110	$183,687	$58,423
Total	**$2,180,639**	**$923,045**	**$549,449**	**$3,653,133**	**$2,710,029**	**$943,104**
NPV	**7%**					**$488,891**

F. Projected Student and Total Population

Teska utilized the Illinois School Consulting Service (ISCS)/Ehlers projected student ratios for apartments. ISCS is the standard source for student and population projections in the region. We believe that these estimates are at the high end of the range due to the expected high rental costs of the project and lack of outdoor space geared to families with children as can be found at other apartment complexes or by renting townhomes or single-family homes.

We multiplied the projected number of students by the cost per student based on the Illinois State Board of Education School Report Card information for Instructional Expenditure per Pupil.

Winnetka School District 36 is projected to gain ten students at a total annual cost of $162,820 as shown in Table 11.

Table 11: Winnetka School District 36 Student Population Projections and Costs

Winnetka Public School District 36

	Number	Ratio	Total Students	Total Students Rounded
1 BR's	9	0.003	0	0
2 BR's	33	0.128	4.224	4
3 BR's	17	0.357	6.069	6
Total Students				**10**
Instructional Expenditure per Pupil (FY 2021)				$16,282
Total Cost				**$162,820**

Data Sources:
Student generation:
ISCS/Ehlers
Instructional expenditures per student: ISBE SD 34 School Report Card

New Trier HSD 203 is projected to have four new students at a projected total cost of $69,844 per year as shown in Table 12.

Table 12: New Trier High School District Student Population Projections and Costs

New Trier High School District 203				
	Number	Ratio	Total Students	Total Students Rounded
1 BRs	9	0.001	0	0
2 BR's	33	0.046	1.518	2
3BR's	17	0.118	2.006	2
Total Students				**4**
Instructional Expenditure per Pupil (FY 2021)				$17,461
Total Cost				**$69,844**
Data Sources:				
Student generation:				
ISCS/Ehlers				
Instructional expenditures per student: ISBE HSD 203 School Report Card				

Total projected population for the project is 131 residents as shown in Table 13.

Table 13: Total Population Projections

Total Population				
	Number	Ratio	Total Population	Total Population Rounded
1 BRs	9	1.758	15.822	16
2 BR's	33	1.914	63.162	63
3BR's	17	3.053	51.901	52
Total Projected Population				**131**

G. Winnetka SD36 20-Year Projected Net Revenues

SD 36 is projected to have a positive fiscal impact. By Year 2, when units are occupied, net benefits will be $83,007 and will accumulate to total benefits of $2,323,541 over 20 years with a NPV of $1,222,125.

Table 14: Winnetka SD 36, 20-Year Projected Net Revenues

Year	School District 36 Property Taxes	School District 36 Incremental Student Costs	Benefit/(Cost)
Year 1	$238,667	$0	$238,667
Year 2	$245,827	$162,820	$83,007
Year 3	$253,202	$167,705	$85,497
Year 4	$260,798	$172,736	$88,062
Year 5	$268,622	$177,918	$90,704
Year 6	$276,680	$183,255	$93,425
Year 7	$284,981	$188,753	$96,228
Year 8	$293,530	$194,416	$99,115
Year 9	$302,336	$200,248	$102,088
Year 10	$311,406	$206,256	$105,151
Year 11	$320,748	$212,443	$108,305
Year 12	$330,371	$218,816	$111,554
Year 13	$340,282	$225,381	$114,901
Year 14	$350,490	$232,142	$118,348
Year 15	$361,005	$239,107	$121,898
Year 16	$371,835	$246,280	$125,555
Year 17	$382,990	$253,668	$129,322
Year 18	$394,480	$261,278	$133,202
Year 19	$406,314	$269,117	$137,198
Year 20	$418,504	$277,190	$141,314
Total	**$6,413,069**	**$4,089,529**	**$2,323,541**
NPV- 20 Yr	**7%**		**$1,222,125**

H. New Trier HSD 203, 20-Year Projected Net Revenues

New Trier HSD 203 is projected to have a positive fiscal impact. When units are occupied in Year 2, there will be a net benefit of $103,919, accumulating to total benefits of $2,610,110 over 20 years with a NPV of $1,250,765.

Table 15: New Trier HSD 203, 20-Year Projected Net Revenues

Year	School District 203 Property Taxes	School District 203 Incremental Student Costs	Benefit/(Cost)
Year 1	$168,702	$0	$0
Year 2	$173,763	$69,844	$103,919
Year 3	$178,975	$71,939	$107,036
Year 4	$184,345	$74,097	$110,247
Year 5	$189,875	$76,320	$113,555
Year 6	$195,571	$78,610	$116,961
Year 7	$201,438	$80,968	$120,470
Year 8	$207,482	$83,397	$124,084
Year 9	$213,706	$85,899	$127,807
Year 10	$220,117	$88,476	$131,641
Year 11	$226,721	$91,131	$135,590
Year 12	$233,522	$93,864	$139,658
Year 13	$240,528	$96,680	$143,848
Year 14	$247,744	$99,581	$148,163
Year 15	$255,176	$102,568	$152,608
Year 16	$262,832	$105,645	$157,186
Year 17	$270,716	$108,815	$161,902
Year 18	$278,838	$112,079	$166,759
Year 19	$287,203	$115,441	$171,762
Year 20	$295,819	$118,905	$176,914
Total	**$4,533,074**	**$1,754,263**	**$2,610,110**
NPV- 20 Yr	**7%**		**$1,250,765**

I. Winnetka Park District

Winnetka Park District is funded by local property taxes, user and program fees. The Park District is projected to have an annual net benefit of $36,095.

Table 16: Winnetka Park District Annual Revenue and Costs

Winnetka Park District	
Park District Residential Property Tax Revenue	$5,941,277
Property Tax Revenue per Winnetka Resident	$466
Park District User Fees + Recreation Program Fees	$6,378,124
User + Recreation Fees Per Winnetka Resident	$500
Projected Property Tax Revenue - One Winnetka	$31,604
Projected User Fees - One Winnetka	$65,563
Projected Cost - One Winnetka	($61,072)
Projected Net Benefits (Cost)	$36,095

Over a 20-year period, Winnetka Park District is projected to have positive net benefits of $962,007, with a Net Present Value (NPV) of $475,385 as shown in Table 17.

Table 17: Winnetka Park District 20-Year Net Benefits (Cost)

Year	Winnetka Park District Property Tax Revenue	User and Recreation Fee Revenue	Total Revenue	Park District Costs	Benefit/(Cost)
Year 1	$31,604	$0	$31,604	$0	$31,604
Year 2	$32,552	$65,563	$98,115	$61,072	$37,043
Year 3	$33,529	$67,530	$101,059	$62,905	$38,154
Year 4	$34,535	$69,556	$104,091	$64,792	$39,299
Year 5	$35,571	$71,642	$107,213	$66,736	$40,478
Year 6	$36,638	$73,792	$110,430	$68,738	$41,692
Year 7	$37,737	$76,005	$113,743	$70,800	$42,943
Year 8	$38,869	$78,286	$117,155	$72,924	$44,231
Year 9	$40,035	$80,634	$120,670	$75,111	$45,558
Year 10	$41,236	$83,053	$124,290	$77,365	$46,925
Year 11	$42,474	$85,545	$128,018	$79,686	$48,333
Year 12	$43,748	$88,111	$131,859	$82,076	$49,783
Year 13	$45,060	$90,754	$135,815	$84,539	$51,276
Year 14	$46,412	$93,477	$139,889	$87,075	$52,814
Year 15	$47,804	$96,281	$144,086	$89,687	$54,399
Year 16	$49,238	$99,170	$148,408	$92,378	$56,031
Year 17	$50,716	$102,145	$152,861	$95,149	$57,712
Year 18	$52,237	$105,209	$157,446	$98,003	$59,443
Year 19	$53,804	$108,366	$162,170	$100,943	$61,226
Year 20	$55,418	$111,617	$167,035	$103,972	$63,063
Total	**$849,219**	**$1,646,736**	**$2,495,955**	**$1,533,949**	**$962,007**
NPV	**7%**				**$475,385**

END OF REPORT

Integra Realty Resources
Chicago

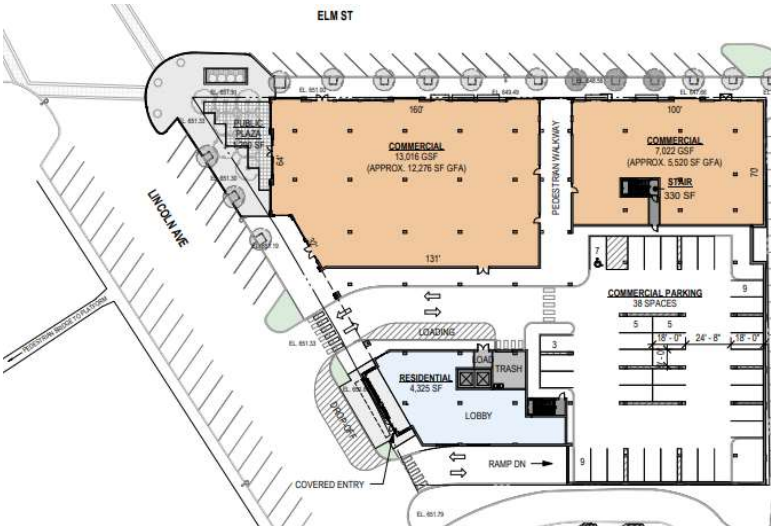
Market Study

The Proposed Mixed-Use Development
One Winnetka
Southeast corner Elm Street and Lincoln Avenue
Winnetka, Cook County, Illinois 60093

Prepared For:
Romspen Investment Corporation

Effective Date of the Report:
March 9, 2023

IRR - Chicago
File Number: 194-2023-0153



The Proposed One Winnetka Development
Southeast corner Elm Street and Lincoln Avenue
Winnetka, Illinois

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March 9, 2023

Mr. Bill Ulicki
Romspen Investment Corporation
162 Cumberland Street, Suite 300
Toronto, Canada M5R 3C9

SUBJECT: Market Study
One Winnetka
Southeast corner of Elm Street and Lincoln Avenue
Winnetka, Cook County, Illinois 60093
IRR - Chicago File No. 194-2023-0153

Dear Mr. Ulicki:

Integra Realty Resources – Chicago is pleased to submit the accompanying market study of the referenced property. The client for the assignment is Romspen Investment Corporation, and the intended use is for planning purposes.

The subject is a proposed luxury mixed-use property located in downtown Winnetka containing 59 rental apartments and approximately 17,800 SF of ground-floor commercial space. The residences will be oriented to the luxury market, ranging in size from one bedroom plus den to three bedroom plus den units with an overall average size of 1,422 SF. The total site area is 52,755 SF

Should you have any questions about this report or desire further consultations as you decide to move forward, please do not hesitate to call us directly. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Chicago

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A. Qualifications

General Information

Identification of Subject

The subject is a proposed luxury mixed-use property in downtown Winnetka containing 59 rental apartment units and approximately 17,800 SF of ground-floor commercial space. The residences will be oriented to the luxury market, ranging in size from one bedroom plus den to three bedroom plus den units with an overall average size of 1,422 SF. The total site area is 52, 755 SF.

Purpose of the Market Study

The purpose of this report is to provide:

- Rental apartment component:
  - An overview of the Suburban Chicago rental apartment market.
  - Analysis of the market demand for rental apartment units at the subject location.
  - Analysis of the target renter demographic.
  - Survey and overview of the rental competition in the market in terms of current and proposed inventory, unit sizes and mix, amenities and finishes, rent trends, utility bill-backs, occupancy levels, and absorption rates.
  - Critique of the proposed project's unit mix, unit sizes, unit finishes and building amenities, with a summary of market positioning – strengths and weaknesses.
  - Conclusions regarding unit mix, average sizes, finishes, market rent levels and absorption projections for the proposed units. The rent levels will be projected in 2023 dollars and at the time of occupancy.
- Commercial component:
  - Overview of the north suburban first floor commercial space
  - Analysis of the demand drivers for first floor commercial uses at this location
  - Based upon an analysis of the subject location, the current inventory in the market, pipeline, occupancy levels and rates being achieved, we will provide general projections of rents and absorption for the proposed commercial space.

Effective Date

The effective date of the analysis and conclusions is February 1, 2023.

Intended Use and User

The addressee on the letter of transmittal is the client and the intended user of this report. Additional intended users include village of Winnetka staff and officials reviewing the project as part of its entitlement process. This report is prepared for planning purposes.

Applicable Requirements

This market study is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP); and
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. The following data sources were researched:

- Inspection of the site and a review of the preliminary design concept plans prepared by OKW Architects, dated March 15, 2023 (Project # 21077)
- Visual inspection of the immediate neighborhood
- Ongoing discussions with brokers, leasing agents, developers, lenders and investors active in the suburban Chicago market
- Inspection of the competing rental buildings in the market and discussions with management and leasing agents
- Previous assignments where information was not confidential

Inspection

Gail Lissner, CRE, SRA, conducted an on-site inspection of the site on February 11, 2023. Steven Kelley, MAI, did not conduct an inspection.

Executive Summary and Conclusions

Location

Southeast corner of Elm Street and Lincoln Avenue
Winnetka, Cook County, Illinois 60093

Concept

The subject is a 52,755 SF site which is proposed for development with a luxury four-story, mixed-use property with 59 apartments, 17,800 SF of ground-floor commercial space, and parking for 154 cars (nearly 2.0:1 parking ratio for the residential units and an additional 38 spaces for the commercial space). All of the commercial space will be on the first floor of the building with residential parking below grade and enclosed commercial space parking on the first floor of the building. Amenity space for the residential units will be located on the second floor, consisting of approximately 2,500 SF along with an elevated, landscaped courtyard. Project delivery is expected in approximately two years.

The developer proposes the following unit mix and sizes for the residential units which will be located on floors 2, 3, and 4 of the building:

Unit Type	# Units	Mix	SF Range	Avg Size (SF)
1BR+Den	9	15.3%	1,042 - 1,169	1,077
2BR/2 Bath	19	32.2%	1,102 - 1,397	1,278
2BR+Den/2 Bath	11	18.6%	1,347 - 1,572	1,483
3BR/3 Bath	12	20.3%	1,509 - 1,674	1,613
3BR+Den/3 Bath	8	13.6%	1,671 - 1,849	1,782
Total/Avg	**59**	**100.0%**	**1,042 - 1,849**	**1,422**

In addition, the ground floor commercial space will total approximately 17,800 SF and is being planned to be divided into three spaces.

Conclusion

Based upon our analysis of the subject location in downtown Winnetka, the proposed development plan, and the suburban rental apartment market, we believe that rental apartments will be marketable at this location. With projected rents ranging from $4,500 to $8,500 per unit, this equates to an average of **$4.50 PSF** in current dollars, with residential parking at $200/space/month. Rents are projected to increase approximately 3% per year, with rents of **$4.78 PSF** at the time of occupancy in 2025. Lease-up has been estimated at less than one year, averaging approximately 5-units per month.

We note, detailed floor plans that depict partitions and room placement were not available for the property. Our conclusions assume the project has functional, efficient layouts that will be competitive with the market. Revisions may be required if/when detailed plans become available.

The current rent for the proposed commercial space has been estimated at$45 PSF, growing to **$48 PSF**, at time of completion (with annual increases of 3%). Unlike residential units which typically are marketed for lease closer to the time of construction completion, the commercial space is expected to be marketed prior to the start of the construction program, with lease-up estimated one year post completion of construction.

Analysis and Conclusions

Property Location

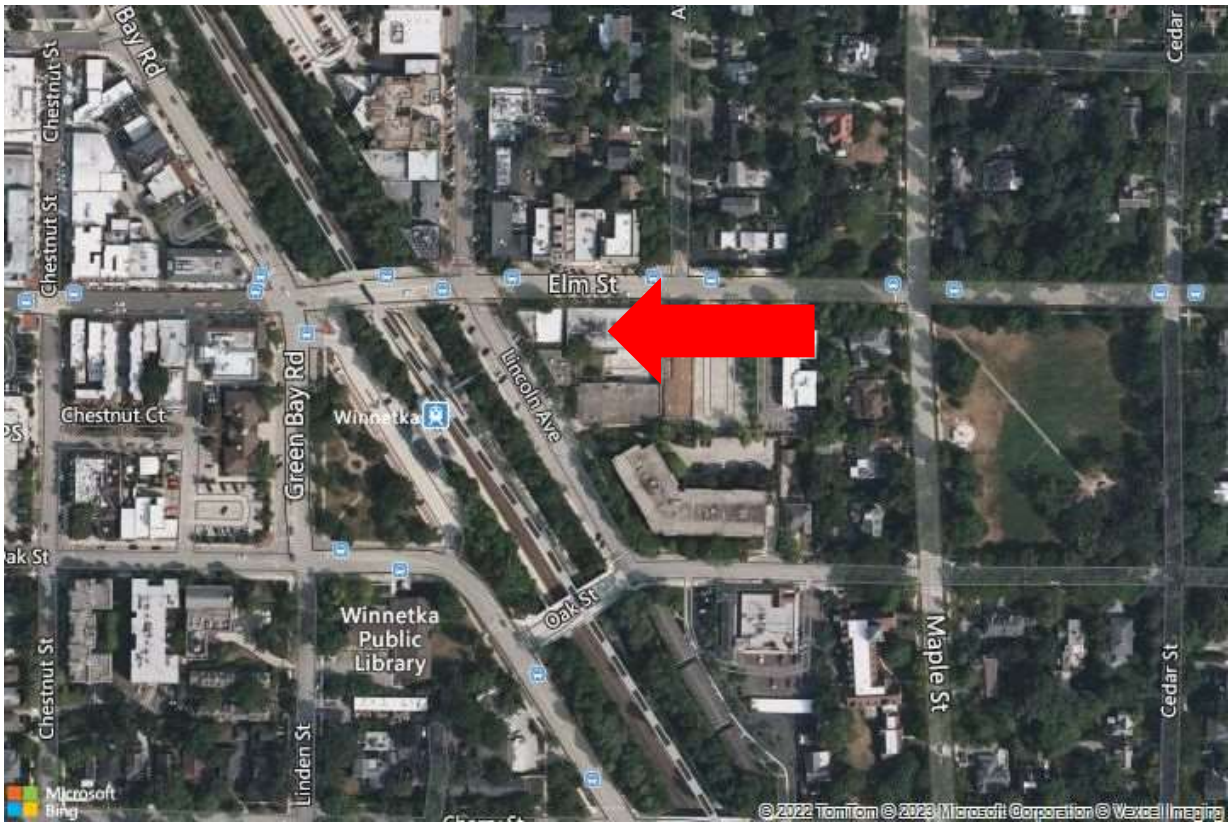
The subject property has an excellent location in the premier North Shore community of Winnetka, IL. Winnetka is one of the most prestigious and affluent suburbs in the Chicago metropolitan area, featuring a deluxe residential housing stock, vibrant commercial districts with three Metra stations, highly regarded New Trier Township school system, setting along Lake Michigan, and location only 20 miles north of Downtown Chicago. All of these factors will drive both pricing and demand for the residential units and commercial space at the subject property.

Throughout the metropolitan area, there is an increasing focus on the development of residential units in suburban downtown locations, particularly when they are well located in regard to train linkage to downtown Chicago and offer walkable locations with strong retail and restaurant amenities. Downtown Winnetka already experienced this type of development with the construction of condominium buildings, although it occurred many years ago, with no recent development in the past 15+ years.

The subject property is situated on the east side of Winnetka's central business district, across from the Metra North Line train station. This desirable location of the subject property provides the opportunity to create a niche product targeting the affluent renters in the market. At Elm Street and Lincoln, downtown Winnetka provides an enticing ambience, combining the convenience, character, charm, and cachet of Winnetka. Thus, a high-end, luxury residential development situated in the heart of Downtown Winnetka will provide renters a residence in keeping with their tastes, expectations, and needs. This property will surpass the rental residences currently available in the community or surrounding suburbs.

Similarly, much of the commercial space available in downtown Winnetka and in other suburban downtowns along the North Shore is older and dated. With Winnetka and its neighboring North Shore suburban downtowns developed many years ago, vacant sites available for development are extremely limited, with options generally requiring redevelopments and rezoning, which is a time-consuming and expensive option for developers. Alternately, small, in-fill sites may present some potential for re-use, but these types of redevelopments will not have the scale needed for a luxury, high-end mixed-use development.

Overall, this is considered to be an outstanding location for the mixed-use development which is proposed for the subject site.



North Shore Rental Apartment Market Conditions

On a quarterly basis, Integra Realty Resources - Chicago surveys 300+ suburban rental apartment complexes with over 110,000 units. This survey comprises virtually every major apartment community developed since 1995, plus older developments (primarily post 1970) throughout the Chicago MSA. Occupancies in the entire suburban market currently average 97.5% for stabilized properties, which is very high but off 50 bps from a year ago. However, the suburban market overall is considered "full", contributing to escalated pricing. The median net effective rent psf is $1.90 which is up 7.5% from a year ago and accompanied by stable occupancy.

Our internal database for the North Shore apartment submarket consists of 6,303 dwelling units. The median unit size for the submarket is 932 square feet, which is slightly larger than the overall suburban market but significantly smaller than what is being proposed for the subject property. The median year built was 2015 compared to the overall suburban market having a median of 1985. Median net rent per square foot as of 4Q 2022 stands at $2.71, up 7.2% from a year ago. Rents in the North Shore are up 27.7% compared to the levels posted two years ago. One-bedrooms have a median rent of $2,211; while two bedrooms have a median net rent of $3,063. Occupancy declined 170 bp from last year, but still exhibited a strong occupancy level of 96.1% as of 4Q22. We project occupancy will remain stable in the near term given limited amount of new supply in this submarket.

In Winnetka, there are no luxury rental apartment buildings, with the rental alternatives being located in other north suburban communities. The closest North Shore alternative is in downtown Wilmette,

where a 75-unit building was developed in 2017, with another 100-unit building currently under construction. The one comment continually heard from North Shore real estate brokers is that their clients are interested in selling their single family residences but have virtually no suitable alternatives if they wish to downsize and stay on the North Shore. These residents frequently do not wish to move to another suburb, and wish to remain in or close to the community in which they have resided for many years. They also complain that they are not able to find a rental residence appropriately sized for their needs. Thus, a luxury rental apartment building in downtown Winnetka would fill this housing gap.

Renter Profile

With the significant number of high-priced homes in Winnetka and 17% of the population being over age 65, , it is likely that there will be good demand for rental apartments from empty nesters who would like to downsize as large homes no longer suit their needs and can become a burden. In particular, part-time residents who have another home in a warm climate are expected to comprise a segment of demand for the subject. In addition, divorced persons and persons in transition who wish to stay in the community or close to their families will likely be an additional segment of the market and affluent grandparents relocating to be close to their families residing in Winnetka will be another source of demand.

The subject property is across the street from the downtown Winnetka Metra station and is considered to have an excellent location for both commuters and persons who desire a walkable location where they can be less dependent upon a car, take a train to Chicago's Loop, or frequent the many restaurants and retail amenities located both in the building and in the immediate area. With a large park to the east and the lakefront within walking distance, this location will have great appeal to this demographic.

Thus, there is a diverse renter profile that is expected to be attracted to the subject property.

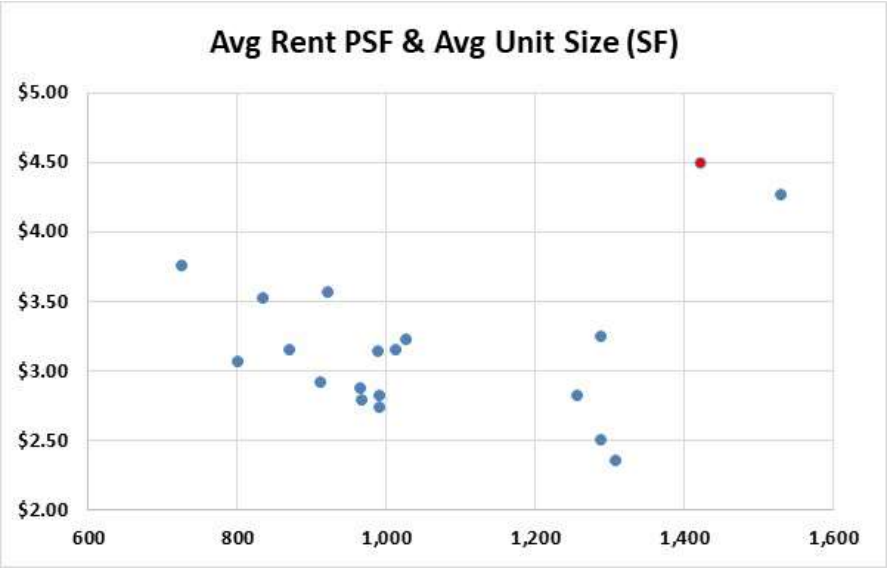
Rental Apartment Competition Overview

The competition survey focused on newer Class A apartment properties on the North Shore and some nearby communities. This survey included 17 buildings and over 3,000 units, including two buildings currently under construction. The primary focus was luxury properties in suburban downtown locations on the North Shore. However, the survey was expanded to include some additional properties that were newly constructed or contained larger average unit sizes, due to the scarcity of such product. Overall, this survey data is summarized below and on the following pages:

Rent Survey Summary

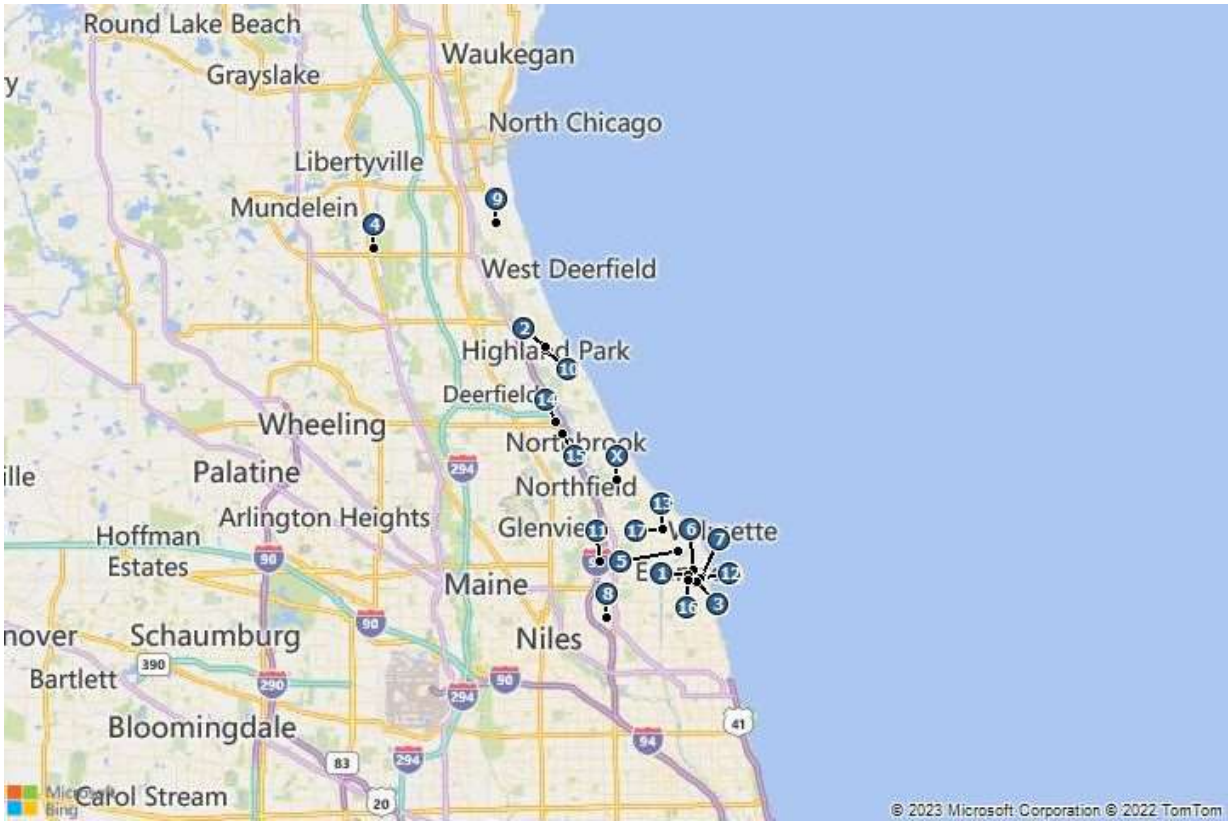
				Quoted Rent		Net Effective	
Unit Type	No. Units	%	Avg SF	Avg Rent	Avg PSF	Avg Rent	Avg PSF
Studio	255	8%	540	$2,058	$3.81	$2,051	$3.80
Convertible	51	2%	647	$2,291	$3.54	$2,291	$3.54
1BR	1,313	42%	771	$2,439	$3.16	$2,417	$3.13
1BR+Den	149	5%	931	$2,712	$2.91	$2,627	$2.82
2BR	1,064	34%	1,177	$3,365	$2.86	$3,314	$2.82
2BR+Den	136	4%	1,329	$3,810	$2.87	$3,692	$2.78
3BR	142	5%	1,651	$4,839	$2.93	$4,827	$2.92
Total	3,110	100%					

On a project basis, it is shown clearly below that only five properties contain units with average unit sizes above 1,200 SF, similar to the subject property. Most of the properties have a significant one bedroom component which subject lacks. Thus, the subject property is being positioned to cater to a very different segment of the market than most of the existing product, due to its unit mix, unit sizes, luxury finishes, and premium location. Subject's target market is currently an underserved segment of the market and the uniqueness of the subject property will result in a rent premium for the subject units.



Integra Realty Resources – Chicago conclusion for the subject units is shown in RED in the above graph

Apartment Competition Map



	Name	Address	Suburb
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**
1	1717	1717 Ridge	Evanston
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park
3	Albion Evanston	1500 Sherman Ave.	Evanston
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills
5	Central Station	1720 Central	Evanston
6	E2	1890 Maple	Evanston
7	Evanston Place	1715-1735 Chicago Ave.	Evanston
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie
9	Kelmscott Park	1080 N. Western	Lake Forest
10	McGovern House	760 Central	Highland Park
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie
12	Park Evanston	1630 Chicago Ave	Evanston
13	Residences of Wilmette	617 Green Bay Road	Wilmette
14	TGM NorthShore	770 Skokie Blvd	Northbrook
15	The Elaine	1000 Skokie Blvd.	Northbrook
16	The Residences at 1555 Ridge	1555 Ridge	Evanston
17	Optima Verdana	1210 Central Avenue	Wilmette

Apartment Rental Competition Overview

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	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF	Avg Rent	Occup	Parking
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**					
1	1717	1717 Ridge	Evanston	2013	175	835	$3.52	$3.52	$2,939	94.3%	$165-$210
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	$3.75	$3.75	$2,723	100.0%	$175-$250
5	Central Station	1720 Central	Evanston	2013	80	965	$2.87	$2.87	$2,770	93.8%	$180
6	E2	1890 Maple	Evanston	2015	356	802	$3.06	$3.06	$2,454	98.9%	$145-$195
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	$3.15	$3.15	$2,744	NA	$90
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	$3.56	$3.56	$3,286	97.2%	$115-$135
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989	$3.14	$2.93	$2,898	97.1%	$100-$150
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	$3.22	$3.22	$3,307	95.7%	$175-$200
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289	$3.24	$3.24	$4,176	Lease up	$175-$200
10	McGovern House	760 Central	Highland Park	2017	73	1,288	$2.50	$2.50	$3,220	95.2%	$85-$155
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257	$2.82	$2.82	$3,545	98.0%	$125
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992	$2.74	$2.51	$2,490	91.6%	$150-$250T
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968	$2.79	$2.79	$2,701	98.0%	$75
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	$2.92	$2.76	$2,517	Lease up	$120-$170
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309	$2.35	$2.35	$3,076	100.0%	$125-$225
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	$2.82	$2.82	$2,797	93.8%	$75-$150
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	$3.15	$3.15	$3,191	93.3%	$180
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589	$4.36			Under Const	$200

Apartment Rental Competition Unit Mix

Unit Mix

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							Studio		Convertible		1BR		1BR+Den		2BR		2BR+Den		3BR	
	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**							**9**	**15%**	**19**	**32%**	**11**	**19%**	**20**	**34%**
1	1717	1717 Ridge	Evanston	2013	175	835	14	8%			101	58%	4	2%	42	24%			14	8%
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	94	35%	29	11%	92	34%			49	18%	4	2%		
5	Central Station	1720 Central	Evanston	2013	80	965			8	10%	32	40%	12	15%	18	23%	6	8%	4	5%
6	E2	1890 Maple	Evanston	2015	356	802	48	14%			204	57%			81	23%			23	7%
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	16	8%			94	50%	30	16%	24	13%	23	12%	3	2%
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	28	10%			115	41%	19	7%	106	38%			15	2%
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989					28	41%			40	59%				
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	19	12%	14	9%	59	37%			69	43%				
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289					29	33%	3	3%	46	52%			11	12%
10	McGovern House	760 Central	Highland Park	2017	73	1,288					20	27%	15	21%	20	27%	18	25%		
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257					32	32.3			33	33.3	18	18%	16	16.2
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992					86	25%	63	18%	142	41%	56	16%		
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968					186	61%			118	39%				
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	16	10%			63	41%			68	44%			6	4%
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309					43	25%			108	64%			18	11%
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	16	6%			137	53%			61	24%	20	8%	26	10%
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	4	5%			29	39%	4	5%	32	43%			6	8%
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589					22	24%			38	41%			33	35%

*Subject's 3BR and 3BR+Den units are combined in the 3BR category due to the lack of this inventory in the market.

Apartment Rental Competition Unit Sizes

Unit Size (Square Feet)

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	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Studio	Convertible	1BR	1+Den	2BR	2+Den	3BR
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**				**1,042-1,169**	**1,102-1,397**	**1,347-1,572**	**1,509-1,849**
1	1717	1717 Ridge	Evanston	2013	175	835	518-535		564-835	933	988-1,203		1,239-1,367
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	441-628	576-623	641-827		943-1243	1,393-1,468	
5	Central Station	1720 Central	Evanston	2013	80	965		590-635	785-850	885	1,182-1,230	1,305	1,485
6	E2	1890 Maple	Evanston	2015	356	802	505-542		594-805		934-1,097		1,391-1,751
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	567		657-852	878-958	966-1,034	1,216-1,221	1,968
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	514-540		589-800	1,049-1,095	1,017-1,315		1,434-1,575
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989			511-948		1,068-1,253		
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	541-605	714-814	826-941		999-1,655		
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289			816-927	1,394-1,429	1,062-1,770		1,376-2,272
10	McGovern House	760 Central	Highland Park	2017	73	1,288			857	1,020	1,190-1,310	1,480-2,020	
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257			755-860		1,218-1,332	1,520-1,593	1,683-1,884
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992			667-904	755-972	1,009-1,157	1,099-1,341	
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968			689-1,035		1,031-1,229		
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	500-501		680-761		1,063-1,210		1,464-1,485
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309			722-957		1,011-1,615		1,698-3,109
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	556-638		752-908		1,025-1,359	1,245-1,305	1,341-1,465
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	657		740-789	882	1,114-1,291		1,510-1,554
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589			660-898		1,192-1,480		2,048-2,790

Comparable Analysis

The North Shore submarket has experienced a sizable amount of new rental apartment construction during the past 10 years since the submarket had previously had very limited Class A rental apartment product. The rent levels generated on the North Shore are the highest of all of the submarkets in the Chicago suburban MSA, contributing to the feasibility of this development.

Much of the rental demand in the North Shore market is seen in downtown Evanston, generated by Northwestern University students, faculty, and staff. The more traditional renter profile is also evident, but to a lesser degree. The highest rents are generated in the Downtown core location, with lower rents both at the southern end (Main Street corridor) and at the northern end (Central Street corridor). Both downtown and Central Street properties were included in this survey. While rents are high on a per square foot basis, the overall average unit sizes are small, with abundant studio and one bedroom units. Overall, the Evanston market is very different than the rest of the North Shore due to the location of the university.

Wilmette will be the strongest competitor to the subject units. Currently, the Residences of Wilmette tend to offer some similar amenities to the subject property: newer construction and a downtown suburban location. However, this property is a little older, with smaller unit sizes, more modest finishes, and a Green Bay Road location which lacks the charm and character of subject's location. Upon completion, Optima Verdana will provide the strongest competition to the subject units due to its new construction finishes, extensive amenities, and large unit sizes. While it has a very attractive, contemporary architectural design which will appeal to many potential residents, some renters in the market will prefer the architectural design and greater privacy afforded by the subject development. Currently, the developer is quoting rent ranges but the leasing program has not yet started. Leasing will begin next month, with models and an on-site leasing program scheduled for May 2023. With its extensive amenities including a 24/7 desk attendant and a wide array of recreational amenities including an indoor lap pool, pickleball/basketball court, and golf driving range, this property will appeal to renters desiring a full-service, highly amenitized building. Its quoted rent levels are at the top of the suburban market, comparable to rents currently being achieved at the newest luxury buildings in Chicago's Downtown market.

Downtown Highland Park has two properties while will provide alternatives to persons desiring a downtown suburban location. McGovern House, built in 2017, has an average unit size of nearly 1,300 SF and an amenity package similar in scale to subject's. However, its parking amenities are much inferior, with a mix of indoor and surface parking and a lower parking ratio. In addition, the quality of the building is also inferior to what is proposed for the subject units.

Also in downtown Highland Park is the Albion property which originally opened in 2021 with 161 units and is adding a second phase of 89 units which is in lease-up for occupancy starting in mid-March 2023. The new phase will have larger unit sizes, as developers on the North Shore have seen the increased demand for larger unit sizes by empty nesters who are selling homes in the area. One-third of the units are reported to be leased, and occupancy has not yet started.

Kelmscott Park is located in Lake Forest. This property which was built in 2017 and has 99 units but is situated at the far northern end of the downtown area, approximately ¾ mile from the center of the

retail district and the Metra station. Thus, while it can be considered to be in downtown Lake Forest, its location lacks the easy walkability provided by the subject location. Its unit sizes also are larger than typical, averaging approximately 1,250 SF. With its location in north suburban Lake Forest, it is at the far northern end of the North Shore, far from the subject property and will have little overlap as a competitor.

Atworth at Mellody Farm was included in the survey as an example of a property with a small component of larger unit sizes and a location in a vibrant retail center with national retail tenants, though not a downtown location. While Vernon Hills does not command the same rents as a Winnetka location, it has attracted some north suburban renters due to the lack of product further east along with the strength of its retail amenities.

Downtown Northbrook does not have any large-scale rental apartment buildings, but it has two large properties situated on Skokie Boulevard, just one block from the Edens Expressway. TGM North Shore and the Elaine are commanding similar rents, with average unit sizes close to 950 SF. Lacking the residential ambience of a downtown location, the walkability component, and proximity to the Metra, these properties are not able to command the premiums of the subject property.

Skokie is experiencing new interest as a rental apartment location. In the early 2000s, Optima Old Orchard Woods was developed as a three tower, three phase condominium property overlooking the Edens Expressway but converted its final 169 units of unsold inventory to rental apartments after the recession in 2008. Thus, its unit sizes average over 1,300 SF since they were developed as condominiums, but its finishes were only middle-market and its rents have always lagged the market on a per square foot basis. Highpoint at 8000 North was developed in downtown Skokie in 2021. Designed by Lucien Lagrange, this property has 153 units and an average unit size of approximately 900 SF, significantly smaller than the subject units. The property is now nearing the end of its lease-up. In addition, there are several significant rental apartment developments being proposed for Skokie, with one near Westfield Old Orchard and another actually being a redevelopment of part of the retail space in the retail center. At the present time, these are still proposed projects, but given the trends in mail redevelopments, it is likely that additional rental apartment development will take place in Skokie.

As is evident from this survey of alternatives, the adjoining communities of Kenilworth, Northfield, and Glencoe do not have any luxury rental apartment properties in their downtown areas and are expected to provide additional demand for the subject development.

Future Competition – Proposed for Development or Under Construction

In addition to the existing properties in the market area, there is also an active pipeline of potential new projects, including the subject property. With subject's boutique size and luxury-sized units, it remains unique in the market. For comparison purposes, the following is an overview of the other projects which are currently being proposed for construction or currently under construction in the north suburban market.

Under Construction / Planning

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Property	Submarket	City	Developer	Status	Units
718 Main / Vogue site	North Shore	Evanston	Catapult/CityPads	Construction	120
1101 Church (part adapt reuse/part new const)	North Shore	Evanston	Campbell Coyle	Construction	30
Optima Verdana/1210 Central	North Shore	Wilmette	Optima	Construction	100
Albion Highland Park Phase II/Saks Fifth Avenue	North Shore	Highland Park	Albion	Construction	89
District 1860/NWC Touhy&Lincoln	North Shore	Lincolnwood	Tucker	Construction	299
Legacy/1621 Chicago	North Shore	Evanston	Horizon	Planning	140
1012 Chicago	North Shore	Evanston	MCZ	Planning	116
Masonic Temple/1453 Maple (adap reuse)	North Shore	Evanston	R2	Planning	30
Varsity Theater/1706-1710 Sherman (adap reuse)	North Shore	Evanston	Rogin/Campbell Coyle	Planning	35
Gidwitz site - Touhy and Linder	North Shore	Skokie	Gidwitz	Planning	494
Portland Cement site - 5400-5420 Old Orchard	North Shore	Skokie	Bardo Land Devel	Planning	294
Old Orchard Mall	North Shore	Skokie	Unibail/Rodamco/Westfield	Planning	360
One Winnetka/Elm & Lincoln	North Shore	Winnetka	Murphy Development Group	Planning	59

In addition, we are also tracking development which remain confidential at this time. While there have been proposals over the years for apartment developments in Deerbrook Mall and Northbrook Court, these developments have not moved forward.

Of the properties currently under construction, Optima Verdana and Albion at Highland Park – East are the most important for the subject property.

Optima is currently developing a 100 unit rental apartment building in downtown Wilmette, across from the Metra station. This property called Optima Verdana is located at Central Avenue and Green Bay Road and will be the most competitive with the subject property. It is reported that the units will average over 1,500 SF in size, along with 5,900 SF of ground floor commercial space. This building will feature floor to ceiling windows, with many units having large outdoor terraces.

Common area amenities will include a heated, glass-enclosed lap pool with retractable glass walls opening to a sundeck, a party room with chef's kitchen, residents' club, two game rooms, and three outdoor terraces including a sundeck, garden lounge, and dining area designed for year-round use.

Other indoor common area amenities will include a fitness center (with free weights, yoga room, Pilates studio and massage room), dual basketball/pickleball court, golf simulator and sports lounge with large screen TVs, children's play area, pet park and spa, library lounge, and multiple work-from-home spaces including conference rooms and a business center. The building is also planning to offer a wide variety of services (some for a fee) and social activities.

Unit amenities will include floor-to-ceiling windows with roller shades, Fisher & Paykel appliances, polished stone countertops, 10" luxury plank flooring, smart home technology, and custom closet systems. There will be 181 parking spaces, with some featuring electric vehicle charging stations.

Pre-leasing will begin next month with occupancy planned to begin in July 2023. Asking rents averaging approximately $4.36 PSF are being reported, with an average rent of $3,620 for 1BRs, $6,255 for 2BRs, and $8,736 for 3BRs.

Albion East is an 89 unit addition to the Albion at Highland Park property which is currently under construction, bringing the total from 161 to 250 units for the development. Unit deliveries are starting in mid-March 2023. Residents of Albion East will have use of the more extensive amenities at Albion West (the first phase) although the new building will also include a small number of amenities including a fitness center and pet spa. Units will range in size from one to four bedrooms, with the kitchens having two different color and style pallets, depending upon the floor location. The unit sizes in Albion East are larger than Albion West, with fewer amenities and more of an urban vibe as its location is more convenient to the amenities of downtown Highland Park. Current asking rents range from $2,548-$2,662 for its 1BR units (816-872 SF), with its one bedroom plus den units at $3,056 for 927 SF, 1BR plus den townhomes at $4,635-$4,750 (1,394-1,429 SF), 2BRs at $3,333-$5,854 ()1,110-1,770 SF), and its 3BRs at $4,884-$7,000 (1,376-2,272 SF).

It is not expected that the Evanston or Lincolnwood projects currently under construction will provide alternatives to the subject units due to their smaller unit sizes and locational differences.

Critique and Conclusions Regarding the Subject Rental Apartment Units

The Subject Property - Unit Mix

The developer's unit mix and projected sizes are as follows.

Unit Type	# Units	Mix	SF Range	Avg Size (SF)
1BR+Den	9	15.3%	1,042 - 1,169	1,077
2BR/2 Bath	19	32.2%	1,102 - 1,397	1,278
2BR+Den/2 Bath	11	18.6%	1,347 - 1,572	1,483
3BR/3 Bath	12	20.3%	1,509 - 1,674	1,613
3BR+Den/3 Bath	8	13.6%	1,671 - 1,849	1,782
Total/Avg	**59**	**100.0%**	**1,042 - 1,849**	**1,422**

We note, detailed floor plans that depict partitions and room placement were not available for the property. Our conclusions assume the project has functional, efficient layouts that will be competitive with the market. Revisions may be required if/when detailed plans become available.

Unlike all of the other rental apartment buildings in the North Shore market, the subject property will not contain any one bedroom units or studio/convertible units, as it is being positioned as a high-end, luxury residential building. Even Optima Verdana, the luxury 100-unit building currently under construction in downtown Wilmette with an average unit size in excess of 1,500 SF, contains a significant one bedroom component, comprising approximately 25% of its units, with units ranging between 660 and 898 SF in size.

The smallest units in the subject building will be over 1,000 SF in size and will be one bedroom plus den layouts, with the other units ranging upwards in size to three bedroom plus den units with 1,849 SF. Overall, the building will provide a broad mix of unit types providing diversity in product type and unit sizes. In general, the unit sizes are oriented towards the top end of the North Shore rental apartment market. This is consistent with demand in the market for a luxury rental alternative for persons seeking a luxury residence, with a strong preference for the locational attributes of downtown Winnetka.

The Subject Property - Unit Finishes and Amenities

The developer did not provide a specific list of unit finishes but reported that the subject property will be a high quality building with finishes which will be chosen to reflect the luxury quality of the property and the design tastes of the target market. It is assumed that the property will be superior to the existing competing rental properties in the market.

With its architectural design as shown on the renderings, the subject property will blend in with the downtown Winnetka streetscape. Balconies and terraces will be provided per plan, with some residences facing Elm Street or Lincoln Avenue, while others will overlook the landscaped inner courtyard . The second floor courtyard units will have large private terraces as will several of the fourth floor units.

The Subject Property - Building Amenities

With only 59 units, the subject property will be a small, boutique property and will not be offering the array of amenities frequently found in the larger rental properties in the market area. A large lobby/entrance area with over 4,300 SF has been designed although this space is not yet programmed. However, it is expected that this area will provide some amenity space for the building. The second floor will also feature a 2,500 SF amenity space which will likely include a fitness center and area for socialization. This space will overlook the landscaped courtyard which will be accessible to the residents. In addition, the property will provide same-floor storage facilities which is an amenity rarely found and something that is expected to be highly popular with its residents.

The Subject Property - Parking Amenity

The development will include a below grade parking garage for the residences, with 116 spaces, or a nearly 2:1 parking ratio. This is a very generous enclosed parking ratio, not typical for the market. It is likely that some of the units will be occupied by one person only, with needs for only one parking space. However, this parking ratio will be wonderful amenity for the resident who will want to have three parking spaces. Overall, this high parking ratio will be an excellent amenity for the property.

The Subject Property - Recommended Rents (average)

As shown by the survey of the market, the subject property will be a niche property. With no other property of its type in Winnetka, it will be catering to a discerning resident who is a renter-by-choice. This will be someone who is not price-sensitive, and can afford a rent level that is above all of the existing alternatives in the suburban market. If this renter were to consider their alternatives in Downtown Chicago, they would be paying a rent around $4.50 PSF for a luxury rental residence. While there are numerous rental options of this type in the Downtown Chicago market, they do not currently exist on the North Shore. As already noted, Wilmette's Optima Verdana will be targeting this same market and rent level with its units which will begin occupancy in the summer of 2023.

Based upon an analysis of the subject location, the developer's unit mix and average sizes, and a review of the market, we believe that the units will be marketable at this location at the rents shown below. These rents reflect the desirable amenities of its downtown Winnetka location, the unit mix and expected finishes. The conclusions also assume the project has functional, efficient layouts that will be competitive with the market. Revisions may be required if/when detailed plans become available.

Unit Type	# Units	Mix	SF Range	Avg Size (SF)	Total SF	Market Rent Conclusions Est. Rent	Rent PSF	Total
1BR+Den	9	15.3%	1,042 - 1,169	1,077	9,693	$4,500	$4.18	$40,500
2BR/2 Bath	19	32.2%	1,102 - 1,397	1,278	24,282	$5,500	$4.30	$104,500
2BR+Den/2 Bath	11	18.6%	1,347 - 1,572	1,483	16,313	$6,800	$4.59	$74,800
3BR/3 Bath	12	20.3%	1,509 - 1,674	1,613	19,356	$7,500	$4.65	$90,000
3BR+Den/3 Bath	8	13.6%	1,671 - 1,849	1,782	14,256	$8,500	$4.77	$68,000
Total/Avg	**59**	**100.0%**	**1,042 - 1,849**	**1,422**	**83,900**	**$6,403**	**$4.50**	**$377,800**
Avg PSF 2023							***$4.50***	
Avg 2025 @ 3% Trended							***$4.78***	

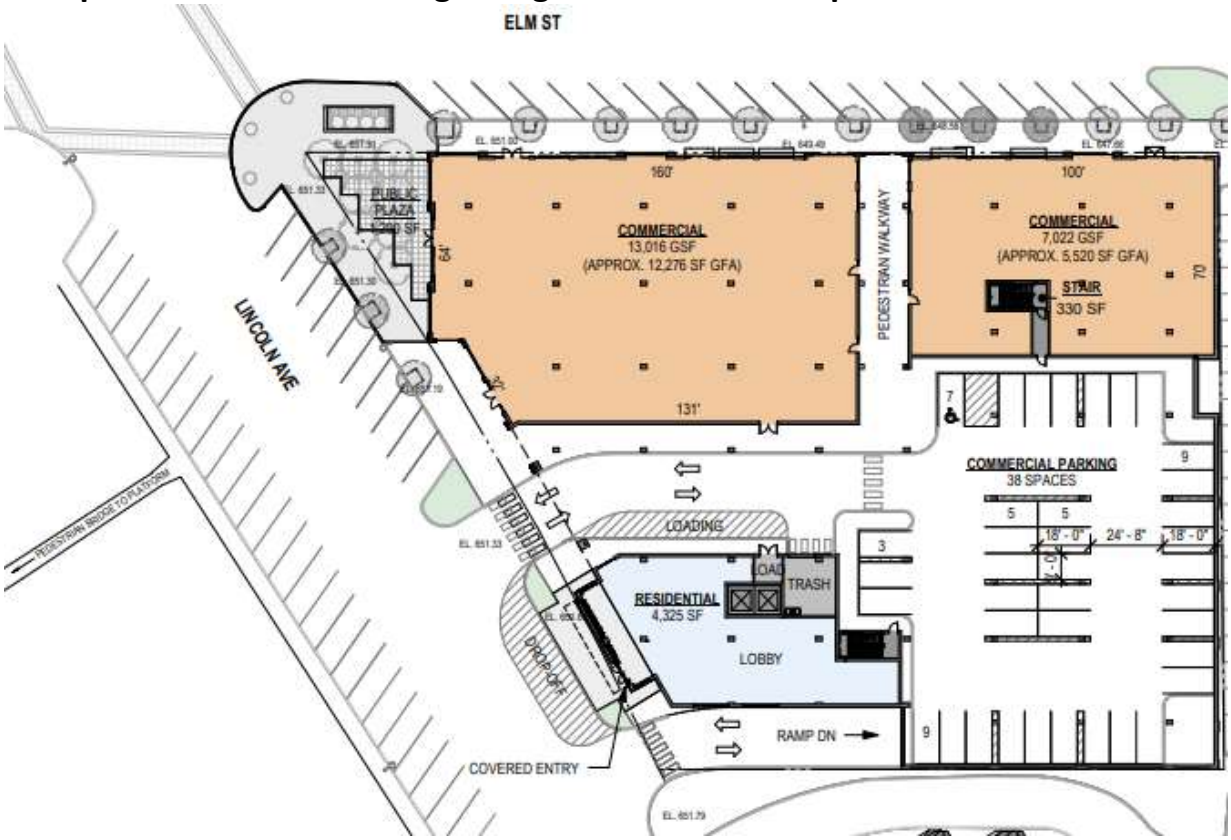
With the developer's unit mix, we have concluded that a net effective rent of $4.50 PSF should be achievable in 2023 dollars, with parking at $200/space/month. We expect that rents will increase and have provided an annual rate of about 3% per year, which would indicate rents of $4.78 PSF in 2025 when the property is delivered.

The Subject Property - Estimated Absorption

In the Lease-up Absorption Survey contained in this report, lease-up statistics over the past 10 years show consistent demand for new apartment product. However, monthly absorption in projects engaged in lease-up can be affected by many factors including the type of leasing program, the rent levels, and the location of the property. The size of a development definitely appears to impact the absorption rate achieved during lease-up, with smaller, low profile buildings (less than 100 units) leasing at a pace of approximately 5 to 8 units per month, with the larger projects with bigger marketing budgets averaging 10-15 units per month, with some exceeding this number.

Given the unique characteristics of the subject location, project design, and unit mix, we have projected the lease-up of the property in less than a year, or an average of five units per month.

Critique and Conclusions Regarding the Commercial Space



The subject's proposed mixed-use development is planned to include a commercial component on the ground floor, as is typical for other buildings in downtown Winnetka. This commercial space will likely lease to a retail user or a commercial user that desires good visibility in a retail type location. The commercial area will contain 17,796 square feet of leasable area.

The space will be divided into two distinct spaces by a pedestrian walkway. The east portion of the commercial space will have 70-foot store depths, while the west portion will have 90-foot depths. The west portion of this space will benefit from being on a corner (at Elm St and Lincoln Ave) and exposure to a public plaza. The commercial space will be divisible and the developer is anticipating multiple tenants. The commercial space will have 38 parking spaces located on the ground floor and adjacent to the commercial space to the south.

We would expect that the commercial space within the mixed-use development will appeal to a wide variety of potential tenants who would be attracted to both the strong demographics of Winnetka and the new construction aspect of this development. Among the likely tenants include high-end retailers, financial institutions (banks and brokerages), and medical office users.

Based on our view of the property location and the competition, we believe this commercial space will be met with strong demand. The downtown Winnetka market has historically maintained a strong occupancy level with rents that are higher than typical for suburban locations. There is, however, a

lack of new development in the downtown area and we believe the commercial space should receive a premium above the existing commercial space in the immediate area.

Based on the market data presented, we estimate a market rent for the subject's ground floor commercial space at $45 per square foot on a net basis in 2023 dollars. We project a 3% annual rent increase until opening of the project in 2025. Based on these projections, we have rounded the estimated market rent in 2025 to $48 per square foot.

With regard to concessions, such as tenant improvements and free rent, it is typical for a new lease to include provisions for each of these items. Tenant improvements are typically lower for second generation space, such as the comparable properties. For a new construction property like the subject it is common to receive a tenant improvement package of $50 per square foot or more. For our analysis, we estimate $75 per square foot. It should be recognized that a higher tenant improvement package may be offered for certain tenants but higher allowances are often amortized into the rental rate. With regard to free rent, it is typical for a new lease to receive one month of free rent per year of lease term.

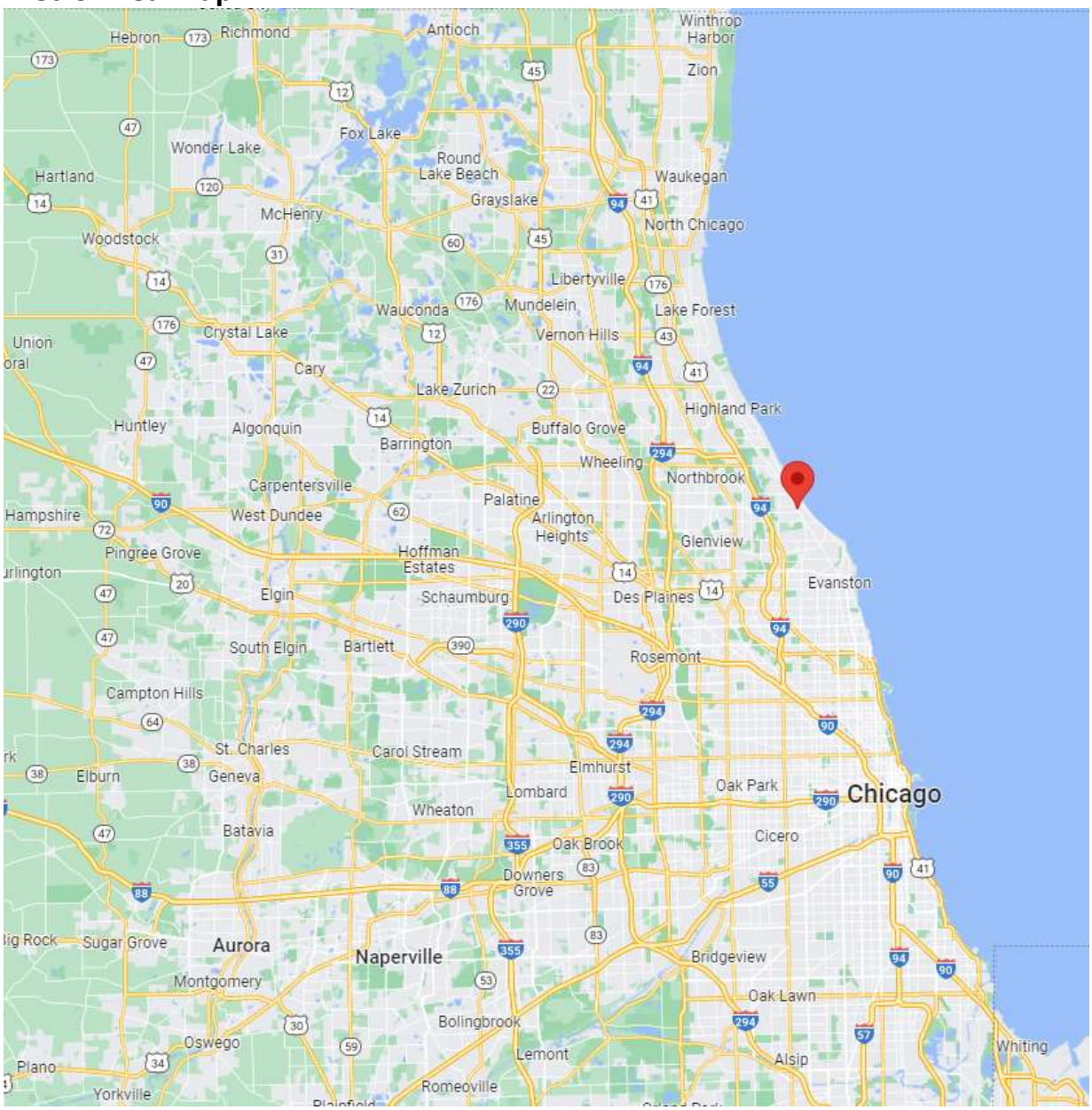
The following summarizes all of the commercial market rent projections.

Concluded Market Lease Terms

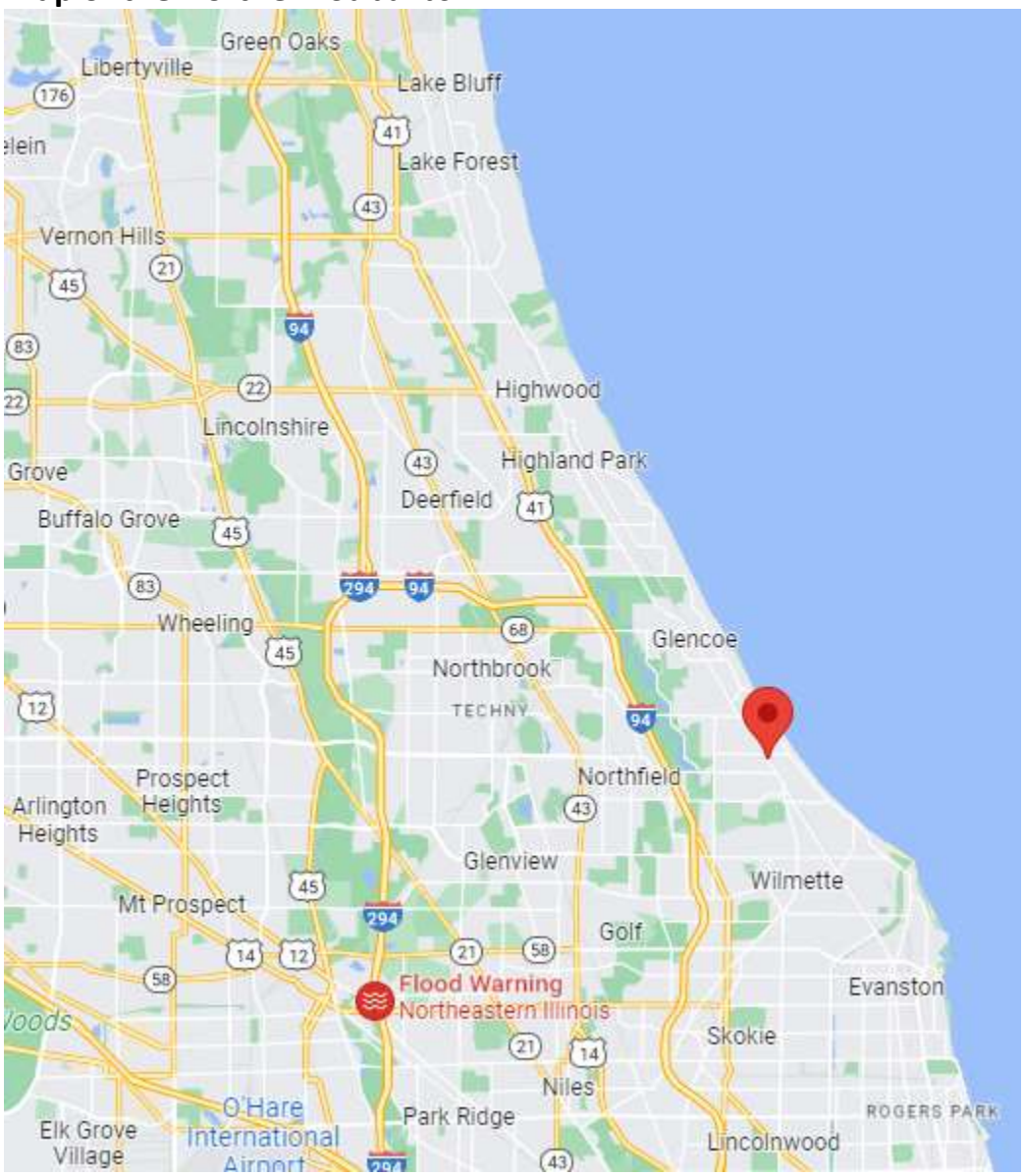
Space Type	SF	Market Rent	Measure	Rent Escalations	Lease Type	Lease Term (Mos.)	Free Rent (Mos.)	TI/SF New
Ground Floor Commercial	17,796	$48.00	$/SF/Yr	3% per year	Net	120	10	$75.00

Unlike residential units which typically are marketed for lease closer to the time of construction completion, the commercial space is expected to be marketed prior to the start of the construction program, with lease-up estimated one year post completion of construction.

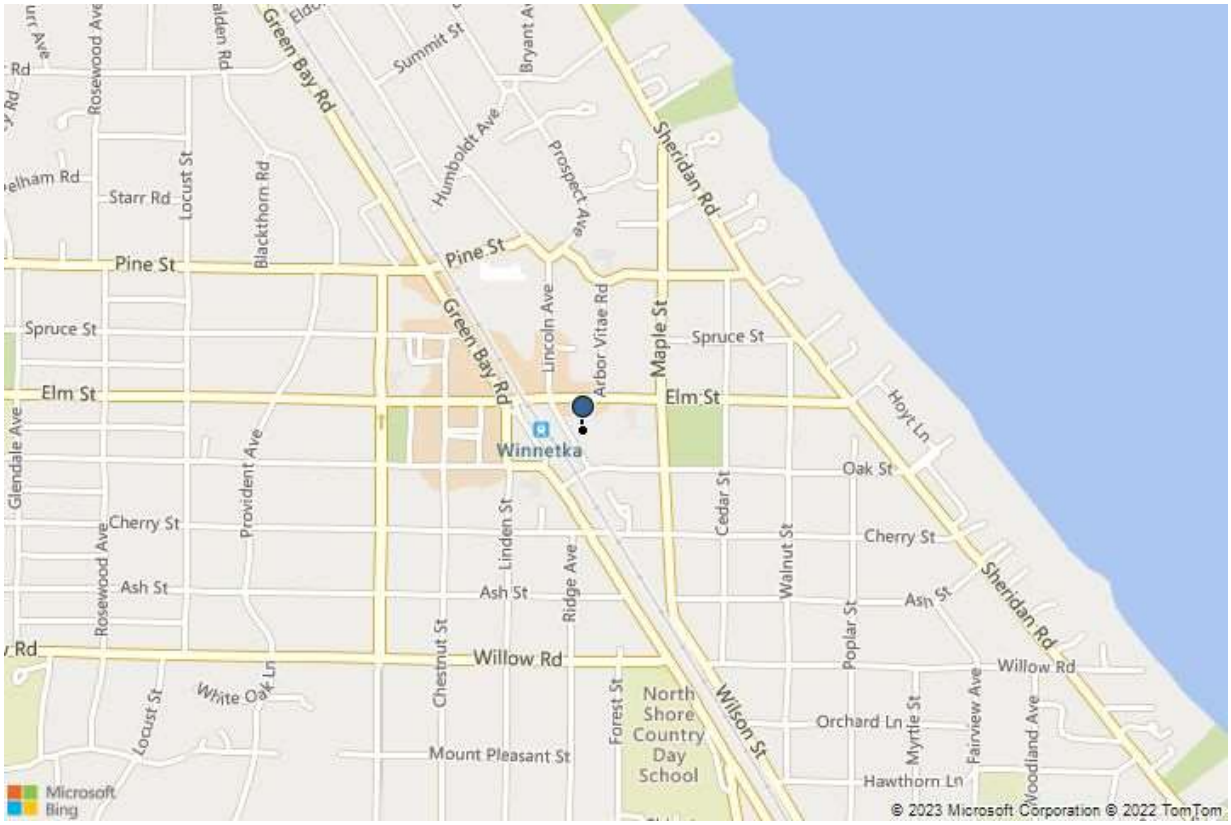
Metro Area Map



Map of the Northern Suburbs



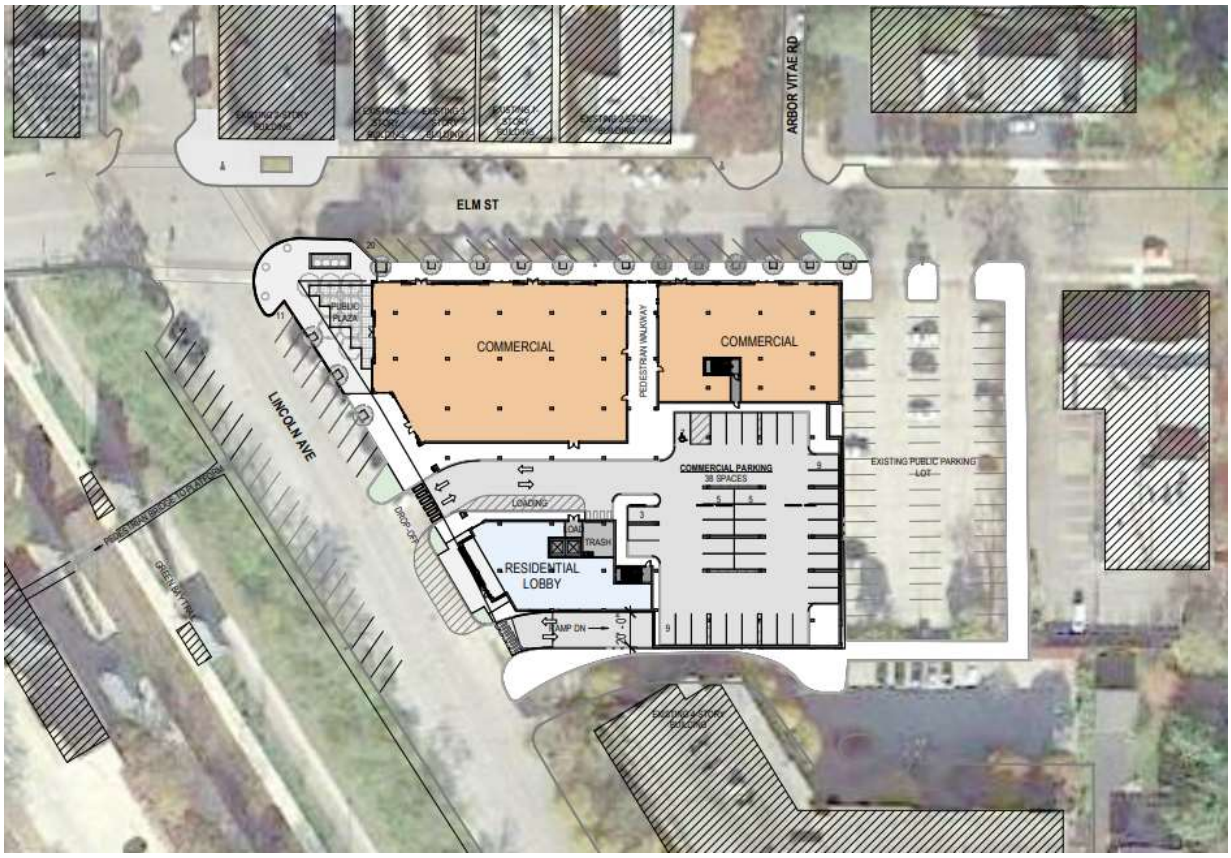
Surrounding Area Map



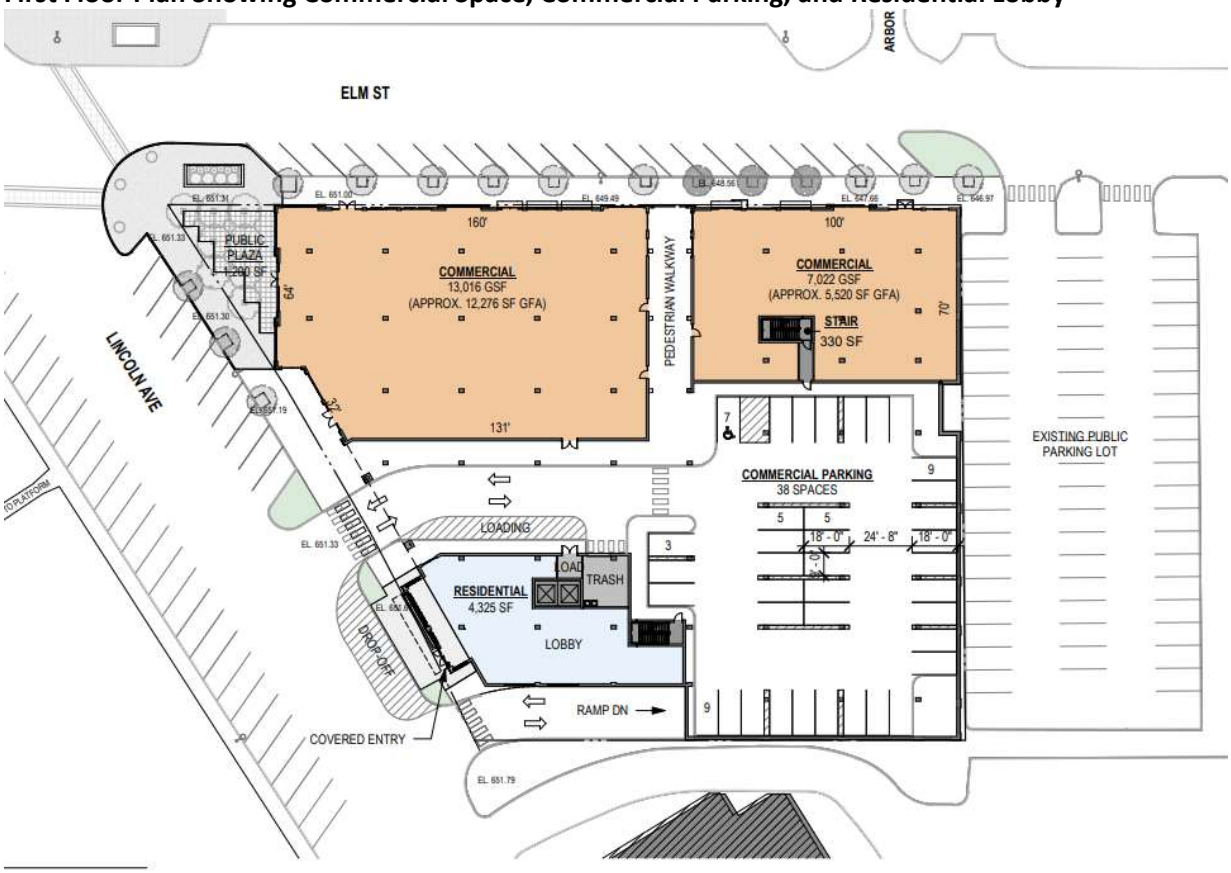
Proposed Subject Building

Proposed Subject Building

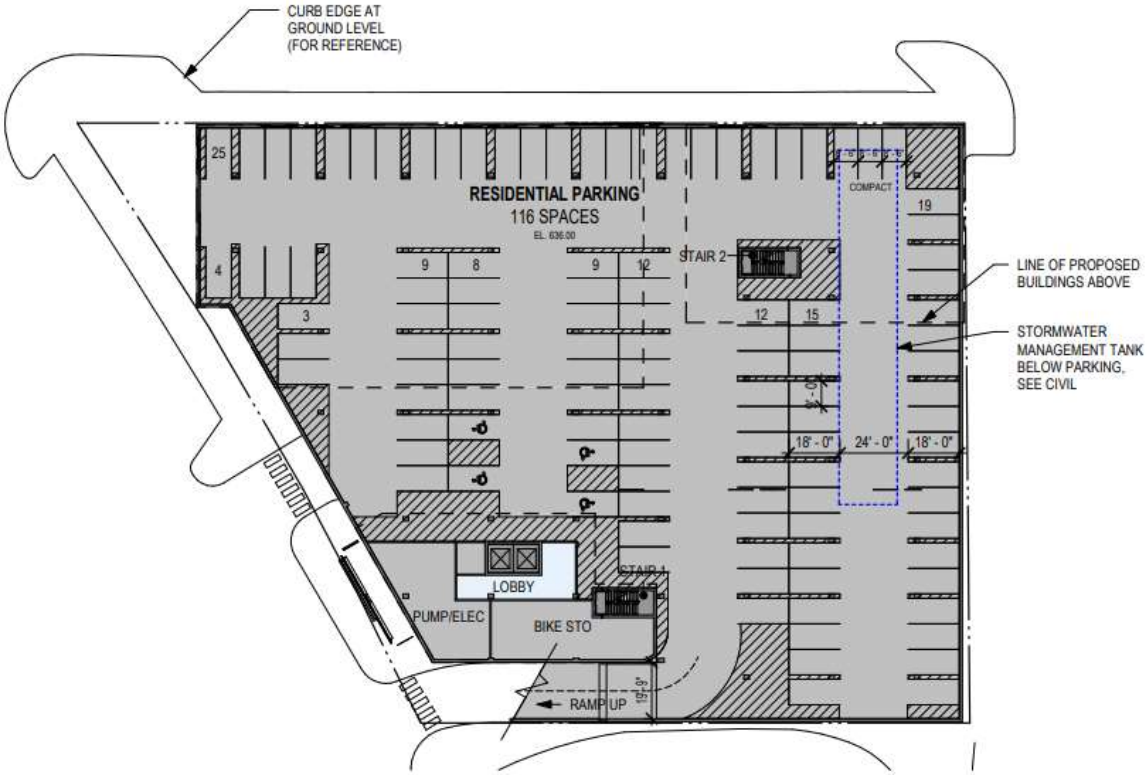
Site Plan – Aerial View



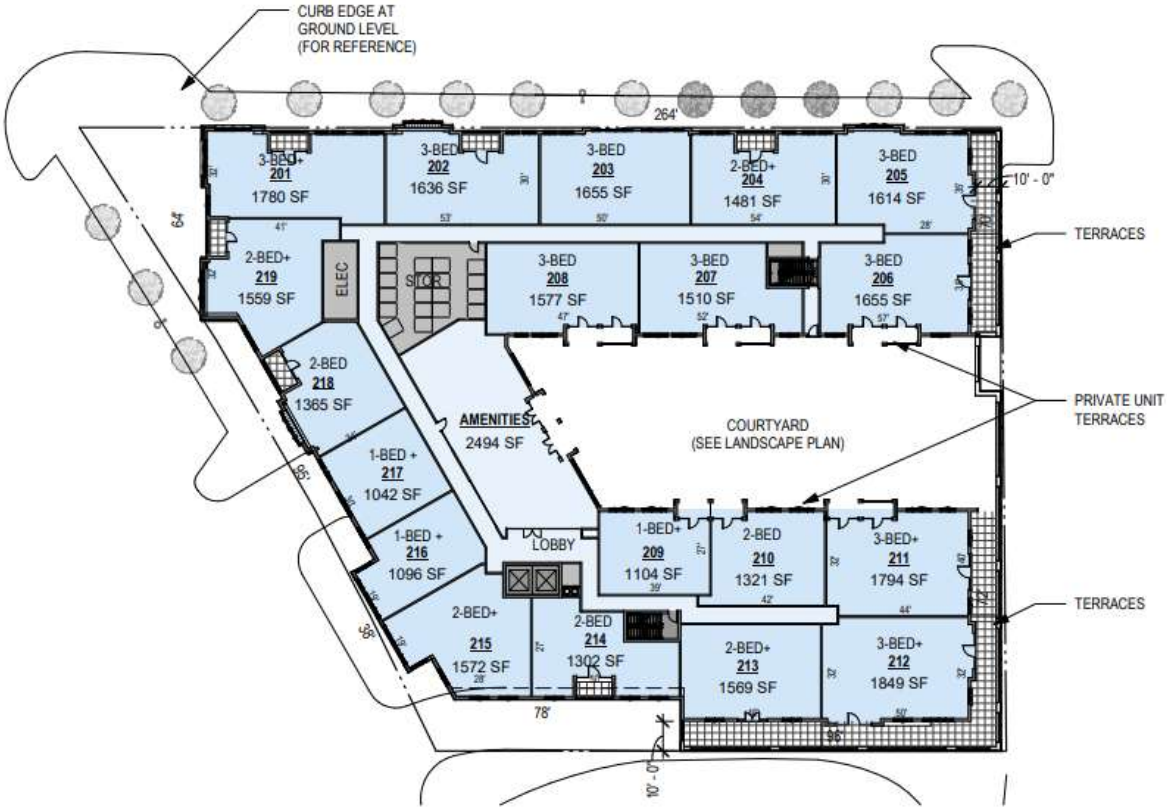
First Floor Plan Showing Commercial Space, Commercial Parking, and Residential Lobby



Lower Level Plan – Garage Parking for the Residential Units



Second Floor Plan – Residential Units and Common Area Amenity Space



Third Floor Plan – Residential Units Only

Fourth Floor Plan – Residential Units Only

Subject Site and Area Photos

View of the Eastern Portion of the Subject Site on Elm Street	**View of the Western Portion of the Subject Site on Elm Street**
View of the Western Portion of the Subject Site on Lincoln Avenue, Across from the Metra Station	**View of the Subject Site Looking North on Lincoln Avenue**

Subject Site and Area Photos

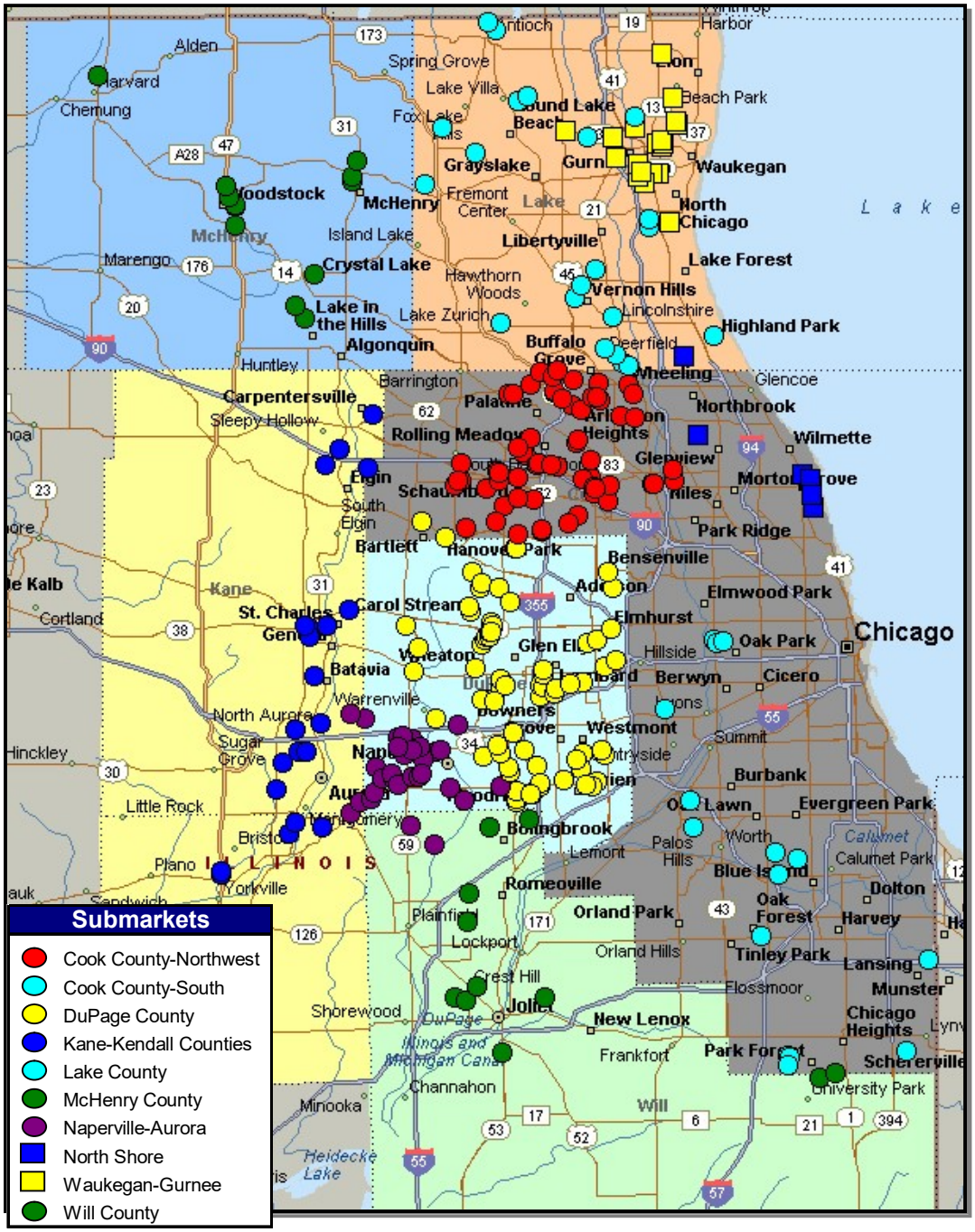
View of the Buildings across from the subject site on Lincoln and Elm Street	**View North on Lincoln at Elm Street**
View East on Elm Street, East of the Subject Property	**View of the Buildings on the North Side of Elm Street, Across from Subject**

Subject Site and Area Photos

View of the Condominium Building Directly to the South of the Subject Site	**View of the Metra Station**
View of Village Green Park, One Block East of Subject, just East of Downtown Winnetka	

Suburban Chicago Apartment Market

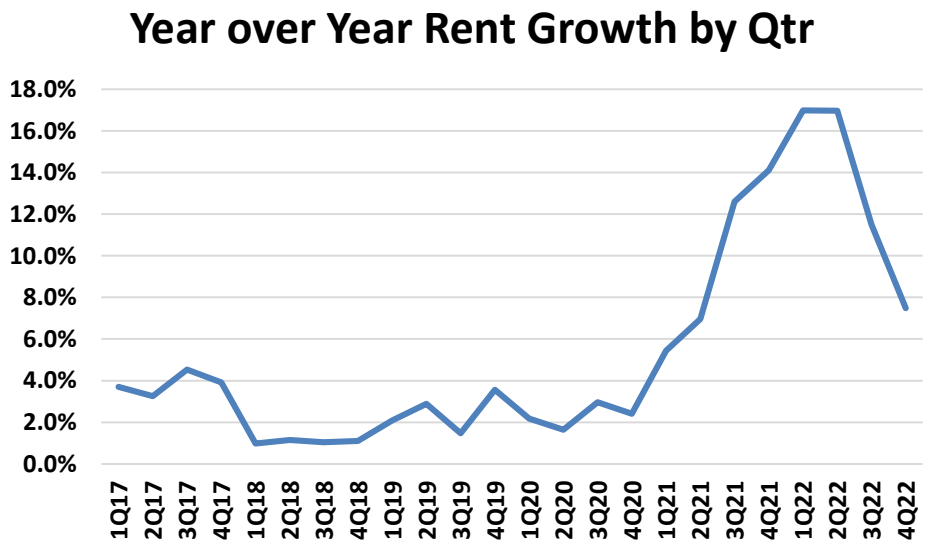
Market area defined. The Suburban Chicago market is defined as including Cook, Lake, McHenry, Kane, Kendall, DuPage and Will counties. Properties located within the city of Chicago are of course excluded from the survey.



Suburban Market Overview

Survey property profile. The database for the Suburban Chicago survey includes 350+ complexes with a total of over 100,000 dwelling units indicating an average development size of ~300 units. Our survey includes virtually every major apartment community developed since 1995 plus older developments (primarily post-1970) throughout the MSA. The data was gathered by direct contact with on-site staff and/or ownership.

Rent Trends & Concessions. Median net rent per square foot is at $1.90 which is up 7.5 percent from a year ago and accompanied by stable occupancy. Rent growth remains elevated but slowed due to economic uncertainty and a reduction in household formation. Compared to two years ago, net rent growth has amounted to a positive 22.7 percent, or from $1.55 per square foot to $1.90 per square foot. These recent gains remain well above the historical levels of three to four percent. One bedroom units have a median net rent of $1,566 per month while two bedrooms are at $1,833. We expect rent growth of 3-4 percent annually going forward.

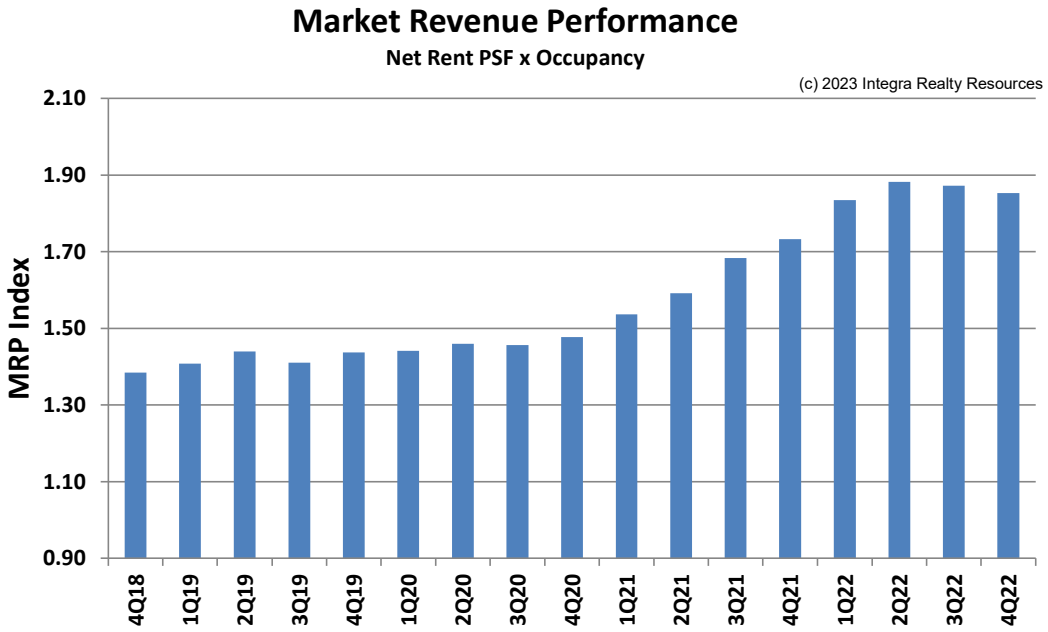


Concessions are a marketing tool used to react to current demand without the need for continually adjusting "market" rents. The percent of complexes offering concessions has declined to 16.4. The amount of the concession, currently offered at roughly one half month per lease year, has also been on the decline. Concessions are expected to remain in the market.

Occupancy. Physical occupancy is at 97.5 percent for the entire market – albeit off 50 bps from a year ago. The suburban market overall is considered "full", contributing to escalated pricing. Tenant income levels will likely constrain rent growth. The lack of notable suburban employment growth has not hindered demand. While some renters transitioned to single family home ownership during the pandemic, others have taken advantage of higher prices in the for-sale market and sold their homes,

moving to rental product potentially as a short-term play until they determine their next move. Rising interest rates will curtail home purchases, increasing retention in the rental market. We expect occupancy to remain stable in the near term.

Market Revenue Performance. Market revenue performance is a function of the product of net rent and occupancy.



Market revenue performance for the overall suburban market remains strong. The modest downward trends in the last quarters of a given year demonstrate the seasonality of the Chicago rental market yet the 4q19 and 4q20 numbers turned positive.

Overall the COVID-19 pandemic and the subsequent March 2020 stay at home order had limited impact on the suburban market performance compared to the downtown Chicago market.

New construction/Communities in Lease-up.

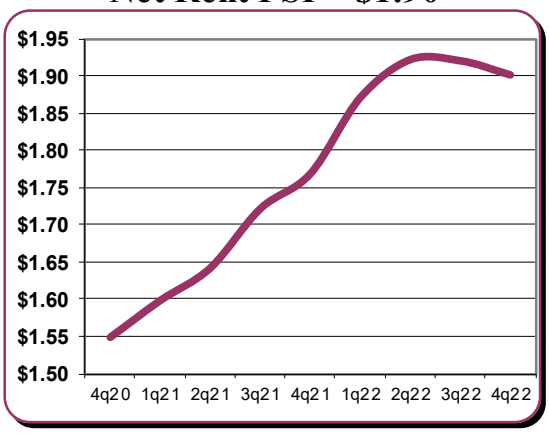
There are a number of projects under construction throughout the MSA. Details are presented in the Housing Supply section.

Several of the projects we are tracking are mid-rise buildings on in-fill sites rather than traditional walk-up complexes. These have been favored in redeveloping downtown areas where transit-oriented development is needed but the all-in costs of construction at over $300 per square foot or $300,000+ per unit (wrap product) require fairly high rent levels ($2.50+ PSF) for project feasibility. Higher end walk-up product cost is in the $175,000-$200,000 per unit range (not including soft costs or land).

All Suburban Apartments - 4q22

Showing median trend lines

Net Rent PSF - $1.90

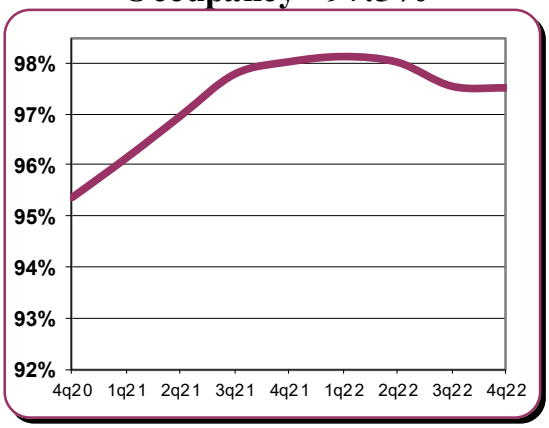


Median $	1.55	1.60	1.64	1.72	1.77	1.87	1.92	1.92	1.90

Snapshot & Trends

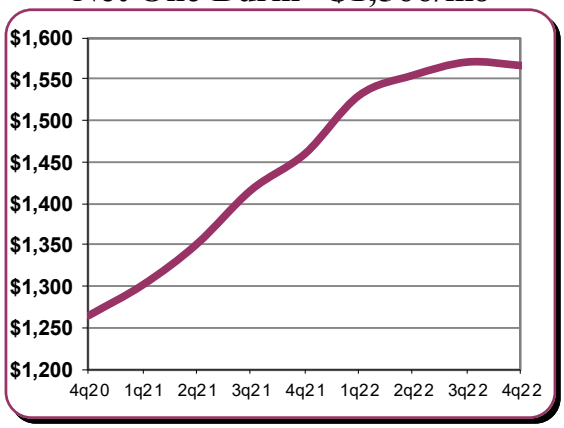
Suburban Metro		
Complexes	**384**	
Units	**111,386**	
SF/unit	**917**	
Yr Built	**1988**	
Net PSF	**$1.90**	↗
Occupancy	**97.5%**	↘
Pct W/concessions	**16.4%**	→
Concession Amt	**4.2%**	→
One Bdrm/Mo	**$1,566**	↗
Two Bdrm/Mo	**$1,833**	↗

Occupancy - 97.5%



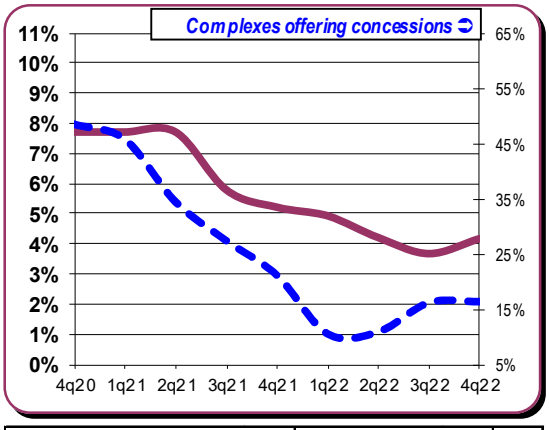
Median %	95.4	96.1	97.0	97.8	98.0	98.1	98.0	97.5	97.5

Net One Bdrm - $1,566/mo



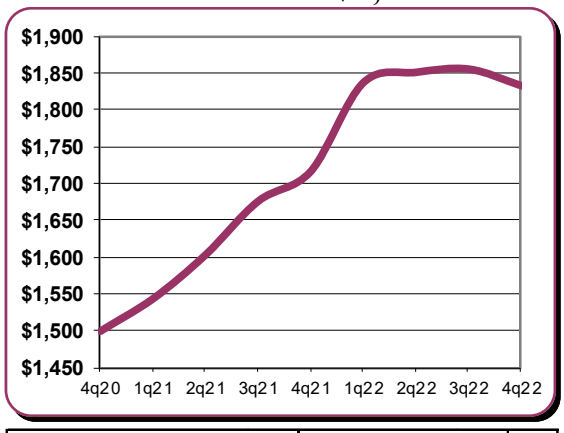
Median $	1,265	1,303	1,351	1,416	1,460	1,530	1,554	1,570	1,566

Concessions - 4.2% when offered



Median %	7.7	7.7	7.7	5.8	5.2	4.9	4.2	3.7	4.2

Net Two Bdrm - $1,833/mo



Median $	1,498	1,542	1,602	1,675	1,716	1,837	1,851	1,855	1,833

Performance by Property Class

The suburban survey dataset includes has the following characteristics:

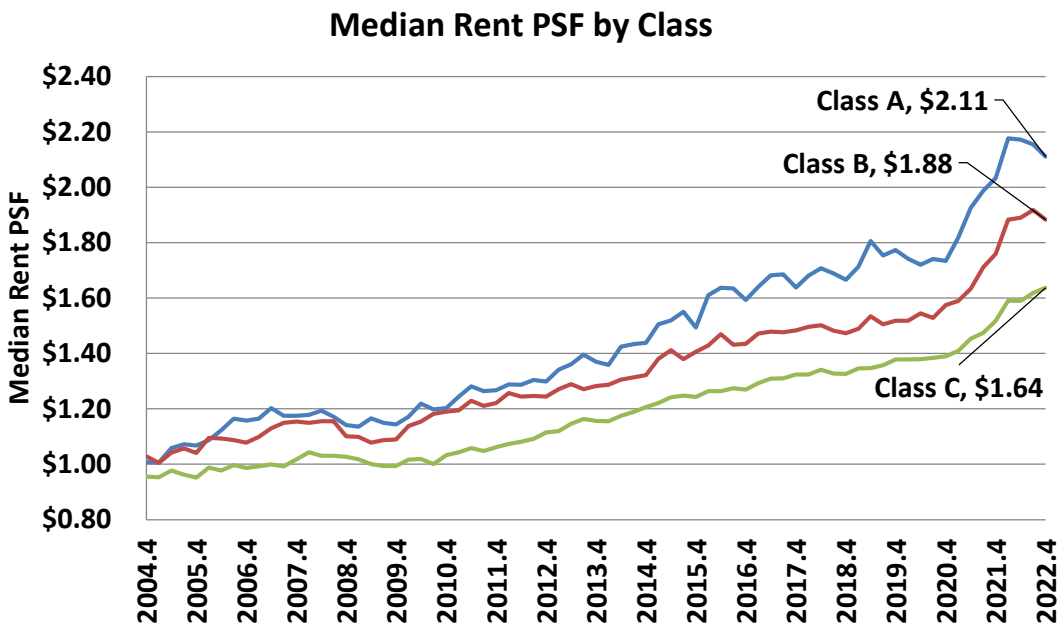
	Class A	Class B	Class C
Distribution (units)	34%	31%	35%
Median Year Built	2016	1986	1972
Median Unit Size (sf)	970	874	840
Average Complex Size	247	340	310

Property Classes are generally defined as follow:

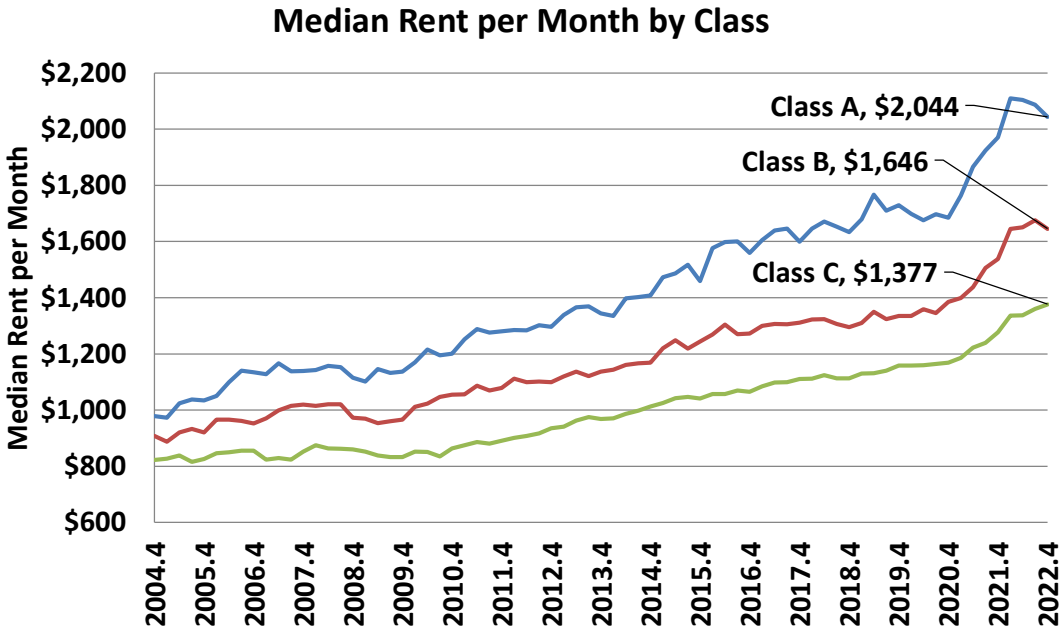
Class A - Newer properties that have generally been constructed since the early 1990s. Amenities often include open layout floor plans, 9-foot ceilings, in-unit washer and dryer, high quality cabinetry and potentially granite counters and stainless steel appliances. Some communities have direct entry garages. The complex typically has a clubhouse, fitness center and swimming pool.

Class B - Typically constructed in the 1980s but may include older product that has been significantly renovated. Amenities often include open layout floor plans, 8-foot ceilings, in-unit washer and dryer, good quality cabinetry and laminate counters. The complex typically has a clubhouse, fitness center and swimming pool.

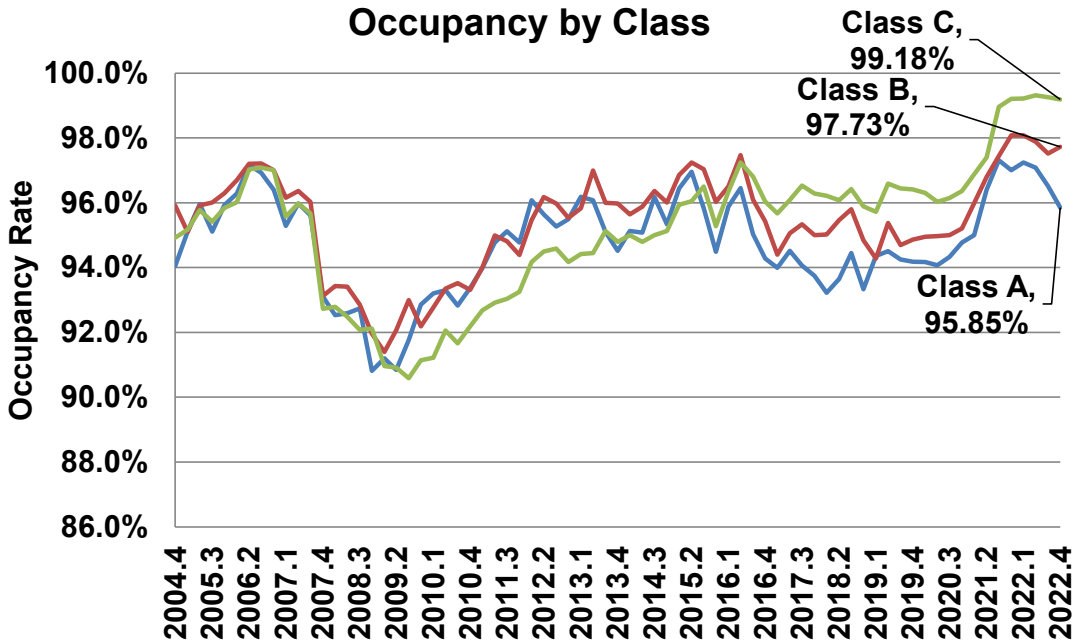
Class C - Typically constructed in the 1970s with limited renovations, if any. Units typically have older style floor plans (such as galley style, closed kitchens), average quality cabinetry and laminate counters. The complex may have a clubhouse and swimming pool but the quality is generally average. Laundry facilities are typically limited to a laundry room in the complex.



On a year over year basis, rents psf rose 3.8%, 7.0% and 7.8% for A, B and C product respectively. The monthly "chunk" rent spread is shown below. Class A product chunk pricing averages a 24.2% premium over B product and B product is 19.5% over C product.



After tracking fairly consistent for years, the spread in occupancy between A/B versus C product emerged in 2010. Current occupancy levels by class are shown below.



The following trends by submarket are based on our quarterly survey of over 100,000 units. Detailed analysis of the data is contained within the submarket reports.

Four Year Trend – Suburban Chicago Multifamily Metrics

Net Rent PSF by Submarket

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	Y/Y Chng	2 Yr Chng
Cook NW	$1.52	$1.53	$1.55	$1.53	$1.54	$1.55	$1.56	$1.55	$1.57	$1.59	$1.62	$1.70	$1.77	$1.85	$1.89	$1.87	$1.88	6.6%	19.5%
Cook South	$1.33	$1.35	$1.36	$1.36	$1.36	$1.36	$1.38	$1.41	$1.41	$1.47	$1.79	$1.80	$1.55	$1.53	$1.60	$1.61	$1.69	9.3%	19.8%
DuPage	$1.46	$1.49	$1.49	$1.48	$1.51	$1.52	$1.51	$1.52	$1.55	$1.61	$1.67	$1.70	$1.76	$1.89	$1.91	$1.93	$1.90	8.0%	22.8%
Kane/Kendall	$1.35	$1.37	$1.45	$1.40	$1.44	$1.48	$1.47	$1.49	$1.54	$1.58	$1.61	$1.70	$1.72	$1.86	$1.90	$1.92	$1.84	7.5%	19.4%
Lake	$1.62	$1.63	$1.67	$1.60	$1.62	$1.66	$1.59	$1.56	$1.58	$1.64	$1.71	$1.76	$1.77	$1.74	$1.79	$1.79	$1.87	5.4%	18.3%
McHenry	$1.20	$1.18	$1.18	$1.18	$1.17	$1.17	$1.17	$1.17	$1.22	$1.23	$1.29	$1.31	$1.34	$1.37	$1.39	$1.39	$1.42	5.3%	16.0%
Naperville/Aurora	$1.46	$1.45	$1.46	$1.48	$1.47	$1.47	$1.54	$1.50	$1.53	$1.58	$1.67	$1.74	$1.79	$1.93	$1.90	$1.92	$1.92	7.4%	25.8%
North Shore	$2.22	$2.29	$2.23	$2.17	$2.26	$2.23	$2.17	$2.17	$2.12	$2.18	$2.32	$2.43	$2.52	$2.59	$2.68	$2.77	$2.71	7.2%	27.7%
Waukegan/Gurnee	$1.17	$1.22	$1.21	$1.20	$1.17	$1.19	$1.17	$1.27	$1.27	$1.30	$1.30	$1.35	$1.34	$1.43	$1.44	$1.44	$1.43	6.5%	12.0%
Will	$1.36	$1.38	$1.36	$1.36	$1.38	$1.43	$1.46	$1.44	$1.54	$1.60	$1.67	$1.70	$1.73	$1.86	$1.98	$1.99	$1.90	9.6%	23.5%
All Suburban	$1.46	$1.48	$1.51	$1.48	$1.51	$1.52	$1.54	$1.53	$1.55	$1.60	$1.64	$1.72	$1.77	$1.87	$1.92	$1.92	$1.90	7.5%	22.7%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

One Bedroom Median Rent by Submarket

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	Y/Y Chng	2 Yr Chng
Cook NW	$1,198	$1,205	$1,188	$1,188	$1,198	$1,193	$1,205	$1,194	$1,220	$1,238	$1,253	$1,320	$1,375	$1,474	$1,500	$1,500	$1,500	9.1%	23.0%
Cook South	$1,018	$1,050	$1,064	$1,085	$1,085	$1,091	$1,128	$1,144	$1,176	$1,184	$1,343	$1,343	$1,250	$1,248	$1,308	$1,278	$1,319	5.5%	12.1%
DuPage	$1,190	$1,217	$1,263	$1,225	$1,225	$1,213	$1,216	$1,268	$1,271	$1,322	$1,338	$1,372	$1,450	$1,525	$1,550	$1,570	$1,570	8.3%	23.5%
Kane/Kendall	$1,050	$1,083	$1,169	$1,095	$1,100	$1,159	$1,173	$1,232	$1,243	$1,335	$1,357	$1,445	$1,427	$1,531	$1,534	$1,515	$1,526	7.0%	22.8%
Lake	$1,320	$1,365	$1,335	$1,335	$1,345	$1,400	$1,365	$1,360	$1,288	$1,350	$1,375	$1,464	$1,465	$1,488	$1,558	$1,548	$1,563	6.7%	21.4%
McHenry	$910	$937	$937	$965	$954	$983	$983	$983	$1,000	$1,005	$1,040	$1,040	$1,070	$1,070	$1,117	$1,117	$1,140	6.5%	14.0%
Naperville/Aurora	$1,275	$1,301	$1,319	$1,259	$1,303	$1,326	$1,323	$1,323	$1,331	$1,388	$1,454	$1,498	$1,544	$1,615	$1,649	$1,617	$1,605	4.0%	20.6%
North Shore	$1,805	$1,815	$1,880	$1,817	$1,798	$1,785	$1,794	$1,805	$1,790	$1,825	$1,942	$1,978	$1,987	$2,128	$2,231	$2,292	$2,211	11.3%	23.5%
Waukegan/Gurnee	$824	$865	$895	$880	$904	$911	$911	$940	$943	$953	$953	$979	$995	$1,065	$1,079	$1,076	$1,059	6.5%	12.4%
Will	$1,095	$1,095	$1,095	$1,130	$1,138	$1,166	$1,166	$1,161	$1,340	$1,355	$1,369	$1,447	$1,452	$1,547	$1,600	$1,665	$1,565	7.7%	16.8%
All Suburban	$1,215	$1,227	$1,253	$1,225	$1,241	$1,237	$1,241	$1,242	$1,265	$1,303	$1,351	$1,416	$1,460	$1,530	$1,554	$1,570	$1,566	7.2%	23.7%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

Two Bedroom Median Rent by Submarket

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	Y/Y Chng	2 Yr Chng
Cook NW	$1,430	$1,424	$1,428	$1,442	$1,446	$1,430	$1,444	$1,435	$1,438	$1,471	$1,516	$1,588	$1,629	$1,718	$1,810	$1,795	$1,785	9.6%	24.2%
Cook South	$1,305	$1,321	$1,338	$1,338	$1,335	$1,335	$1,355	$1,355	$1,385	$1,800	$1,896	$1,933	$1,933	$1,968	$2,260	$2,171	$2,118	9.6%	52.9%
DuPage	$1,400	$1,420	$1,445	$1,433	$1,443	$1,441	$1,437	$1,484	$1,498	$1,523	$1,615	$1,698	$1,753	$1,831	$1,867	$1,880	$1,820	3.8%	21.5%
Kane/Kendall	$1,323	$1,430	$1,482	$1,371	$1,453	$1,482	$1,472	$1,520	$1,593	$1,614	$1,627	$1,694	$1,749	$1,879	$1,938	$1,938	$1,866	6.7%	17.2%
Lake	$1,588	$1,640	$1,635	$1,553	$1,555	$1,631	$1,562	$1,561	$1,584	$1,653	$1,677	$1,730	$1,749	$1,805	$1,803	$1,850	$1,840	5.2%	16.1%
McHenry	$1,043	$1,060	$1,060	$1,060	$1,060	$1,060	$1,060	$1,060	$1,060	$1,070	$1,150	$1,150	$1,193	$1,205	$1,217	$1,220	$1,231	3.2%	16.1%
Naperville/Aurora	$1,475	$1,500	$1,467	$1,460	$1,502	$1,475	$1,503	$1,509	$1,532	$1,599	$1,645	$1,767	$1,812	$1,919	$1,924	$1,929	$1,911	5.5%	24.7%
North Shore	$2,434	$2,602	$2,550	$2,515	$2,535	$2,433	$2,368	$2,433	$2,435	$2,482	$2,600	$2,783	$2,813	$2,860	$3,013	$3,000	$3,063	8.9%	25.8%
Waukegan/Gurnee	$1,059	$1,050	$1,093	$1,088	$1,100	$1,096	$1,131	$1,150	$1,179	$1,175	$1,205	$1,287	$1,283	$1,382	$1,413	$1,439	$1,407	9.7%	19.3%
Will	$1,313	$1,284	$1,304	$1,250	$1,271	$1,316	$1,324	$1,320	$1,395	$1,533	$1,566	$1,683	$1,744	$1,857	$1,931	$1,871	$1,855	6.4%	33.0%
All Suburban	$1,423	$1,430	$1,445	$1,445	$1,459	$1,453	$1,464	$1,482	$1,498	$1,542	$1,602	$1,675	$1,716	$1,837	$1,851	$1,855	$1,833	6.8%	22.3%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

Rent Spread - 1BR to 2BR

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	Y/Y Chng	2 Yr Chng
Cook NW	$232	$219	$240	$255	$248	$238	$239	$241	$218	$233	$263	$268	$254	$244	$310	$295	$285	12.1%	30.9%
Cook South	$288	$271	$274	$253	$250	$244	$227	$211	$209	$616	$553	$591	$683	$720	$952	$892	$799	16.9%	282.8%
DuPage	$210	$203	$182	$208	$218	$229	$222	$216	$227	$202	$277	$326	$303	$306	$317	$310	$250	-17.5%	10.2%
Kane/Kendall	$273	$348	$313	$276	$353	$323	$299	$288	$350	$279	$269	$249	$322	$347	$404	$423	$340	5.4%	-2.9%
Lake	$268	$275	$300	$218	$210	$231	$197	$201	$296	$303	$302	$266	$284	$317	$244	$302	$277	-2.5%	-6.5%
McHenry	$133	$123	$123	$95	$106	$78	$78	$78	$60	$65	$110	$110	$123	$135	$100	$103	$91	-25.5%	52.1%
Naperville/Aurora	$200	$199	$148	$201	$200	$148	$181	$187	$201	$211	$191	$269	$268	$304	$275	$312	$306	14.2%	52.0%
North Shore	$629	$787	$670	$699	$737	$648	$573	$628	$645	$657	$658	$806	$827	$731	$781	$709	$852	3.1%	32.1%
Waukegan/Gurnee	$235	$185	$198	$208	$196	$185	$220	$210	$236	$222	$252	$308	$288	$317	$334	$363	$347	20.6%	47.2%
Will	$218	$189	$209	$120	$132	$150	$158	$159	$56	$179	$197	$236	$292	$310	$331	$207	$290	-0.5%	423.0%
All Suburban	$208	$203	$192	$220	$218	$216	$223	$241	$233	$240	$251	$259	$256	$307	$297	$285	$267	4.2%	14.7%

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Four Year Trend – Suburban Chicago Multifamily Metrics

Occupancy by Submarket

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22	Y/Y Chng	2 Yr Chng
Cook NW	94.7	94.5	95.3	94.4	95.0	95.1	94.6	94.6	94.7	95.7	96.4	97.1	97.3	98.0	97.6	97.4	97.7	0.4%	3.2%
Cook South	95.1	96.5	97.0	96.5	96.3	96.4	97.1	97.2	97.3	97.5	98.6	99.6	99.4	99.3	99.3	99.0	98.6	-0.8%	1.3%
DuPage	95.0	94.4	95.1	94.9	95.1	95.0	95.0	95.2	95.1	96.1	96.8	98.0	98.0	98.1	98.0	97.3	97.0	-1.0%	2.0%
Kane/KendallI	96.2	95.1	96.7	95.9	95.1	96.2	95.8	95.7	95.8	96.4	97.3	98.0	97.9	99.0	97.9	98.0	97.6	-0.3%	1.9%
Lake	96.6	95.6	95.5	95.3	94.5	94.8	94.9	94.9	95.3	96.7	97.7	97.4	97.8	98.6	98.8	98.5	98.0	0.2%	2.8%
McHenry	96.3	96.4	96.9	96.4	96.2	96.4	97.0	95.9	92.9	96.2	98.1	97.3	99.1	99.0	100.0	99.4	98.2	-1.0%	5.6%
Naperville/Aurora	93.5	93.7	94.8	94.6	94.5	94.9	95.1	95.3	95.4	96.0	97.0	97.6	98.1	98.0	97.4	97.5	97.3	-0.8%	2.0%
North Shore	92.7	93.4	93.7	93.6	93.6	93.1	92.8	95.2	94.5	93.9	96.1	98.1	97.8	97.2	97.5	96.3	96.1	-1.7%	1.7%
Waukegan/Gurnee	95.9	95.8	96.9	96.1	97.1	96.5	96.2	96.4	97.0	97.2	98.4	99.3	99.5	99.1	99.1	99.2	98.6	-0.8%	1.6%
Will	95.5	95.0	95.1	95.1	95.7	96.5	95.6	96.6	95.8	96.7	97.5	98.2	98.3	98.2	98.6	97.6	97.3	-1.0%	1.6%
All Suburban	94.9	94.9	95.3	95.0	95.0	95.1	95.1	95.3	95.4	96.1	97.0	97.8	98.0	98.1	98.0	97.5	97.5	-0.5%	2.2%

Note: Quarterly occupancy values are rounded for display purposes but not for Yr/Yr Change calculations.

Concessions by Submarket

Submarket	4Q18	1Q19	2Q19	3Q19	4Q19	1Q20	2Q20	3Q20	4Q20	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22
Cook NW	8.3	7.7	7.7	7.7	7.7	8.3	8.3	8.3	8.0	7.7	7.7	6.0	4.2	5.4	2.4	3.8	4.2
Cook South	7.7	7.7	7.7	7.7	7.7	8.3	8.3	8.3	8.3	7.8	5.6	8.3	8.3	8.2	7.4	2.7	4.2
DuPage	8.3	7.7	7.7	7.7	7.7	8.3	7.7	7.7	7.7	7.7	7.7	4.3	4.3	4.2	4.3	4.2	4.2
Kane/KendallI	8.3	8.3	8.3	8.3	8.0	7.3	7.7	7.7	5.6	7.7	7.7	7.7	7.7	4.0	2.1	2.4	4.2
Lake	10.2	9.3	8.3	7.4	7.4	5.6	7.7	7.7	7.7	7.1	3.0	1.5	4.4	0.0	0.0	2.7	4.2
McHenry	0.0	0.0	0.0	0.0	0.0	0.0	7.7	7.7	7.7	0.0	0.0	0.0	8.3	2.0	2.5	5.4	3.6
Naperville/Aurora	8.0	7.7	8.3	8.3	7.7	7.1	6.8	7.7	7.7	7.7	7.7	4.2	5.7	2.9	5.1	3.3	6.3
North Shore	8.3	7.6	6.7	7.7	7.7	8.3	8.3	8.3	8.3	8.3	7.0	5.1	5.0	6.4	4.2	4.2	4.7
Waukegan/Gurnee	8.3	8.3	8.3	6.3	6.1	3.0	5.5	3.6	4.2	4.2	4.2	6.3	5.5	8.3	8.3	5.3	8.3
Will	8.0	7.7	5.9	8.0	7.2	4.2	7.2	6.1	6.6	5.4	6.6	8.0	7.7	4.6	4.4	3.3	4.6
All Suburban	8.3	7.9	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	5.8	5.2	4.9	4.2	3.7	4.2

Note: Numbers shown are percentages - 1 month free rent on 12 month lease equals 8.3%.

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North Shore Submarket Overview

Market area defined. The North Shore submarket is defined by Lake Michigan to the east, the city of Chicago on the south, 294 to the west and Lake County to the north. Evanston is the primary rental market.

Survey property profile. The database for the North Shore submarket survey consisted of 6,303 dwelling units. Median unit size for the submarket is 932 square feet which is just below the median for the overall suburban market. The median year built was 2015 compared to the overall suburban market having a median of 1988. While there are numerous rental alternatives in the market for pre-WWII buildings on a much smaller scale, the survey properties represent some of the larger and newer product in the market.

Demand drivers. While some tenants commute daily to the Chicago CBD given the proximity to Metra trains providing access, the employment centers of Evanston, and further north in the office markets along the North Shore, generate significant demand. Evanston's base of education and medical related employment remains resilient. In September 2018 Takeda Pharmaceuticals announced the close of its Deerfield location in the first half of 2019 in a move to Boston affecting 1,000 workers. Horizon Pharmaceuticals announced the acquisition of this facility in early 2020 however this is an "in market" transfer of employees from Lake Forest. Caterpillar announced in 2022 they are moving from Deerfield to Texas. Allstate sold most of its campus to Dermody to redevelop the site for warehouse. Likewise, Bridge Industrial acquired the ~100 acre Baxter campus to convert to industrial. The office market remains plagued by high vacancy.

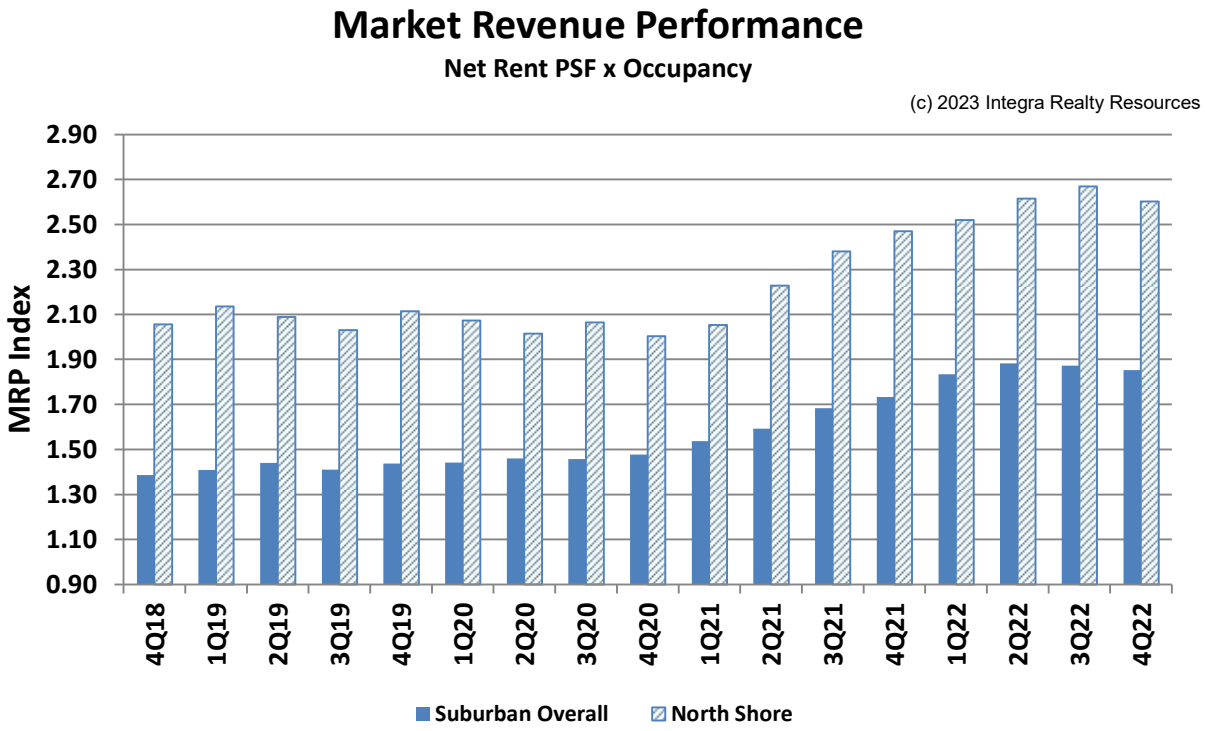
Rent Trends & Concessions. Median net rent per square foot currently stands at $2.71 – up 7.2 percent from a year ago. Rents are also up 27.7 percent from two years ago.

With one bedroom's having a median rent of $2,211 and two bedroom's at $3,063, the dichotomy with the rest of the suburban market becomes apparent.

The actual value of the concession is about one half month free when offered. Concessions will remain in the market as a marketing tool.

Occupancy. Occupancy is at 96.1 percent – off 170 basis points from last year. We project occupancy will remain stable in the near term.

Market Revenue Performance. Market performance is a function of the product of net rent and occupancy.

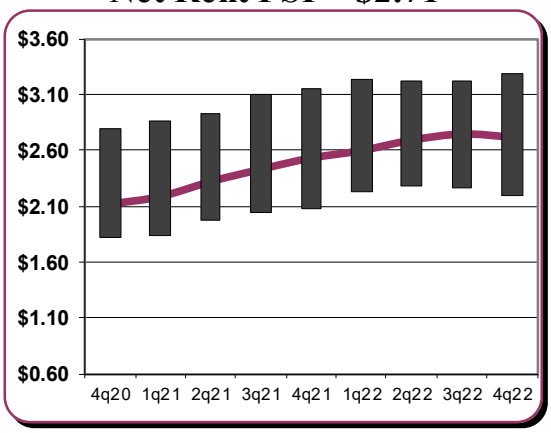


The North Shore submarket has outperformed the overall suburban market primarily due to its significantly higher rental rates rather than occupancy trends.

North Shore Apartments - 4q22

Showing (a) median trend line and (b) middle 2/3rds surveyed (thick bars).

Net Rent PSF - $2.71

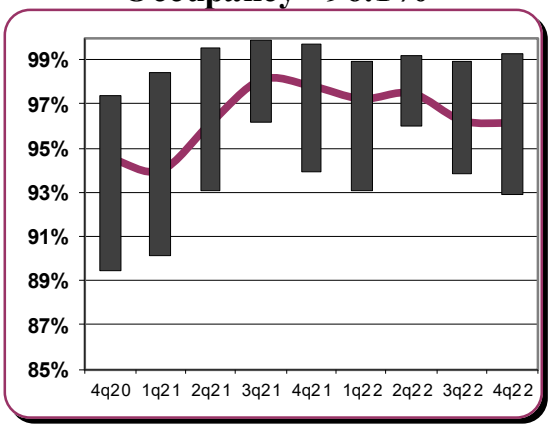


Median $	2.12	2.18	2.32	2.43	2.52	2.59	2.68	2.74	2.71

Snapshot & Trends

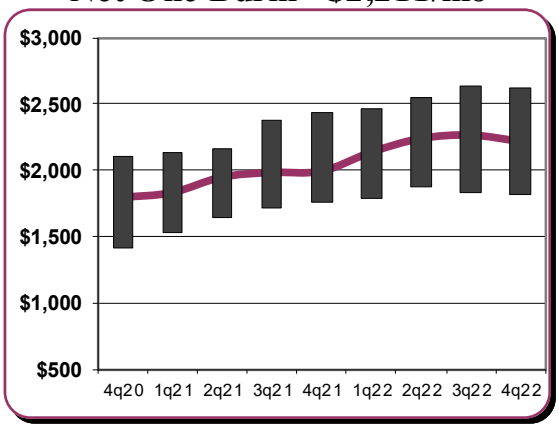
North Shore			Suburban Metro	
34		Complexes	384	
6,303		Units	111,386	
932		SF/unit	917	
2015		Yr Built	1988	
$2.71	↗	Net PSF	$1.90	↗
96.1%	↘	Occupancy	97.5%	↘
29.4%	→	Pct W/concessions	16.4%	→
4.7%	→	Concession Amt	4.2%	→
$2,211	→	One Bdrm/Mo	$1,566	↗
$3,063	→	Two Bdrm/Mo	$1,833	↗

Occupancy - 96.1%



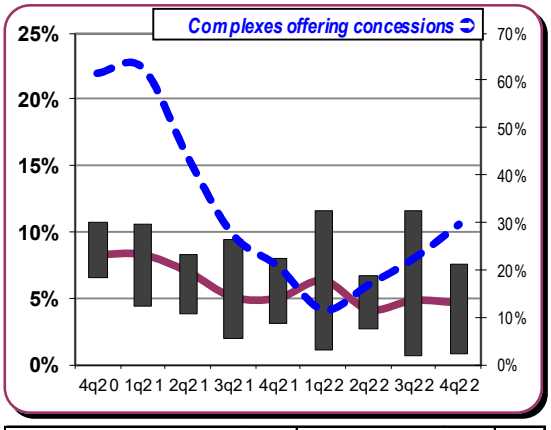
Median %	94.5	93.9	96.1	98.1	97.8	97.2	97.5	96.2	96.1

Net One Bdrm - $2,211/mo



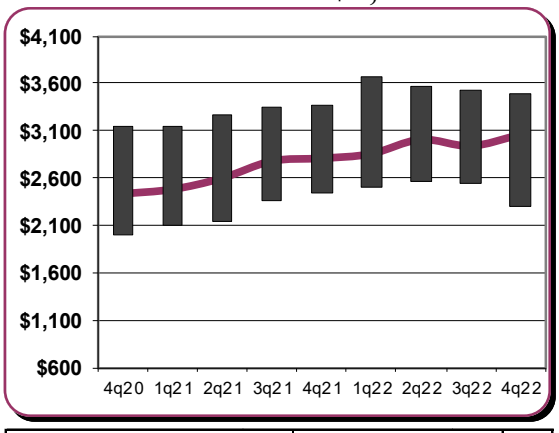
Median $	1,790	1,825	1,942	1,978	1,987	2,128	2,231	2,258	2,211

Concessions - 4.7% when offered



Median %	8.3	8.3	7.0	5.1	5.0	6.4	4.2	4.9	4.7

Net Two Bdrm - $3,063/mo

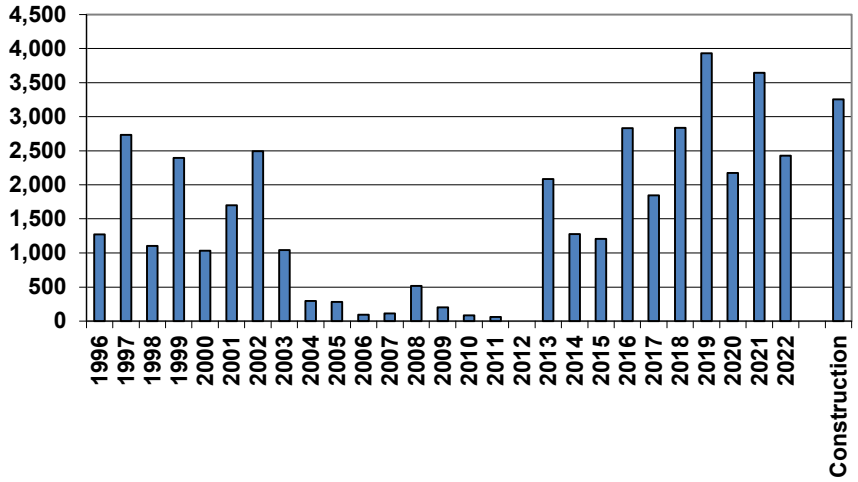


Median $	2,435	2,482	2,600	2,783	2,813	2,860	3,013	2,944	3,063

Multifamily Housing Supply

Integra Realty Resources – Chicago has been tracking apartment development in the suburbs since the 1960s. In total, 39,662 units (through 2022) will have been brought to the market since 1996 for an average of 1,469 units per year. Since 2015, an average of 2,612 units per year have been delivered.

Suburban Chicago Multifamily Deliveries since 1996



Peak years of deliveries were back in the late 1990s and then climbing again through the early 2000s. From 2004-2012, incredibly little product had been added to the market. This was driven by a few factors including:

- Poor economics due to job losses in the region creating vacancies and concessions, though performance has improved since late 2009
- Lower interest rate and low down payment environment driving demand for new condo unit construction which generated more immediate returns; however, the new construction condo market is now stalled.
- Resistance of communities to allow for new rental developments
- Few well located sites left in the region suitable for large scale development
- Rent levels not high enough to support construction costs at locations where sites can be acquired

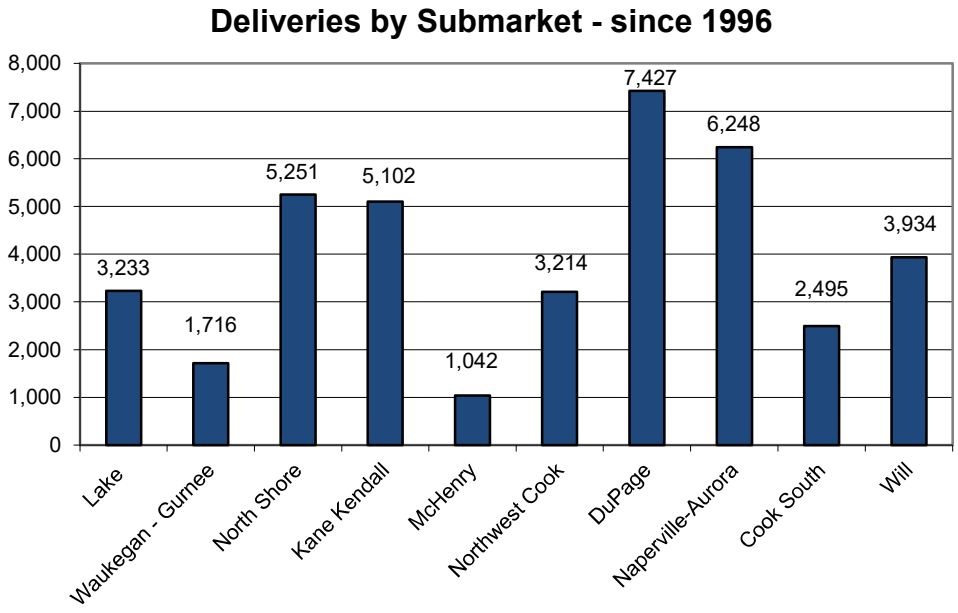
With many communities now welcoming rental development, combined with feasible rent levels supporting construction, development is once again occurring throughout the region.

Deliveries by Submarket

Most of the construction that has occurred since 1996 has been in DuPage County and the Aurora-Naperville submarkets (the Naperville – Aurora market is a separate submarket within DuPage

County). These submarkets, while initially hurt by the amount of supply coming online over a relatively short period of time, are poised to remain in a strong long-term position given the proximity to the suburban employment centers along the I-88 corridor.

Following is a delivery distribution by submarket.



The most recent additions to the suburban market that remain in lease-up include the following:

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Multi-Family Development in Lease Up - Suburban Chicago (by Submarket)

Property	Submarket	City	Developer	Status	Units	Delivered
Residences at Payton Place/Arlington Downs	Cook NW	Arlington Heights	CA Venture	Leasing	263	2021
Welkin Apts/SEC Ellinwood & Graceland	Cook NW	Des Plaines	Bayview-Compasspoint/DAC	Leasing	212	2022
Apex 400/400 N. Main	DuPage	Glen Ellyn	GSP - Debb/Kosich	Leasing	107	2022
The 450/Woodmoor on Finley Road	DuPage	Uninc/Lombard	UrbanStreet Group	Leasing	288	2021
Lumen at Fox Valley/Fox Valley Mall/Sears site	Aurora/Naperville	Aurora	Focus/Atlantic Realty	Leasing	304	2022
Residences of Sawmill Station/SEQ Dempster & Waukegan	North Shore	Morton Grove	Kensington/IM/Urban Street	Leasing	250	2021
Highpoint at 8000 North/NWC Lincoln & Oak	North Shore	Skokie	Murphy	Leasing	153	2022
Woods of Terra Springs/Terra Springs Dr & Nippersink Rd	Lake	Volo	Cunat	Leasing	240	2022
Authentix McHenry, SEC Hwy 3e1 and Blake Rd	McHenry	McHenry	Continental	Leasing	288	2022
Legacy Apts at Grande Park/SWC 127th & Ridge	Kendall	Plainfield	Wilmette RE	Leasing	200	2020
Redwood / WS Farrell @ Broken Arrow	Will	Lockport	Redwood	Leasing	160	2022
Sixteen|30/ES Wallin & NS Morgan Ln	Will	Plainfield	Wingspan	Leasing	284	2021
Springs at Lily Cache Creek	Will	Bolingbrook	Continental	Leasing	320	2022

In addition, a significant number of units are in the planning and construction stages throughout the metropolitan area. The buildings currently under construction are shown on the following page.

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Development Under Construction - Suburban Chicago (by Submarket)

Property	Submarket	City	Developer	Status	Units
Domain City Gate/NEQ Rt 59 @ I88	Aurora/Naperville	Naperville	Lincoln	Construction	285
Aurora/Naperville					**285**
1 W Prospect / Prospect Place center site	Cook NW	Mt Prospect	First Equity	Construction	80
The Quin, Algonquin & Progress Pkwy	Cook NW	Schaumburg	Finger	Construction	373
Cook NW					**453**
Dash / Maple & Washington	DuPage	Downers Grove	Opus	Construction	167
Vyne on Haven/1st Street and Haven	DuPage	Elmhurst	Ryan Cos.	Construction	200
Lilac Station / DuPage Theatre site (101-25 S Main)	DuPage	Lombard	Holladay	Construction	118
Metro 19/Lawrence Ave @ Roselle Metra station	DuPage	Roselle	400 Roselle LLC/Avgeris	Construction	297
DuPage					**782**
Redwood Aurora Ph 1	Kane	Aurora	Redwood	Construction	139
Redwood Oswego/SEC Orchard and Mill Roads	Kendall	Oswego	Redwood USA	Construction	143
Avanterra Wolf's Crossing/SEC Wolf's Crossing & Douglas Rd	Kendall	Oswego	Continental	Construction	149
Kane/Kendall					**431**
Morris Station/Rt 176 near Maple & Morris	Lake	Mundelein	Morris Station LLC	Construction	139
Cardinal Square/250 Anthony	Lake	Mundelein	TRES	Construction	180
The Domaine Hawthorn Row/Hawthorn Mall/Ph 1	Lake	Vernon Hills	Focus/Atlantic Realty	Construction	313
Redwood Volo/SWC Gilmer Rd & Ellis Dr	Lake	Volo	Redwood	Construction	132
Lake					**764**
Redwood Crystal Lake Ph 1/Lutter Center Property	McHenry	Crystal Lake	Redwood	Construction	124
Enclave/Former Hines Lumber	McHenry	Crystal Lake	Harlem Irving & Hamilton Partners	Construction	99
McHenry					**223**
718 Main / Vogue site	North Shore	Evanston	Catapult/CityPads	Construction	120
Albion Highland Park Phase II/Saks Fifth Avenue	North Shore	Highland Park	Albion	Construction	89
District 1860/NWC Touhy&Lincoln	North Shore	Lincolnwood	Tucker	Construction	299
Optima Verdana/1210 Central	North Shore	Wilmette	Optima	Construction	100
North Shore					**608**
Porter/1105 Pleasant Street	South Cook	Oak Park	Focus	Construction	158
835 Lake Street	South Cook	Oak Park	Mich Avenue Real Estate	Construction	78
The Magnuson/SW 191st & 80th	South Cook	Tinley Park	VIN	Construction	144
Willow Glen/Archer Ave	South Cook	Willow Springs	West Point Builders/Lynd Living	Construction	224
South Cook					**604**
Seasons at Plainfield, WD S Van Dyke Rd, S of Route 30	Will	Plainfield	Fiduciary Real Estate	Construction	320
Will					**320**

Based upon this survey, it is apparent that development is spread out across the Chicago MSA. Product type is also quite diverse and includes garden-style/direct entry buildings, elevator buildings, townhomes and built-to-rent single family residences. In general, the well-located, in-fill sites are being developed with projects with density, while the further edges of the MSA are experiencing the garden style, townhome of built-to-rent single family development.

Conclusions

Proposed projects are typically 150 to 300 units and are fairly widely distributed throughout the region. . Many projects face significant challenges for necessary rental rates for feasibility along with obtaining financing (debt and equity).

With an average delivery of roughly 2,600 units per year in the suburban market since 2015, the addition to overall supply has been minimal but reflective of limited population and job growth in the region. While certain submarkets are adequately supplied with rental units at this time, we believe opportunities exist to create additional rental product. The diverse employment base for the MSA and our direct surveys of buildings in the market indicates a strong long-term picture for multi-family rental product.

The costs of construction remain high ($300+/- psf) for these mid-rise structures (concrete construction) and while demand may certainly exist, the feasible rent levels will be catering to the upper end of the market. While adding supply of substance appears improbable at this point in the MSA overall, we note a significant increase in activity.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics

2023 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Chicago MSA	Illinois
Population 2020	9,597	62,103	188,802	9,618,502	12,812,508
Population 2023	9,393	60,830	185,458	9,504,599	12,633,738
Population 2028	9,254	59,974	183,573	9,462,034	12,518,254
Compound % Change 2020-2023	-0.7%	-0.7%	-0.6%	-0.4%	-0.5%
Compound % Change 2023-2028	-0.3%	-0.3%	-0.2%	-0.1%	-0.2%
Households 2020	3,163	21,682	68,457	3,672,824	4,998,395
Households 2023	3,108	21,353	67,641	3,653,281	4,958,627
Households 2028	3,077	21,178	67,393	3,663,684	4,945,885
Compound % Change 2020-2023	-0.6%	-0.5%	-0.4%	-0.2%	-0.3%
Compound % Change 2023-2028	-0.2%	-0.2%	-0.1%	0.1%	-0.1%
Median Household Income 2023	$431,728	$186,001	$122,489	$82,702	$77,083
Average Household Size	3.0	2.8	2.6	2.6	2.5
College Graduate %	91%	83%	70%	39%	35%
Median Age	35	41	41	39	39
Owner Occupied %	89%	90%	77%	65%	66%
Renter Occupied %	11%	10%	23%	35%	34%
Median Owner Occupied Housing Value	$1,261,659	$908,515	$633,888	$310,872	$255,281
Median Year Structure Built	1940	1954	1958	1970	1969
Average Travel Time to Work in Minutes	41	39	36	35	32

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 60,830, and the average household size is 2.8. Population in the area has declined since the 2020 census, and this trend is projected to continue over the next five years. Compared to the Chicago MSA overall, the population within a 3-mile radius is projected to decline at a faster rate.

Median household income is $186,001, which is higher than the household income for the Chicago MSA. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of the Chicago MSA, while median owner occupied home values are considerably higher.

The subject property will likely draw prospective renters from the immediate area of the North Shore along with some persons relocating to the area.

Qualifying Income

Our recommendations for the subject units result in average monthly rents as shown below, along with the minimum income to qualify, utilizing a 30% to 35% rent/income ratio:

	1+Den	2BR	2+Den	3BR	3+Den
Monthly Rent	$4,500	$5,500	$6,800	$7,500	$8,500
12 Months	12	12	12	12	12
Annual Rent	$54,000	$66,000	$81,600	$90,000	$102,000
Rent/Income Ratio	30%	30%	30%	30%	30%
Minimum Income	$180,000	$220,000	$272,000	$300,000	$340,000

	1+Den	2BR	2+Den	3BR	3+Den
Monthly Rent	$4,500	$5,500	$6,800	$7,500	$8,500
12 Months	12	12	12	12	12
Annual Rent	$54,000	$66,000	$81,600	$90,000	$102,000
Rent/Income Ratio	35%	35%	35%	35%	35%
Minimum Income	$154,286	$188,571	$233,143	$257,143	$291,429

Residents living within a one-mile radius of the subject have a median household income of $431,728, reflecting the affluence of the residents in the immediate area. The three mile radius captures a much wider range of incomes, with an average of $186,000. Homeowners dominate the residents in both the one and three mile radius, highlighting the small number of rental units in this market area.

Given the strong demand for housing on the North Shore and the lack of truly luxury rental alternatives, the subject units are expected to generate good demand. Overall, the demographic trends also support new rental development at the subject location.

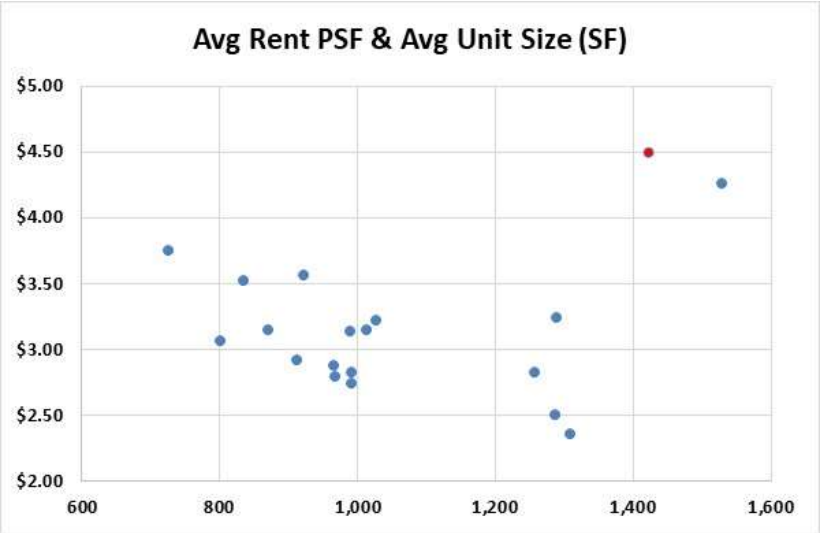
Rental Competition Survey

The competition survey focused on newer Class A apartment properties on the North Shore and some nearby communities. This survey included 17 buildings with more than 3,000 units, including two buildings currently under construction. The primary focus was luxury properties in suburban downtown locations on the North Shore. However, the survey was expanded to include some additional properties that were newly constructed or contained larger average unit sizes, due to the scarcity of such product. Overall, this survey data is summarized below and on the following pages:

Rent Survey Summary

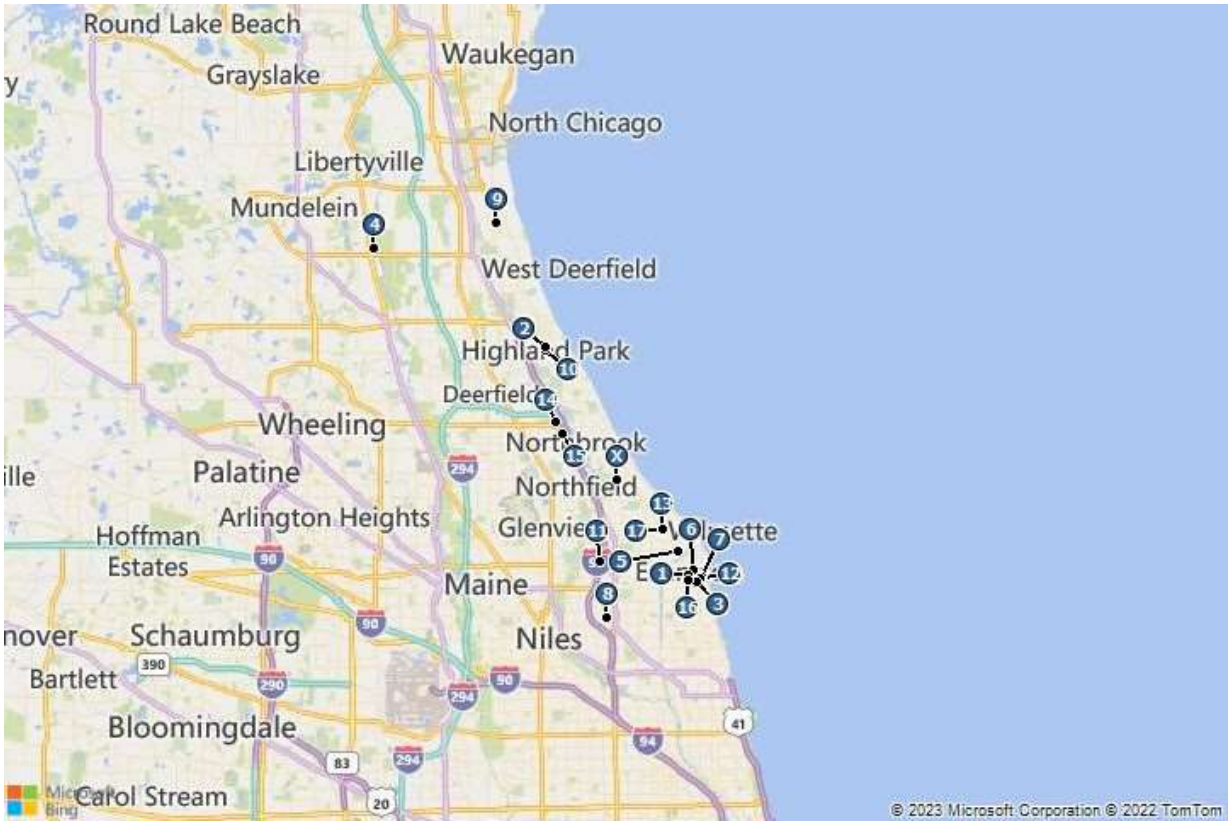
				Quoted Rent		Net Effective	
Unit Type	No. Units	%	Avg SF	Avg Rent	Avg PSF	Avg Rent	Avg PSF
Studio	255	8%	540	$2,058	$3.81	$2,051	$3.80
Convertible	51	2%	647	$2,291	$3.54	$2,291	$3.54
1BR	1,313	42%	771	$2,439	$3.16	$2,417	$3.13
1BR+Den	149	5%	931	$2,712	$2.91	$2,627	$2.82
2BR	1,064	34%	1,177	$3,365	$2.86	$3,314	$2.82
2BR+Den	136	4%	1,329	$3,810	$2.87	$3,692	$2.78
3BR	142	5%	1,651	$4,839	$2.93	$4,827	$2.92
Total	3,110	100%					

On a project basis, it is shown clearly below that only five properties contain units with average unit sizes above 1,200 SF, similar to the subject property. Most of the properties have a significant one bedroom component which subject lacks. Thus, the subject property is being positioned to cater to a very different segment of the market than most of the existing product, due to its unit mix, unit sizes, luxury finishes, and premium location. These differences will result in a rent premium for the subject units.



Integra Realty Resources – Chicago conclusion for the subject units is shown in RED in the above graph

Apartment Competition Map



	Name	Address	Suburb
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**
1	1717	1717 Ridge	Evanston
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park
3	Albion Evanston	1500 Sherman Ave.	Evanston
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills
5	Central Station	1720 Central	Evanston
6	E2	1890 Maple	Evanston
7	Evanston Place	1715-1735 Chicago Ave.	Evanston
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie
9	Kelmscott Park	1080 N. Western	Lake Forest
10	McGovern House	760 Central	Highland Park
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie
12	Park Evanston	1630 Chicago Ave	Evanston
13	Residences of Wilmette	617 Green Bay Road	Wilmette
14	TGM NorthShore	770 Skokie Blvd	Northbrook
15	The Elaine	1000 Skokie Blvd.	Northbrook
16	The Residences at 1555 Ridge	1555 Ridge	Evanston
17	Optima Verdana	1210 Central Avenue	Wilmette

Apartment Rental Competition Overview

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	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF	Avg Rent	Occup	Parking
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**					
1	1717	1717 Ridge	Evanston	2013	175	835	$3.52	$3.52	$2,939	94.3%	$165-$210
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	$3.75	$3.75	$2,723	100.0%	$175-$250
5	Central Station	1720 Central	Evanston	2013	80	965	$2.87	$2.87	$2,770	93.8%	$180
6	E2	1890 Maple	Evanston	2015	356	802	$3.06	$3.06	$2,454	98.9%	$145-$195
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	$3.15	$3.15	$2,744	NA	$90
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	$3.56	$3.56	$3,286	97.2%	$115-$135
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989	$3.14	$2.93	$2,898	97.1%	$100-$150
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	$3.22	$3.22	$3,307	95.7%	$175-$200
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289	$3.24	$3.24	$4,176	Lease up	$175-$200
10	McGovern House	760 Central	Highland Park	2017	73	1,288	$2.50	$2.50	$3,220	95.2%	$85-$155
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257	$2.82	$2.82	$3,545	98.0%	$125
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992	$2.74	$2.51	$2,490	91.6%	$150-$250T
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968	$2.79	$2.79	$2,701	98.0%	$75
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	$2.92	$2.76	$2,517	Lease up	$120-$170
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309	$2.35	$2.35	$3,076	100.0%	$125-$225
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	$2.82	$2.82	$2,797	93.8%	$75-$150
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	$3.15	$3.15	$3,191	93.3%	$180
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589	$4.36			Under Const	$200

Apartment Rental Competition Unit Mix

Unit Mix

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							Studio		Convertible		1BR		1BR+Den		2BR		2BR+Den		3BR	
	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**							**9**	**15%**	**19**	**32%**	**11**	**19%**	**20**	**34%**
1	1717	1717 Ridge	Evanston	2013	175	835	14	8%			101	58%	4	2%	42	24%			14	8%
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	94	35%	29	11%	92	34%			49	18%	4	2%		
5	Central Station	1720 Central	Evanston	2013	80	965			8	10%	32	40%	12	15%	18	23%	6	8%	4	5%
6	E2	1890 Maple	Evanston	2015	356	802	48	14%			204	57%			81	23%			23	7%
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	16	8%			94	50%	30	16%	24	13%	23	12%	3	2%
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	28	10%			115	41%	19	7%	106	38%			15	2%
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989					28	41%			40	59%				
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	19	12%	14	9%	59	37%			69	43%				
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289					29	33%	3	3%	46	52%			11	12%
10	McGovern House	760 Central	Highland Park	2017	73	1,288					20	27%	15	21%	20	27%	18	25%		
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257					32	32.3			33	33.3	18	18%	16	16.2
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992					86	25%	63	18%	142	41%	56	16%		
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968					186	61%			118	39%				
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	16	10%			63	41%			68	44%			6	4%
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309					43	25%			108	64%			18	11%
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	16	6%			137	53%			61	24%	20	8%	26	10%
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	4	5%			29	39%	4	5%	32	43%			6	8%
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589					22	24%			38	41%			33	35%

*Subject's 3BR and 3BR+Den units are combined in the 3BR category due to the lack of this inventory in the market.

Apartment Rental Competition Unit Sizes

Unit Size (Square Feet)

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	Name	Address	Suburb	Date Built	Total Units	Avg Size (SF)	Studio	Convertible	1BR	1+Den	2BR	2+Den	3BR
Subj	**One Winnetka**	**SEC Lincoln & Elm**	**Winnetka**	**Prop**	**59**	**1,422**				**1,042-1,169**	**1,102-1,397**	**1,347-1,572**	**1,509-1,849**
1	1717	1717 Ridge	Evanston	2013	175	835	518-535		564-835	933	988-1,203		1,239-1,367
3	Albion Evanston	1500 Sherman Ave.	Evanston	2019	268	726	441-628	576-623	641-827		943-1243	1,393-1,468	
5	Central Station	1720 Central	Evanston	2013	80	965		590-635	785-850	885	1,182-1,230	1,305	1,485
6	E2	1890 Maple	Evanston	2015	356	802	505-542		594-805		934-1,097		1,391-1,751
7	Evanston Place	1715-1735 Chicago Ave.	Evanston	1991	190	871	567		657-852	878-958	966-1,034	1,216-1,221	1,968
12	Park Evanston	1630 Chicago Ave	Evanston	1997	283	923	514-540		589-800	1,049-1,095	1,017-1,315		1,434-1,575
16	The Residences at 1555 Ridge	1555 Ridge	Evanston	2022	68	989			511-948		1,068-1,253		
2	Albion at Highland Park	1850 Green Bay Rd	Highland Park	2021	161	1,027	541-605	714-814	826-941		999-1,655		
2	Albion at Highland Park - East	SWC 2nd Ave & Elm Pl	Highland Park	2023	89	1,289			816-927	1,394-1,429	1,062-1,770		1,376-2,272
10	McGovern House	760 Central	Highland Park	2017	73	1,288			857	1,020	1,190-1,310	1,480-2,020	
9	Kelmscott Park	1080 N. Western	Lake Forest	2017	99	1257			755-860		1,218-1,332	1,520-1,593	1,683-1,884
14	TGM NorthShore	770 Skokie Blvd	Northbrook	2016	347	992			667-904	755-972	1,009-1,157	1,099-1,341	
15	The Elaine	1000 Skokie Blvd.	Northbrook	2019	304	968			689-1,035		1,031-1,229		
8	Highpoint at 8000 North	8000 N. Lincoln	Skokie	2021	153	912	500-501		680-761		1,063-1,210		1,464-1,485
11	Optima Old Orchard Woods	9725 Woods Dr	Skokie	2008	169	1,309			722-957		1,011-1,615		1,698-3,109
4	Atworth at Mellody Farm	1111 N Milwaukee	Vernon Hills	2018	260	992	556-638		752-908		1,025-1,359	1,245-1,305	1,341-1,465
13	Residences of Wilmette	617 Green Bay Road	Wilmette	2017	75	1,013	657		740-789	882	1,114-1,291		1,510-1,554
17	Optima Verdana	1210 Central Avenue	Wilmette	2023	100	1,589			660-898		1,192-1,480		2,048-2,790

On the following pages are the summaries of the current rents for the existing competition. Optima Verdana is not shown on these summaries by unit type since it has not yet begun its leasing program, although its projected rents are shown on the Project Summary page.

One-Bedroom +Den Apartment Comparables

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	Avg	Concession	Rent	PSF	Avg
1717										
One Bedroom + Den	4	2.3%	933	$3,128	$3.35	$3.35	0.0%	$3,128	$3.35	$3.35
1.0 Bath			933	$3,128	$3.35			$3,128	$3.35	
Albion at Highland Park - East										
One Bedroom + Den	3	3.4%	1,394	$4,635	$3.33	$3.32	0.0%	$4,635	$3.33	$3.32
1.0 Bath - TH			1,429	$4,750	$3.32			$4,750	$3.32	
Central Station Apartments										
One Bedroom + Den	12	15.0%	885	$2,639	$2.98	$2.98	0.0%	$2,639	$2.98	$2.98
1.0 Bath			885	$2,639	$2.98			$2,639	$2.98	
Evanston Place										
One Bedroom + Den	30	15.8%	878	$2,478	$2.82	$2.93	0.0%	$2,478	$2.82	$2.93
1.0-1.5 Bath			958	$2,916	$3.04			$2,916	$3.04	
McGovern House										
One Bedroom + Den	14	22.6%	1,020	$2,445	$2.40	$2.59	0.0%	$2,445	$2.40	$2.59
2.0 Bath			1,020	$2,840	$2.78			$2,840	$2.78	
Park Evanston										
One Bedroom + Den	19	6.7%	1,049	$3,106	$2.96	$3.18	0.0%	$3,106	$2.96	$3.18
1.5 Bath			1,094	$3,723	$3.40			$3,723	$3.40	
Residences of Wilmette										
One Bedroom + Den	4	5.3%	882	$2,555	$2.90	$2.90	0.0%	$2,555	$2.90	$2.90
1.0 Bath			882	$2,555	$2.90			$2,555	$2.90	
TGM NorthShore										
One Bedroom + Den	63	18.2%	755	$2,099	$2.78	$2.81	8.3%	$1,924	$2.55	$2.57
1.0 Bath			972	$2,755	$2.83			$2,525	$2.60	
Total/Weighted Avg	**149**		**931**	**$2,712**		**$2.91**		**$2,627**		**$2.82**

Two-Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
1717										
Two Bedroom	42	24.0%	988	$3,015	$3.05	$2.98	0.0%	$3,015	$3.05	$2.98
2.0 Bath			1,203	$3,496	$2.91			$3,496	$2.91	
Albion at Highland Park										
Two Bedroom	69	42.9%	999	$3,243	$3.25	$3.39	0.0%	$3,243	$3.25	$3.39
2.0 Bath			1,655	$5,854	$3.54			$5,854	$3.54	
Albion Highland Park - East										
Two Bedroom	46	51.7%	1,062	$3,333	$3.14	$3.22	0.0%	$3,333	$3.14	$3.22
2.0 Bath			1,770	$5,854	$3.31			$5,854	$3.31	
Albion Evanston										
Two Bedroom	49	18.3%	943	$3,455	$3.66	$3.40	0.0%	$3,455	$3.66	$3.40
2.0 Bath			1,243	$3,899	$3.14			$3,899	$3.14	
Atworth at Mellody Farm										
Two Bedroom	61	23.5%	1,025	$3,062	$2.99	$2.75	0.0%	$3,062	$2.99	$2.75
2.0 Bath			1,359	$3,415	$2.51			$3,415	$2.51	
Central Station Apartments										
Two Bedroom	18	22.5%	1,185	$3,316	$2.80	$2.77	0.0%	$3,316	$2.80	$2.77
2.0 Bath			1,230	$3,361	$2.73			$3,361	$2.73	
E2										
Two Bedroom	81	22.8%	934	$2,215	$2.37	$2.83	0.0%	$2,215	$2.37	$2.83
1.5-2.0 Bath			1,097	$3,618	$3.30			$3,618	$3.30	
Evanston Place										
Two Bedroom	24	12.6%	966	$3,102	$3.21	$3.45	0.0%	$3,102	$3.21	$3.45
2.0 Bath			1,034	$3,814	$3.69			$3,814	$3.69	
Highpoint at 8000 North										
Two Bedroom	68	44.4%	1,063	$2,472	$2.33	$2.52	5.6%	$2,335	$2.20	$2.38
2.0 Bath			1,210	$3,277	$2.71			$3,095	$2.56	
Kelmscott Park										
Two Bedroom	33	33.3%	1,218	$3,718	$3.05	$2.92	0.0%	$3,718	$3.05	$2.92
2.0 Bath			1,332	$3,718	$2.79			$3,718	$2.79	
McGovern House										
Two Bedroom	16	25.8%	1,190	$2,900	$2.44	$2.49	0.0%	$2,900	$2.44	$2.49
2.0 Bath			1,310	$3,330	$2.54			$3,330	$2.54	
McGovern House										
Two Bedroom	11	17.7%	1,480	$3,290	$2.22	$2.56	0.0%	$3,290	$2.22	$2.56
2.5 Bath			1,785	$5,160	$2.89			$5,160	$2.89	
Optima Old Orchard Woods										
Two Bedroom	108	63.9%	1,011	$2,400	$2.37	$2.34	0.0%	$2,400	$2.37	$2.34
2.0 Bath			1,615	$3,725	$2.31			$3,725	$2.31	
Park Evanston										
Two Bedroom	106	37.5%	1,017	$3,649	$3.59	$3.19	0.0%	$3,649	$3.59	$3.19
2.0 Bath			1,315	$3,664	$2.79			$3,664	$2.79	

Two-Bedroom Apartment Comparables – Continued

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Residences of Wilmette										
Two Bedroom	32	42.7%	1,114	$3,095	$2.78	$2.91	0.0%	$3,095	$2.78	$2.91
2.0 Bath			1,291	$3,915	$3.03			$3,915	$3.03	
TGM NorthShore										
Two Bedroom	142	40.9%	1,009	$2,499	$2.48	$2.63	8.3%	$2,291	$2.27	$2.41
2.0 Bath			1,157	$3,229	$2.79			$2,960	$2.56	
The Elaine										
Two Bedroom	20	6.6%	1,031	$2,815	$2.73	$2.70	0.0%	$2,815	$2.73	$2.70
1.0 Bath			1,074	$2,865	$2.67			$2,865	$2.67	
The Elaine										
Two Bedroom	98	32.2%	1,076	$2,990	$2.78	$2.77	0.0%	$2,990	$2.78	$2.77
2.0 Bath			1,229	$3,385	$2.75			$3,385	$2.75	
The Residences at 1555 Ridge										
Two Bedroom	40	58.8%	1,068	$3,290	$3.08	$3.04	6.7%	$3,071	$2.88	$2.83
2.0 Bath			1,253	$3,750	$2.99			$3,500	$2.79	
Total/Weighted Avg	**1,064**		**1,177**	**$3,365**		**$2.86**		**$3,314**		**$2.82**

Two-Bedroom + Den Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
Albion Evanston										
Two Bedroom + Den	4	1.5%	1,393	$4,730	$3.40	$3.52	0.0%	$4,730	$3.40	$3.52
2.0 Bath			1,468	$5,350	$3.64			$5,350	$3.64	
Atworth at Mellody Farm										
Two Bedroom + Den	20	7.7%	1,245	$3,693	$2.97	$2.94	0.0%	$3,693	$2.97	$2.94
2.0 Bath			1,305	$3,815	$2.92			$3,815	$2.92	
Central Station Apartments										
Two Bedroom + Den	6	7.5%	1,305	$3,831	$2.94	$2.94	0.0%	$3,831	$2.94	$2.94
2.0 Bath			1,305	$3,831	$2.94			$3,831	$2.94	
Evanston Place										
Two Bedroom + Den	23	12.1%	1,216	$3,585	$2.95	$2.94	0.0%	$3,585	$2.95	$2.94
2.0 Bath			1,221	$3,585	$2.94			$3,585	$2.94	
Kelmscott Park										
Two Bedroom + Den	18	18.2%	1,520	$4,545	$2.99	$2.92	0.0%	$4,545	$2.99	$2.92
2.0 Bath			1,593	$4,545	$2.85			$4,545	$2.85	
McGovern House										
Two Bedroom + Den	9	14.5%	1,833	$4,045	$2.21	$2.41	0.0%	$4,045	$2.21	$2.41
2.5 Bath			2,020	$5,295	$2.62			$5,295	$2.62	
TGM NorthShore										
Two Bedroom + Den	56	16.1%	1,099	$2,959	$2.69	$2.82	8.3%	$2,712	$2.47	$2.59
2.0 Bath			1,341	$3,958	$2.95			$3,628	$2.71	
Total/Weighted Avg	**136**		**1,329**	**$3,810**		**$2.87**		**$3,692**		**$2.78**

Three-Bedroom Apartment Comparables

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	Avg		Rent	PSF	Avg
1717										
Three Bedroom	14	8.0%	1,239	$5,121	$4.13	$3.94	0.0%	$5,121	$4.13	$3.94
2.0 Bath			1,367	$5,121	$3.75			$5,121	$3.75	
Albion at Highland Park - East										
Three Bedroom	11	12.4%	1,376	$4,884	$3.55	$3.32	0.0%	$4,884	$3.55	$3.32
2.0-3.0 Bath			2,272	$7,000	$3.08			$7,000	$3.08	
Atworth at Mellody Farm										
Three Bedroom	26	10.0%	1,341	$3,733	$2.78	$2.90	0.0%	$3,733	$2.78	$2.90
2.0 Bath			1,465	$4,427	$3.02			$4,427	$3.02	
Central Station Apartments										
Three Bedroom	4	5.0%	1,485	$4,214	$2.84	$2.84	0.0%	$4,214	$2.84	$2.84
2.0 Bath			1,485	$4,214	$2.84			$4,214	$2.84	
E2										
Three Bedroom	11	3.1%	1,391	$4,330	$3.11	$3.11	0.0%	$4,330	$3.11	$3.11
2.0 Bath			1,391	$4,330	$3.11			$4,330	$3.11	
E2										
Three Bedroom	12	3.4%	1,610	$4,248	$2.64	$2.68	0.0%	$4,248	$2.64	$2.68
2.5-3.0 Bath			1,751	$4,750	$2.71			$4,750	$2.71	
Evanston Place										
Three Bedroom	3	1.6%	1,968	$4,175	$2.12	$2.16	0.0%	$4,175	$2.12	$2.16
2.5 Bath			1,968	$4,339	$2.20			$4,339	$2.20	
Highpoint at 8000 North										
Three Bedroom	6	3.9%	1,464	$4,975	$3.40	$3.37	5.6%	$4,699	$3.21	$3.19
2.0 Bath			1,485	$4,975	$3.35			$4,699	$3.16	
Kelmscott Park										
Three Bedroom	16	16.2%	1,683	$4,976	$2.96	$2.80	0.0%	$4,976	$2.96	$2.80
2.5 Bath			1,884	$4,976	$2.64			$4,976	$2.64	
Optima Old Orchard Woods										
Three Bedroom	18	10.7%	1,698	$3,175	$1.87	$2.06	0.0%	$3,175	$1.87	$2.06
2.0-3.0 Bath			3,109	$6,985	$2.25			$6,985	$2.25	
Park Evanston										
Three Bedroom	15	5.3%	1,434	$5,000	$3.49	$3.33	0.0%	$5,000	$3.49	$3.33
2.5 Bath			1,575	$5,000	$3.17			$5,000	$3.17	
Residences of Wilmette										
Three Bedroom	6	8.0%	1,510	$6,010	$3.98	$4.00	0.0%	$6,010	$3.98	$4.00
2.0 Bath			1,554	$6,250	$4.02			$6,250	$4.02	
Total/Weighted Avg	**142**		**1,651**	**$4,839**		**$2.93**		**$4,827**		**$2.92**

Project Summary Pages

1717

1717 Ridge
Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate
ID: 1186; YrQtr: 20224

Utility Description	L	T	*Service*	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**175**
Avg Unit SF:	**835**
Built:	**2013**
Renovated:	**na**

Economic Profile	
Occupancy:	**94.3%**
Quoted Rent:	**$3.52**
Concessions:	**0.0%**
Effective Rent:	**$3.52**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	14	8.0%	518	$1,903	$3.67	$3.97	0.0%	$1,903	$3.67	$3.97
1.0 Bath			535	$2,282	$4.27			$2,282	$4.27	
One Bedroom	101	57.7%	564	$2,059	$3.65	$3.72	0.0%	$2,059	$3.65	$3.72
1.0 Bath			836	$3,170	$3.79			$3,170	$3.79	
One Bedroom + Den	4	2.3%	933	$3,128	$3.35	$3.35	0.0%	$3,128	$3.35	$3.35
1.0 Bath			933	$3,128	$3.35			$3,128	$3.35	
Two Bedroom	42	24.0%	988	$3,015	$3.05	$2.98	0.0%	$3,015	$3.05	$2.98
2.0 Bath			1,203	$3,496	$2.91			$3,496	$2.91	
Three Bedroom	14	8.0%	1,239	$5,121	$4.13	$3.94	0.0%	$5,121	$4.13	$3.94
2.0 Bath			1,367	$5,121	$3.75			$5,121	$3.75	

Paid Parking: $165 (Reserved Gar/Encl) to $210 (Tandem Space) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Movie Theater Rm
9' Ceiling	Microwave	Smoke Free
Window Blinds	Range - Gas	Extra Storage
Granite Counters	Refrigerator	Pets Allowed
Tile Backsplash	WasherDryer Incl	Fire Pit
Undermount Sinks	***Fitness***	Grilling Area
Patio/Balcony/Deck	Fitness Center	LEED Silver
Fireplace	Outdoor Pool	***Parking***
	Bike Storage	Attached Garage
	Rooftop Sundeck	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.52	0.0%	94.3%	$3.52
20223	$3.77	0.0%	90.3%	$3.77
20222	$3.41	0.0%	96.0%	$3.41
20221	$3.09	0.0%	90.3%	$3.09
20214	$2.99	8.3%	94.3%	$2.74
20213	$2.91	8.3%	98.3%	$2.67
20212	$2.72	8.3%	95.4%	$2.49
20211	$2.68	8.3%	93.1%	$2.45
20204	$2.61	8.3%	92.0%	$2.39

Notes:

Greystar

Albion at Highland Park

1850 Green Bay Rd
Highland Park, Lake County, IL 60035

North Shore

Class: A, Market Rate
ID: 2009; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**161**
Avg Unit SF:	**1,027**
Built:	**2021**
Renovated:	**na**

Economic Profile	
Occupancy:	**95.7%**
Quoted Rent:	**$3.22**
Concessions:	**0.0%**
Effective Rent:	**$3.22**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	19	11.8%	541	$1,725	$3.19	$3.12	0.0%	$1,725	$3.19	$3.12
1.0 Bath			605	$1,850	$3.06			$1,850	$3.06	
Convertible	14	8.7%	714	$1,945	$2.72	$2.87	0.0%	$1,945	$2.72	$2.87
1.0 Bath			814	$2,455	$3.02			$2,455	$3.02	
One Bedroom	59	36.6%	826	$2,115	$2.56	$2.93	0.0%	$2,115	$2.56	$2.93
1.0 Bath			941	$3,110	$3.31			$3,110	$3.31	
Two Bedroom	69	42.9%	999	$3,243	$3.25	$3.39	0.0%	$3,243	$3.25	$3.39
2.0 Bath			1,655	$5,854	$3.54			$5,854	$3.54	

Paid Parking: $175 (Reserved Gar/Encl) to $200 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Party/Social Room
Vinyl Plank Floors	Dishwasher	Pets Allowed
9' Ceiling	Microwave	Fire Pit
10' Ceiling	Range - Gas	Grilling Area
Smooth Ceiling	Refrigerator	Picnic Tables
Window Roller Shades	WasherDryer Incl	Pet Wash Station
Quartz Counters	***Fitness***	***Parking***
Tile Backsplash	Outdoor Pool	Attached Garage
Undermount Sinks		
Patio/Balcony/Deck		

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.22	0.0%	95.7%	$3.22
20223	$3.02	0.0%	97.5%	$3.02
20222	$3.14	0.0%	98.1%	$3.14
20221	$3.19	0.0%	98.1%	$3.19
20214	$2.71	0.0%	96.9%	$2.71
20213	$2.84	0.0%	91.9%	$2.84
20212	$2.84	0.9%	62.1%	$2.81
20211	$2.84	0.9%	59.6%	$2.81

Paid Parking: $175 (Reserved Gar/Encl) to $200 (Reserved Gar/Encl) per month.

Notes: Property consists of 161 units - 144 market/17 affordable units (45%, 65%, 100% AMI). Leasing began in fall, 2020. Occupancy began April 2021. 34 of 1BD & and 13 of 2BD have additional flex space.

Village Green

Albion at Highland Park – East (Phase II)

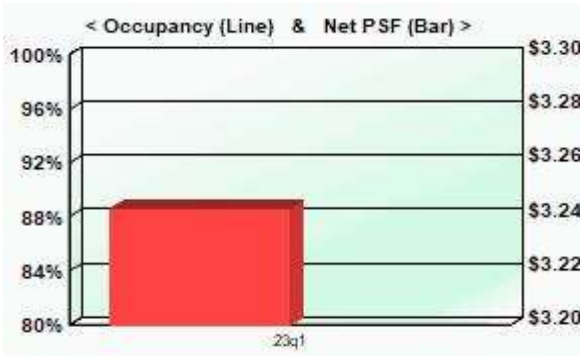
SWC 2nd Ave and Elm Place

Highland Park, Lake County, IL 60035

North Shore

Class: A, Market Rate

ID: 2097; YrQtr: 20231



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**89**
Avg Unit SF:	**1,289**
Built:	**2023**
Renovated:	**na**

Economic Profile	
Occupancy:	**32.6%**
Quoted Rent:	**$3.24**
Concessions:	**0.0%**
Effective Rent:	**$3.24**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	29	32.6%	816	$2,548	$3.12	$3.21	0.0%	$2,548	$3.12	$3.21
1.0 Bath			927	$3,056	$3.30			$3,056	$3.30	
● Includes Den Units										
One Bedroom + Den	3	3.4%	1,394	$4,635	$3.33	$3.32	0.0%	$4,635	$3.33	$3.32
1.0 Bath			1,429	$4,750	$3.32			$4,750	$3.32	
● TH Units										
Two Bedroom	46	51.7%	1,062	$3,333	$3.14	$3.22	0.0%	$3,333	$3.14	$3.22
2.0 Bath			1,770	$5,854	$3.31			$5,854	$3.31	
● Includes Den Units										
Three Bedroom	11	12.4%	1,376	$4,884	$3.55	$3.32	0.0%	$4,884	$3.55	$3.32
2.0-3.0 Bath			2,272	$7,000	$3.08			$7,000	$3.08	
● 3-4 Bedroom Units										

Paid Parking: $175 (Reserved Gar/Encl) to $200 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Party/Social Room
Vinyl Plank Floors	Dishwasher	Pets Allowed
9' Ceiling	Microwave	Fire Pit
10' Ceiling	Range - Gas	Grilling Area
Smooth Ceiling	Refrigerator	Picnic Tables
Window Roller Shades	WasherDryer Incl	Pet Wash Station
Quartz Counters	***Fitness***	***Parking***
Tile Backsplash	Fitness Center	Attached Garage
Undermount Sinks	Outdoor Pool	
Patio/Balcony/Deck		

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20231	$3.24	0.0%	32.6%	$3.24

Notes: Phase II for Albion at Highland Park. Occupancy begins 03/15/2023. Residents can use Phase I amenities.

Village Green

Albion Evanston

1500 Sherman Ave
Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate
ID: 1912; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**268**
Avg Unit SF:	**726**
Built:	**2019**
Renovated:	**na**

Economic Profile	
Occupancy:	**100.0%**
Quoted Rent:	**$3.75**
Concessions:	**0.0%**
Effective Rent:	**$3.75**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	94	35.1%	441	$2,145	$4.86	$4.14	0.0%	$2,145	$4.86	$4.14
1.0 Bath			628	$2,145	$3.42			$2,145	$3.42	
Convertible	29	10.8%	576	$2,295	$3.98	$4.01	0.0%	$2,295	$3.98	$4.01
1.0 Bath			623	$2,510	$4.03			$2,510	$4.03	
One Bedroom	92	34.3%	641	$2,525	$3.94	$3.82	0.0%	$2,525	$3.94	$3.82
1.0 Bath			827	$3,060	$3.70			$3,060	$3.70	
Two Bedroom	49	18.3%	943	$3,455	$3.66	$3.40	0.0%	$3,455	$3.66	$3.40
2.0 Bath			1,243	$3,899	$3.14			$3,899	$3.14	
Two Bedroom + Den	4	1.5%	1,393	$4,730	$3.40	$3.52	0.0%	$4,730	$3.40	$3.52
2.0 Bath			1,468	$5,350	$3.64			$5,350	$3.64	

Paid Parking: $175 (Reserved Gar/Encl) to $250 (Tandem Space) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Business Center
Vinyl Plank Floors	Dishwasher	Conference Room
9' Ceiling	Microwave	Party/Social Room
Smooth Ceiling	Range - Gas	Extra Storage
Window Roller Shades	Refrigerator	Pets Allowed
Quartz Counters	WasherDryer Incl	Fire Pit
Tile Backsplash	***Fitness***	Grilling Area
Undermount Sinks	Fitness Center	***Parking***
Patio/Balcony/Deck	Outdoor Pool	Reserved Gar/Encl
	Bike Storage	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.75	0.0%	100.0%	$3.75
20223	$3.75	0.0%	98.5%	$3.75
20222	$3.78	0.0%	98.1%	$3.78
20221	$3.62	0.0%	98.1%	$3.62
20214	$3.14	0.0%	100.0%	$3.14
20213	$3.14	0.0%	97.4%	$3.14
20212	$3.14	0.0%	95.1%	$3.14
20211	$3.19	6.3%	91.0%	$2.99
20204	$3.18	6.3%	72.0%	$2.98

Notes: Pre-leasing began 09/2019 with occupancy expected 12/9/2019. Construction to be completed 02/2020.

Village Green

Atworth at Mellody Farm

1111 N Milwaukee Ave

Vernon Hills, Lake County, IL 60061

Lake County

Class: A, Market Rate

ID: 1789; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**260**
Avg Unit SF:	**992**
Built:	**2018**
Renovated:	**na**

Economic Profile	
Occupancy:	**93.8%**
Quoted Rent:	**$2.82**
Concessions:	**0.0%**
Effective Rent:	**$2.82**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	16	6.2%	556	$1,911	$3.44	$3.34	0.0%	$1,911	$3.44	$3.34
1.0 Bath			638	$2,069	$3.24			$2,069	$3.24	
One Bedroom	137	52.7%	752	$2,097	$2.79	$2.78	0.0%	$2,097	$2.79	$2.78
1.0 Bath			908	$2,523	$2.78			$2,523	$2.78	
Two Bedroom	61	23.5%	1,025	$3,062	$2.99	$2.75	0.0%	$3,062	$2.99	$2.75
2.0 Bath			1,359	$3,415	$2.51			$3,415	$2.51	
Two Bedroom + Den	20	7.7%	1,245	$3,693	$2.97	$2.94	0.0%	$3,693	$2.97	$2.94
2.0 Bath			1,305	$3,815	$2.92			$3,815	$2.92	
Three Bedroom	26	10.0%	1,341	$3,733	$2.78	$2.90	0.0%	$3,733	$2.78	$2.90
2.0 Bath			1,465	$4,427	$3.02			$4,427	$3.02	

Paid Parking: $75 (Reserved Gar/Encl) to $150 (Reserved Gar/Encl) per month. Free parking available.

Amenities

Unit	Appliance	Common
Vinyl Plank Floors	Disposal	Party/Social Room
9' Ceiling	Dishwasher	Smoke Free
Smooth Ceiling	Microwave	Extra Storage
Window Roller Shades	Range - Gas	Pets Allowed
Quartz Counters	Refrigerator	Grilling Area
Tile Backsplash	WasherDryer Incl	Dog Run
Undermount Sinks	***Fitness***	Pet Wash Station
Patio/Balcony/Deck	Fitness Center	***Parking***
	Outdoor Pool	Surface Parking
	Bike Storage	Attached Garage
		Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.82	0.0%	93.8%	$2.82
20223	$2.94	0.0%	92.7%	$2.94
20222	$3.06	0.0%	98.5%	$3.06
20221	$2.79	0.0%	97.3%	$2.79
20214	$2.53	0.0%	95.0%	$2.53
20213	$2.52	0.0%	97.3%	$2.52
20212	$2.45	0.0%	96.9%	$2.45
20211	$2.34	0.0%	96.2%	$2.34
20204	$2.30	7.7%	89.2%	$2.12

Notes: Occupancy began 07/2018. Parking fees included uncovered and covered reserved.

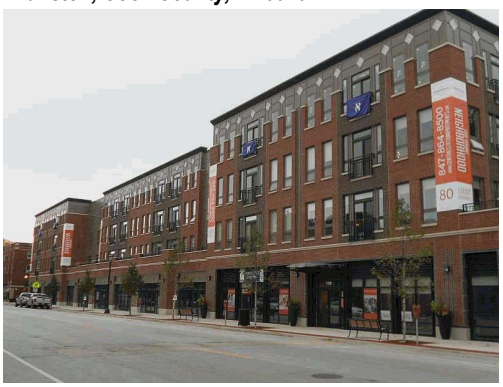
Greystar

Central Station Apartments

1720 Central St
Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate
ID: 1205; YrQtr: 20224



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**80**
Avg Unit SF:	**965**
Built:	**2013**
Renovated:	**na**

Economic Profile	
Occupancy:	**93.8%**
Quoted Rent:	**$2.87**
Concessions:	**0.0%**
Effective Rent:	**$2.87**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Convertible	8	10.0%	590	$2,033	$3.45	$3.35	0.0%	$2,033	$3.45	$3.35
1.0 Bath			635	$2,061	$3.25			$2,061	$3.25	
One Bedroom	32	40.0%	785	$2,153	$2.74	$2.80	0.0%	$2,153	$2.74	$2.80
1.0 Bath			850	$2,433	$2.86			$2,433	$2.86	
One Bedroom + Den	12	15.0%	885	$2,639	$2.98	$2.98	0.0%	$2,639	$2.98	$2.98
1.0 Bath			885	$2,639	$2.98			$2,639	$2.98	
Two Bedroom	18	22.5%	1,185	$3,316	$2.80	$2.77	0.0%	$3,316	$2.80	$2.77
2.0 Bath			1,230	$3,361	$2.73			$3,361	$2.73	
Two Bedroom + Den	6	7.5%	1,305	$3,831	$2.94	$2.94	0.0%	$3,831	$2.94	$2.94
2.0 Bath			1,305	$3,831	$2.94			$3,831	$2.94	
Three Bedroom	4	5.0%	1,485	$4,214	$2.84	$2.84	0.0%	$4,214	$2.84	$2.84
2.0 Bath			1,485	$4,214	$2.84			$4,214	$2.84	

Paid Parking: $180 (Self-Park Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Business Center
Wood Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Smoke Free
Window Blinds	Range	Pets Allowed
Quartz Counters	Refrigerator	***Parking***
Tile Backsplash	WasherDryer Incl	Self-Park Gar/Encl
Undermount Sinks	***Fitness***	
Patio/Balcony/Deck	Fitness Center	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.87	0.0%	93.8%	$2.87
20223	$2.87	0.0%	95.0%	$2.87
20222	$2.86	0.0%	96.3%	$2.86
20221	$2.65	0.0%	93.8%	$2.65
20214	$2.65	3.7%	95.0%	$2.55
20213	$2.65	0.0%	96.3%	$2.65
20212	$2.70	0.0%	96.3%	$2.70
20211	$2.70	4.6%	90.0%	$2.57
20204	$2.69	4.6%	93.8%	$2.57

Notes: Occupancy began September 27th, 2013. Property offers a utility package ranging from $70-$120, depending on the unit size.

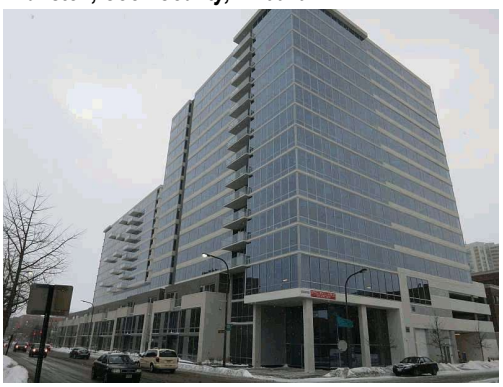
RMK Management

E2

1890 Maple Ave
Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate
ID: 1395; YrQtr: 20224



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**356**
Avg Unit SF:	**802**
Built:	**2015**
Renovated:	**na**

Economic Profile	
Occupancy:	**98.9%**
Quoted Rent:	**$3.06**
Concessions:	**0.0%**
Effective Rent:	**$3.06**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	48	13.5%	505	$1,645	$3.26	$3.42	0.0%	$1,645	$3.26	$3.42
1.0 Bath			542	$1,937	$3.57			$1,937	$3.57	
One Bedroom	204	57.3%	594	$1,950	$3.28	$3.17	0.0%	$1,950	$3.28	$3.17
1.0 Bath			805	$2,459	$3.05			$2,459	$3.05	
Two Bedroom	81	22.8%	934	$2,215	$2.37	$2.83	0.0%	$2,215	$2.37	$2.83
1.5-2.0 Bath			1,097	$3,618	$3.30			$3,618	$3.30	
Three Bedroom	11	3.1%	1,391	$4,330	$3.11	$3.11	0.0%	$4,330	$3.11	$3.11
2.0 Bath			1,391	$4,330	$3.11			$4,330	$3.11	
Three Bedroom	12	3.4%	1,610	$4,248	$2.64	$2.68	0.0%	$4,248	$2.64	$2.68
2.5-3.0 Bath			1,751	$4,750	$2.71			$4,750	$2.71	
● Townhouse										

Paid Parking: $145 (Self-Park Gar/Encl) to $195 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Vinyl Plank Floors	Disposal	Doorman
9' Ceiling	Dishwasher	Business Center
Smooth Ceiling	Microwave	Conference Room
Window Blinds	Range - Gas	Movie Theater Rm
Quartz Counters	Refrigerator	Party/Social Room
Tile Backsplash	WasherDryer Incl	Smoke Free
Undermount Sinks	***Fitness***	Extra Storage
Patio/Balcony/Deck	Fitness Center	Pets Allowed
	Outdoor Pool	Fire Pit
	Whirlpool	Grilling Area
	Basketball Court	LEED Silver
	Rooftop Sundeck	***Parking***
		Attached Garage

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.06	0.0%	98.9%	$3.06
20223	$3.14	0.0%	96.3%	$3.14
20222	$3.23	0.0%	96.1%	$3.23
20221	$3.76	0.0%	97.2%	$3.76
20214	$3.29	0.0%	98.0%	$3.29
20213	$3.27	0.0%	100.0%	$3.27
20212	$3.23	0.0%	98.0%	$3.23
20211	$3.16	0.0%	93.5%	$3.16
20204	$3.13	0.0%	94.1%	$3.13

Notes: Leasing began in Feb. 2015 with occupancy beginning March 1, 2015. Parking garage is open air. Utility package includes all but electric and ranges from $85 (studios) to $150 (3BD).

Greystar

Evanston Place

1715-1735 Chicago Avenue (E of Chicago, N of Church)
Evanston, Cook County, IL 60201

North Shore

Class: B, Market Rate
ID: 316; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Electric Baseboard Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**190**
Avg Unit SF:	**871**
Built:	**1991**
Renovated:	**2015**

Economic Profile	
Occupancy:	
Quoted Rent:	**$3.15**
Concessions:	**0.0%**
Effective Rent:	**$3.15**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	16	8.4%	567	$1,846	$3.26	$3.42	0.0%	$1,846	$3.26	$3.42
1.0 Bath			567	$2,035	$3.59			$2,035	$3.59	
One Bedroom	94	49.5%	657	$2,259	$3.44	$3.28	0.0%	$2,259	$3.44	$3.28
1.0-1.5 Bath			852	$2,655	$3.12			$2,655	$3.12	
One Bedroom + Den	30	15.8%	878	$2,478	$2.82	$2.93	0.0%	$2,478	$2.82	$2.93
1.0-1.5 Bath			958	$2,916	$3.04			$2,916	$3.04	
Two Bedroom	24	12.6%	966	$3,102	$3.21	$3.45	0.0%	$3,102	$3.21	$3.45
2.0 Bath			1,034	$3,814	$3.69			$3,814	$3.69	
Two Bedroom + Den	23	12.1%	1,216	$3,585	$2.95	$2.94	0.0%	$3,585	$2.95	$2.94
2.0 Bath			1,221	$3,585	$2.94			$3,585	$2.94	
Three Bedroom	3	1.6%	1,968	$4,175	$2.12	$2.16	0.0%	$4,175	$2.12	$2.16
2.5 Bath			1,968	$4,339	$2.20			$4,339	$2.20	

Paid Parking: $90 (Self-Park Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Laundry Room
Vinyl Plank Floors	Dishwasher	Business Center
Popcorn Ceiling	Microwave	Clubhouse
Window Blinds	Range - Electric	Party/Social Room
Laminate Counters	Refrigerator	Smoke Free
Quartz Counters	***Fitness***	Extra Storage
Tile Backsplash	Fitness Center	Pets Allowed
Undermount Sinks	Outdoor Pool	Grilling Area
Patio/Balcony/Deck	Bike Storage	***Parking***
	Rooftop Sundeck	Self-Park Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.15	0.0%		$3.15
20223	$3.15	0.0%		$3.15
20222	$3.09	0.0%		$3.09
20221	$3.08	0.0%		$3.08
20214	$2.98	0.0%		$2.98
20213	$2.98	0.0%		$2.98
20212	$2.98	4.2%		$2.86
20211	$3.00	8.3%		$2.75
20204	$3.08	8.3%		$2.83

Notes: Property uses a RUBS utility program. Two identical towers with 95 units each.

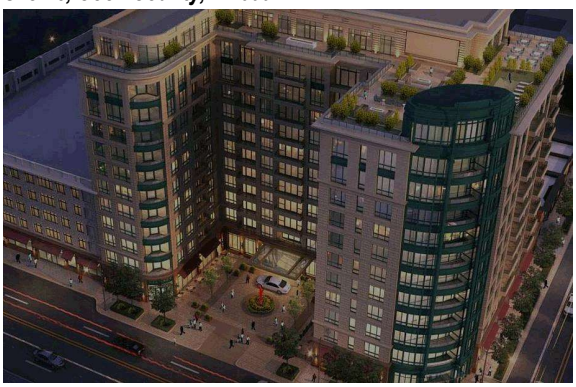
Air Communities

Highpoint at 8000 North

8000 Lincoln Ave
Skokie, Cook County, IL 60077

North Shore

Class: A, Market Rate
ID: 2059; YrQtr: 20224



Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**153**
Avg Unit SF:	**912**
Built:	**2021**
Renovated:	**na**

Economic Profile	
Occupancy:	**77.8%**
Quoted Rent:	**$2.92**
Concessions:	**5.6%**
Effective Rent:	**$2.76**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	16	10.5%	500	$1,964	$3.93	$3.92	5.6%	$1,855	$3.71	$3.71
1.0 Bath			501	$1,964	$3.92			$1,855	$3.70	
One Bedroom	63	41.2%	680	$2,296	$3.38	$3.33	5.6%	$2,168	$3.19	$3.15
1.0 Bath			761	$2,499	$3.28			$2,360	$3.10	
Two Bedroom	68	44.4%	1,063	$2,472	$2.33	$2.52	5.6%	$2,335	$2.20	$2.38
2.0 Bath			1,210	$3,277	$2.71			$3,095	$2.56	
Three Bedroom	6	3.9%	1,464	$4,975	$3.40	$3.37	5.6%	$4,699	$3.21	$3.19
2.0 Bath			1,485	$4,975	$3.35			$4,699	$3.16	

Paid Parking: $120 (Surface Parking) to $170 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Wood Floors	Dishwasher	Business Center
Smooth Ceiling	Microwave	Library
Window Roller Shades	Range - Gas	Party/Social Room
Quartz Counters	Refrigerator	Pets Allowed
Tile Backsplash	***Fitness***	Grilling Area
Undermount Sinks	Fitness Center	Car Charging Station
Patio/Balcony/Deck	Outdoor Pool	Dog Run
	Rooftop Sundeck	Pet Wash Station
		Golf Simulator
		Parking
		Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.92	5.6%	77.8%	$2.76
20223	$3.16	11.9%	73.2%	$2.78
20222	$3.15	5.7%	58.8%	$2.97
20221	$3.07	11.5%		$2.71
20214	$2.84	7.7%	8.5%	$2.62

Notes: Occupancy began 02/01/2022. Util Pkg St $100, 1BD $120, 2BD $140, 3BD $160/mo. Parking range is surface vs premium covered reserved space. Elec car is $225/mo

Lincoln Property

Kelmscott Park

1080 N Western Ave

Lake Forest, Cook County, IL 60045

Lake County

Class: A, Market Rate

ID: 1754; YrQtr: 20224

Utility Description	L	T	*Service*	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

*Physical Profile**	
Units:	**111**
Avg Unit SF:	**1,257**
Built:	**2017**
Renovated:	**na**

Economic Profile	
Occupancy:	**98.0%**
Quoted Rent:	**$2.82**
Concessions:	**0.0%**
Effective Rent:	**$2.82**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	32	32.3%	755	$1,592	$2.11	$2.57	0.0%	$1,592	$2.11	$2.57
1.0 Bath			860	$2,604	$3.03			$2,604	$3.03	
Two Bedroom	33	33.3%	1,218	$3,718	$3.05	$2.92	0.0%	$3,718	$3.05	$2.92
2.0 Bath			1,332	$3,718	$2.79			$3,718	$2.79	
Two Bedroom + Den	18	18.2%	1,520	$4,545	$2.99	$2.92	0.0%	$4,545	$2.99	$2.92
2.0 Bath			1,593	$4,545	$2.85			$4,545	$2.85	
Three Bedroom	16	16.2%	1,683	$4,976	$2.96	$2.80	0.0%	$4,976	$2.96	$2.80
2.5 Bath			1,884	$4,976	$2.64			$4,976	$2.64	

*The property has 111 units; 99 units were surveyed. Average unit size and rents are based on units surveyed.
Paid Parking: $125 (Self-Park Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Vinyl Plank Floors	Disposal	Party/Social Room
9' Ceiling	Dishwasher	Pets Allowed
Smooth Ceiling	Microwave	Fire Pit
Window Roller Shades	Range - Gas	Grilling Area
Quartz Counters	Refrigerator	Picnic Tables
Tile Backsplash	WasherDryer Incl	***Parking***
Undermount Sinks	***Fitness***	Surface Parking
	Fitness Center	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.82	0.0%	98.0%	$2.82
20223	$2.68	0.0%	100.0%	$2.68
20222	$2.65	0.0%	98.0%	$2.65
20221	$2.55	0.0%	97.0%	$2.55
20214	$2.54	0.0%	100.0%	$2.54
20213	$2.53	0.0%	100.0%	$2.53
20212	$2.36	0.0%	99.0%	$2.36
20211	$2.65	6.5%	98.0%	$2.48
20204	$2.65	0.0%	94.9%	$2.65

Notes: Property has 99 mkt rate units and 12 affordable units. Survey shows only mkt rate units. Occupancy began 02/2018. Reserved surface parking. RUBS program includes water, sewer, & gas

Marquette Management

McGovern House

760 Central Ave
Highland Park, Cook County, IL 60035

North Shore

Class: A, Market Rate
ID: 1665; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash	✓	
Gas Forced Air Heat		✓	Water	✓	
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile*	
Units:	**73**
Avg Unit SF:	**1,288**
Built:	**2017**
Renovated:	**na**

Economic Profile	
Occupancy:	**95.2%**
Quoted Rent:	**$2.50**
Concessions:	**0.0%**
Effective Rent:	**$2.50**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	12	19.4%	857	$2,040	$2.38	$2.38	0.0%	$2,040	$2.38	$2.38
1.0 Bath			857	$2,040	$2.38			$2,040	$2.38	
One Bedroom + Den	14	22.6%	1,020	$2,445	$2.40	$2.59	0.0%	$2,445	$2.40	$2.59
2.0 Bath			1,020	$2,840	$2.78			$2,840	$2.78	
Two Bedroom	16	25.8%	1,190	$2,900	$2.44	$2.49	0.0%	$2,900	$2.44	$2.49
2.0 Bath			1,310	$3,330	$2.54			$3,330	$2.54	
Two Bedroom	11	17.7%	1,480	$3,290	$2.22	$2.56	0.0%	$3,290	$2.22	$2.56
2.5 Bath			1,785	$5,160	$2.89			$5,160	$2.89	
Two Bedroom + Den	9	14.5%	1,833	$4,045	$2.21	$2.41	0.0%	$4,045	$2.21	$2.41
2.5 Bath			2,020	$5,295	$2.62			$5,295	$2.62	

*The property has 73 units; 62 units were surveyed. Average unit size and rents are based on units surveyed.
Paid Parking: $85 (Surface Parking) to $155 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Dining Event Room
Vinyl Plank Floors	Dishwasher	Party/Social Room
9' Ceiling	Microwave	Pets Allowed
Smooth Ceiling	Range - Gas	Fire Pit
Window Blinds	Refrigerator	Grilling Area
Granite Counters	WasherDryer Incl	Picnic Tables
Tile Backsplash	***Fitness***	***Parking***
Undermount Sinks	Fitness Center	Carport
Patio/Balcony/Deck	Rooftop Sundeck	Attached Garage
Intercom		

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.50	0.0%	95.2%	$2.50
20223	$2.58	1.2%	95.2%	$2.55
20222	$2.61	0.0%	98.4%	$2.61
20221	$2.56	0.0%	100.0%	$2.56
20214	$2.56	0.0%	100.0%	$2.56
20213	$2.41	0.0%	98.4%	$2.41
20212	$2.41	0.0%	96.8%	$2.41
20211	$2.41	0.0%	100.0%	$2.41
20204	$2.40	0.0%	96.8%	$2.40

Notes: Occupancy began June 1, 2017. Property also has 11 affordable units. Rent reflect market rate units only. Parking has outdoor, outdoor tandem spaces, indoor, or indoor w/lift for 2 cars.

Village Green

Optima Old Orchard Woods

9725 Woods Dr
Skokie, Cook County, IL 60077

North Shore

Class: A, Market Rate
ID: 999; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash	✓	
Gas Hot Water Heat	✓		Water	✓	
Bldg Central AC		✓	Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile	
Units:	**169**
Avg Unit SF:	**1,309**
Built:	**2008**
Renovated:	**na**

Economic Profile	
Occupancy:	**100.0%**
Quoted Rent:	**$2.35**
Concessions:	**0.0%**
Effective Rent:	**$2.35**

Unit Description	Units	Pct	Sq Ft	Quoted Rent				Net Effective Rent		
				Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	43	25.4%	722	$2,175	$3.01	$2.75	0.0%	$2,175	$3.01	$2.75
1.0-1.5 Bath			957	$2,385	$2.49			$2,385	$2.49	
Two Bedroom	108	63.9%	1,011	$2,400	$2.37	$2.34	0.0%	$2,400	$2.37	$2.34
2.0 Bath			1,615	$3,725	$2.31			$3,725	$2.31	
Three Bedroom	18	10.7%	1,698	$3,175	$1.87	$2.06	0.0%	$3,175	$1.87	$2.06
2.0-3.0 Bath			3,109	$6,985	$2.25			$6,985	$2.25	

Paid Parking: $125 (Self-Park Gar/Encl) to $225 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Party/Social Room
Wood Floors	Dishwasher	***Parking***
Window Blinds	Microwave	Self-Park Gar/Encl
Patio/Balcony/Deck	Range - Gas	
Fireplace	Refrigerator	
	WasherDryer Incl	
	Fitness	
	Fitness Center	
	Indoor Pool	
	Sauna	
	Whirlpool	
	Tennis Court	
	Rooftop Sundeck	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.35	0.0%	100.0%	$2.35
20223	$2.28	0.0%	98.8%	$2.28
20222	$2.04	0.0%	98.8%	$2.04
20221	$2.03	0.0%	98.8%	$2.03
20214	$2.02	0.0%	98.8%	$2.02
20213	$2.01	0.0%	98.2%	$2.01
20212	$1.99	8.3%	95.3%	$1.83
20211	$1.95	8.3%	95.3%	$1.78
20204	$1.96	8.3%	94.1%	$1.79

Notes: One encl parking incl per unit. Lease to purchase program began in 2009. In 3/11, lease-up of 165 unsold units began with occupancy stabilized by 10/11.

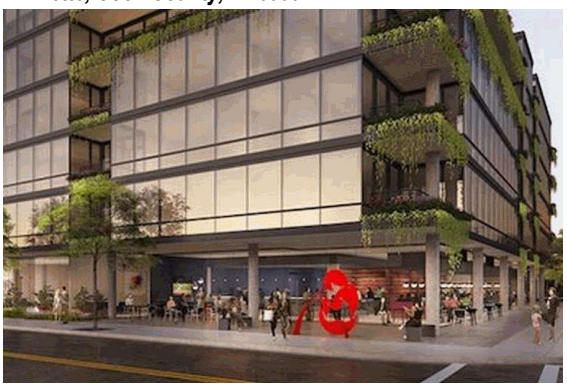
Trilogy Residential Management

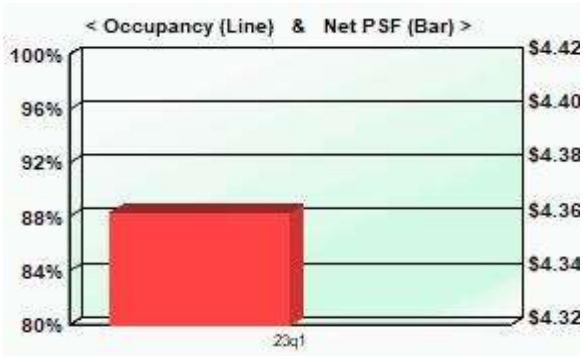
Optima Verdana

1210 Central Ave
Wilmette, Cook County, IL 60091

North Shore

Class: A, Market Rate
ID: 2096; YrQtr: 20231





Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile*	
Units:	**100**
Avg Unit SF:	**1,589**
Built:	**2023**
Renovated:	**na**

Economic Profile	
Occupancy:	
Quoted Rent:	**$4.36**
Concessions:	
Effective Rent:	

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	22	23.7%	660	$2,630	$3.98	$4.29	N/A	$2,630	$3.98	$4.29
1.0 Bath			898	$4,125	$4.59			$4,125	$4.59	
Two Bedroom	38	40.9%	1,192	$4,500	$3.78	$4.69	N/A	$4,500	$3.78	$4.69
2.0-2.5 Bath			1,480	$8,300	$5.61			$8,300	$5.61	
Three Bedroom	33	35.5%	2,048	$7,930	$3.87	$4.07	N/A	$7,930	$3.87	$4.07
3.0 Bath & up			2,790	$11,880	$4.26			$11,880	$4.26	

*The property has 100 units; 93 units were surveyed. Average unit size and rents are based on units surveyed.

Paid Parking: $200 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Vinyl Plank Floors	Dishwasher	Business Center
Smooth Ceiling	Microwave	Conference Room
Window Roller Shades	Range - Electric	Library
Quartz Counters	Refrigerator	Party/Social Room
Tile Backsplash	WasherDryer Incl	Smoke Free
Undermount Sinks	***Fitness***	Pets Allowed
Patio/Balcony/Deck	Fitness Center	Fire Pit
	Indoor Pool	Grilling Area
	Hot Tub	Car Charging Station
	Steam Room	Golf Simulator
	Basketball Court	
	Indoor Sport Court	
	Rooftop Sundeck	
	Playground	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20231	$4.36	N/A		

Notes: Occupancy begins July 2023. 93 of 100 units surveyed. Leasing program begins in March 2023. ***Optima***

Park Evanston

1630 Chicago Avenue (Chicago, S of Church)
Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate
ID: 315; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**283**
Avg Unit SF:	**923**
Built:	**1997**
Renovated:	**na**

Economic Profile	
Occupancy:	**97.2%**
Quoted Rent:	**$3.56**
Concessions:	**0.0%**
Effective Rent:	**$3.56**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	28	9.9%	514	$2,487	$4.84	$4.81	0.0%	$2,487	$4.84	$4.81
1.0 Bath			540	$2,582	$4.78			$2,582	$4.78	
One Bedroom	115	40.6%	589	$2,839	$4.82	$4.25	0.0%	$2,839	$4.82	$4.25
1.0 Bath			800	$2,939	$3.67			$2,939	$3.67	
One Bedroom + Den	19	6.7%	1,049	$3,106	$2.96	$3.18	0.0%	$3,106	$2.96	$3.18
1.5 Bath			1,094	$3,723	$3.40			$3,723	$3.40	
Two Bedroom	106	37.5%	1,017	$3,649	$3.59	$3.19	0.0%	$3,649	$3.59	$3.19
2.0 Bath			1,315	$3,664	$2.79			$3,664	$2.79	
Three Bedroom	15	5.3%	1,434	$5,000	$3.49	$3.33	0.0%	$5,000	$3.49	$3.33
2.5 Bath			1,575	$5,000	$3.17			$5,000	$3.17	

Paid Parking: $115 (Surface Parking) to $135 (Self-Park Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Carpeting	Disposal	Laundry Room
Popcorn Ceiling	Dishwasher	Business Center
Window Blinds	Microwave	Party/Social Room
Granite Counters	Range - Gas	Extra Storage
Patio/Balcony/Deck	Refrigerator	Pets Allowed
	WasherDryer Incl	Valet Dry Cleaning
	Fitness	***Parking***
	Fitness Center	Self-Park Gar/Encl
	Outdoor Pool	
	Sauna	
	Bike Storage	

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.56	0.0%	97.2%	$3.56
20223	$3.46	0.0%	98.6%	$3.46
20222	$3.18	0.0%	82.7%	$3.18
20221	$3.27	0.0%	91.2%	$3.27
20214	$3.24	0.0%	93.3%	$3.24
20213	$3.06	0.0%	98.6%	$3.06
20212	$2.88	4.2%	88.7%	$2.76
20211	$2.85	4.2%	94.7%	$2.74
20204	$2.72	1.7%	96.1%	$2.68

Notes: Property uses a RUBS utilities program. Original kitchens and baths with laminate cabinets & white appliances; vinyl kitchen floors below 15th floor, ceramic tile above.

Lincoln Property

Residences of Wilmette

617 Green Bay Rd

Wilmette, Cook County, IL 60091

North Shore

Class: A, Market Rate

ID: 1687; YrQtr: 20224

Utility Description	L	T	*Service*	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**75**
Avg Unit SF:	**1,013**
Built:	**2017**
Renovated:	**na**

Economic Profile	
Occupancy:	**93.3%**
Quoted Rent:	**$3.15**
Concessions:	**0.0%**
Effective Rent:	**$3.15**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
Studio	4	5.3%	657	$2,182	$3.32	$3.32	0.0%	$2,182	$3.32	$3.32
1.0 Bath			657	$2,182	$3.32			$2,182	$3.32	
One Bedroom	29	38.7%	740	$2,440	$3.30	$3.22	0.0%	$2,440	$3.30	$3.22
1.0 Bath			789	$2,475	$3.14			$2,475	$3.14	
One Bedroom + Den	4	5.3%	882	$2,555	$2.90	$2.90	0.0%	$2,555	$2.90	$2.90
1.0 Bath			882	$2,555	$2.90			$2,555	$2.90	
Two Bedroom	32	42.7%	1,114	$3,095	$2.78	$2.91	0.0%	$3,095	$2.78	$2.91
2.0 Bath			1,291	$3,915	$3.03			$3,915	$3.03	
Three Bedroom	6	8.0%	1,510	$6,010	$3.98	$4.00	0.0%	$6,010	$3.98	$4.00
2.0 Bath			1,554	$6,250	$4.02			$6,250	$4.02	

Paid Parking: $180 (Reserved Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Vinyl Plank Floors	Dishwasher	Business Center
9.5' Ceiling	Microwave	Conference Room
Smooth Ceiling	Range - Gas	Dining Event Room
Window Roller Shades	Refrigerator	Party/Social Room
Quartz Counters	WasherDryer Incl	Smoke Free
Tile Backsplash	***Fitness***	Extra Storage
Undermount Sinks	Fitness Center	Pets Allowed
Patio/Balcony/Deck	Sauna	Fire Pit
	Hot Tub	Grilling Area
	Steam Room	Picnic Tables
	Bike Storage	Car Charging Station
	Rooftop Sundeck	Pet Wash Station
		Valet Dry Cleaning
		LEED Silver
		Parking
		Reserved Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.15	0.0%	93.3%	$3.15
20223	$3.15	0.0%	94.7%	$3.15
20222	$3.15	0.0%	98.7%	$3.15
20221	$3.15	0.0%	93.3%	$3.15
20214	$3.15	0.0%	96.0%	$3.15
20213	$3.15	0.0%	98.7%	$3.15
20212	$2.96	0.0%	98.7%	$2.96
20211	$2.95	6.9%	81.3%	$2.75
20204	$3.14	10.9%	84.0%	$2.80

Notes: Occupancy Fall, 2017. Utility Pkg ranges from $30-$90/mo and includes water, sewer, & trash.

RMK

TGM NorthShore

770 Skokie Blvd

Northbrook, Cook County, IL 60062

North Shore

Class: A, Market Rate

ID: 1504; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights	✓		Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile	
Units:	**347**
Avg Unit SF:	**992**
Built:	**2016**
Renovated:	**na**

Economic Profile	
Occupancy:	**91.6%**
Quoted Rent:	**$2.74**
Concessions:	**8.3%**
Effective Rent:	**$2.51**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	86	24.8%	667	$1,899	$2.85	$2.82	8.3%	$1,741	$2.61	$2.58
1.0 Bath			904	$2,516	$2.78			$2,306	$2.55	
One Bedroom + Den	63	18.2%	755	$2,099	$2.78	$2.81	8.3%	$1,924	$2.55	$2.57
1.0 Bath			972	$2,755	$2.83			$2,525	$2.60	
Two Bedroom	142	40.9%	1,009	$2,499	$2.48	$2.63	8.3%	$2,291	$2.27	$2.41
2.0 Bath			1,157	$3,229	$2.79			$2,960	$2.56	
Two Bedroom + Den	56	16.1%	1,099	$2,959	$2.69	$2.82	8.3%	$2,712	$2.47	$2.59
2.0 Bath			1,341	$3,958	$2.95			$3,628	$2.71	

Paid Parking: $150 (Self-Park Gar/Encl) to $250 (Tandem Space) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Disposal	Doorman
Wood Floors	Dishwasher	Business Center
9' Ceiling	Microwave	Conference Room
10' Ceiling	Range - Gas	Party/Social Room
Smooth Ceiling	Refrigerator	Extra Storage
Window Blinds	WasherDryer Incl	Pets Allowed
Quartz Counters	***Fitness***	Car Charging Station
Tile Backsplash	Fitness Center	Dog Run
Undermount Sinks	Outdoor Pool	Pet Wash Station
Patio/Balcony/Deck		Golf Simulator
		Parking
		Self-Park Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.74	8.3%	91.6%	$2.51
20223	$2.78	0.0%	98.0%	$2.78
20222	$2.87	0.0%	99.1%	$2.87
20221	$2.69	0.0%	97.7%	$2.69
20214	$2.46	3.4%	94.5%	$2.38
20213	$2.46	5.1%	97.7%	$2.34
20212	$2.50	3.5%	93.1%	$2.41
20211	$2.43	10.4%	90.2%	$2.18
20204	$2.31	8.3%	88.5%	$2.12

Notes: Occupancy began in 01/16. PH units have higher ceilings and higher finishes.

TGM Associates

The Elaine

1000 Skokie Blvd
Northbrook, Cook County, IL 60062

North Shore

Class: A, Market Rate
ID: 1915; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights	✓		Trash	✓	
Gas Forced Air Heat	✓		Water	✓	
Unit Central AC	✓		Cable TV	✓	
L=Landlord pays, T=Tenant pays			Internet	✓	

Physical Profile	
Units:	**304**
Avg Unit SF:	**968**
Built:	**2019**
Renovated:	**na**

Economic Profile	
Occupancy:	**98.0%**
Quoted Rent:	**$2.79**
Concessions:	**0.0%**
Effective Rent:	**$2.79**

Unit Description	Units	Pct	Sq Ft	Quoted Rent			Concession	Net Effective Rent		
				Rent	PSF	PSF Avg		Rent	PSF	PSF Avg
One Bedroom	186	61.2%	689	$2,090	$3.03	$2.86	0.0%	$2,090	$3.03	$2.86
1.0 Bath			1,035	$2,775	$2.68			$2,775	$2.68	
Two Bedroom	20	6.6%	1,031	$2,815	$2.73	$2.70	0.0%	$2,815	$2.73	$2.70
1.0 Bath			1,074	$2,865	$2.67			$2,865	$2.67	
Two Bedroom	98	32.2%	1,076	$2,990	$2.78	$2.77	0.0%	$2,990	$2.78	$2.77
2.0 Bath			1,229	$3,385	$2.75			$3,385	$2.75	

Paid Parking: $75 (Self-Park Gar/Encl) per month.

Amenities

Unit	*Appliance*	*Common*
Carpeting	Dishwasher	Business Center
Vinyl Plank Floors	Microwave	Conference Room
9' Ceiling	Range - Gas	Dining Event Room
10' Ceiling	Refrigerator	Party/Social Room
Smooth Ceiling	WasherDryer Incl	Extra Storage
Window Roller Shades	***Fitness***	Pets Allowed
Quartz Counters	Fitness Center	Grilling Area
Tile Backsplash	Outdoor Pool	Dog Run
Undermount Sinks		Pet Wash Station
Patio/Balcony/Deck		Golf Simulator
		Parking
		Self-Park Gar/Encl

Trends

Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$2.79	0.0%	98.0%	$2.79
20223	$2.76	0.0%	96.4%	$2.76
20222	$2.68	0.0%	97.7%	$2.68
20221	$2.60	0.0%	97.4%	$2.60
20214	$2.59	0.0%	96.7%	$2.59
20213	$2.58	2.3%	96.1%	$2.52
20212	$2.47	8.3%	93.1%	$2.27
20211	$2.44	10.7%	90.1%	$2.18
20204	$2.41	16.7%	76.0%	$2.01

Notes: Pre-leasing began 10/2019. Occupancy expected 12/1/2019.

Finger Companies

The Residences at 1555 Ridge

1555 Ridge

Evanston, Cook County, IL 60201

North Shore

Class: A, Market Rate

ID: 2080; YrQtr: 20224

Utility Description	L	T	Service	L	T
Lights		✓	Trash		✓
Gas Forced Air Heat		✓	Water		✓
Unit Central AC		✓	Cable TV		✓
L=Landlord pays, T=Tenant pays			Internet		✓

Physical Profile	
Units:	**68**
Avg Unit SF:	**989**
Built:	**2022**
Renovated:	**na**

Economic Profile	
Occupancy:	**97.1%**
Quoted Rent:	**$3.14**
Concessions:	**6.7%**
Effective Rent:	**$2.93**

				Quoted Rent				Net Effective Rent		
Unit Description	Units	Pct	Sq Ft	Rent	PSF	PSF Avg	Concession	Rent	PSF	PSF Avg
One Bedroom	8	11.8%	511	$1,925	$3.77	$3.85	6.7%	$1,797	$3.52	$3.60
1.0 Bath			603	$2,374	$3.94			$2,216	$3.67	
One Bedroom	20	29.4%	687	$2,295	$3.34	$3.25	6.7%	$2,142	$3.12	$3.03
1.0 Bath			948	$2,995	$3.16			$2,795	$2.95	
Two Bedroom	40	58.8%	1,068	$3,290	$3.08	$3.04	6.7%	$3,071	$2.88	$2.83
2.0 Bath			1,253	$3,750	$2.99			$3,500	$2.79	

Paid Parking: $100 (Surface Parking) to $150 (Reserved Gar/Encl) per month.

Amenities

Unit	Appliance	Common
Vinyl Plank Floors	Disposal	Pets Allowed
Smooth Ceiling	Dishwasher	Car Charging Station
Window Roller Shades	Microwave	***Parking***
Quartz Counters	Range - Electric	Surface Parking
Tile Backsplash	Refrigerator	Reserved Gar/Encl
Undermount Sinks	WasherDryer Incl	
Patio/Balcony/Deck	***Fitness***	
	Fitness Center	
	Bike Storage	

Trends

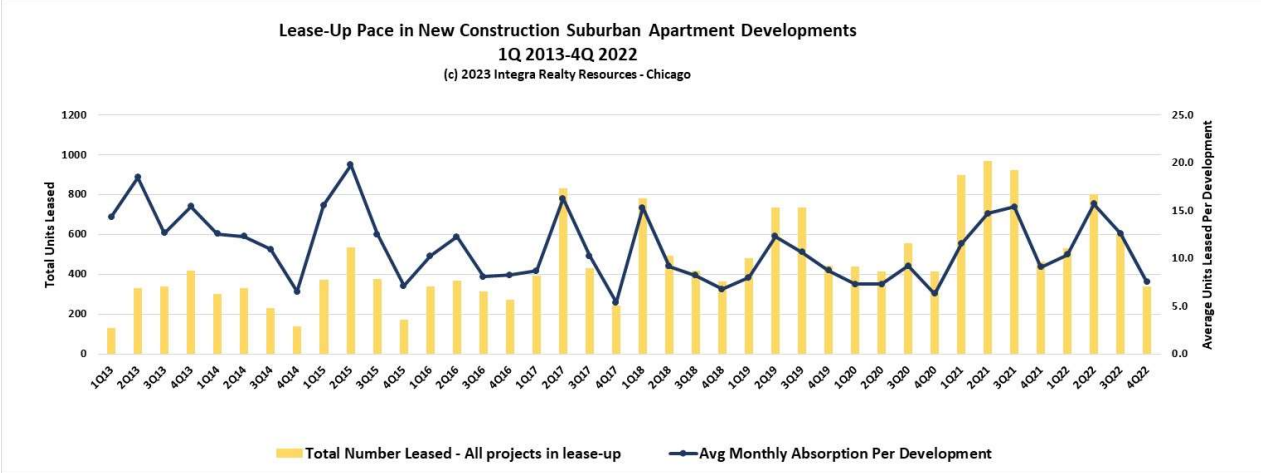
Yr-Qtr	Quoted PSF	Concession	Occup %	Net PSF
20224	$3.14	6.7%	97.1%	$2.93
20223	$3.16	11.2%	85.3%	$2.80
20222	$3.15	4.2%	75.0%	$3.02

Notes: Leasing began 04/12/2022. Occupancy 05/30/2022.

Luxury Living

Lease-Up Absorption Survey

We have surveyed the market in order to determine the lease-up rates that have been achieved in newly constructed rental buildings in the suburban Chicago market since 2Q2013. These projects total nearly 20,850 units and are located in Cook, Lake, McHenry, DuPage, Kane, Kendall, and Will Counties. The quarterly absorption is summarized below:



The survey is showing average monthly absorption rates generally ranging from 10 to 20 units per month. Some of the slower leasing properties had issues particularly pertaining to that property, such as challenging locations and seasonal issues that can affect lease-up. For example, properties opening in the 3rd or 4th quarters start out more slowly and generally will not see a pickup in activity until the spring leasing season begins. Other have outperformed the averages.

Specifically, the following is a review of the larger buildings which have been completed on the North Shore since 2013 (sorted by building size).

Absorption of New Rental Units - North Shore

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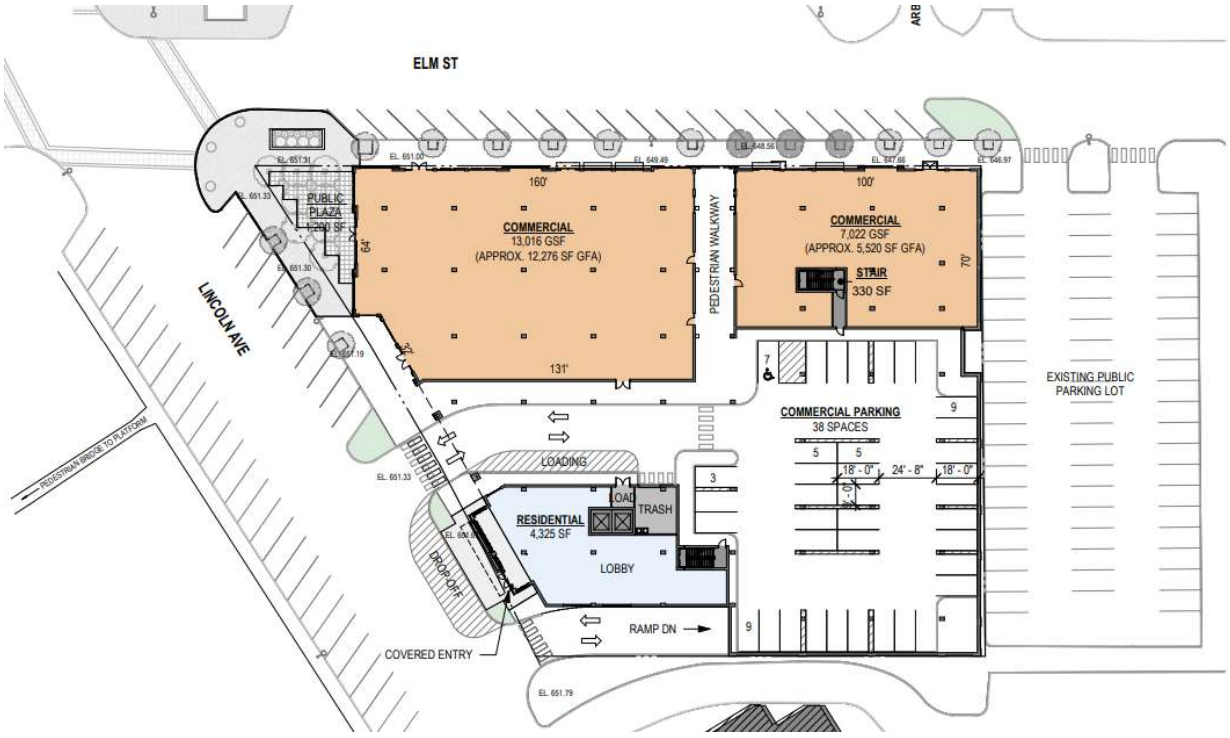
Name	Suburb	Submarket	Began	Delivered	Units	Avg Leased/Month
1555 Ridge	Evanston	North Shore	2Q 2022	May-22	68	7
Residences of Wilmette	Wilmette	North Shore	3Q 2017	Oct-17	75	6
Central Station	Evanston	North Shore	2Q 2013	Sep-13	80	5
Kelmscott Park	Lake Forest	North Shore	1Q 2018	Jan-18	99	4
Centrum Evanston	Evanston	North Shore	2Q 2017	Jul-17	101	8
The Main	Evanston	North Shore	2Q 2016	Oct-16	112	5
Midtown Square	Glenview	North Shore	4Q 2014	Dec-14	138	11
Highpoint at 8000 North	Skokie	North Shore	4Q 2021	Feb-22	153	8
The Albion at Highland Park	Highland Park	North Shore	4Q 2020	Apr-21	161	16
1717	Evanston	North Shore	1Q 2013	Mar-13	175	11
Amli Evanston	Evanston	North Shore	1Q 2013	Mar-13	195	10
Reserve at Glenview	Glenview	North Shore	1Q 2015	May-15	239	7
Amli Deerfield	Deerfield	North Shore	2Q 2015	Aug-15	240	8
The Link Evanston	Evanston	North Shore	4Q 2018	Sep-19	241	16
Woodview	Deerfield	North Shore	1Q 2015	Jun-15	248	13
Residences at Sawmill Station	Morton Grove	North Shore	4Q 2021	Nov-21	250	14
Albion Evanston	Evanston	North Shore	3Q 2019	Dec-19	268	14
Tapestry Glenview	Glenview	North Shore	3Q 2014	Sep-14	290	10
The Elaine	Northbrook	North Shore	4Q 2019	Dec-19	304	15
TGM Northshore	Northbrook	North Shore	1Q 2016	Jan-16	347	7
E2	Evanston	North Shore	1Q 2015	Mar-15	356	23

Monthly absorption can be affected by many factors including the type of leasing program, the rent levels, and the location of the property. The size of a development definitely appears to impact the absorption rate achieved during lease-up, with smaller, low profile buildings (less than 100 units) leasing at a pace of approximately 5 to 8 units per month, with the larger projects with bigger marketing budgets averaging 10-15 units per month, with some exceeding this number.

Given the unique characteristics of the subject location, project design, and unit mix, we have projected the lease-up of the property in less than a year, or an average of five units per month.

Commercial Space Market Analysis and Conclusions

One Winnetka Commercial Space



The subject's proposed mixed-use development is planned to include a commercial component on the ground floor, as is typical for other buildings in downtown Winnetka. This commercial space will likely lease to a retail user or an office user that desires good visibility in a retail type location. The commercial area will contain 17,796 square feet of leasable area.

The space will be divided into two distinct spaces by a pedestrian walkway. The east portion of the commercial space will have 70-foot store depths, while the west portion will have 90-foot depths. The west portion of this space will benefit from being on a corner (at Elm St and Lincoln Ave) and exposure to a public plaza. The commercial space will be divisible and the developer is anticipating multiple tenants. The commercial space will have 38 parking spaces located on the ground floor and adjacent to the commercial space to the south.

We would expect that the commercial space within the mixed-use development will appeal to a wide variety of potential tenants who would be attracted to both the strong demographics of Winnetka and the new construction aspect of this development. Among the likely tenants include high-end retailers, financial institutions (banks and brokerages), and medical office users.

In the following sections we analyze the supply and demand dynamics for first floor commercial space at this location.

Retail Demographics Analysis

Retailers tend to focus on demographics as they relate to drive times from the retail location being analyzed. The following demographics profile the subject's surrounding area, including population, households, and income data, as it relates to 5, 10, and 15-minute drive times from the subject. We also provide benchmark demographic data for Winnetka area, Chicago MSA, and Illinois in the following table.

Surrounding Area Demographics

2023 Estimates	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time	Chicago MSA	Illinois
Population 2020	11,489	46,068	130,006	9,618,502	12,812,508
Population 2023	11,253	45,140	127,619	9,504,599	12,633,738
Population 2028	11,092	44,517	126,137	9,462,034	12,518,254
Compound % Change 2020-2023	-0.7%	-0.7%	-0.6%	-0.4%	-0.5%
Compound % Change 2023-2028	-0.3%	-0.3%	-0.2%	-0.1%	-0.2%
Households 2020	3,772	15,934	46,888	3,672,824	4,998,395
Households 2023	3,709	15,702	46,239	3,653,281	4,958,627
Households 2028	3,673	15,582	45,919	3,663,684	4,945,885
Compound % Change 2020-2023	-0.6%	-0.5%	-0.5%	-0.2%	-0.3%
Compound % Change 2023-2028	-0.2%	-0.2%	-0.1%	0.1%	-0.1%
Median Household Income 2023	$426,538	$210,040	$140,745	$82,702	$77,083
Average Household Size	3.0	2.9	2.7	2.6	2.5
College Graduate %	91%	85%	75%	39%	35%
Median Age	35	39	42	39	39
Owner Occupied %	89%	90%	82%	65%	66%
Renter Occupied %	11%	10%	18%	35%	34%
Median Owner Occupied Housing Value	$1,242,430	$1,018,310	$727,238	$310,872	$255,281
Median Year Structure Built	1939	1952	1957	1970	1969
Average Travel Time to Work in Minutes	41	40	36	35	32

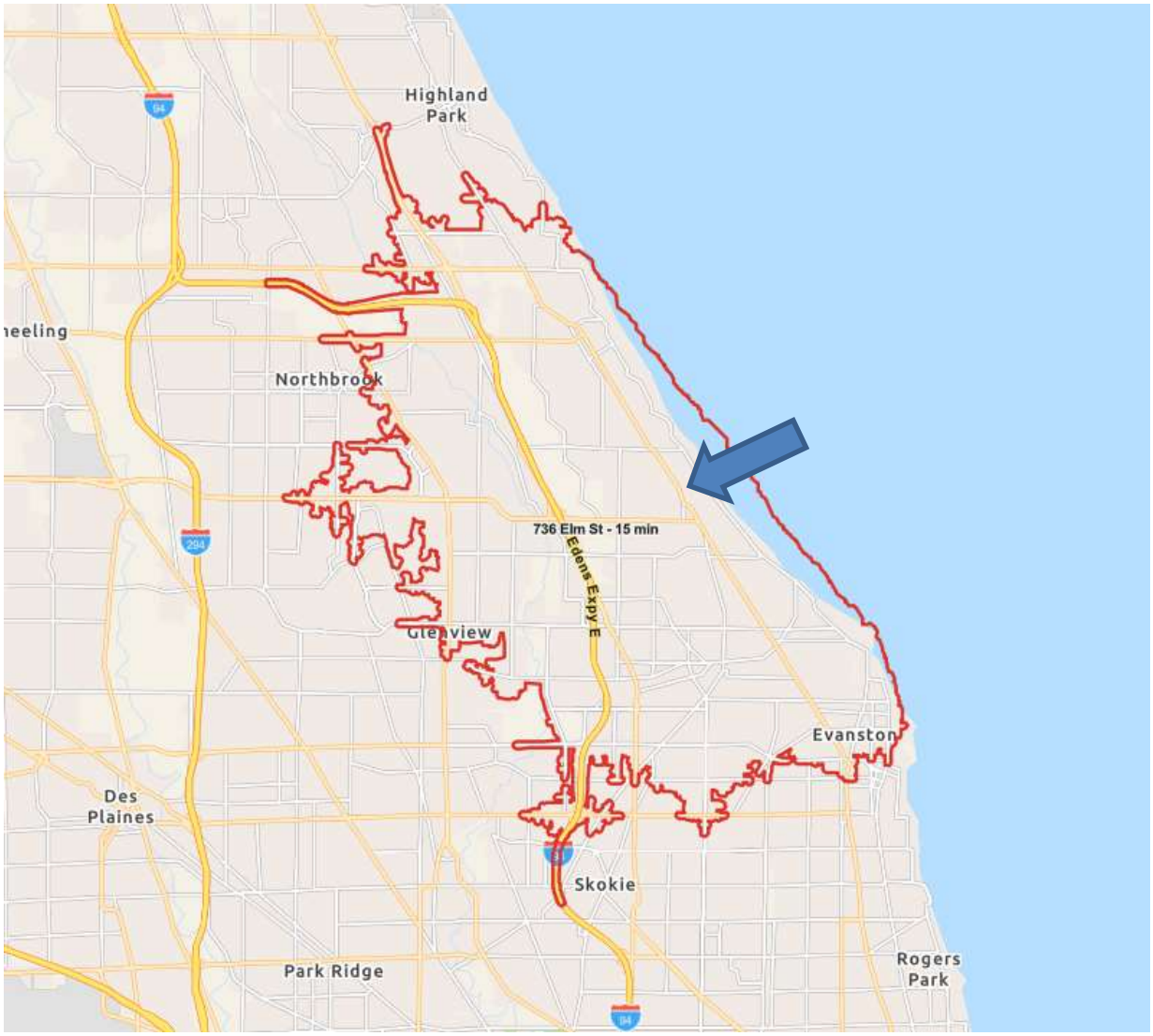
Source: Claritas

As shown above, the current population within a 10-minute drive time of the subject is 45,140, and the average household size is 2.9. Population in the area has declined since the 2020 census, and this trend is projected to continue over the next five years. Compared to the Chicago MSA overall, the population within a 10-minute drive time is projected to decline at a faster rate.

Median household income is $210,040, which is higher than the household income for the Chicago MSA. Residents within a 10-minute drive time have a considerably higher level of educational attainment than those of the Chicago MSA, while median owner occupied home values are considerably higher.

The following map illustrates the area that incorporates a 15-minute drive time from the subject property.

15-Minute Drive Time Map



It is important to recognize that there is a high concentration of high-end single-family housing within walking distance of the subject property and to a lesser degree high-end attached housing. The Winnetka commuter train station is located across Lincoln Avenue from the subject. Hence, the subject location caters to both persons who arrive by foot and by car. The property will have on-site parking spaces along with the availability of spaces at a municipal lot to the east, plus street parking. Thurs, the property draw patrons that will drive and park at the property as well other locations in the downtown area.

A large amount of the existing retail space in the general area consists of ground floor space in similar mixed-use properties in downtown locations of Winnetka, Wilmette, and Glencoe. There are also strip

shopping centers, which are typically anchored by a grocery store as well as the regional mall Westfield Old Orchard (anchored by Nordstrom and Macy's) and Northbrook Court (anchored by Neiman Marcus).

Retail Marketplace Profile

As mentioned in the preceding demographic analysis, the subject area has strong buying power due to the population in the area combined with the strong household income figures. Retail sales trends in the market area are a key indicator of demand. Therefore, we have reviewed the Nielsen retail market power (RMP) opportunity gap overview, which is included in the ensuing table.

The opportunity gap or surplus available represents the difference between demand and supply. When the demand is greater than supply, there is an opportunity gap, but when demand is less than supply, there is a surplus. A positive value signifies an opportunity gap, while a negative value signifies a surplus.

Opportunity Gap - All Retail Stores - Drive Time

	15 minutes		
Retail Store Type	2022 Demand (Consumer Expenditures)	2022 Supply (Retail Sales)	2022 Opportunity Gap/Surplus
Motor Vehicle and Parts Dealers	$927,905,928	$631,951,009	$295,954,919
Gasoline Stations	$288,126,523	$192,727,514	$95,399,009
Food and Beverage Stores	$510,261,860	$480,782,385	$29,479,475
Non-Store Retailers	$665,134,523	$671,115,727	-$5,981,204
Building Material and Garden Equipment and Supplies Dealers	$305,456,260	$238,713,428	$66,742,832
General Merchandise Stores	$466,290,929	$438,050,826	$28,240,103
Food Services and Drinking Places	$450,409,858	$478,659,510	-$28,249,652
Health and Personal Care Stores	$230,554,215	$224,103,702	$6,450,513
Clothing and Clothing Accessories Stores	$170,231,166	$190,097,378	-$19,866,212
Sporting Goods, Hobby, Musical Instrument, and Book Stores	$62,836,351	$68,987,219	-$6,150,868
Furniture and Home Furnishings Stores	$78,643,587	$72,497,880	$6,145,707
Miscellaneous Store Retailers	$80,374,659	$112,037,339	-$31,662,680
Electronics and Appliance Stores	$60,582,755	$85,342,118	-$24,759,363
Total Retail Sales Incl Eating and Drinking Places	$4,296,808,614	$3,885,066,035	$411,742,579

Source: Claritas; compiled by Integra Realty Resources, Inc.

Note: Red color coded indicates sectors to avoid while green/yellow indicates sectors that should be targeted

Retail Opportunity Gap Key Takeaways

- The total retail surplus between consumer demand and retail supply within a 15-minute drive of the subject is $411,742,579.

- This surplus is largely attributed to Motor Vehicle and Gasoline Stations, neither of which would fit the subject location.
- The Electronics and Appliance Stores retail category saw the lowest consumer demand within a 15-minute drive of the subject.
- Of the 13 main retail category groups, 7 present an opportunity gap based on consumer demand within a 15-minute drive of the subject.
- Of the 13 main retail category groups, 6 present a surplus based on the supply within a 15-minute drive of the subject.
- Based on the report, food services and drinking places are over represented in the 15-minute drivetime area.

The RMP opportunity gap data from Nielson, the retail areas that have room for new development are gasoline stations and building material suppliers, which are not the type of retailers that we would envision being part of the subject's mixed-use development. First floor commercial space users that we could envision to fit with the project are more service orientated (financial services, medical offices, etc.) and are not captured in this survey.

Retail Market Analysis - Metro Area

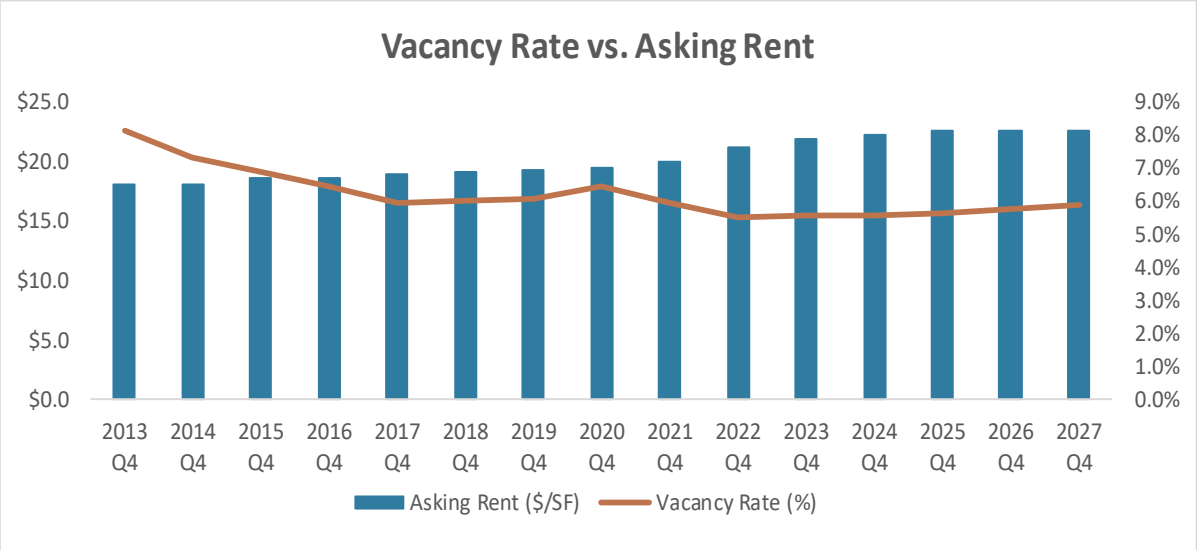
The subject is located in the Chicago - IL metro area as defined by CoStar. Trended supply and demand statistics, including inventory levels, absorption, vacancy, and rental rates for all classes of space are presented in the ensuing table.

All Retail Chicago - IL Metro Trends

Period	Stock	Demand	Vacancy	Net Completions 12 Months	Under Construction Stock	Net Absorption 12 Months	Asking Rent	Rent Growth 12 Month	Price Growth	Cap Rate
2013 Q4	567,369,274	521,439,072	8.10%	2,380,907	3,190,259	-325,999	$18.00	1.34%	2.75%	7.79%
2014 Q4	570,134,487	528,552,736	7.29%	2,764,013	4,218,523	7,051,418	$18.15	0.81%	11.35%	7.44%
2015 Q4	572,768,749	533,289,792	6.89%	2,623,074	4,058,890	4,811,310	$18.53	2.12%	5.01%	7.24%
2016 Q4	575,728,236	538,793,600	6.42%	2,801,436	3,116,186	5,375,074	$18.62	0.46%	0.95%	7.24%
2017 Q4	578,052,229	543,777,152	5.93%	2,292,474	3,270,963	4,970,541	$18.85	1.23%	0.38%	7.33%
2018 Q4	578,669,723	543,836,224	6.02%	556,707	2,742,740	45,661	$19.14	1.55%	1.15%	7.36%
2019 Q4	580,326,415	545,066,368	6.08%	1,597,293	2,352,045	1,303,424	$19.35	1.10%	0.76%	7.40%
2020 Q4	582,747,809	545,108,416	6.46%	2,123,544	1,199,304	-250,850	$19.46	0.59%	1.97%	7.29%
2021 Q4	582,110,791	547,676,480	5.92%	-642,826	2,776,294	2,548,841	$20.03	2.91%	3.87%	7.18%
2022 Q4	582,893,676	550,777,920	5.51%	777,605	2,439,180	3,115,380	$21.15	5.58%	4.11%	7.15%
2023 Q4	585,178,468	552,430,464	5.60%	2,284,792	0	1,689,067	$21.93	3.68%	2.77%	7.28%
2024 Q4	586,971,040	554,240,832	5.58%	1,792,572	0	1,736,667	$22.27	1.54%	1.63%	7.31%
2025 Q4	589,090,533	555,994,880	5.62%	2,119,493	0	1,676,758	$22.52	1.15%	1.10%	7.32%
2026 Q4	591,461,337	557,490,560	5.74%	2,370,804	0	1,419,048	$22.64	0.54%	0.42%	7.33%
2027 Q4	593,975,864	558,977,216	5.89%	2,514,527	0	1,402,811	$22.65	0.02%	-0.30%	7.36%

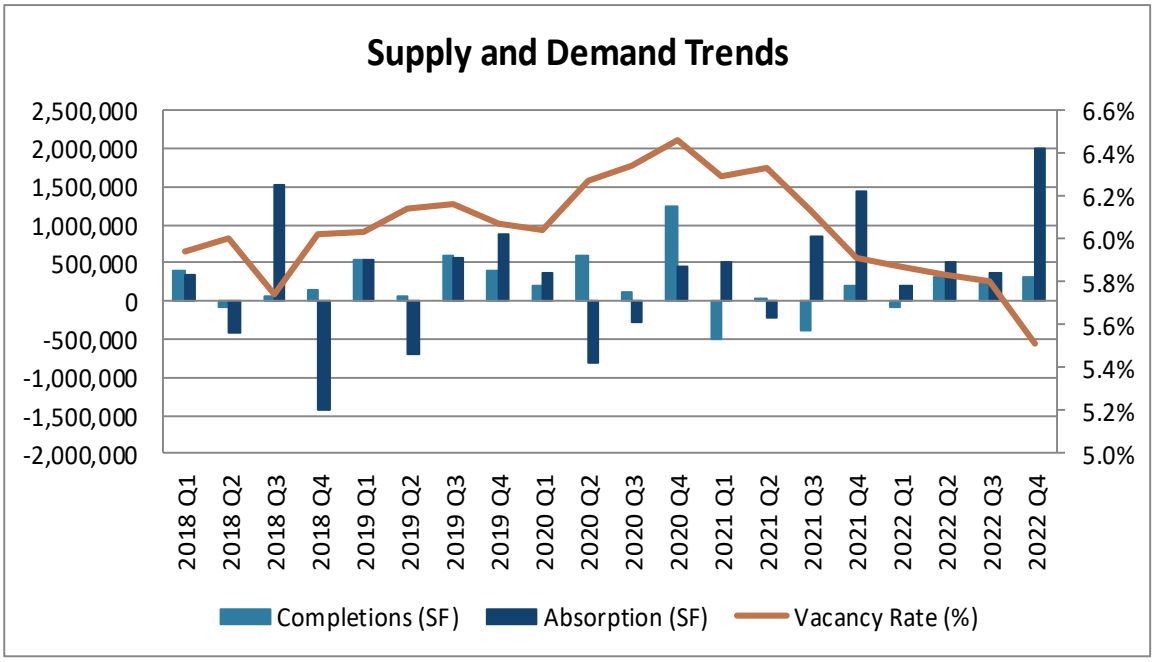
Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

Chicago - IL Metro Trends and Forecasts



Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

- The current vacancy rate in the metro area is 5.51%; the vacancy rate has decreased by 95 bps from 2020 Q4.
- Two-year Base Case forecasts project a 5.58% vacancy rate in the metro area, representing an increase of 7 bps by 2024 Q4.
- Asking rent averages $21.15/SF in the metro area, and values have increased by 8.68% from 2020 Q4.
- Two-year Base Case forecasts project a $22.27/SF asking rent in the metro area, representing an increase of 5.30% by 2024 Q4.



Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

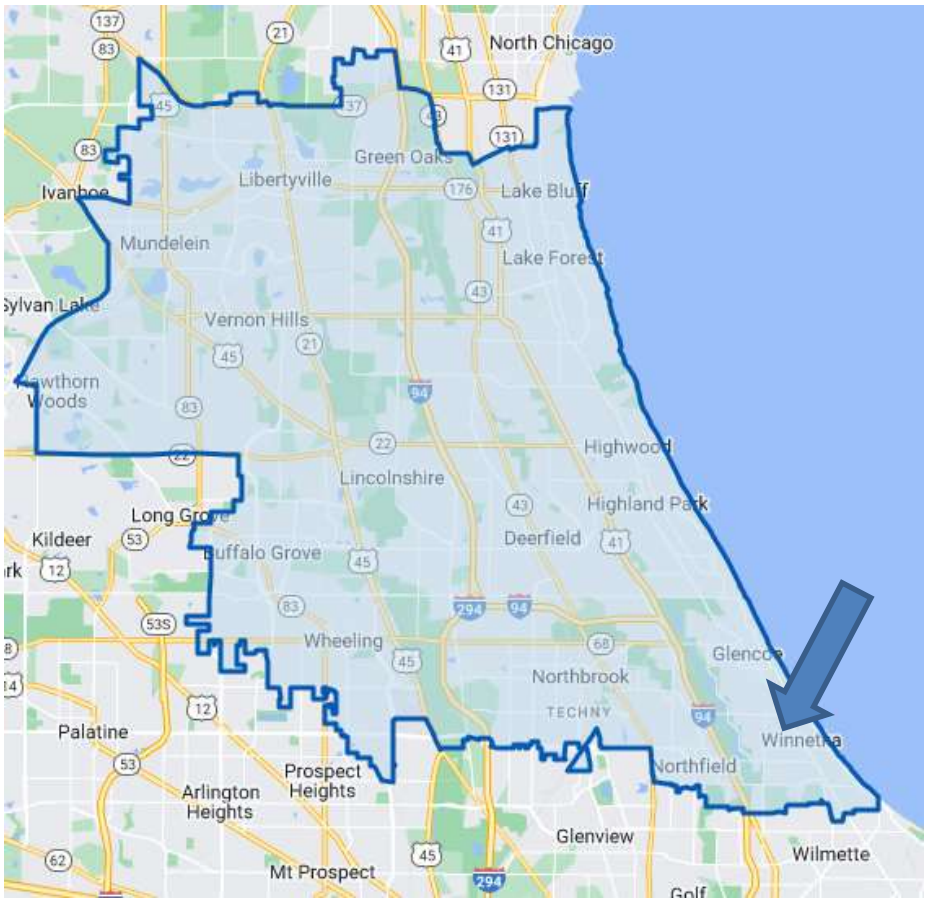
- The total stock (SF) has increased by 0.03% from 2020 Q4, while the demand has increased by 1.04%.
- Between 2018 Q1 and 2022 Q4, net completions in the metro area have averaged 882,465 SF annually, and reached a peak of 1,228,768 SF in 2020 Q4.
- Between 2018 Q1 and 2022 Q4, net absorption in the metro area has averaged 1,352,491 SF annually, and reached a peak of 2,010,424 SF in 2022 Q4.

Submarket Overview

With its location in downtown Winnetka, the subject property is located in the Central North submarket, as defined by CoStar. However, it is at the far southern edge of this submarket, just north of CoStar's Near North submarket. The Central North submarket extends northward along Lake Michigan from Kenilworth to Lake Bluff while the Near North submarket extends southward along Lake Michigan from Wilmette to the southern border of Evanston. Both submarkets capture significant geography to the west of these lakefront communities. Because of the subject property's location at the far southern edge of the Central North submarket, both submarkets were considered to be pertinent in this analysis of retail trends.

Trended supply and demand statistics, including inventory levels, absorption, vacancy, and rental rates for all classes of space are presented in the following two tables.

Central North Submarket

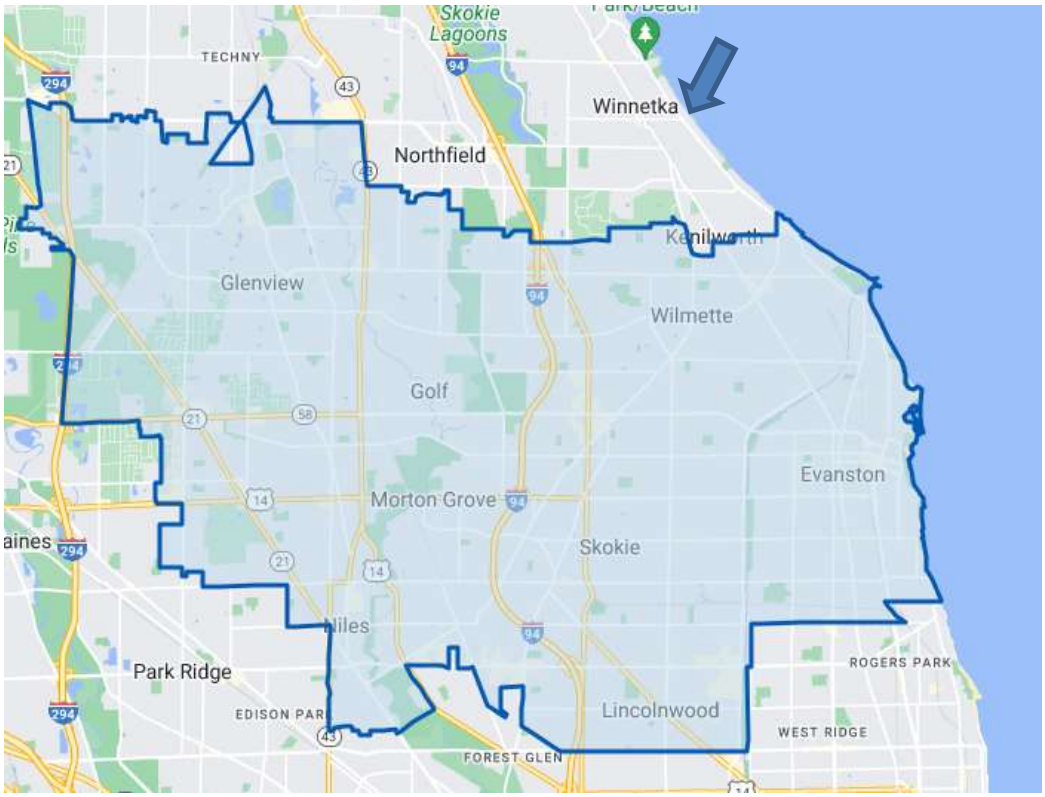


All Retail Central North Submarket Trends

Period	Stock	Demand	Vacancy	Net Completions 12 Months	Under Construction Stock	Net Absorption 12 Months	Asking Rent	Rent Growth 12 Month	Price Growth	Cap Rate
2013 Q4	22,964,232	20,400,096	11.17%	125,429	85,321	-557,295	$20.18	1.73%	2.25%	7.45%
2014 Q4	22,986,577	20,983,864	8.71%	22,345	469,490	583,770	$20.37	0.91%	10.97%	7.12%
2015 Q4	23,450,697	21,612,164	7.84%	464,120	72,598	628,298	$20.80	2.16%	5.23%	6.96%
2016 Q4	23,548,511	21,808,366	7.39%	97,814	14,584	196,203	$21.03	1.08%	3.32%	6.90%
2017 Q4	23,667,532	22,057,750	6.80%	119,021	770,306	249,384	$21.27	1.14%	-0.74%	6.99%
2018 Q4	24,394,185	22,798,480	6.54%	720,427	331,092	734,503	$21.61	1.62%	-0.30%	7.14%
2019 Q4	24,666,033	22,953,108	6.94%	261,942	149,675	164,013	$21.87	1.19%	-2.15%	7.28%
2020 Q4	24,768,272	22,845,218	7.76%	102,239	0	-107,890	$21.99	0.54%	0.72%	7.27%
2021 Q4	24,548,984	22,592,712	7.97%	-219,288	10,771	-252,506	$22.66	3.05%	0.74%	7.29%
2022 Q4	24,528,971	22,811,680	7.00%	-20,013	56,500	218,969	$23.87	5.32%	3.92%	7.24%
2023 Q4	24,534,405	22,883,196	6.73%	5,434	0	72,424	$24.73	3.64%	2.72%	7.37%
2024 Q4	24,634,703	22,931,184	6.92%	100,298	0	46,492	$25.11	1.50%	1.57%	7.40%
2025 Q4	24,705,474	22,992,696	6.93%	70,771	0	59,729	$25.38	1.10%	1.03%	7.41%
2026 Q4	24,785,426	23,029,420	7.08%	79,952	0	34,807	$25.51	0.50%	0.36%	7.42%
2027 Q4	24,870,542	23,059,592	7.28%	85,116	0	28,032	$25.50	-0.03%	-0.36%	7.45%

Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

Near North Submarket



All Retail Near North Submarket Trends

Period	Stock	Demand	Vacancy	Net Completions 12 Months	Under Construction Stock	Net Absorption 12 Months	Asking Rent	Rent Growth 12 Month	Price Growth	Cap Rate
2013 Q4	23,328,836	21,495,064	7.86%	20,761	208,200	-155,727	$21.15	2.23%	1.50%	7.40%
2014 Q4	23,663,575	22,040,056	6.86%	334,739	206,305	544,990	$21.36	0.97%	11.25%	7.09%
2015 Q4	23,688,111	22,224,238	6.18%	24,536	121,997	185,016	$21.86	2.36%	5.41%	6.89%
2016 Q4	23,805,760	22,251,092	6.53%	117,649	155,945	26,853	$22.19	1.52%	2.00%	6.82%
2017 Q4	23,993,205	22,616,196	5.74%	185,445	9,005	361,390	$22.48	1.30%	0.15%	6.90%
2018 Q4	24,009,998	22,600,050	5.87%	16,793	18,054	-16,131	$22.82	1.52%	0.31%	6.99%
2019 Q4	23,727,621	22,239,904	6.27%	-292,453	144,505	-370,222	$23.07	1.06%	-1.53%	7.12%
2020 Q4	23,921,298	22,350,102	6.57%	193,677	6,100	110,198	$23.09	0.09%	0.16%	7.10%
2021 Q4	23,922,198	22,493,592	5.97%	900	7,496	124,291	$23.77	2.96%	3.31%	6.97%
2022 Q4	23,886,982	22,660,768	5.13%	-40,496	89,495	181,096	$25.10	5.59%	4.41%	6.93%
2023 Q4	23,966,696	22,741,248	5.11%	79,714	0	81,433	$26.00	3.59%	2.81%	7.07%
2024 Q4	24,015,227	22,763,244	5.21%	48,531	0	20,264	$26.43	1.63%	1.67%	7.10%
2025 Q4	24,075,946	22,803,028	5.29%	60,719	0	37,888	$26.75	1.23%	1.14%	7.11%
2026 Q4	24,144,886	22,839,600	5.41%	68,940	0	34,663	$26.92	0.62%	0.47%	7.12%
2027 Q4	24,218,484	22,874,676	5.55%	73,598	0	32,959	$26.95	0.10%	-0.25%	7.15%

Source: CoStar, Inc.; compiled by Integra Realty Resources, Inc.

- The Near North submarket comprises 4.1% of the metro building stock while Central North comprises 4.2%.
- The vacancy rate in the Near North submarket is 5.13% while Central North has a 7.00% vacancy rate, which compare to the metro area's average of 5.51%.
- Near North market rate is $25.10/SF and Central North market rate is $23.87/SF, both of which are greater than the metro area's average rate of $21.15/SF.
- The current vacancy rate in the Near North submarket decreased by 143 bps from 2020 Q4, while Central North decreased by 76 bps.
- Two-year Base Case forecasts project a 5.21% vacancy rate in the Near North submarket area and 6.92% in the Central North submarket.
- Asking rent averages $25.10/SF in the Near North submarket area and $23.87/SF in the Central North submarket, and values have increased by 8.71% and 8.55% from 2020 Q4, respectively.
- Two-year Base Case forecasts project a $26.43/SF asking rent in the Near North submarket area and $25.11/SF asking rent in the Central North submarket, representing an increase of 5.30% and 5.19% by 2024 Q4, respectively.

Retail Market Outlook and Conclusions

Based on the key metro and submarket area trends, construction outlook, and the performance of competing properties, IRR expects the mix of property fundamentals and economic conditions in the Chicago metro area to have a positive impact on the subject property’s performance in the near-term.

Comparable Property Data

Most relevant to the subject is the demand and supply of its comparable properties. For our analysis of the most appropriate comparable data we have first focused on properties in downtown Winnetka. The data is summarized in the following table.

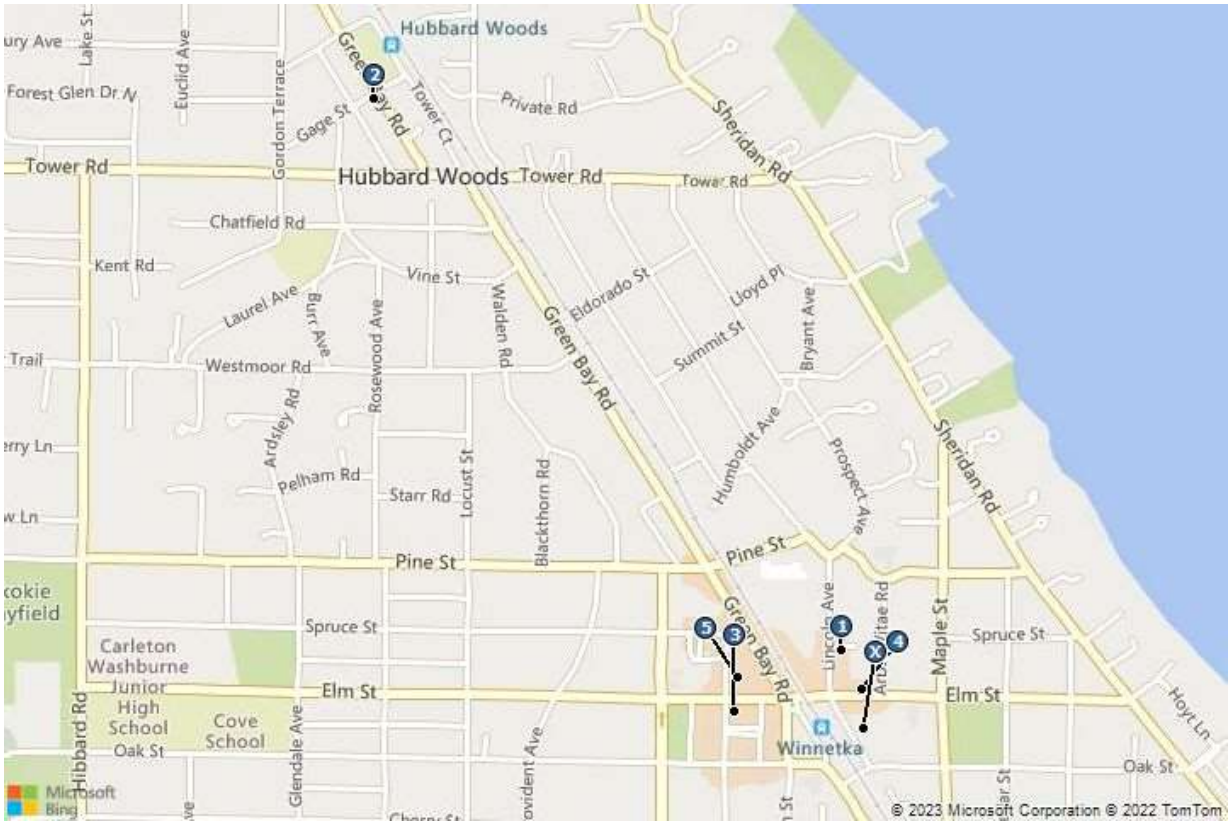
Summary of Comparable Rentals - Winnetka Retail

No.	Property Information	Description		Tenant	SF	Lease Start	Term (Mos.)	Rent/SF	Escalations	Lease Type
1	Multi-Tenant Retail	Yr Blt.	1923	Hunter Douglas	1,030	Mar-22	60	$40.00	Fixed Steps	Triple Net
	563-571 Lincoln Ave.	Stories:	1							
	Winnetka	GLA:	7,805							
	Cook County	Parking Ratio:	1.5 /1,000							
	IL									
	Comments: Leased ground floor street retail space in small inline retail building. Previously finished out space leased to Hunter Douglas for a 5-year term (2022-2027). The starting rent rate is $40.00 per square foot net.									
2	Former Jos. A. Bank	Yr Blt.	1947	Serena & Lily	3,225	Feb-22	120	$65.00	Fixed	Triple Net
	1070 Gage St.	Stories:	1							
	Winnetka	GLA:	3,200							
	Cook County	Parking Ratio:	0.6 /1,000							
	IL									
	Comments: 10-year triple net lease for Serena & Lily, a furniture retailer. Starting lease was above initial asking rent presumably for the build-out of the space.									
3	818 Elm St Mixed Use	Yr Blt.	1923	Undisclosed	1,500	Nov-21	–	$35.00	Fixed	Net
	818 Elm St.	Stories:	2							
	Winnetka	GLA:	3,838							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: 2nd floor office space in downtown Winnetka									
4	Retail Property	Yr Blt.	1950	Listing	4,487	Feb-23	–	$40.00	None	Triple Net
	727 Elm St.	Stories:	1							
	Winnetka	GLA:	4,487							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: This is a current listing for 4,487 square feet of retail space. The asking rent is $40.00/SF, triple net.									
5	La Mirange	Yr Blt.	1968	Evereve	4,000	Dec-22	120	$35.00	None	Triple Net
	551-553 Chestnut St.	Stories:	1							
	Winnetka	GLA:	4,000							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: This is a new lease for 4,000 square feet of retail space. The tenant is undisclosed and the lease began December 1, 2022. The rent at the time of lease was $35.00/SF, triple net.									

As illustrated by the list of recently signed leases summarized above, these leases are in properties that are mostly vintage structures. While they have similar locations to the subject in downtown Winnetka, these older structures tend to be less desirable to newer construction projects like what is planned for the subject. Further, the subject will have on-site parking, whereas three of the five comparables do not have on-site parking and rely on street parking.

Offsetting this somewhat is the fact that the comparable properties tend to be smaller spaces. As shown in the table, the spaces range from 1,030 to 4,487 square feet. The total commercial space at the subject will be 17,796 square feet and is expected to be divided into three spaces. This will equate to an average of 5,932 square feet per space. These larger units tend to rent at lower per square foot rates compared to smaller units.

Comparable Rentals Map - Winnetka



Lease 1

Multi-Tenant Retail

Lease 2

Former Jos. A. Bank

Lease 3

818 Elm St. Mixed Use

Lease 4

Retail Property

Lease 5

La Mirange

Surrounding Area Commercial Space

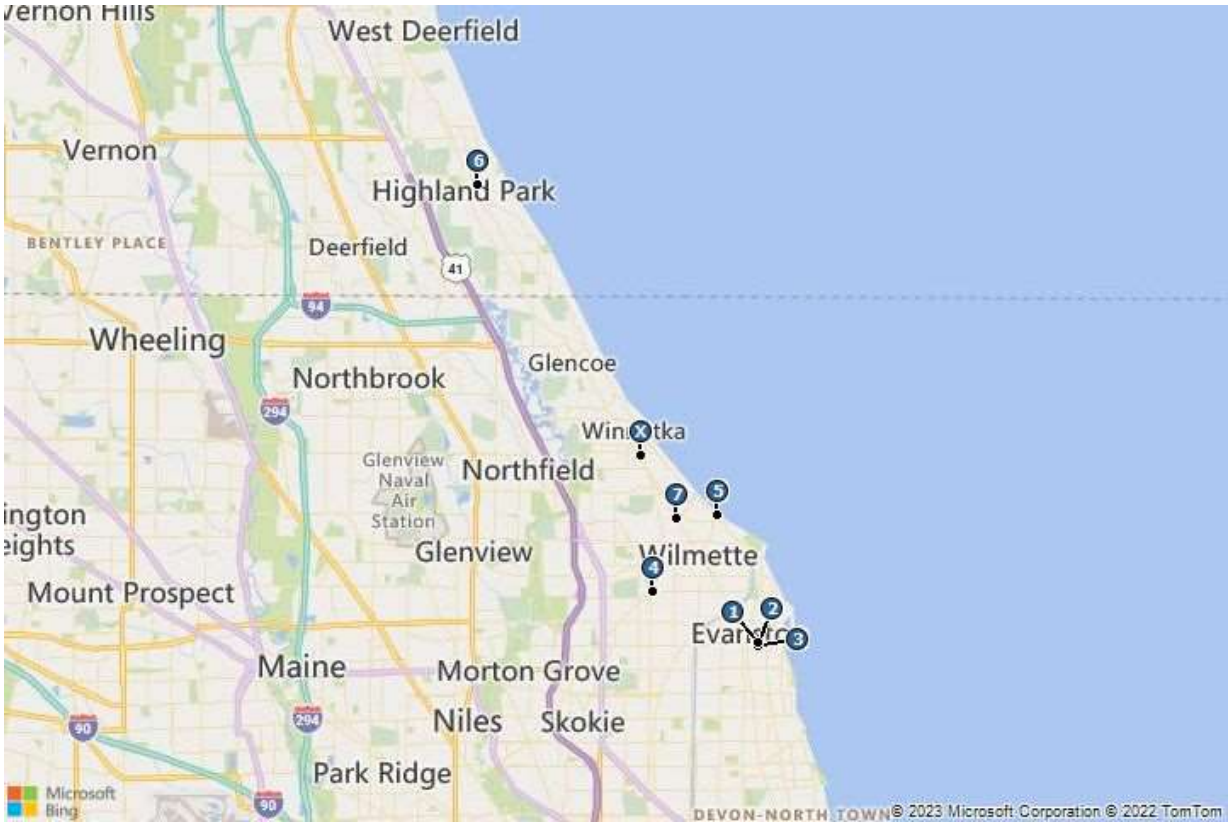
The next set of lease data consists of space in nearby locations such as Wilmette, Highland Park, Kenilworth, and Evanston. Some of these consist of modern construction properties with ground floor commercial space.

Summary of Comparable Rentals - Surrounding Area Retail

No.	Property Information	Description		Tenant	SF	Lease Start	Term (Mos.)	Rent/SF	Escalations	Lease Type
1	Confidential	Yr Blt.	2000	Quick Service Restaurant	2,400	Jun-23	120	$45.00	Fixed Steps	Net
	Confidential	Stories:	2							
	Downtown Evanston	GLA:	140,000							
	Cook County	Parking Ratio:	10.1 /1,000							
	IL									
	Comments: New lease with patio seating. it includes $45 in TI and no free rent.									
2	Confidential	Yr Blt.	2000	Fitness Tenant	2,000	Feb-22	122	$42.00	Fixed Steps	Net
	Confidential	Stories:	2							
	Downtown Evanston	GLA:	10,000							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: New lease with 10% escalation midterm. No free rent and the lease is silent on TIs.									
3	Confidential	Yr Blt.	2000	Accessories	2,000	May-22	126	$45.00	Fixed Steps	Net
	Confidential	Stories:	2							
	Downtown Evanston	GLA:	10,000							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: New lease for restaurant space with an outdoor dining area. The lease includes $45/SF in TI allowance, 6 months of free rent, and $1/SF annual escalations.									
4	Retail Property	Yr Blt.	2005	Starbucks Corporation	1,558	Jan-21	110	$71.49	Fixed Steps	Net
	3330 Central St.	Stories:	1							
	Evanston	GLA:	3,363							
	Cook County	Parking Ratio:	4.2 /1,000							
	IL									
	Comments: Lease renewal at a Starbucks anchored shopping center. The Starbucks has a drive-thru lane and the lease includes escalations of $12,000/year in Year 3, then 5% in Year 5. There are five five-year options periods.									
5	Plaza Del Lago	Yr Blt.	1928	Stretch Lab	1,570	Jun-21	120	$40.00	Fixed Steps	Net
	1515 Sheridan Rd.	Stories:	1							
	Wilmette	GLA:	100,213							
	Cook County	Parking Ratio:	3.3 /1,000							
	IL									
	Comments: This is a new lease for 1,570 square feet of retail space. The tenant is Stretch Lab and the lease began June 16, 2021. The starting rent for the space was $40.00/SF, net.									
6	1866 Sheridan Rd	Yr Blt.	1930	Massa Spa	757	Jan-23	–	$30.00	None	Net
	1866 Sheridan Rd.	Stories:	3							
	Highland Park	GLA:	20,000							
	Lake County	Parking Ratio:	–							
	IL									
	Comments: This is a new lease for 757 square feet of in-line retail space. The tenant is Massa Spa and the lease began January 28, 2023. The asking rent at the time of lease was $30.00/SF, net. The executed rent was not available.									
7	Mixed Use Property	Yr Blt.	1941	Not disclosed	1,596	Feb-22	–	$30.00	Fixed Steps	Triple Net
	400-408 Green Bay Rd.	Stories:	2							
	Kenilworth	GLA:	13,308							
	Cook County	Parking Ratio:	–							
	IL									
	Comments: Leased ground floor street retail space in mixed-use building. The 1,596 square foot space had an asking rent rate of $30.00 per square foot net.									

The first five leases are all in Evanston with four of them in a relatively new construction (2000-built) mixed-use development in downtown Evanston. Number 5 is in a small three-tenant center with a drive-through. This drive-through enhances the space and the rent sets the upper end of the range for the data. The last three comparables are in nearby locations of Wilmette, Highland Park, and Kenilworth. Each of these are in vintage structures. While the subject spaces are larger than these comparables, the subject will be modern and have parking immediately to the rear of the space rather than relying on street parking for patrons.

Comparable Rentals Map – Surrounding Area Commercial



Lease 4

Retail Property

Lease 5

Plaza Del Lago

Lease 6

1866 Sheridan Rd

Lease 7

Mixed Use Property

In addition to the market data discuss above, we note that Optima Real Estate, Inc. is in the process of developing a new mixed-use apartment building with first floor commercial space at 1210 Central Avenue in downtown Wilmette. This transit orientated location will have a 5,900 square foot restaurant space (7,692 square feet with the outdoor dining areas) that will be available in spring of 2023. We have inquired with Optima as to the asking rent, but we have not been able to confirm the rate.

Commercial Space Market Outlook and Conclusions

As discussed previously, the plan for the subject site is to include 17,796 square feet of commercial space on the ground floor of a new mixed-use development with apartments above the commercial space.

Based on our view of the property location and the competition, we believe this commercial space will be met with strong demand. The downtown Winnetka market has historically maintained a strong occupancy level with rents that are higher than typical for suburban locations. There is, however, a lack of new development in the downtown area and we believe the commercial space should receive a premium above the existing commercial space in the immediate area.

Based on the market data presented, we estimate a market rent for the subject's ground floor commercial space at $45 per square foot on a net basis in 2023 dollars. We project a 3% annual rent increase until opening of the project in 2025. Based on these projections, we have rounded the estimated market rent in 2025 to $48 per square foot.

With regard to concessions, such as tenant improvements and free rent, it is typical for a new lease to include provisions for each of these items. Tenant improvements are typically lower for second generation space, such as the comparable properties. For a new construction property like the subject it is common to receive a tenant improvement package of $50 per square foot or more. For our analysis, we estimate $75 per square foot. It should be recognized that a higher tenant improvement package may be offered for certain tenants but higher allowances are often amortized into the rental rate. With regard to free rent, it is typical for a new lease to receive one month of free rent per year of lease term.

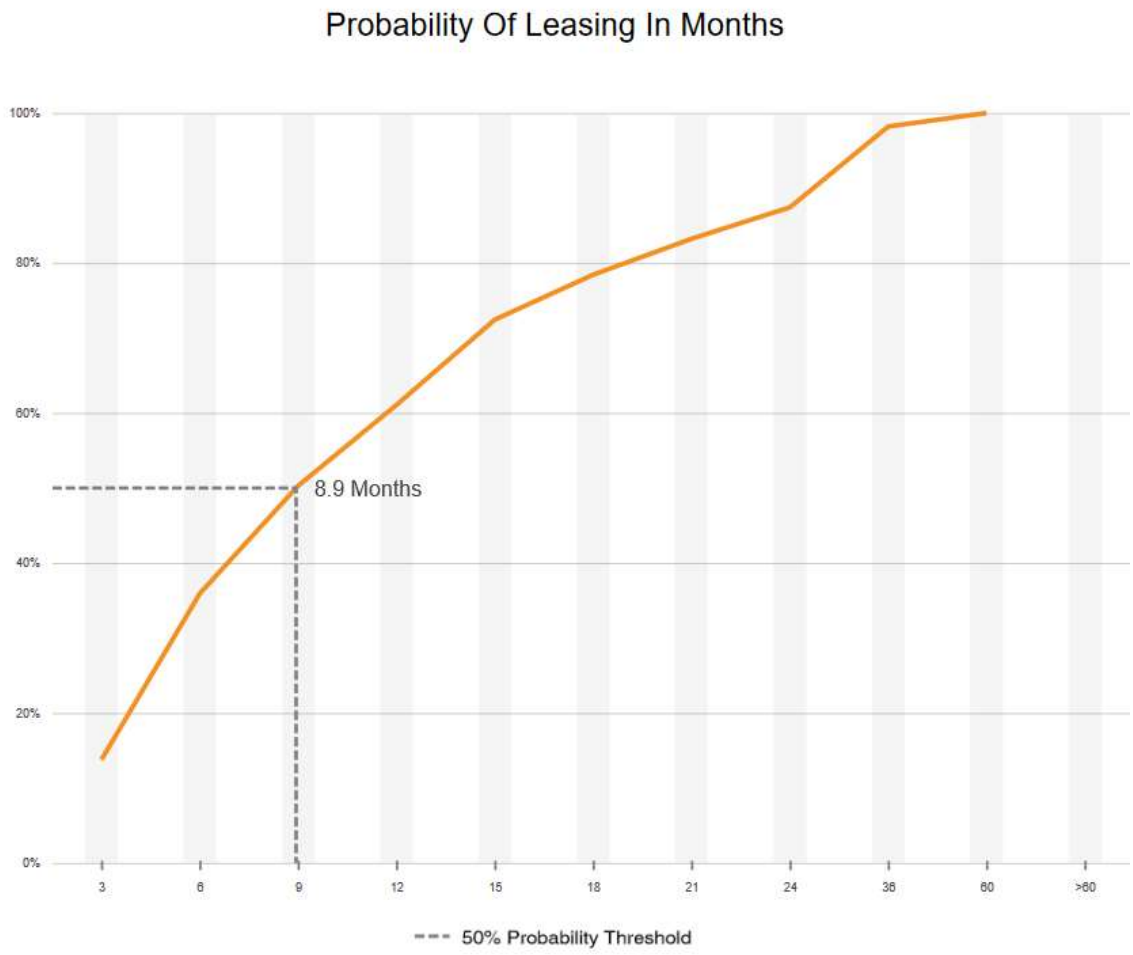
The following summarizes all of the commercial market rent projections.

Concluded Market Lease Terms

Space Type	SF	Market Rent	Measure	Rent Escalations	Lease Type	Lease Term (Mos.)	Free Rent (Mos.)	TI/SF New
Ground Floor Commercial	17,796	$48.00	$/SF/Yr	3% per year	Net	120	10	$75.00

Absorption of Vacant Space

The CoStar graph below demonstrates the probability of leasing over time, with a 50% probability achieved over 8.9 months and a 90% probability achieved after a period of approximately 24 months for retail space in the subject's area (Winnetka, Wilmette, Glencoe, and Kenilworth).



Source: CoStar

As discussed previously, the subject commercial space is expected to be available in 2025 or in approximately 24 months. Given the available data and considering the developer has been in preliminary discussions with some prospective tenants, we estimate that the space will be fully absorbed within a year of completion of construction.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Gail Lissner, CRE, SRA, made a personal inspection of the property that is the subject of this report. Steven Kelley, MAI, has not personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Gail Lissner, CRE, SRA, and Steven Kelley, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.

Gail Lissner, SRA, CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842

Steven Kelley, MAI
Certified General Real Estate Appraiser
Illinois Certificate # 553.000853

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This market study and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. The conclusions stated in our market study apply only as of the effective date of the market study, and no representation is made as to the effect of subsequent events.
2. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
3. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
4. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
5. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

6. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
7. The market study shall be considered only in its entirety. No part of the market study shall be utilized separately or out of context.
8. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
9. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
10. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.
11. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
12. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
14. The market study is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
15. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated

upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the market study cannot be considered as an environmental assessment of the subject property.

16. The persons signing the report may have reviewed available flood maps and may have noted in the market study whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

17. Integra Realty Resources – Chicago is not a building or environmental inspector. Integra Chicago does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

18. The market study and value conclusions assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

19. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the market study, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the market study was fraudulent or prepared with intentional misconduct.

20. Integra Realty Resources – Chicago, an independently owned and operated company, has prepared the market study for the specific intended use stated elsewhere in the report. The use of the market study by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the market study is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the market study or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the market study (even if their reliance was foreseeable).

21. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future

occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

22. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

Addendum A

Qualifications

Steven Kelley, MAI

Integra Realty Resources - Chicago

1 N Franklin St
Suite 3010
Chicago, IL 60606

T 312.565.0977

irr.com

Experience

Director for Integra Realty Resources
Former Senior Appraiser for Appraisal Research Counselors
Former Director of Real Estate for Duff & Phelps
Former Acquisitions Associate for Equity Office Properties Trust
Former Senior Financial Analyst for Equity Group Investments

Steven J. Kelley, MAI started his real estate valuation career in 1991. He has worked on the valuation side for independent appraisal firms, REITs and global account firms. Steve is experienced with detailed financial analysis of institutional office, retail, hotel, and multi-family properties. Steve was involved in the acquisition, disposition, and asset management for one of the largest owners of office properties in the Unites States. Steve's division was responsible for the due diligence and closings for acquisitions of over $2 Billion in institutional office properties for the REIT. He has managed portfolio engagements involving traditional market value assignments as well as purchase price allocations (ASC 805) for mergers and acquisitions. He has extensive experience with equity investment analysis, feasibility studies, market studies and highest and best use analysis. Steve has qualified as an expert witness. Mr. Kelley received his Bachelor of Science Degree in Real Estate from Florida State University. He holds the MAI designation of the Appraisal Institute and has served on the Chicago Chapter Admissions Committee.

Professional Activities & Affiliations

Appraisal Institute: Member (MAI)
Member: Real Estate Investors Association (REIA)

Licenses

Illinois, Certified General Real Estate Appraiser, 553.000853, Expires September 2023
Indiana, Certified General Real Estate Appraiser, CG41300013, Expires June 2024

Education

Bachelor of Science Degree in Real Estate, April 1991, Florida State University, Tallahassee, Florida

skelley@irr.com - 312.565.3429

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.000853

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED GENERAL REAL ESTATE APPRAISER

STEVEN J KELLEY

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

15788942

Gail Lissner, SRA, CRE

Integra Realty Resources - Chicago

1 N Franklin St
Suite 3010
Chicago, IL 60606

T 312.565.0977

irr.com

Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail has produced a report on the condominium market on a quarterly basis since 1997 and is co-author of the Downtown Chicago Condominium Report, a quarterly report delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and also includes townhome and single family residential developments. Gail has also testified as an expert witness in a variety of housing.

Professional Activities & Affiliations

Appraisal Institute: SRA Designation
The Counselors of Real Estate: CRE Designation
Board Member (2017-2023): State of IL Real Estate Appraisal Administration and Disciplinary Board

Village Trustee (2017-2023): Village of Glencoe Board of Trustees
President: Realty Club of Chicago (2016)
Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate at Roosevelt University (2008-2010)

Member: Commercial Real Estate Women (CREW)
Member: Real Estate Investment Association (REIA) and Realty Club of Chicago
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

Licenses

Illinois, Certified General Real Estate Appraiser, 553.001842, Expires September 2023
Illinois, Licensed Real Estate Managing Broker, 471.004757, Expires April 2023
Wisconsin, Certified General Real Estate Appraiser, 2282-10, Expires December 2023
Michigan, Certified General Real Estate Appraiser, 1205076446, Expires July 2024

Education

Bachelor of Arts from Washington University. Phi Beta Kappa.

glissner@irr.com - 312.565.3423

State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.001842

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED GENERAL REAL ESTATE APPRAISER

GAIL S LISSNER

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

March 22, 2023

Re: One Winnetka Mixed Use Development
Elm St. and Lincoln Ave. Winnetka, IL 60093

FINANCING STATEMENT

The applicant, **Murphy Development Group (MDG)**, will seek tradition construction financing between 55%-65% loan-to-cost (LTC). The balance of the project budget will be funded through equity investment. The developer applicant has completed over $1 billion of development in the past 6 years and currently manages over $400 million of investor equity. See attached professional qualifications for recent examples of similar developments completed.

Below is a proposed high-level budget for the One Winnetka development:

SOURCES & USES			
Sources of Funds	**$ Amount**		**% of Total**
Debt	45,900,000		60.0%
Equity	30,600,000		40.0%
Total Sources	**$76,500,000**		**100.0%**
Uses of Funds	**$ Amount**		**% of Total**
Total Acquisition Costs	15,700,000		19.0%
Hard Costs	47,800,000		57.8%
Soft Costs	8,200,000		9.9%
Retail Leasing Costs	2,500,000		3.0%
Financing Costs	2,300,000		10.4%
Total Uses	**$76,500,000**		**100.0%**

PD-P

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
PRELIMINARY PLAN APPLICATION

Prior to submitting this formal application, the matter must first be reviewed as a concept plan application by the Village Council. If the Council has not yet reviewed your concept plan application, please contact the Community Development Department to learn what is required. The following materials are the minimum required for the processing of a formal application by the Village of Winnetka's Planned Development Commission and Village Council. A public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. If you have questions regarding the completion of this application please contact the Community Development Department at 847-716-3525.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials, including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of ALL application materials **(refer to application section regarding instructions).**

Applicant Information

Legal Name: John T. Murphy

Company: Murphy Development Group
Address: 227 W Monroe, Suite 5040
City, State, Zip: Chicago, IL 60606
Phone No.: 312.625.3120
Email: john@murphyres.com

Primary Contact Person

Name: Deirdre Clein
Company: Murphy Development Group
Address: 227 W Monroe, Suite 5040
City, State, Zip: Chicago, IL 60606
Phone No.: 312.625.3383
Email: dclein@murphyres.com

Consultants *(as applicable)*

Attorney

Name: Harold W. Francke
Company: MPS Law
Address: 1515 E. Woodfield Road, Suite 250
City, State, Zip: Schaumburg, Illinois 60173
Phone No.: 847.330.6068
Email: hfrancke@mpslaw.com

Architect/Planner

Name: Jon P. Talty, AIA
Company: OKW Architects
Address: 600 W Jackson Blvd, Suite 250
City, State, Zip: Chicago, IL 60661
Phone No.: 312.798.7702
Email: jtalty@okwarchitects.com

Civil Engineer

Name: Patrick Dimmer, PE (IL)
Company: ERIKSSON ENGINEERING ASSOCIATES, LTD.
Address: 145 Commerce Drive, Suite A
City, State, Zip: Grayslake, IL 60030
Phone No.: 847.250.2601
Email: pdimmer@eea-ltd.com

Other

Name: Kathryn Maxwell Talty, PLA, ASLA
Company: Kathryn Talty Landscape Architecture
Address: 1926 Waukegan Road, Suite 340
City, State, Zip: Glenview, IL 60025
Phone No.: 847.612.5154
Email: kathryn@KTLandArch.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Property Index Numbers: 05-20-213-004, 05-20-213-004, 05-20-213-005, 05-20-213-006, 05-21-109-003, 05-21-109-017

Size of Property: (square feet/acres) 52,755 SF / 1.21 acres

Size of Building Space, if applicable: (square feet) 197,019 SF

Current Comprehensive Plan Land Use Designation: Mixed-Use, Commercial, Office

Current Zoning: C-2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Vacant retail/commercial building

Is any portion of the property within the 100-year floodplain?[1] Yes: _____ No: X

Requested Action(s) *(check all that are applicable):*

- ☑ Planned Development – Preliminary Plan
- ☐ Amendment to Existing Planned Development

  Ord. No. _____
- ☐ Comprehensive Plan Amendment
- ☐ Rezoning from _____ to_____
- ☐ Special Permit for _____
- ☐ Zoning Code Text Amendment
- ☑ Zoning Exceptions (attach document listing and explaining exceptions)
- ☐ Subdivision – Preliminary Plat
- ☐ Subdivision Exceptions (attach document listing and explaining exceptions)
- ☐ Other _____

☑ Plat of Survey & Parcel Legal Description(s)

Attach the most recent plat of survey of the Subject Property, certified by a registered land surveyor, showing existing lot lines and dimensions, lot area, all easements, all public and private rights-of-way, and all streets across and adjacent to the subject property.

☐ Conformity with Comprehensive Plan

Include a written statement explaining the conformity, or lack of conformity, of the approval being requested to the Village's Comprehensive Plan Map. Where the approval being requested does not conform to the Comprehensive Plan, provide reasons justifying the requested approval.

Site Ownership and Control

Current Property Owner Information

Legal Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ulicki
Address 162 Cumberland St., Suite 300
City, State, Zip Toronto, Canada M5R 3N5
Phone No. (416) 928-5126
Email BillUlicki@romspen.com

Proposed Property Owner Information

Legal Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ulicki
Address 162 Cumberland St., Suite 300
City, State, Zip Toronto, Canada M5R 3N5
Phone No. (416) 928-5126
Email BillUlicki@romspen.com

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☑ Affidavit of Ownership
- ☑ Title Policy or Title Commitment
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☑ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☑ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☐ Owner (see the previous box)
- ☐ Real Estate Contract
- ☐ Lease
- ☑ Other Development Agreement

☑ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

- ☑ Planned Development Worksheet - Preliminary Plan
- ☐ If zoning or subdivision relief in addition to planned development preliminary plan approval and preliminary plat approval is requested, submit the appropriate application forms and materials.

Filing Fees

All applications require payment of a non-refundable fee, as well as additional funds that are held in escrow to off-set anticipated recoverable expenses. Please attach a check with your application and indicate below the amount of the fee submitted.

$_____ Amount of Non-Refundable Fee ($935)

$_____ Amount of Escrow ($2,500)

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Site Ownership and Control

Current Property Owner Information

Legal Name: Elm Street Pharmacy, LLC

Primary Contact: Mark Jacobs
Address 736 Elm Street
City, State, Zip Winnetka, IL 60093
Phone No. 847.219.7071
Email markjacobs736@gmail.com

Proposed Property Owner Information

Legal Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ulicki
Address 162 Cumberland St., Suite 300
City, State, Zip Toronto, Canada M5R 3N5
Phone No. (416) 928-5126
Email BillUlicki@romspen.com

Attach a copy of a title policy and affidavit of ownership showing current ownership of the property. If property is held in a trust, also include a certified copy of the trust agreement or a simple affidavit (under oath before a notary) as to who are the beneficiaries of the trust. *(Check which document(s) are attached):*

- ☑ Affidavit of Ownership
- ☑ Title Policy or Title Commitment
- ☐ Certified Copy of Trust Agreement OR a simple Affidavit Identifying Trust Beneficiaries

☑ **Complete Attachment A, listing all individuals/entities that have a beneficial interest in the legal entity that currently owns the property**

☑ **Complete Attachment B, listing all individuals/entities that have a beneficial interest in the legal entity that is proposed to own the property upon receiving necessary approvals.**

Applicants Involvement with the Property

If the Applicant does not own the property, please also provide documentation showing the applicant's interest in the property *(Check which document is attached. The dollar amounts in documents may be blacked-out)*:

- ☐ Owner (see the previous box)
- ☐ Lease
- ☐ Real Estate Contract
- ☑ Other Development Agreement

☑ **Complete Attachment C, listing all individuals/entities that have a beneficial interest in the legal entity that is the Applicant.**

Additional Required Attachment(s)

- ☑ Planned Development Worksheet - Preliminary Plan
- ☐ If zoning or subdivision relief in addition to planned development preliminary plan approval and preliminary plat approval is requested, submit the appropriate application forms and materials.

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$_____ Amount of Non-Refundable Fee ($935)

$_____ Amount of Escrow ($2,500)

$_____ Total Application Fee (Non-Refundable Fee plus Escrow)

The escrow covers such items as staff & Village attorney time and public notice expenses. If these expenses exceed the initial escrow deposit, the applicant is responsible for reimbursing the Village for the additional fees. If the expenses are less than the escrow deposit, the applicant will be issued a refund by the Village

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

2. I (We) have carefully read this application, the Winnetka Zoning Ordinance and Winnetka Subdivision Ordinance and fully understand the terms and provisions of each.

3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits to this application if necessary or helpful in explaining the relief requested.

Signature of Applicant: [redacted] **Date** 3/22/23
Print Name & Title: John T. Murphy, Chairman & CEO

Signatures of Property Owner(s): [redacted] **Date** 03/22/2023
Print Name & Title: Joel Mickelson, Secretary of sole member **Property Address:** 714-740 Elm & 511-515 Lin

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property, and into any structures located thereon, for purposes of conducting any inspections that may be necessary in connection with this application.

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3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.

4. I (We), in accordance with the requirements of the Annual Fee Resolution, the Winnetka Zoning Ordinance and the Winnetka Subdivision Ordinance, agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Applicants may attach additional materials or exhibits [redacted] necessary or helpful in explaining the relief requested.

Signature of Applicant: [redacted] **Date** 3/16/23
Print Name & Title: John T. Murphy, Chairman & CEO

Signatures of Property Owner(s): [redacted] **Date** 3/14/23
Print Name & Title: Mark Jacobs **Property Address:**

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Note: Village review and approval of any zoning or subdivision applications may be dependent upon the applicant first receiving necessary approvals from State and County regulatory agencies such as, but not limited to, the Illinois Department of Transportation, Illinois Environmental Protection Agency, the Metropolitan Water Reclamation District of Greater Chicago, & the Cook County Highway Department.

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Romspen (Reomaster) Holdings Inc.

Address: 162 Cumberland Street, Suite 300
Toronto, Ontario, Canada M5R 3N5

Ownership or Trust Interest: 100.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

ATTACHMENT A: Current Property Owner – Beneficial Interest

Please check which of the following describes the current property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **current property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **current property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **current property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **current property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Mark Jacobs

Address: 385 Newtown
Buffalo Grove, IL 60089

Ownership or Trust Interest: 100.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

Name:

Address:

Ownership or Trust Interest: 0.00 %

ATTACHMENT B - Proposed Property Owner – Beneficial Interest

Please check which of the following describes the proposed property owner's beneficial interest in the property and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If the **proposed property owner** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **proposed property owner** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If **proposed property owner** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **proposed property owner** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: Romspen (Reomaster) Holdings Inc.

Address: 162 Cumberland Street, Suite 300
Toronto, Ontario, Canada M5R 3N5

Ownership or Trust Interest: 100.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

Name: _____

Address: _____

Ownership or Trust Interest: 0.00 %

ATTACHMENT C - Applicant – Beneficial Interest

Please check which of the following describes the beneficial interest in the legal entity that is the applicant and complete this sheet as instructed for each type of beneficial interest:

❑ Corporation	If **applicant** is a corporation, please list the name and addresses of all officers and directors of the corporation and all shareholders who own individually or beneficially 5% or more of the stock of the corporation. In addition, this application must be accompanied by a resolution of the corporation authorizing the execution and submittal of this application.
❑ Partnership or LLC	If **applicant** is a partnership or an LLC, please list all partners, general and/or limited, with an individual or beneficial interest of 5% or greater.
❑ Trust	If the **applicant** is a trust, please provide the trust number _____ and name and address of the Trustee _____ _____, as well as list below the names and address of all beneficiaries of the Trust, together with their respective interests in the trust. The application shall be further verified by the **applicant** in his capacity as trustee or by the beneficiary as a beneficial owner of an interest in the Trust and the application shall be signed individually by as many beneficiaries as are necessary to constitute greater than 50% ownership of the beneficial interest of the Trust

Name: John T. Murphy
Murphy Development Group, LLC
Address: 710 S County Line
Hinsdale, IL 60521
Ownership or Trust Interest: 100.00 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: 0.00 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: 0.00 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: 0.00 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: 0.00 %

Name: _____
_____
Address: _____
_____
Ownership or Trust Interest: 0.00 %

PD-P

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT PRELIMINARY PLAN WORKSHEET

In addition to submitting the Planned Development Preliminary Plan Application form for planned development preliminary plan approval, the Applicant must include the following information with the application. A Planned Development Commission public hearing for an application will not be scheduled until all required materials have been submitted and revised as necessary to meet Code requirements, as determined by Village staff. All of the required application materials must be submitted to the Community Development Department.

The initial submittal MUST contain:

- ❑ **7 collated copies of complete sets** of all application materials including the application form, required attachments, and folded full size plat/plan sheets
- ❑ **1 electronic version (PDF)** of all application materials submitted in a format as described on the last page of the Preliminary Plan Application form.

This worksheet summarizes the planned development preliminary plan requirements of the Winnetka Zoning Ordinance. An applicant is responsible for referring to the Winnetka Zoning Ordinance and other Village Codes to ensure that the application is complete and in compliance with all regulations.

REQUIRED MATERIALS FOR SUBMISSION

A. Statement of Planned Development Objectives, Standards and Exceptions.

1. Statement of Objectives and Proposed Use. The preliminary plan shall include a statement of the planning objectives to be achieved by the particular design approach proposed by the applicant, which shall include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The plan shall also include a statement of the applicant's intention with regard to the future selling, leasing, and uses of all or portions of the land areas or structures.
2. Planned Development Standards and Exception Standards. A statement setting forth the specific zoning and subdivision exceptions being sought from the underlying zoning and subdivision requirements and the reasons demonstrating that the proposed development meets the standards set forth in Chapter 17.58 – Planned Developments. This includes a statement regarding public benefits proposed to be provided. (See pages 4 and 5 of this worksheet.)

B. Owner and applicant information.

1. Professional Qualifications. A statement of the professional qualifications and related development experience of the applicant and/or applicant's development team.
2. Financing. A statement of proposed financing and evidence of the applicant's ability to complete the proposed development. At the direction of the Village Council, an economic proforma may be required.

C. Property Information.

1. Property Restrictions. The substance of covenants, easements, and other restrictions existing and any to be imposed on the use of land, including common open space, and structures.
2. Dedications. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners, with the purpose indicated.
3. Plat of Survey. A plat of survey, prepared by a licensed surveyor, with legal description and street address of the subject parcel(s), prepared within the last year or a plat of survey showing current conditions that may be older than one year, prepared by a licensed surveyor.

D. Reports and Studies.

1. Environmental Assessment. Copies of all environmental assessments or impact studies as required by law, or a letter from the EPA stating that the site is considered clean by EPA standards, if applicable.
2. Village Services Report. A report on the anticipated demand on all Village and community-wide services including, but not limited to, police, fire, public works, park district, and schools. This report must include a tax impact study indicating all projected tax revenues to be generated by the proposed development.
3. Market Feasibility Report. A market feasibility report, prepared by a professional real estate consultant or other qualified professional, for all types of proposed land uses within the boundaries of the subject property, which report must include information on unit prices and absorption.

E. Traffic and Parking Study.

1. Traffic Study. A traffic impact study, prepared by a professional engineer qualified in traffic analysis, showing the proposed traffic circulation pattern, including counts, within and in the vicinity of the area of the development which includes any pending development projects, and an analysis which does not include any pending development projects. The location and description of any public and traffic-related public improvements to be installed, including any streets and access easements must also be provided.
2. Parking Study. A parking impact study, prepared by a professional engineer qualified in parking analysis, showing the estimated parking demand based on proposed uses in relation to existing conditions, including any pending development projects for the surrounding area including off-site parking spaces.

F. Development Plans.

1. Site Plan. A scaled site plan, a minimum scale of one inch equals 40 feet, showing the name of the development, the location, setback, bulk, lot area coverage and heights of all buildings and structures, pedestrian circulation areas and common space(s), vehicular circulation and parking spaces, loading areas, garbage pick-up routes, natural topographic features and contours, zoning district classification, adjacent public rights-of-ways, streets, and sidewalks, and other relevant site elements. The site plan must also show the zoning district classification, building footprint and use, and proximity of structures on adjacent properties. The site plan must also depict location, style, and appearance of any street furniture, such as bicycle racks and/or bicycle storage facilities, light poles, benches, and trash receptacles.
2. Landscape and Tree Preservation Plan. A landscaping and tree preservation plan, prepared by a registered landscape architect or licensed arborist, prepared in the same scale as the site plan, showing the location, size, character, species, and composition of vegetation and other material. The plan must also include a list of the quantity, species (including common and botanical name), and the size of all proposed plantings.
3. Preliminary Engineering Plan. A preliminary engineering plan, prepared by a licensed professional engineer, including at a minimum, a site demolition plan, a site geometry plan, a site utility plan, and a site grading, drainage, and paving plan. In addition, engineering plans must show any off-site roadway and utility improvements required to service planned development and explanation for how improvements will be paid.
4. Preliminary Plat. A preliminary plat of subdivision, if required, that meets the requirements of Title 16 of the Village Code.
5. Exterior Lighting Plan. An exterior lighting plan of the same scale as the site plan showing the location of all exterior lighting proposed for the site. The proposed photometrics (level of illumination) as well as the specific design details of all exterior light sources must be provided including proposed lamping of fixtures, light color temperature, height of light fixtures, and illustration of the design. Screening of the light sources should be addressed in the written summary for the project.
6. Construction Logistics Plan. Construction traffic and parking schedule indicating the location for the parking of construction vehicles and the anticipated route of construction vehicles, including a communication plan and point of contact posted at the site.
7. Project Schedule. Schedule of development showing the approximate date for beginning and completion of each stage of construction of development.

G. Building Elevation and Floor Plans.

1. Floor Plans. Floor plans of all proposed buildings and structures. The drawings must also include a schedule showing the number, type, and floor area of all uses or combination of uses, and the floor area of the entire development. For residential floor plans, a summary table of units, sizes, and room types must be included.
2. Building Elevations. Building elevation drawings illustrating the design and character of the building(s), types of construction, and specified building materials for all sides of the building(s).
3. Building Cross-sections. At least two cross-sections through the entire site, to illustrate the bulk and heights of all proposed structures in relation to the topography, vegetation and surrounding structures.
4. Shadow Study. If requesting a building height or setback variation, a shadow study, at a minimum, depicting mid-morning and mid-afternoon shadows cast on the following dates: March 20, June 21, September 22, and December 21, corresponding to the first day of each season, for any proposed structure(s) which exceed the underlying zoning district height or setback restrictions.
5. Streetscape Elevations. Streetscape building elevation(s) of the proposed building including all street-facing buildings within the same block or, if a corner lot, those located adjacently across the street or alley.
6. Sign Elevations. Detailed sign elevations of the sign face(s) at a scale of not less than one inch equals two feet, and must designate sign design, dimensions, materials, colors, lighting (level of illumination), and written/graphic message.
7. Three Dimensional Model or Three-Dimensional Rendering. Either a to-scale physical three-dimensional model of the proposed development or a three-dimensional rendering developed in an acceptable format approved by the Zoning Administrator.
8. Building Material Details. Manufacturer cut-sheets and/or product samples for all exterior building materials and design elements.

H. **Quantitative Summary**. A quantitative summary, which shall be broken down into phase components if the development is to be implemented in phases, and which shall include, but not be limited to, the following:

1. Acreage and square footage of the subject parcel;
2. Residential density, if applicable;
3. Total and footprint square footage of principal and accessory buildings;
4. Number of parking spaces;
5. Square footage of commonly owned and/or maintained open space; and
6. Maximum residential density that would be achievable through conventional development of the site.

I. **Other Information**. Such other documentation as the Zoning Administrator may determine is necessary to demonstrate that the proposed planned development complies with application development regulations, including compliance with the Village of Winnetka Design Guidelines.

J. **Waiver**. Upon written request by the applicant, the Zoning Administrator may waive any of the above application requirements in the event that the Zoning Administrator determines that such submittal is not necessary. Notwithstanding a decision to grant a waiver from a submittal requirement, the Planned Development Commission and the Village Council are not precluded from requiring an applicant to submit to the Village the information that was waived by the Zoning Administrator and any additional information the Planned Development Commission or Village Council deems applicable for its review of the planned development application.

PLANNED DEVELOPMENT STANDARDS, EXCEPTION STANDARDS & COMPENSATING BENEFITS

Planned Development Standards. No special use permit for a planned development shall be recommended by the Planned Development Commission or approved by the Village Council unless it is found that:

1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan.

2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;

3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;

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

5. 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;

6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and

7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.

Exceptions to Subdivision and District Regulations**.** All planned developments are subject to the underlying district regulations unless an exception is specifically granted. The Planned Development Commission may recommend, and the Village Council may grant, exceptions to the otherwise applicable subdivision regulations and underlying zoning district use, lot, space, bulk, yard, and parking regulations. In addition to the standards in Section 17.58.110 of the Zoning Ordinance, the following standards shall be considered in reviewing any request for exceptions to the subdivision or underlying zoning district use, lot, space, bulk, yard, and parking regulations, as each standard may be applicable:

1. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;

2. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;

3. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;

4. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and

5. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of the Zoning Ordinance.

Compensating Benefits**.** Applicants for planned development approval are required to provide the Village with compensating benefits in return for the Village granting exceptions in accordance with Section 17.58.120 of the Zoning Ordinance. The purpose of compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. Redevelopment often brings with it the need to provide exceptions from the regulations but to also make sure that the Village is receiving public benefit in return for providing those exceptions by requiring additional compensating benefits to the residents in that area or to the community as a whole. Prior to proposing a compensating benefit, the applicant is required to consult with Village staff and other public entities, as deemed necessary by the Village. The following is a non-exclusive list of examples of design elements and amenities that may be considered compensating benefits:

1. The provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities;

2. The preservation of existing historic features;

3. The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities;

4. The adaptive reuse of existing buildings;

5. The provision of public car and/or bike share facilities;

6. The provision of off-street public parking spaces;

7. The provision of affordable housing units;

8. The incorporation of building and site elements that enhance the environment and increase sustainability; and

9. The provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.

COMPLIANCE WITH VILLAGE REGULATIONS

All applications will be reviewed to determine compliance with the following Village codes and regulations:

- Zoning Ordinance
- Subdivision Ordinance
- Public Works & Engineering Design Guidelines
- Stormwater Regulations
- Tree Enhancement & Preservation Ordinance
- Restrictive Covenants
- Development Agreements
- All other applicable Village codes and regulations

The applicant is responsible for ensuring a submitted application includes all of the necessary submittal requirements and meets all applicable standards and requirements of the Village codes.

Village Departments Involved with the Review of Community Planning Applications

- Community Development
- Fire
- Police
- Public Works
- Water and Electric
- Village Attorney

Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093

Owner Authorized Designee Form
Permit: _____

I, RLC (Winnetka Lincoln) LLC verify that I am the owner of the property located at 714-740 Elm Street & 515 Lincoln Avenue, Winnetka, IL 60093. I hereby authorize the following Architect/Contractor to apply for permits on my behalf and to represent me for the purpose of completing the work associated with the One Winnetka project.

As the property owner I hereby acknowledge that all work must be done in accordance with the most current International Codes adopted by the Village of Winnetka in conjunction with the Winnetka Village Codes. As Owner, I further acknowledge that the information submitted in support of the requested permit is accurate. Falsification of any information will result in penalties as provided for in the Winnetka Village Codes. It is further understood that my signature on the building permit application and or this 'Owner Authorized Designee Form' will be accepted as implied consent to all inspections of the permit work that may be required pursuant to this Winnetka Village Codes and the right of all building inspectors to enter onto the premises during reasonable hours to conduct such inspections.

Signature of Property Owner: authorized representative of [redacted]

Printed Name: Joel Mickelson Phone number: 4169284870

Email address: _____

Architect Information ☐ **Not Applicable**

Name OKW Architects, LLC

Address 600 W Jackson Blvd. City Chicago State IL Zip 60661

Phone 312.798.7702 Email jtalty@okwarchitects.com

Owner's Rep Information ~~☐ Type of Contractor~~ _____

Company Name Murphy Development Group, LLC

Owner/Project Mgr. Deirdre Clein

Address 227 W Monroe, Suite 5040 City Chicago State IL Zip 60606

Phone 312.625.3383 Email dclein@murphyres.com

12.26.2018

Village of Winnetka
Community Development
510 Green Bay Rd.
Winnetka IL 60093

Owner Authorized Designee Form

Permit: _____

I, MARK JACOBS verify that I am the owner of the property located at 736 Elm Street, Winnetka, IL 60093. I hereby authorize the following Architect/Contractor to apply for permits on my behalf and to represent me for the purpose of completing the work associated with the One Winnetka project.

As the property owner I hereby acknowledge that all work must be done in accordance with the most current International Codes adopted by the Village of Winnetka in conjunction with the Winnetka Village Codes. As Owner, I further acknowledge that the information submitted in support of the requested permit is accurate. Falsification of any information will result in penalties as provided for in the Winnetka Village Codes. It is further understood that my signature on the building permit application and or this 'Owner Authorized Designee Form' will be accepted as implied consent to all inspections of the permit work that may be required pursuant to this Winnetka Village Codes and the right of all building inspectors to enter onto the premises during reasonable hours to conduct such inspections.

Signature of Property Owner: [redacted]

Printed Name: MARK JACOBS **Phone number:** 2246283043

Email address: MARKJACOBS736@GMAIL.COM

Architect Information

☐ **Not Applicable**

Name OKW Architects, LLC

Address 600 W Jackson Blvd. City Chicago State IL Zip 60661

Phone 312.798.7702 Email jtalty@okwarchitects.com

~~Type of Contractor~~

Owner's Rep Information

Company Name Murphy Development Group, LLC

Owner/Project Mgr. Deirdre Clein

Address 227 W Monroe, Suite 5040 City Chicago State IL Zip 60606

Phone 312.625.3383 Email dclein@murphyres.com

12.26.2018

SUB

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy (unless otherwise noted) and 1 electronic copy (.pdf), of the following information. (Email electronic copy to aklaassen@winnetka.org).

- ❑ Complete application form (attached);
- ❑ Written narrative. Description summarizing the proposed subdivision or consolidation. Narrative may address the proposed subdivision's conformity with zoning and subdivision standards, as well as the orientation, arrangement, width and size of lots within the context of the surrounding neighborhood.
- ❑ Deed proving ownership. (Note: Applications involving property held by a land trust must be signed by the trust officer of the institution holding the trust as owner of the property. The trust beneficiary(ies) and their current address(es) must be disclosed on the application form. The application must also be accompanied by a certified copy of the trust agreement and a letter from the trustee certifying that the beneficiary(ies) shown on the application are correct and disclosing any beneficiary changes or lack thereof during the 12 months immediately preceding the filing of this application.)
- ❑ Plat of survey. 1 original and 5 copies of a current plat of survey for all subject properties, showing the following:
  - All existing improvements;
  - Trees 8 inches in diameter or greater;
  - Existing topography on site and extending to surrounding properties in sufficient detail to evaluate patterns of drainage.
- ❑ Sketch plan of subdivision. Prepared by a licensed Illinois land surveyor, drawn to a scale of 30 feet or less to the inch, showing as an overlay to the proposed location of lot lines, the following details at a minimum:
  - Boundaries of land to be subdivided;
  - Legal description of land;
  - Dimensions of lot line and angles of intersecting lot lines;
  - Lot area calculation(s)
  - Section and half-section lines;
  - Existing water courses and other natural features such as bluff lines;
  - Identification of adjoining parcels of land and property corners, including addresses;
  - All improvements on subject property, fully dimensioned and located with respect to both existing and proposed lot lines;
  - Description and proximity of structures on all adjoining parcels of land;
  - Accurate location of all tree size and species with a diameter of 8 inches or greater (trees of this size are subject to protection under Chapter 15.28 of the Village Code);
  - Topography at a 1-foot contour interval for the entire subject property, and including enough of surrounding parcels so as to establish patterns of drainage;
  - Identify all existing public streets and alleys adjacent to or intersecting the subdivision, with street names and widths indicated;

- Identification of all existing and proposed easements and private restrictions, and a statement in each case as to the purpose for such easements and restrictions;
- Indicate any building or setback lines more restrictive than, or differing from the Zoning Ordinance, with all necessary dimensions, including any private restrictions and trusteeships, and the period of their existence;
- Any information deemed necessary upon review by the Plan Commission.

❑ Any application submitted for final approval shall also be accompanied by a properly prepared Plat of Subdivision. (6 copies) Prepared by the same Illinois licensed land surveyor and in fully recordable form with Cook County recorder standards:

- Drawn on mylar;
- Show all parcel boundaries and areas, lot line bearing and angle information described above, along with the following minimum information:
  - Surveyor's statement of date of preparation, scale, north arrow and other statutory requirements;
  - Name of proposed subdivision, together with simplified legal description of subdivision location;
  - Identification system for all lots (and blocks if applicable);
  - All certificates, seals and signatures required by law, including certification by surveyor to the effect that the surveyor has surveyed and staked the subdivision, and certifying the subdivision to be a true and correct representation of same;
  - Fully executed signature blocks for owner, including signature blocks and attests of consent by any mortgagee or trustee;
  - Identification of survey monuments, bench marks and stakes at all lot corners;
  - Identification of existing adjacent streets and alleys, along with their width;
  - Identification of existing easements and description of their purpose;
  - Identification of all existing tax parcel numbers for subject property.

❑ Zoning Calculation Worksheets. For all proposed lots of record, including complete and detailed calculations of existing structure(s) on each lot, in sufficient detail to allow determination of zoning compliance for each lot.

❑ Application fee: $935.00 *(base fee for standard staff review time and Village Attorney review).* [Note: All Village costs in excess of those included in the Base Fee shall be based upon the actual time spent by the Village, plus additional costs incurred. For projects requiring a Development Agreement, the supplemental fee shall be incorporated into the Development Agreement.]

Additional Standards for Plats of Subdivision/Consolidation

- Utility Easements – shall be provided as required by the Village Water & Electric Department to accommodate existing and/or future utility lines. Easements granted at the request of the Water & Electric Department shall be drawn on the plat and noted as "utility easement hereby granted," and shall be accompanied by the utility easement language as provided in the attachment reference materials.
- Title – The title of the plat shall contain an "abbreviated" legal description of the quarter section, township and range, rather than a full legal description of the lot, per the requirements of the Cook County Recorder. (See example in attached reference materials.)
- Signature Blocks for Village staff approvals – In addition to signature blocks for owner(s), mortgagee(s) and notaries that are required for all plats, provide signature blocks for the Village Collector, Village Water & Electric Director, Village Community Development Director and Village Engineer. Examples of each are provided in the attached reference materials. *(Signatures will be collected by Village staff after submittal and approval of the final plat.)*
- Signature Block for Village elected official's approval – Provide signature block for Village President, with attest by Village Clerk. (See example provided in attached reference materials.)
- Current tax parcel identification number and mailing address for tax bill – Example provided in attached reference materials.
- Return address upon recording of plat - Example provided in attached reference materials.

Applicants and/or their representatives are required to attend the Plan Commission meeting in order to present their request and address issues raised by Commission members. The Plan Commission meets on the fourth Wednesday of each month, except where noted with an asterisk. All subdivisions require final approval by the Village Council, which meets on the first and third Tuesday of each month. Please refer to the following schedule of Plan Commission meetings and submittal deadlines:

MEETING DATE	SUBMITTAL DEADLINE
January 25, 2023	December 21, 2022
February 22, 2023	January 18, 2023
March 22, 2023	February 15, 2023
April 26, 2023	March 22, 2023
May 24, 2023	April 19, 2023
June 28, 2023	May 24, 2023
July 26, 2023	June 21, 2023
August 23, 2023	July 19, 2023
September 27, 2023	August 23, 2023
October 25, 2023	September 20, 2023
November 15, 2023*	October 11, 2023
December 20, 2023*	November 15, 2023

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBDIVISION/CONSOLIDATION APPLICATION

Case No._____

Property Information

Site Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-213-004, 05-20-213-004, 05-20-213-005, 05-20-213-006, 05-21-109-003, 05-21-109-017

Property Owner Information

Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ulicki

Address: 162 Cumberland St., Suite 300

City, State, Zip: Toronto, Canada M5R 3N5

Phone No. (416) 928-5126

Email: BillUlicki@romspen.com

Date owner acquired property:_____

Surveyor Information

Company Name: Gremley & Biedermann, Inc.
Chicago Guarantee Survey Company

Primary Contact:_____

Address: 4505 North Elston Avenue

City, State, Zip: Chicago, Illinois 60630-4420

Phone No. 773-685-5102

Email: info@plcs-survey.com

Architect Information

Name: OKW Architects

Primary Contact: Jon P. Talty, AIA

Address: 600 W Jackson Blvd, Suite 250

City, State, ZIP: Chicago, IL 60661

Phone No. 312.798.7702

Email: jtalty@okwarchitects.com

Attorney Information

Name: MPS Law

Primary Contact: Harold W. Francke

Address: 1515 E. Woodfield Road, Suite 250

City, State, Zip: Schaumburg, Illinois 60173

Phone No. 847.330.6068

Email: hfrancke@mpslaw.com

Property Owne[redacted]

Date: 03/28/2023

SUP

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information. (Email electronic copy to aklaassen@winnetka.org).

- ❑ Complete application form (attached);
- ❑ Written application materials. Description of project. Narrative shall provide evidence that the proposed special use will conform to the six (6) standards for granting a Special Use Permit (attached);
- ❑ Deed proving ownership. (Note: Applications involving property held by a land trust must be signed by the trust officer of the institution holding the trust. The names and addresses of beneficial owners and a certified copy of the trust agreement must also be provided).
- ❑ Zoning calculations. Lot coverage and gross floor area calculation worksheets, if work includes modifying amount of impermeable surface area or building area (attached);
- ❑ Traffic study and/or parking study. A traffic study may be required if a proposed use is anticipated to generate levels of traffic that will impact the flow of traffic on surrounding streets or intersections (traffic study guidelines are attached). The traffic study requirement may be waived by the Village Engineer for certain applications where it can be demonstrated that the use will generate minimum traffic impacts. A parking study is generally required to evaluate the availability of parking to serve the proposed use and to evaluate the impact the proposed use may have on availability of parking in the vicinity. (Example parking study is attached.)
- ❑ Plat of survey. The plat must be accurate and prepared by an Illinois licensed land surveyor. The plat shall not be more than five (5) years old and must show the lot area, legal description, and all current improvements on the property.
- ❑ Project plans. Provide one full size set (to scale) showing the following minimum details:
    - Existing and proposed floor plans showing all levels of the structure being altered, highlighting proposed changes.
    - Exterior Elevations – Provide dimensions, including height from grade. Highlight proposed changes.
    - Site plan – Show and dimension all proposed additions and/or new structures and dimension all distances between the proposed additions and/or structures and the property lines.
    - Other – It may be appropriate to include perspective renderings, site photos, landscape plans or other details depending on the nature of the project.
    - Certificate of Appropriateness – to be reviewed by the Design Review Board.
- ❑ Application fee: $935.00

Summary of process

The Village Planner reviews and processes the application materials. A legal notice is prepared by the Village, published in a local newspaper, and sent to surrounding property owners within 250 feet of the subject property. A public notice sign is also posted on site. The application materials are concurrently distributed to the Village Engineer as well as the Fire and Water & Electric Departments for comment. Application materials and department comments are transmitted in a staff report to the Plan Commission, Zoning Board of Appeals and Design Review Board, which act in advisory capacities to the Village Council.

Meeting notes

Applicants and/or their representative are required to attend the Plan Commission, Zoning Board of Appeals, and Design Review Board meetings in order to present their request and address issues raised by Commission and

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION

Case No. _____

Property Information

Site Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Applicant Information

Name: Murphy Development Group
Primary Contact: Deirdre Clein
Address: 227 W Monroe, Suite 5040
City, State, ZIP: Chicago, IL 60606
Phone No. 312.625.3383
Email: dclein@murphyres.com

Owner Information

Name: RIC (Winnetka Lincoln), LLC
Primary Contact: Bill Ulicki
Address: 162 Cumberland St., Suite 300
City, State, ZIP: Toronto, Canada M5R 3C9
Phone No. (416) 928-5126
Email: BillUlicki@romspen.com

Architect Information

Name: OKW Architects
Primary Contact: Jon P. Talty, AIA
Address: 600 W Jackson Blvd, Suite 250
City, State, ZIP: Chicago, IL 60661
Phone No. 312.798.7702
Email: jtalty@okwarchitects.com

Attorney Information

Name: MPS Law
Primary Contact: Harold W. Francke
Address: 1515 E. Woodfield Road, Suite 250
City, State, Zip: Schaumburg, Illinois 60173
Phone No. 847.330.6068
Email: hfrancke@mpslaw.com

Applicant Signature: [redacted] Date: 3/22/23

Property Owner Signature: [redacted] Date: March 22, 2023

Printed Name of Owner: RIC (Winnetka Lincoln) LLC

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT STANDARDS

Explain in detail how the proposed special use meets the following standards. Under the terms of the Zoning Ordinance, no Special Use Permit shall be granted unless it is found:

1. That the establishment, maintenance, and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare;

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

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

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

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

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

SUP-O

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION C-2 COMMERCIAL OVERLAY DISTICT

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information. (Email electronic copy to aklaassen@winnetka.org).

- ❑ Complete application form (attached).
- ❑ Written application materials. Description of the proposed business operation. Narrative shall provide evidence that the proposed special use will conform to the twelve (12) standards for granting a Special Use Permit (attached).
- ❑ Property owner acknowledgment. Property owner must consent to the filing of the application for Special Use Permit (see attached application form).
- ❑ Deed proving ownership. (Note: Applications involving property held by a land trust must be signed by the trust officer of the institution holding the trust. The names and addresses of beneficial owners and a certified copy of the trust agreement must also be provided).
- ❑ Traffic study and/or parking study. A traffic study may be required if a proposed use is anticipated to generate levels of traffic that will impact the flow of traffic on surrounding streets or intersections (traffic study guidelines are attached). The traffic study requirement may be waived by the Village Engineer for certain applications where it can be demonstrated that the use will generate minimum traffic impacts. A parking study is generally required to evaluate the availability of parking to serve the proposed use and to evaluate the impact the proposed use may have on availability of parking for other businesses in the vicinity. (Example parking study is attached.)
- ❑ Plat of survey. The plat must be accurate and prepared by an Illinois licensed land surveyor. The plat shall not be more than five (5) years old and must show the lot area, legal description, and all current improvements on the property.
- ❑ Project plans. Provide one plan set showing the following minimum details:
    - Existing and proposed floor plans with modifications to existing walls or building layout highlighted.
    - Approximate square footage of occupancy noted on plans or in narrative.
    - Notation of proposed use types (office, retail, etc.) on floor plan.
    - Site plan showing location of proposed tenant space within subject building (if multi-tenant building), or showing location of building relative to adjacent buildings and/or property lines.
    - In order to clarify the proposed location, it may also be appropriate to call out the location of the proposed occupancy relative to adjacent commercial uses, and/or describe location distance to nearest street intersection.
    - Building elevation drawings – if the proposed occupancy involves modification of existing building exterior a separate elevation drawing shall be submitted and a complete application for a Certificate of Appropriateness also submitted.
- ❑ Application fee: $935.00

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. _____

Property Information

Site Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Proposed type of occupancy: Financial Institution & Medical Office

Applicant Information

Name: Murphy Development Group
Primary Contact: Deirdre Clein
Address: 227 W Monroe, Suite 5040
Phone No. 312.625.3383
City, State, ZIP: Chicago, IL 60606
Email: dclein@murphyres.com
Applicant Signature: _____
Date: _____

Attorney Information

Name: MPS Law
Primary Contact: Harold W. Francke
Address: 1515 E. Woodfield Road, Suite 250
City, State, ZIP: Schaumburg, Illinois 60173
Phone No. 847.330.6068
Email: hfrancke@mpslaw.com

Architect Information

Name: OKW Architects
Primary Contact: Jon P. Talty, AIA
Address: 600 W Jackson Blvd, Suite 250
City, State, Zip: Chicago, IL 60661
Phone No. 312.798.7702
Email: jtalty@okwarchitects.com

Property Owner Acknowledgment

I hereby certify that I am the [secretary of the sole member of the] owner of the property located at 714-740 Elm & 511-515 Lincoln (address), and have provided the attached proof of ownership.

I consent to the filing of an application for a Special Use Permit by Murphy Development Group (Applicant name).

Property Owner Signature: [redacted]
Date: March 22, 2023

Printed Name: Joel Mickelson

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

SPECIAL USE PERMIT APPLICATION
C-2 COMMERCIAL OVERLAY

Case No. _____

Property Information

Site Address: 714-740 Elm Street & 511-515 Lincoln Avenue, Winnetka, IL 60093

Proposed type of occupancy: Financial Institution & Medical Office

Applicant Information

Name: Murphy Development Group
Primary Contact: Deirdre Clein
Address: 227 W Monroe, Suite 5040
Phone No. 312.625.3383
City, State, ZIP: Chicago, IL 60606
Email: dclein@murphyres.com
Applicant Signature: _____
Date: _____

Attorney Information

Name: MPS Law
Primary Contact: Harold W. Francke
Address: 1515 E. Woodfield Road, Suite 250
City, State, ZIP: Schaumburg, Illinois 60173
Phone No. 847.330.6068
Email: hfrancke@mpslaw.com

Architect Information

Name: OKW Architects
Primary Contact: Jon P. Talty, AIA
Address: 600 W Jackson Blvd, Suite 250
City, State, Zip: Chicago, IL 60661
Phone No. 312.798.7702
Email: jtalty@okwarchitects.com

Property Owner Acknowledgment

I hereby certify that I am the owner of the property located at 736 Elm Street (address), and have provided the attached proof of ownership.

I consent to the filing of [redacted]ermit by Murphy Development Group (Applicant name).

Property Owner Signatu[redacted]
Date: 3/15/22

Printed Name: Mark Jacobs

AGREEMENT FOR PRE-DEVELOPMENT AND DESIGN DEVELOPMENT SERVICES

This Agreement for Pre-Development and Design Development Services deemed to be effective as July 20, 2022 (the "Effective Date") is hereby entered into by and between RIC (Winnetka Lincoln), LLC, an Illinois limited liability company ("Owner") and Murphy Development Group LLC, an Illinois limited liability company ("Development Manager"). Owner and Development Manager are hereinafter referred to as a "Party" and collectively referred to in this Agreement as the "Parties".

RECITALS

WHEREAS, Owner is the owner of that certain property commonly known as "One Winnetka" located at 714 Elm Street, 718 Elm Street, 740 Elm Street and 515 Lincoln Avenue, each in the City of Winnetka, Cook County, State of Illinois 60093, and as more particularly described on Exhibit A attached hereto (the "Property").

WHEREAS, Owner wishes to engage Development Manager to manage and/or perform certain pre-development services, and/or design development services, on Owner's behalf, with respect to Owner's potential development of a mixed-use commercial and residential project ("Project"), such services to be performed in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are acknowledged by the Parties hereto, the Parties hereby covenant and agree as follows:

ARTICLE 1
ENGAGEMENT OF DEVELOPMENT MANAGER FOR SPECIFIED SERVICES; TERM

Section 1.1 Engagement. During the term of this Agreement and subject to its provisions, Owner hereby engages Development Manager as an independent contractor to manage and/or perform certain pre-development services, and/or design development services, on Owner's behalf as more fully described in this Agreement, and Development Manager hereby accepts such engagement as an independent contractor and agrees, for and in consideration of the compensation provided for in Section 3.1, to perform such services in accordance with the terms and conditions contained in this Agreement. Nothing contained in this Agreement is intended by the Parties to create, and the Parties by entering into this Agreement agree that it shall not be deemed to create, any employment relationship, either express or implied, between Owner and Development Manager (or any person employed, hired or under the control of by Development Manager).

Section 1.2 Standard of Care. In the performance of the Services under this Agreement, Development Manager shall act prudently, in good faith, with diligence, in accordance with the terms of this Agreement, and in accordance with the general professional

standard of care that is consistent with what would normally be expected from a prudent development manager of comparable mixed-use projects in the metropolitan area where the Project and the Property are located. Development Manager shall perform the Services in the sole best interests of Owner.

Section 1.3 **Term.** This Agreement shall commence on the Effective Date, and shall continue until the first to occur of the following: (a) the date Development Manager completes the Services under this Agreement, including delivery to Owner of the Development Analysis, as more fully defined in Article 2; (b) the date this Agreement is terminated either by Owner or by Development Manager as provided for in this Agreement; or (3) the date the Owner sells all or substantially all of the Property (the "Term").

ARTICLE 2
RESPONSIBILITIES OF DEVELOPMENT MANAGER

Section 2.1 **Services.** During the Term, Development Manager shall on behalf of Owner and at Owner's sole cost and expense, manage and/or perform the following pre-development services and design development services (collectively, the "Services"):

(a) Interview and, on Owner's behalf with the prior consent of Owner, engage an architect (the "Architect") and other design professionals;

(b) Provide advice and consultation regarding conceptual and design development drawings and related materials prepared by the Architect and other design professionals;

(c) Develop comprehensive land use entitlement strategy in consultation with Owner and Owner's land use counsel, if applicable;

(d) Coordinate meetings with employees of, and, if possible, elected officials of, the Village of Winnetka toward developing and pursing a land use entitlement strategy in consultation with Owner and Owner's land use counsel (the "Entitlement Diligence"), if applicable;

(e) Perform work and analysis, employ strategies, and/or arrange for and attend meetings as requested or directed by Owner with respect to the potential development of the Project and/or the Property, or in furtherance of the Services;

(f) Develop a preliminary development budget and preliminary development schedule for the Project;

(g) Advise Owner with respect to master planning issues relating to the Project, traffic planning issues, aesthetic issues relating to the Project, and building occupancy criteria issues;

(h) In furtherance of the Services set forth above, take such other actions as Owner may reasonably request; and

(i) Prepare and deliver to Owner the Development Analysis (as defined below).

Section 2.2 Development Analysis. Development Manager shall deliver to Owner a written report (the "Development Analysis") summarizing the results of the Services. Development Manager shall use commercially reasonable efforts to deliver the Development Analysis on, or prior to, October 1, 2022 (the actual date of such deliver, the Development Analysis Delivery Date). The Development Analysis shall include: (a) a general plan for the Project (the "General Plan") which, in Development Manager's commercially reasonable opinion developed in conjunction with the Entitlement Diligence, is more likely than not to be approved by the Village of Winnetka toward Owner's development of the Project and will maximize the value of the Property, and (b) a preliminary development budget and preliminary development schedule relative to Owner's execution of the General Plan. The General Plan shall include: (i) a preliminary site plan for the Project, (ii) preliminary/schematic architectural drawings for the Project, (iii) the number and size of residential and commercial units to be constructed as part of the Project, and (iv) the type of commercial use that will, most likely, be permitted in the commercial units to be constructed as part of the Project. The Development Analysis shall set forth the General Plan which will, in Development Manager's commercially reasonable opinion, (A) maximize the for-sale value of the developed Property or, in the alternative, (B) maximize the for-sale value of the undeveloped/vacant Property.

ARTICLE 3
COMPENSATION OF DEVELOPMENT MANAGER AND PAYMENT/REIMBURSEMENT OF EXPENSES

Section 3.1 Development Management Fee. In consideration of Development Manager performing the Services and subject to the immediately following sentence, Owner shall pay to Development Manager a fee for performing the Services in an amount equal to [redacted] Dollars (the "Development Management Fee"), payable as follows: (a) [redacted] to be paid by Owner contemporaneously with Owner's execution of this Agreement, (b) [redacted] to be paid by Owner on or before August 1, 2022, (c) [redacted] to be paid by Owner on or before September 1, 2022, and (d) [redacted] to be paid by Owner on or before September 30, 2022. Notwithstanding the foregoing, in the event that the Development Analysis Delivery Date occurs subsequent to October 15, 2022, Owner shall pay an additional [redacted] to Development Manager on or before October 31, 2022.

Section 3.2 Payment/Reimbursement of Expenses. The payment of all usual and customary expenses incurred by Development Manager hereunder for the Services and all of Development Manager's reasonable out of pocket expenses shall be the sole and exclusive responsibility of Owner and for Owner's account and shall be paid by Owner. Owner shall be solely responsible for the direct payment to all consultants engaged by: (a) Owner, or (b) Development Manager on behalf of Owner and with Owner's consent. Development Manager may, but shall not be obligated to, expend its own funds for such work performed or services rendered in accordance herewith, in which event Development Manager shall be entitled to reimbursement by Owner for such funds so expended ("Development Services Expenses"). Reimbursement of Development Services Expenses shall include all costs, expenses and fees pertaining to the Services, the Project, or otherwise authorized by the Owner, including but not limited to zoning/agency approvals, construction, architectural, engineering, professional consulting fees for consulting services, legal, marketing expenses and reasonable out-of-pocket expenses of Development Manager and shall be paid by the Owner upon receipt by Owner of

substantiation and documentation upon which Owner may reasonably rely. The provisions of this Section 3.2 shall survive termination of this Agreement.

Section 3.3 No Other Commissions, Expenses, Fees or Compensation. The compensation set forth in this Article 3 shall be the sole and only compensation to which Development Manager shall be entitled for the services and obligations rendered on behalf of Owner under and pursuant to this Agreement, and no other or additional fees, expenses, compensation or commissions shall be payable by Owner to Development Manager in connection with, arising or on account of, or related to such services and obligations under this Agreement.

ARTICLE 4
TERMINATION

Section 4.1 Automatic Termination. This Agreement shall automatically terminate upon the first to occur of the following events: (a) the date of any bankruptcy or insolvency action with respect to Development Manager; (b) the date of dissolution, receivership, assignment for the benefit of creditors, or liquidation of Development Manager; or the date of the sale or other transfer of the Property by Owner to a third party that is not an Owner-approved affiliate. In the event of such automatic termination, and notwithstanding anything to the contrary contained herein, Owner shall not be obligated to pay any additional portion of the Development Management Fee which, as of such date, had not already been paid.

Section 4.2 Termination by Owner for Convenience. Owner, for any reason or no reason, shall have the right to terminate this Agreement for convenience at any time (the "Termination for Convenience"), which termination shall be immediately effective upon the date of such Owner's written notice of such termination for convenience to Development Manager. Upon a Termination for Convenience,, Owner shall be obligated to pay Development Manager the amount of any outstanding Development Management Fee and/or reimbursement of Development Manager's expenses that are payable to Development Manager under the terms of this Agreement. Upon termination of this Agreement by Owner for convenience, neither party shall have any further obligation or liability to the other party except as to each respective party's rights and obligations that shall have then accrued under this Agreement as of the date of termination under this Section 4.2.

Section 4.3 Termination by Development Manager for Nonpayment. Development Manager shall have the right to terminate this Agreement (except as to rights and obligations which have then accrued) by giving a written notice of termination to Owner in the event of any default by Owner of payment of earned, and due and owing, compensation of Development Manager as entitled under this Agreement, and which such payment default is not cured by Owner within a period of five (5) calendar days of the date such payment was due. Upon such termination, Owner shall be obligated to pay Development Manager the amount of any outstanding Development Management Fee that is payable to Development Manager under the terms of this Agreement.

Section 4.4 Indemnification of Owner. To the maximum extent permitted by law, Development Manager shall indemnify, hold harmless, protect and defend (with counsel

acceptable to Owner) Owner and its members and the officers, directors, members, employees and agents of each of them (the "Owner Indemnified Parties") from and against any and all claims, demands, actions, fines, penalties, liabilities, losses, taxes, damages, injuries and expenses (including, without limitation, reasonable attorneys' fees and costs at the pretrial, trial, and appellate levels) that are in any manner related to, arising out of or resulting from (a) any failure of Development Manager to perform its material duties and obligations under this Agreement, (b) any acts or conduct by Development Manager that are outside of its authority under this Agreement, and (c) any gross negligence, reckless or willful misconduct by Development Manager. The rights and obligations of indemnity described in this Section 4.4 shall not be exclusive and shall be in addition to such other rights and obligations as may be otherwise available to Owner at law or in equity or as set forth in this Agreement. Notwithstanding any other provisions of this Agreement to the contrary, Development Manager's obligations under this Section 4.4 shall survive the expiration, termination or cancellation of this Agreement.

Section 4.5 Indemnification of Development Manager. Except for any loss, damage or expense arising from gross negligence, reckless or willful misconduct of Development Manager and/or any employee or agent of Development Manager, any action taken by Development Manager and/or any employee or agent of Development Manager, outside the scope of Development Manager's authority hereunder, or any failure of Development Manager and/or any employee or agent of Development Manager to perform its material duties and obligations under this Agreement, Owner shall indemnify, defend and hold harmless Development Manager, its employees, agents, members, managers, and officers, from and against any and all loss, damage or expense, including reasonable attorneys' fees, arising from (i) any cause either in and about the Project or elsewhere, and (ii) any breach or violation by Owner of any term or condition of any contract or agreement between Owner and any person or entity providing services to Owner on the Project, including without limitation all contractors, architects, engineers, accountants, consultants and other professionals. All risk of damage to or destruction of the Project, at any state of development and construction thereof, or to any personal property of Owner located therein, shall be borne solely and exclusively by Owner unless such damage or destruction arises from negligence, reckless or willful misconduct of Development Manager and/or any employee, agent, or independent contractor of Development Manager. Notwithstanding any other provisions of this Agreement to the contrary, Owner's obligations under this Section 4.5 shall survive the expiration, termination or cancellation of this Agreement.

ARTICLE 5
ASSIGNMENT

This Agreement is personal to Owner and Development Manager. Absent the express written consent of the other Party, neither Party shall assign, transfer, delegate or subcontract this Agreement, or any of its duties, rights or obligations thereunder, to any third person or entity, including by causing to effect any such assignment, transfer, delegation or subcontracting of this Agreement, or any of such Party's duties, rights or obligations thereunder, by operation of law.

ARTICLE 6
MISCELLANEOUS

Section 6.1 **Notices.** All notices, demands, consents, reports or other communications given or required under this Agreement to be effective shall be in writing, shall be given to Owner and Development Manager at their respective business, facsimile, and email addresses set forth below, or at such other address as such parties may hereafter specify in writing:

If to Development Manager:
Murphy Development Group, LLC
227 W. Monroe, Suite 5040
Chicago, IL 60606
Attention: John T. Murphy
Chairman and Chief Executive Officer
Email: john@murphyres.com
Facsimile: (312) 726-1700

With a copy to:
FisherBroyles LLP
203 N. LaSalle St., Suite 2300
Chicago, IL 60601
Attention: Scott A. Weisenberg
Email: scott.weisenberg@fisherbroyles.com

If to Owner:
RIC (Winnetka Lincoln), LLC
162 Cumberland Street, Suite 300
Toronto, Ontario, Canada M5R 3N5
Attention: Bill Ulicki
Email: BillUlicki@romspen.com
Facsimile: (416) 966-1161

With a copy to:
Bryan Cave Leighton Paisner LLP
161 N. Clark St., Suite 4300
Chicago, IL 60601
Attention: Jason DeJonker
Email: jason.dejonker@bclplaw.com
Facsimile: (312) 602-5050

Any such notice shall be deemed to have been given (a) when deposited in the United States mail addressed to the party to be notified, postage prepaid and certified with return receipt requested; (b) when deposited with an overnight delivery courier for overnight delivery, addressed to the party to be notified and with all delivery charges thereon paid; (c) when received if sent by hand courier service; (d) at the time that such communication is transmitted and the appropriate confirmation is received by the sender if sent by facsimile, prepaid telegram or telex; or (e) when such notice is actually delivered to such party if given by other means (including by e-mail).

Section 6.2 **Amendments.** This Agreement may not be amended, altered or modified except by a written instrument signed by both Owner and Development Manager.

Section 6.3 **Applicable Law.** This Agreement is made pursuant to all of the rights and obligations of the Parties hereto and all of the terms and conditions hereof shall be construed in accordance with and governed by the laws of the state in which the Project and the Property is located without giving effect to conflicts of laws principles.

Section 6.4 **Counterparts.** This Agreement may be executed in separate counterparts. It shall be deemed fully executed when each party has signed at least one counterpart. The signature pages from the separate counterparts may be attached to a single counterpart. Any such counterpart may be delivered by facsimile or e-mail (in PDF format) and any such counterpart so delivered shall be deemed an original for all purposes.

(Signatures to Follow.)

Having read and intending to be bound by this Agreement, the parties have executed it to be effective as of the Effective Date.

MURPHY DEVELOPMENT GROUP, LLC, an Illinois limited liability company

By: [redacted]

Name: John T. Murphy

Title: Manager

RIC (WINNETKA LINCOLN), LLC, an Illinois limited liability company

By: [redacted]

Name: Uri Roitman

Title: President of the Sole Member

EXHIBIT A

PARCEL 1:
THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J . BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965696 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION

OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON EAST LINE OF LOT 1, 131 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT 1, 33.65 FEET TO NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS

PARCEL 3:
THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE

OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:
EASEMENT FOR THE BENEFIT OF THE ABOVE PARCEL AS CREATED BY DEED FROM AYRES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4,1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965695 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:
LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID

LOT 1, 44.35 FEET THENCE NORTH 72 FEET MORE OR LESS TO THE PONT OF BEGINNING; ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH SAID 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREIN BEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24;
AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 11.63 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

Common addresses: 714 Elm Street, Winnetka, Illinois 60093; 718 Elm Street, Winnetka, Illinois 60093; 740 Elm Street, Winnetka, Illinois 60093; 515 Lincoln Avenue, Winnetka, Illinois 60093.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

CCHI2300097LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By: [redacted]

Michael J. Nolan, President

Countersigned By: [redacted]

Michael J. Nolan
Authorized Officer or Agent

Attest: [redacted]

Marjorie Nemzura, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI2300097LD
Property Ref.: 736 Elm Street, Winnetka, IL 60093

SCHEDULE A

1. Commitment Date: December 29, 2022
2. Policy to be issued:

   (a) ALTA Owner's Policy 2006
   Proposed Insured: RIC (Winnetka Lincoln) LLC
   Proposed Policy Amount: $1,250,000.00

   (b) ALTA Loan Policy 2006
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
   Proposed Policy Amount: $10,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Elm Street Pharmacy, Llc

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1 153 5/10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44 35/100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

8. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $7.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

9. Effective June 1, 2009, if any document of conveyance for Cook County Residential Real Property is to be notarized by an Illinois notary public, Public Act 95-988 requires the completion of a Notarial Record for each grantor whose signature is notarized. The Notarial Record will include the thumbprint or fingerprint of the grantor. The grantor must present identification documents that are valid; are issued by a state or federal government agency, or consulate; bear the photographic image of the individual's face; and bear the individual's signature. The Company will charge a fee of $25.00 per Notarial Record.

10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

11. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
A. The name and address of the party who prepared the document;
B. The name and address of the party to whom the document should be mailed after recording;
C. All permanent real estate tax index numbers of any property legally described in the document;
D. The address of any property legally described in the document;
E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

P 12.

1. Taxes for the year(s) 2022 and 2023
2023 taxes are not yet due or payable.

1A. Note: 2022 first installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
05-20-213-004-0000	1 of 1	2021	$15,264.98	Paid	$12,938.68	Paid

A 13. Mortgage dated March 16, 2015 and recorded March 19, 2015 as Document No. 1507846488 made by Elm Street Pharmacy, LLC to First American Bank to secure an indebtedness in the amount of $448,000.00.

B 14. Assignment of Rents recorded March 19, 2015 as Document No. 1507846489 made by Elm Street

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

Pharmacy, LLC to First American Bank.

G 15. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

F 16. A claim of mechanic's lien or materialman's lien, Myefski Architects Inc., claimant, against SB One Winnetka, SB Winnetka, LLC, Elm Street Pharmacy, LLC, CA Ventures, Rompsen Mortgage Limited Partnership, Tw Winnetka 1 LLC, First America Bank, and Signature Bank, in the amount of $26,791.76, recorded on April 20, 2020 as Document No. 2011120139.

(Affects the land and other property)

C 17. Agreement filed June 21, 1974 as no LR2759290 relating to license agreement to maintain and keep in repair improvements encroaching upon the Land and property West and adjoining.

I 18. Development Agreement made by and between The Village of Winnetka and SB One Winnetka, Llc and SB Winnetka, LLc recorded February 7, 2017, as Document Number 1703834089, and the terms and conditions contained therein.

Amended and Restated Development Agreement between The Village of Winnetka and SB One Winnetka, Llc and SB Winnetka, LLc recorded November 26, 2018, as Document Number 1833016077

D 19. Encroachment of building located mainly on the Land over the West Line by .60 of a foot and over the East line at the Northeast Corner by .14 of a foot and over the East line at the Southeast corner by .30 of a foot per survey DTD August 30, 2006 prepared by Jens K. Doe Professional Land Surveyors, Pc.

E 20. Encroachment of fence over the East Line by .90 of a foot per survey.

J 21. Terms, provisions and conditions of Ordinance No. M-1-2017, an ordinance granting preliminary approval of a planned development (511-515 Lincoln Avenue; 714-740 Elm Street right of way) recorded February 7, 2017, as Document Number 1703834088

Terms, provisions and conditions of Ordinance No. M-1-2018, an ordinance granting final approval of a planned development (511-515 Lincoln Avenue; 714-740 Elm Street right of way) recorded November 26, 2018 , as Document Number 1833016076

Terms, provisions and conditions of Ordinance No. M-1-2018, an ordinance granting a special use permit, a variation from the Winnetka zoning ordinance, and a certificate of appropriateness for the reconstruction and operation of a public parking lot within the C2 general retail commercial district recorded June 11, 2019, as Document Number 1916218080

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

Resolution no. R-69-2019, a resolution terminating the development agreement and zoning and subdivision approvals for the One Winnetka Development recordd August 20, 2019, as Document Number 1923217099

K 22. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Elm Street Pharmacy, Llc

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which
the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

L 23. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: RIC (Winnetka Lincoln)

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

which
the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

(Affects buyer)

M 24. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

N 25. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

O 26. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I-Requirements;

(f) Schedule B, Part II-Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I-Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

CCHI2300679LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By: [redacted]

Michael J. Nolan, President

Countersigned By: [redacted]

Michael J. Nolan
Authorized Officer or Agent

Attest: [redacted]

Marjorie Nemzura, Secretary

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Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI2300679LD
Property Ref.: 714, 718-732, 740 Elm Street & 515 Lincoln Ave, Winnetka, IL 60093

SCHEDULE A

1. Commitment Date: January 17, 2023

2. Policy to be issued:

   (a) ALTA Owner's Policy 2006
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
   Proposed Policy Amount: $10,000.00

   (b) ALTA Loan Policy 2006
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
   Proposed Policy Amount: $10,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple, as to parcels 1, 3, 4, 6, and 9, Easement as to parcel 2, and 5

4. The Title is, at the Commitment Date, vested in:

   RIC (Winnetka Lincoln), LLc,

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH WEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANT FROM KATHARINE ROACH JACKSON AND HER HUSBAND TO AYRES BOAL, JR., AS TRUSTEE UNDER LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965696 AND FILED IN REGISTRAR OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 4, 1950 AS DOCUMENT LR1329741 FOR LIGHT AND AIR AND FOR INGRESS AND EGRESS FOR PEDESTRIAN USE ONLY (INCLUDING RIGHT TO OPEN WINDOWS IN ANY PRESENT OR FUTURE WALLS ON GRANTEE'S PROPERTY ADJOINING) OVER THAT PORTION OF LOT 1 AND AN EASEMENT FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID PORTION OF LOT 1 DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN PROUTY'S HOMESTEAD SUBDIVISION OF PARTS OF BLOCKS 24 AND 25 OF WINNETKA, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN

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DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON EAST LINE OF LOT 1,131 FEET SOUTH OF SOUTH LINE OF ELM STREET, THENCE SOUTH ALONG EAST LINE OF SAID LOT I, 33.65 FEET TO THE NORTHEASTERLY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG NORTHEASTERLY LINE OF LINCOLN AVENUE A DISTANCE OF 37.83 FEET TO A POINT DUE WEST OF THE PLACE OF BEGINNING; THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET A DISTANCE OF 17.29 FEET TO PLACE OF BEGINNING)

PARCEL 3:

THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE

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EXHIBIT "A"

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SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF THE PARCEL 4 AS CREATED BY DEED FROM AYRES BOAL JR., TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LESLEY J. BOAL, DECEASED, TO KATHERINE ROACH JACKSON DATED DECEMBER 4, 1950 AND RECORDED DECEMBER 4, 1950 AS DOCUMENT 14965695 FOR INGRESS AND EGRESS, LIGHT AND AIR OVER A STRIP OF LAND 4.00 FEET WIDE, AND FOR UNDERGROUND PUBLIC UTILITIES UNDER SAID 4.00 FEET STRIP, WHICH 4.00 FEET STRIP IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 81.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, A DISTANCE OF 14.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 49.81 FEET TO A POINT; THENCE WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7; INTENTIONALLY DELETED

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EXHIBIT "A"

Legal Description

PARCEL 8; INTENTIONALLY DELETED

PARCEL 9:

LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEEELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EASTLINE OF SAID LOT 1 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE
POINT OF BEGINNING;

AND ALSO

EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SOUTH LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD

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EXHIBIT "A"

Legal Description

TO A POINT IN THE EAST LINE OF SAID LOT 1 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24;

AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS::

BEGINNING IN THE NORTH LINE OF SAID LOT 1 197.85 FEET EAST OF THENORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINEOF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THENORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 11.63 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

8. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $7.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

9. Effective June 1, 2009, if any document of conveyance for Cook County Residential Real Property is to be notarized by an Illinois notary public, Public Act 95-988 requires the completion of a Notarial Record for each grantor whose signature is notarized. The Notarial Record will include the thumbprint or fingerprint of the grantor. The grantor must present identification documents that are valid; are issued by a state or federal government agency, or consulate; bear the photographic image of the individual's face; and bear the individual's signature. The Company will charge a fee of $25.00 per Notarial Record.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

    Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

11. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
    A. The name and address of the party who prepared the document;
    B. The name and address of the party to whom the document should be mailed after recording;
    C. All permanent real estate tax index numbers of any property legally described in the document;
    D. The address of any property legally described in the document;
    E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
    F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

    In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the appropriate transfer tax stamps affixed before it can be recorded.

    This exception will not appear on the policy when issued.

BH 12.

1. Taxes for the year(s) 2021, 2022 and 2023
   2023 taxes are not yet due or payable.

1A. Note: 2022 first installment not yet due or payable

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst Stat
05-20-213-005-0000	1 of 5	2021	$11,136.94	Paid	Not Billed
Affects parcel 3					
05-20-213-006-0000	2 of 5	2021	$10,917.04	Paid	$9,253.65 Paid

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

Affects parcel 9						
05-21-109-003-0000 Paid	3 of 5	2021	$36,359.36		Paid	$72,148.66
Affects parcel 6						
05-21-109-012-0000 Unpaid	4 of 5	2021	$4,927.20	Paid	$4,952.87	
Affects parcel 4						
05-21-109-017-0000 Paid	5 of 5	2021	$119,577.71		Paid	$101,355.09
Affects parcel 1						

F 13. Terms provisions and conditions of ordinance no. M-!-2017, an ordinance granting perliminary approval of a planned development 511-515 Lincoln Avenue 714-740 Elm Street and portion of Lincoln Avenue, right of way . recorded February 7, 2017 as Document Number 1703834088

G 14. Terms, provisions and conditions of Ordinance No. M-13-2018, an ordinance granting final approval of a planned development 511-515 Lincoln Avenue and 714-740 Elm Street recorded November 26, 2018, as Document Number 1833016076

H 15. Easement contained in the deed from Ayres Boal, Sr., as Trustee under the Last Will and Testament of Lesley J. Boal, deceased, to Katherine Roach Jackson dated December 4, 1950 and recorded December 4, 1950 as document number 14965695 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329740 for ingress, egress, light and air over a strip 4 feet wide north and adjoining and east and adjoining the premises conveyed in said deed and an easement for underground public utilities under said 4 feet strip, which 4 feet strip is more particularly described as follows:

Commencing at a point on the west line of said east 106 feet at a distance of 81 feet south of and parallel to the south line of Elm Street, thence east parallel with the south lie of Elm Street a distance of 14 feet; thence ssouth parallel with the west line of said east 106 feet a distance of 49.81 feet ro the north wwall of a one story brick building; thence west along the north wall of said one story brick building

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

a distance of 4 feet, thence north parallel with the west line of said east 106 feet a distance of 45.84 feet, thence west parallel with the south line of Elm Street, 10 feet to the west line of said east 106 feet, thence north along the west line of said east 106 feet a distance of 4 feet to the point of beginning.

(Affects Parcel 1)

I 16. Rights of the public, the municipality and the State of Illinis in and to that part of the land, if any, falling within the boundaries of Lincoln Avenue that comprise a public right of way as dedicated or otherwise created to the municipality and/or the State of Illinois.

(Affects Parcels 1 and 2)

J 17. Agreement made by and between Katherine Roach Jackson and Winfield H. Jackson, her husband, and Ayres Boal Jr., as Trustee undeer the Last Will and Testament of Lesley J. Boal, deceased, dated December 4, 1950 and recorded December 4, 1950 as document number 14965696 and filed in the Office of the Registrar of Titles December 4, 1950 as document number LR1329741 relating to the pavement of Parcel 2 and distribution of cost of construction and maintenance thereof.

(Affects Parcel 2)

K 18. Terms, provisions, and conditions relating to the easement described as Parcels 2 and, 5 contained in the instruments creating said easements.

Rights of the adjoining owner or owners to the concurrent use of said easements.

L 19. Rights of public or quasi-public utilities in Parcel 2 for maintenance therein of poles, conduits, sewers, etc.

M 20. Provisions contained in the Grant of Easement recorded as document number 14965696 and filed in the Office of the Registrar of Titles of Cook County, Illinois as document number LR1329741 that: (A) both parties thereto, their successors and assigns are to be allowed roof overhanging and down-spouts over said tract to the extent the Village of Winnetka will allow over a public sidewalk, (B) said p arties ahll have the right to enter upon or under said tracts covered by the easements for the purpose of repairing or replacing any underground public utilities and relating to the payment of the cost of repairing or replacing any underground public utilities and the payment of the cost of repairing the pavement thereon becasue of such repairs or replacement.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

(Affects Parcel 2)

N 21. Note: This commitment and/or policy should not be construed as insuring any easement for ingress or egress over premisies south and adjoining the land.

(Affects Parcel 1)

O 22. Encroachment of the 1.0 foot concrete retaining wall located mainly on the land onto the property west and adjoining by approximately 0.10 feet, as shown on Plat of Survey made by Certified Survey, Inc. dated October 7, 2013, order No. 130522(Z).22.

(Affects ParcelS 1 and 2)

P 23. Easement in, to, upon and over the alley located on Parcel 1 as created by Warranty Deed from Carlton Prouty and Mary B. Prouty, his wife, to Theresa J. O'Brien dated April 12, 1923 and filed in the office of the Registrar of titles May 4, 1923 as document number LR181247.

(Affects Parcels 3, 4 and 5)

Q 24. Rights of the public, the State of Illinois and the municipality in and to that part of Parcel 5, if any, taken or used for Lincoln Avenue.

R 25. Rights of the public in and to parcel being used as public walkway

(Affects Parcel 5)

S 26. Perpetual easement over and under that part of the land described as follows:

commencing at a point on the East Line of Lot 1 at a distance of 131 feet South of the South Line of Elm Street, thence South along the East Line of said Lot 1 a distance of 33.65 feet to the Northeasterly line of Lincoln Avenue, thence Northwesterly along the Northeasterly line of Lincoln Avenue a distance of 37.83 feet to a point due West of the point of beginning, thence East parallel with the South Line of Elm street a distance of 17.29 feet to the point of beginning, for the purpose of light, air, ingress and egress for pedestrians only (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining, as created by Grant dated, recorded and filed December 4, 1950 as document number 14965696 and document

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

number LR1329741 respectively.

(Affects Parcel 3)

T 27. Perpetual easement over and under the East 10 feet of the North 85 feet (measured from the South Line of Elm Street) of Lot 1 of Parcel 3 aforesaid, for Ingress and Egress, light, air (including the right to open windows in any present or future walls on grantee's property adjoining) and underground public utilities, for the benefit of premises East and adjoining as created by grant dated, recorded and filed December 4, 1950 as document number 14965696 and as document number LR1329741 respectively.

(Affects Parcel 3)

U 28. Conditions contained in the Grant of Easement recorded and filed as document number 14965696 and as document number LR1329741 relating to the maintenance, paving and grade level of the tract of land covered by the easement defined in above exception.

(Affects Parcels 3, 4, and 5)

V 29. Encroachment of the concrete located mainly on the Land onto the public way Westerly of and adjoining by approximately 0.40 of a foot, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc. Dated March 21, 1997 and updated July 25, 2008.

(Affects Parcels 3, 4, and 5)

W 30. Encroachment of the 1-story Brick building located mainly on the property West and North and adjoining onto the Land by approximately 0.55 feet, as shown on Plat of Survey Number 97-38977 Prepared by Professionals Associated Survey, Inc., dated March 21, 1997, last updated July 25, 2008.

(Affects Parcels 3, 4, and 5)

X 31. Encroachment of the
(1) Frame Front of the building located mainly on the Land onto the property North and adjoining by approximately up to .14 feet and
(2) Frame front of the building located mainly on the Land onto the property East and adjoining by .20 feet, and
(3) Brick of the building located mainly on the Land onto the property East and adjoining by approximately .20 feet, and

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

(4) Sills on the building located mainly on the Land onto the property East and adjoining by various amounts up to .34 feet,
all as shown on Plat of Survey Number 130522(Z) Prepared by Certified Survey, Inc. dated October 7, 2013.

(Affects Parcel 6)

Y 32. Rights of the public and quasi-public utiltiy companies to maintain and the right of access to the overhead wires located on the South part of the property as depicted on the survey by Certified Survey, Inc., No. 130522(Z) dated October 7, 2013.

(Affects Parcel 6)

Z 33. Encroachment of the parking signs, the lights and downspouts located mainly on the Land onto the property East and adjoining by undisclosed amounts, as shown on Plat of Survey Number 13-522(Z) Prepared by Certified Survey, Inc. dated October 7, 2013.

(Affects Parcel 6)

AA 34. Rights of the owners West and adjoining the Land to the possible party wall of the building located mainly on the Land as disclosed by survey by Certified Survey, Inc., No. 130522(Z) dated October 7, 2013.

(Affects Parcel 6)

AB 35. Terms, provisions and conditions of the Development Agreement between The Village of Winnetka and SB One Winnetka LLc and SB Winnetka, Llc recorded February 7, 2017, as Document Number 1703834089

Amended and restated agreement recorded November 26, 2018, as Document Number 1833016077

AC 36. Assignment of Rights under Covenants, Conditions and Restrictions, Permits and Development documents recorded February 16, 2017, as Document Number 1704719195, made by and between SB One Winnetka, LLc, a Delaware Limited Liability Company and Winnetka, LLc, a Delaware Limited Liability Company and Romspen Mortgage Limited Partnership

BD 37. The Company should be furnished a statement that there is no property manager employed to manage

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

the Land, or, in the alternative, a final lien waiver from any such property manager.

BE 38. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

BG 39. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

AR 40. Covenants, conditions and restrictions contained in the agreement dated June 10, 1974 and filed June 21, 1974 as document number LR2759290 made by Katherine R. Jackson and Leo Y. Conney and Celia G. Conney, husband and wife

(Affects parcel 9)

AS 41. Terms, conditions and provisions contained in the Resolution Terminating the Development Agreement and Zoning and Subdivision Approvals for the One Winnetka Development recored August 20, 2019 as Document Number 1923217099

BA 42. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: RIC (Winnetka Lincoln), LLc

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which
the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

BB 43. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

BC 44. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.
(This note will be waived for policy).

BF 45. The Company has examined the proceeding in Case No 19cv05610 . to foreclose the liens recorded as Document No. 1704719193 and Document No. 1704719194, and notes the following:

(A) Right of any interested party to have set aside, modified or reversed the judgments or orders entered in said case;

(B) Right, by reason of military service, of any person interested in the subject matter of the case to redeem within the time permitted by the Servicemembers Civil Relief Act;

(C) Defects or additional information, if any:

none

(Affects the land and other property)

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I-Requirements;

(f) Schedule B, Part II-Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I-Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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THIS INDENTURE, made this 4th day of December, 1950, between KATHARINE ROACH JACKSON and WINFIELD H. JACKSON, her husband, of the Village of Glenview, County of Cook and State of Illinois, grantors, and AYRES BOAL, JR., as Trustee under the Last Will and Testament of Lesley J. Boal, Deceased, dated the 15th day of October, 1944, of the Village of Winnetka, County of Cook and State of Illinois, grantee, WITNESSETH, That

WHEREAS, the grantor, KATHARINE ROACH JACKSON, is the owner of the following described real estate:

> That part of Lot One (1) in Prouty Homestead Subdivision of parts of Blocks twenty-four (24) and twenty-five (25) in Winnetka, a subdivision of the Northeast Quarter of Section twenty (20) and the North Half of Fractional Section twenty-one (21), Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Northeast corner of said lot; thence South along the East line of said lot to the Northeasterly line of Lincoln Avenue; thence Northwesterly along the Northeasterly line of Lincoln Avenue a distance of one hundred five and ninety-four one-hundredths (105.94) feet to the intersection with a line drawn seventy-two (72) feet South of and parallel with the North line of said lot; thence East along said parallel line forty-one and fifteen one-hundredths (41.15) feet; thence North parallel with the East line of said lot to the North line thereof; thence East along the said North line ten (10) feet to place of beginning, subject to the rights or claims of grantee by reason of the encroachment, if any, of the West wall of his three-story brick building facing on Elm Street, in the Village of Winnetka, Cook County, Illinois,

and

WHEREAS, the grantee is the owner of the following described real estate:

> The East one hundred six (106) feet of the West one hundred nine (109) feet of the North two hundred fifty-one (251) feet (except the North forty (40) feet taken for Elm Street and except that part taken for Lincoln Avenue) of Block twenty-four (24) of Winnetka, a subdivision of the Northeast Quarter of Section twenty (20) and the North Half of Fractional Section twenty-one (21), Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Winnetka, Cook County, Illinois,

and

WHEREAS, the grantee is desirous of acquiring the

easements hereinafter described;

NOW, THEREFORE, the grantors, in consideration of the sum of FIVE THOUSAND DOLLARS ($5,000) and other good and valuable consideration, receipt whereof is hereby acknowledged, grant to grantee the following easements, to-wit:

A perpetual easement for light and air and for ingress and egress for pedestrian use only (including right to open windows in any present or future walls on grantee's property adjoining) over that portion of Lot One (1) and a perpetual easement for underground public utilities under said portion of Lot One (1) in Prouty Homestead Subdivision of parts of Blocks Twenty-four (24) and Twenty-five (25) of Winnetka, a subdivision of the Northeast Quarter of Section Twenty (20) and the North Half of Fractional Section Twenty-one (21), Township 42 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at a point on the East line of said Lot One (1) at a distance of one hundred thirty-one (131) feet South of the South line of Elm Street; thence South along the East line of said Lot One (1) a distance of thirty-three and sixty-five one-hundredths (33.65) feet to the Northeasterly line of Lincoln Avenue; thence Northwesterly along the Northeasterly line of Lincoln Avenue a distance of thirty-seven and eighty-three one-hundredths (37.83) feet to a point due West of the place of beginning; thence East parallel with the South line of Elm Street a distance of seventeen and twenty-nine one-hundredths (17.29) feet to the place of beginning;

ALSO

A perpetual easement for ingress, egress, light and air (including right to open windows in any present or future walls on grantee's property adjoining) over the East ten (10) feet of the North eighty-five (85) feet (measured from the South line of Elm Street) of Lot One (1) in Prouty Homestead Subdivision aforesaid, and a perpetual easement to maintain present existing underground public utilities under said East ten (10) feet,

situate in the County of Cook in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Said easements above described for ingress, egress, light and air are to be used by the owner of grantee's property, his successors and assigns, in common with the owner of grantor's property, her successors and assigns.

It is understood and agreed by and between the parties hereto that the tract covered by the easement first above described is to be paved and kept paved at sidewalk grade (allowing for drainage) and the cost of construction and maintenance thereof is to be shared equally by the parties hereto, their successors and assigns, and that both parties, their successors and assigns, are to be allowed roof overhanging and downspouts over said tract to the extent the Village of Winnetka will allow over a public sidewalk.

It is further understood and agreed between the parties hereto, their successors and assigns, that they shall have the right to enter upon or under the tracts covered by the easements above described for the purpose of repairing or replacing any underground public utilities.

It is further understood and agreed between the parties hereto, their successors and assigns, that the cost of maintaining the paving of the tracts covered by the easements above described shall be shared equally by the parties hereto, but that the cost of repairing or replacing any underground public utilities and the cost of repairing the pavement thereon because of such repairing or replacing of underground public utilities shall be borne by the owners of the building being serviced by such underground public utilities. If the underground public utilities repaired or replaced service both the grantors' and the grantee's building, then all the costs shall be borne equally.

It is further understood and agreed by and between the parties hereto that the acceptance of the easement secondly hereinbefore described is to be without prejudice to grantee's claim of title by adverse possession to that portion, if any, along the Easterly side thereof, covered by the present West wall of the three-story brick building on the grantee's property East and

adjoining facing on Elm Street.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

[redacted] (SEAL)

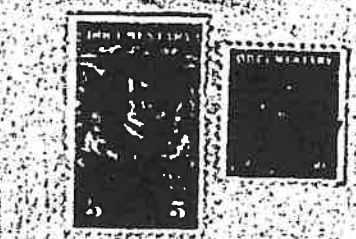
[redacted] (SEAL)

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, John H. Sily, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KATHARINE ROACH JACKSON and WINFIELD H. JACKSON, her husband, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 4th day of December, A. D. 1950.

[redacted]
Notary Public



adjoining facing on Elm Street.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

(SEAL)

(SEAL)

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STATE OF ILLINOIS
COOK COUNTY
FILED

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DELIVER TO

IDENTIFIED
No.

Registrar of Torrens Titles
JOSEPH T. DUFAN
CUCHER

1329 1280

Attachment B
Public Comments

David Schoon

From: Frank Petrek [redacted]>
Sent: Wednesday, June 14, 2023 5:00 PM
To: Ann Klaassen; David Schoon; jtalty@okwarchitects.com
Cc: John Phelan; Rebecca Petrek; Chris Rintz
Subject: One WInnetka DRB Meeting June 14, 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John—

There were questions that we discussed with you both on and off the record at the last DRB meeting regarding the One WInnetka plans under discussion. As residents of the adjacent property, we and our neighbors in the building are the only WInnetka Residents who live adjacent to the One WInnetka site. Please answer our questions:

1. Are the "terraces" on the south facade of the planned structure spaces which could be used for recreation?

We have expressed concern regarding terraces which are virtually on the property line which could be used by renters, not taxpayers for outdoor entertaining which could disturb the quiet enjoyment of our home. You avoided answering the question on a number of occasions.

I direct your attention to Figure 33 (Axonometric Diagram 2 Southeast) which clearly shows what is labeled as a terrace above the ramp/garage wall (literally on the property line) on the south elevation. You know, because I reminded you, that the east facade of our building has no balconies facing the residential neighbor on the adjoining property and there are 8 units which face that property. Similarly, there are no balconies on the north facade of our building which faces the One WInnetka property.

Directing your attention to page 16 of your submission (South Elevation). There now appear to be 2 people depicted standing in different locations on what looks like a balcony and has what appears to be a railing. Neither figure is smoking or using a barbecue, but renters do not have the same pride of ownership that taxpayers have in our experience. No dimensions are provided regarding the "terraces" and that information should also be forthcoming. You assured us that there would be no balconies on the south elevation, but terrace or balcony, the potential for disturbances is obvious.

Please answer the question and explain your answer in lay terms.

2. The comparison rendering along Lincoln shows a blue SUV entering the One WInnetka garage ramp on the April 20, 2023 drawing, but the June 15 rendering obscures the view with a moving vehicle. This is of interest to us because the earlier drawing shows what looks to be a concrete island whereas the latter shows what looks like shrubbery (which would be on our property).

Please explain why those changes were made in your presentation.

Thank you and best regards,

Frank Petrek
711 Oak Street
WInnetka, IL

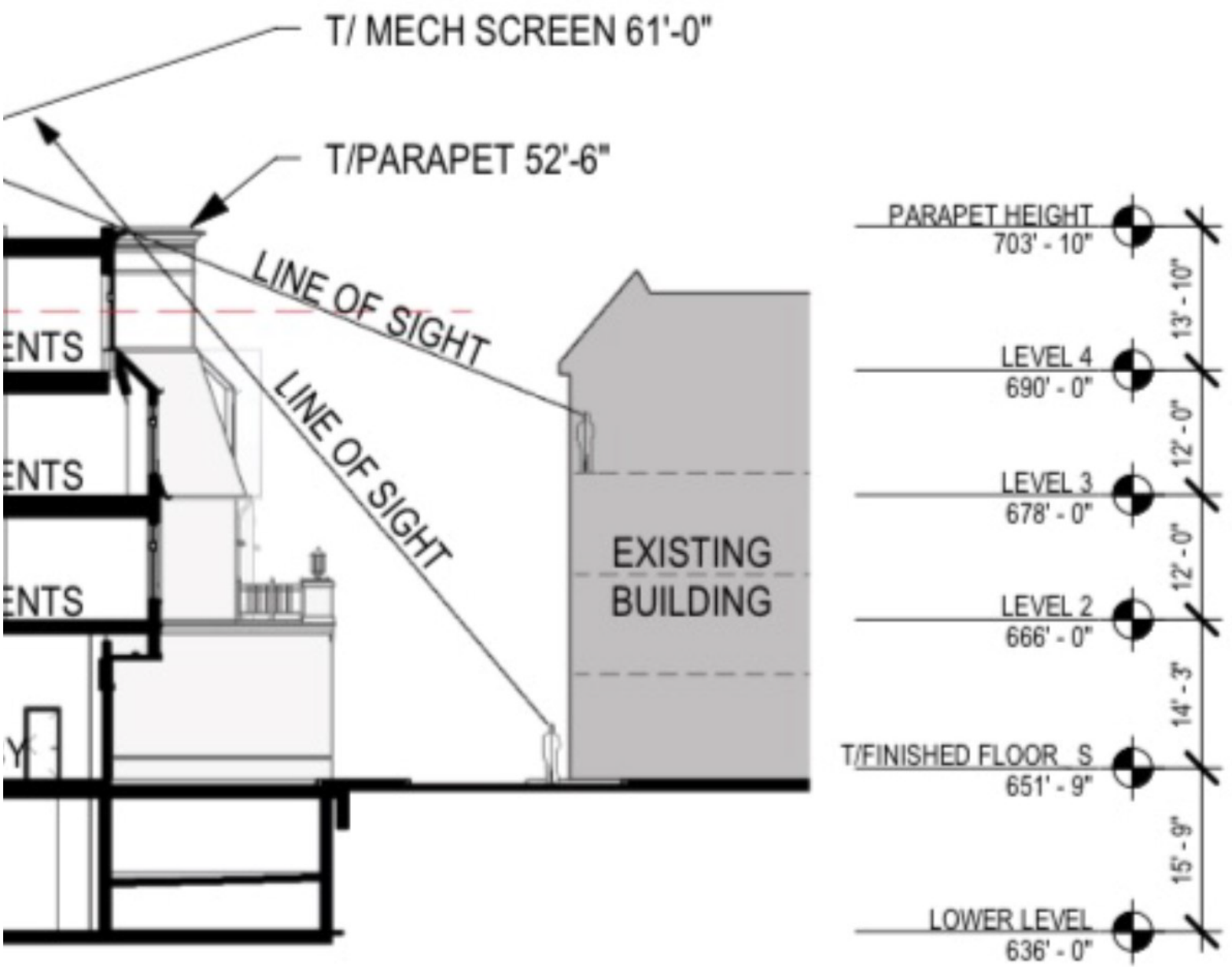
David Schoon

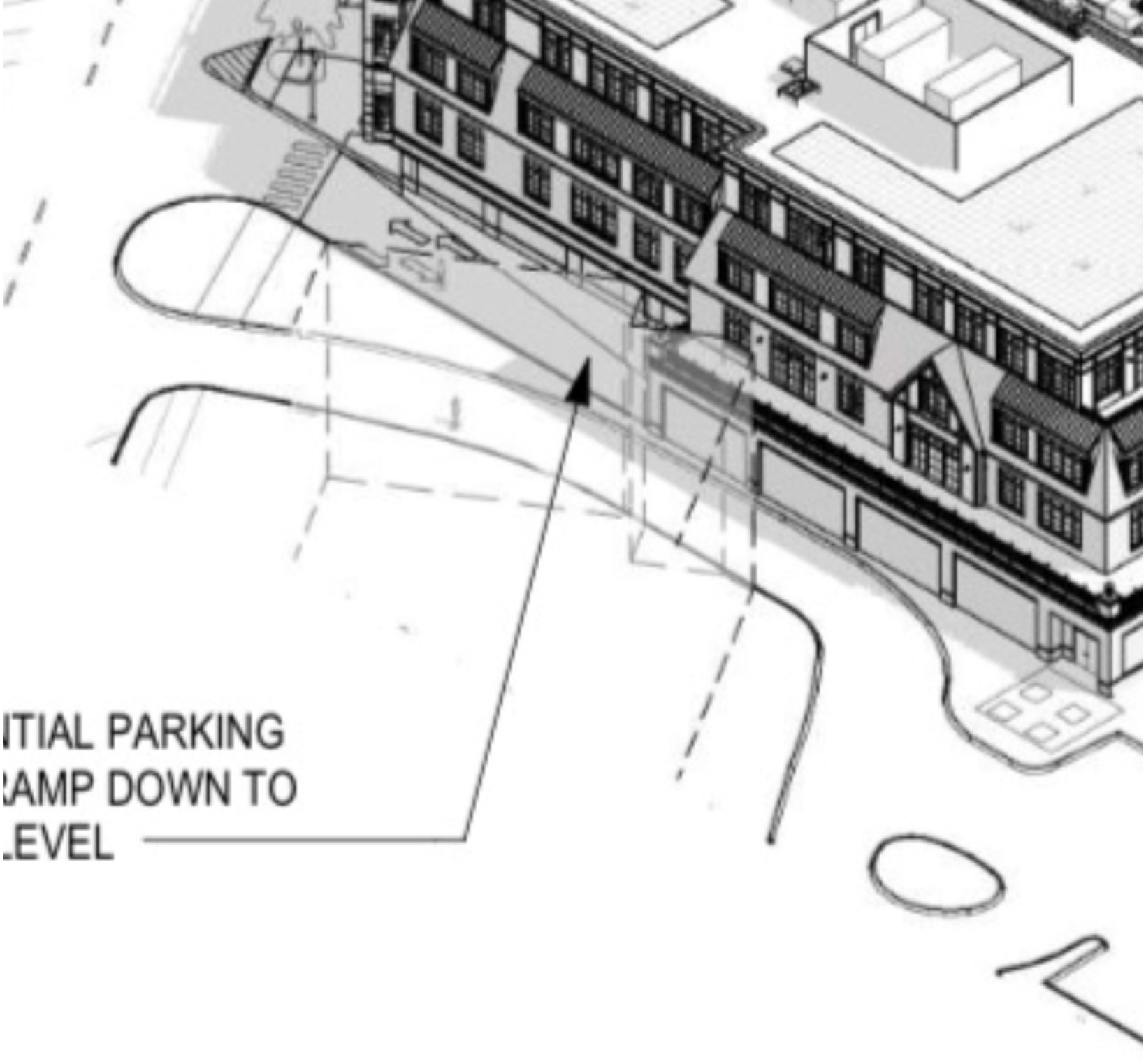
From: Frank Petrek <[redacted]>
Sent: Thursday, June 15, 2023 12:47 PM
To: David Schoon
Cc: jtalty@okwarchitects.com; Ann Klaassen; Chris Rintz; rhpetrek@gmail.com; 711oakwinnetka@gmail.com
Subject: WInnetka DRB Meeting 6/15/23 "Terrace" Issue
Attachments: IMG-5924.jpg; IMG-5921.PNG; IMG-5906.jpg; IMG-5923.PNG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David—

Attached are images from the One WInnetka submission which is included on the DRB's 6/15/23 agenda. My wife and I have resided at 711 Oak Street for over 13 years, and we along with others continue to be concerned regarding the likely invasion of privacy and disturbance of our peace which is posed by the south facing "terrace."
The "Elevations - South Elevation" comparison (figure 7 of the meeting packet) continues to show an individual standing at a railing on the terrace facing south.
The enlargement of drawing 24 "Transverse Section Fa ing East (Line Of Sight) shows the "terrace" railing and light. One can easily infer that the line of sight from the terrace south is directly between the second and third floor units.
The enclose photograph was taken by me this morning at grade from a vantage point exactly below where the figure figure 7 is standing.
The distance from the railing on the terrace of the south elevation, as presented, to the wall of the 711 Oak north elevation is 20'. There is nothing for a renter or a renter's guest, who are not the owners of the proposed rental property to see other than the windows of taxpayers who do no want their privacy disturbed.
We urge the DRB to reject this unnecessary intrusion on our privacy. We have not precisely calculated the distances, but the subject terrace is at a point approximately 60 feet east of the property west property line, midway into the site. There is a large amenity terrace proposed and substantial additional space which will provide outdoor access to renters without disturbing the adjacent property owners. The point of contention is at the closest proximity of the proposed building to our home. Our concern remains the potential for disturbance of our peace and invasion of our privacy.
Thank you and best regards,
Frank and Rebecca Petrek
711 OakSTreet
WInnetka, IL


T/ MECH SCREEN 61'-0"
T/PARAPET 52'-6"
LINE OF SIGHT
LINE OF SIGHT
EXISTING BUILDING
PARAPET HEIGHT
703' - 10"
13' - 10"
LEVEL 4
690' - 0"
12' - 0"
LEVEL 3
678' - 0"
12' - 0"
LEVEL 2
666' - 0"
14' - 3"
T/FINISHED FLOOR S
651' - 9"
15' - 9"
LOWER LEVEL
636' - 0"


ITIAL PARKING
AMP DOWN TO
EVEL

Attachment C
Village Council Review of One Winnetka Concept Plan

MINUTES EXCERPTS
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
January 17, 2023

(Approved: February 7, 2023)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, January 17, 2023, at 7:00 PM.

1) Call to Order. President Rintz called the meeting to order at 7:03 PM. Village Manager Bahan called the roll. Present: Trustees Rob Apatoff, Andy Cripe, Tina Dalman, Robert Dearborn, Kim Handler, and John Swierk. Absent: None. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Peter Friedman, Community Development Director David Schoon, Water & Electric Director Brian Keys, and approximately 9 persons in the audience.

   President Rintz confirms that Trustee Apatoff and has provided the required notice that he will be unable to attend the regular meeting due to work obligations. The Village's policy provides that Trustee Apatoff may participate remotely unless 2/3 of the Council objects. With no objections, Trustee Apatoff participated remotely fully in the meeting.

8) Old Business.

   One Winnetka Revised Planned Development Concept Plan Review

   Community Development Director David Schoon informs members of the public and Council that the concept plan review provides the applicant an opportunity to present their ideas to Council and to receive individual feedback.

   David Schoon reviews the amended proposed planned development concept plan, a four-story mixed use planned development consisting of residential rental units, commercial space, and commercial and residential use parking spaces. Mr. Schoon indicates the zoning code exceptions, variations, special use permits, and zoning and subdivision relief.

   John Murphy, of Murphy Development Group, and John Talty, of OKW Architects, present the proposed changes to the development such as changes to commercial use, commercial and residential parking changes, increase in residential units, and commercial use improvements.

   John Talty discusses proposed plans related to commercial spacing, residential unit sizes, development scaling, utilization of the development spacing, proposed building aesthetic and façade, and the proposed development layout.

   Council discusses the developments scaling, matters related to zoning, pedestrian safety concerns regarding vehicular traffic, and the overall aesthetic and façade of the development.

   Public Comment

John Phelan requests that the Village include an ordinance for monitoring airborne pollution.

Frank Petrin suggests Council members walk the One Winnetka site.

Trustee Apatoff encourages that the developer considers the publics feedback and concerns regarding the development and expresses his concerns related to the building scaling and pass through.

Council commends the work of the proposed development, however, suggests that the developer continue to focus on commercial spacing to promote increased foot traffic within the Village's business district.

President Rintz suggests improvements on the Elm and Lincoln corner from an architectural standpoint and encourages the developer to consider long term effects of a dark façade given its direct exposure to sunlight.

Village of WINNETKA, IL

Agenda Item Executive Summary

TITLE: One Winnetka Revised Planned Development Concept Plan Review

PRESENTER: David Schoon

AGENDA DATE: January 17, 2023

CONSENT: No

ITEM TYPE: Old Business

ITEM HISTORY:
12/7/21 - The Village Council reviewed a proposed planned development concept plan for the Subject Property.
10/18/22 - Village Council reviewed a revised proposed planned development concept plan for the Subject Property.

EXECUTIVE SUMMARY:
On January 17, the Village Council is scheduled to consider a**n amended planned development concept plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The "Owner" also has under contract 736 Elm Street, which together with the other properties, make up the Subject Property.

The Applicant has submitted for concept plan review by the Village Council **a four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

a) 59 residential rental units,
b) 20,936 square feet of commercial space, and
c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

Attached is a separate staff report providing further details regarding the Applicant's amended request.

RECOMMENDATION:
At the January 17, 2023, Village Council meeting, staff recommends that the Village Council review the Applicant's amended concept plan application, and that Council members provide individual comments, suggestions or recommendations on the proposed mixed-use development.

ATTACHMENTS:

1. Staff Report
2. Applicant's Concept Plan Application Materials
3. Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept

ATTACHMENT 1

MEMORANDUM
VILLAGE OF WINNETKA
COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JANUARY 11, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN – MURPHY DEVELOPMENT GROUP, LLC PLANNED DEVELOPMENT – CONCEPT PLAN REVIEW (CASE NO. 2022-25-PD)

INTRODUCTION

On January 17, the Village Council is scheduled to consider an **amended planned development concept plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue following a foreclosure action. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC.

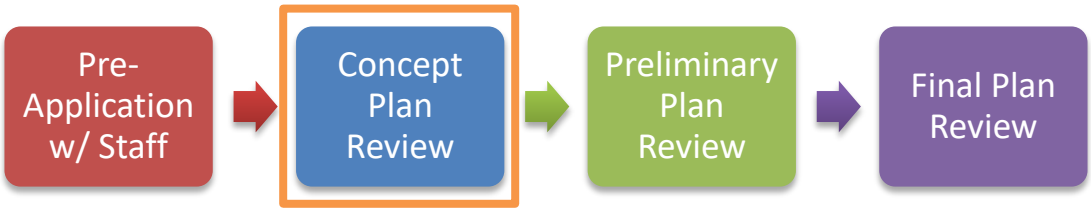
The Applicant has submitted for concept plan review by the Village Council **a four-story mixed use planned development** for the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

a) 59 residential rental units,
b) 20,936 square feet of commercial space, and
c) a total of 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The Applicant's amended concept plan application materials are included in **Attachment 2**.

Figure 1
Proposed Concept Plan -Elm Street Perspective Drawing

The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with the Applicant's proposal and provide the Applicant with any preliminary views or concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. There is not a public notice requirement for the concept plan review stage; however, as a courtesy to property owners immediately to the south and west, staff emailed representatives of the 711 Oak condominium building and the Hadley Institute informing them of the January 17 Council meeting.



After hearing the comments and suggestions from the Village Council, if the Applicant decides to proceed with the project, the Applicant will need to submit a preliminary planned development application with all the required documents for consideration by the Planned Development Commission and the Design Review Board. Property owners within 250 feet of the Subject Property would then be notified of these meetings by mail notice, a notice would be published in the local newspaper, and signs would be posted on the Subject Property. Once the advisory bodies have completed their respective reviews, the Village Council would consider the advisory bodies' findings and recommendations on the preliminary plan and vote to grant, deny, or modify the planned development application, or the Village Council may return the matter to the Planned Development Commission or Design Review Board for further consideration and findings. Provided the preliminary plan is approved by the Village Council, a final plan must then be submitted for the Village Council's consideration. If the Council finds the final plan substantially conforms to the approved preliminary plan, the Council will approve the final plan.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 2). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the "Village Parcel") would not be part of the Applicant's redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

Unlike recent concept plans reviewed by the Village Council, the Subject Property and the proposed development **now includes** 736 Elm Street, which is owned by Elm Street Pharmacy, LLC, and which formerly housed Conney's Pharmacy. Also, unlike recent concepts plans, the 740 Elm Street property, which is commonly referred to as the former Phototronics building, will demolished and incorporated into the planned development.

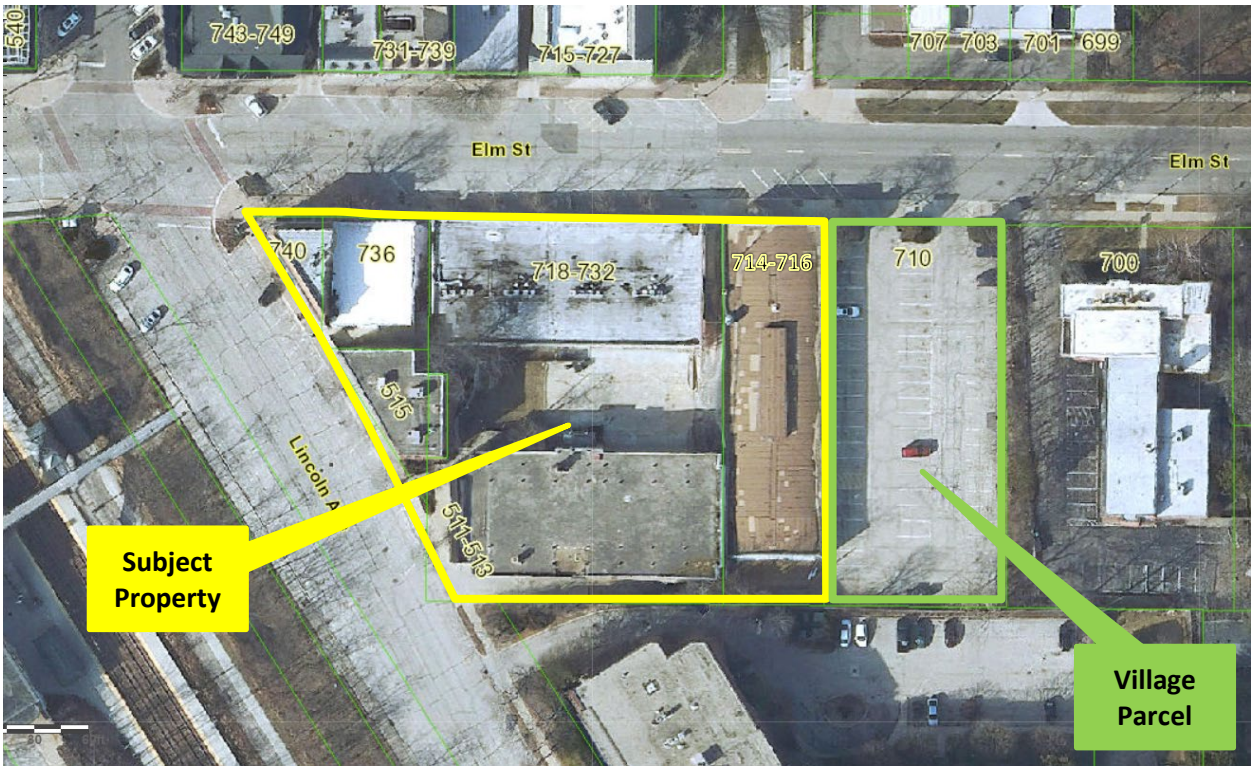


Figure 2 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial, and a portion is located in the C-2 Overlay District as shown in Figure 3.

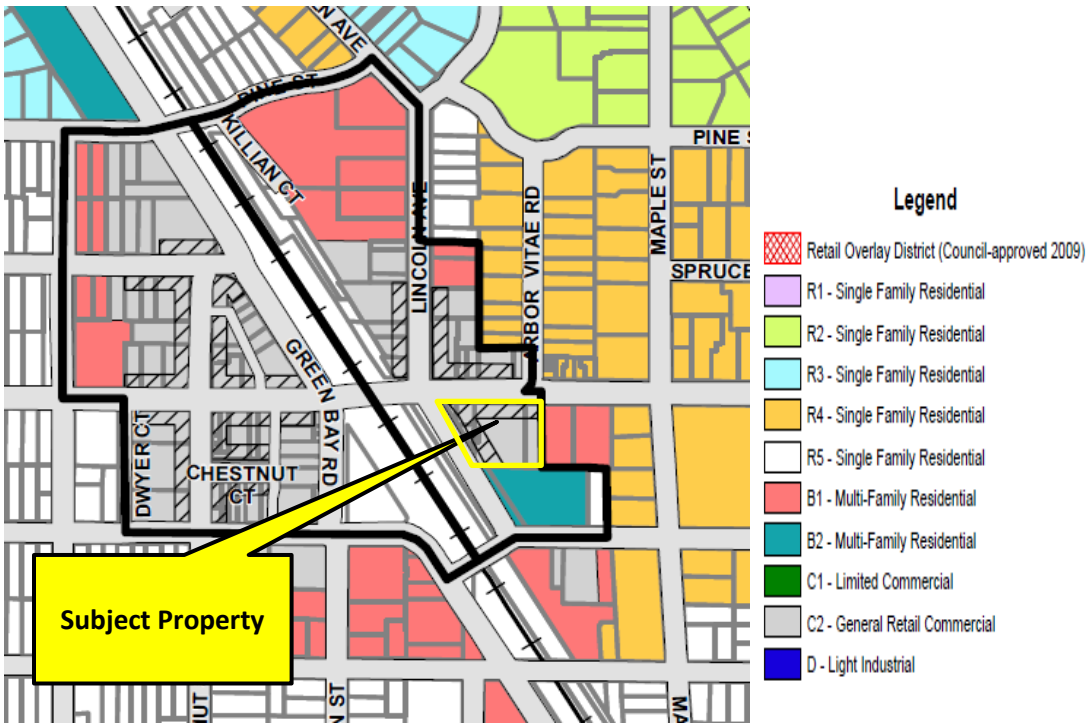


Figure 3 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for mixed-use land uses as shown in Figure 4.

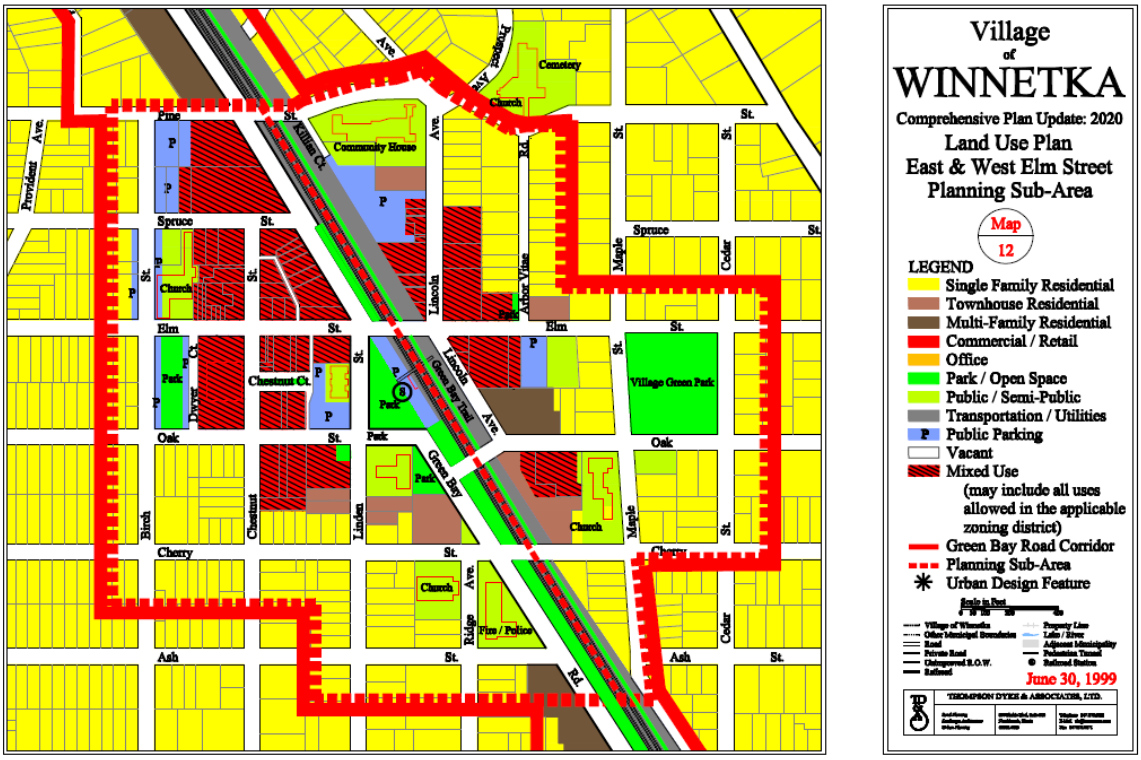


Figure 4 – Comprehensive Plan Land Use Plan

RECENT PROPERTY BACKGROUND

Recent Concept Plan Review - Submittal by Stonestreet Partners, LLC

On December 7, 2021, the Village Council considered a planned development concept plan application filed by Stonestreet Partners, LLC, who was the development entity for the previously approve One Winnetka final planned development for the site. At that time, the application materials stated that Murphy Development Group would serve as the General Partner and OKW Architects, LLC would serve as the architect. The agenda materials and meeting minutes from the December 7 meeting are available on the Village website. That proposal was for a **five-story mixed use planned development** for the Subject Property, which consisted of the following elements:

a) 74 residential rental units,
b) 18,000 square feet of commercial space, and
c) a total of 158 parking spaces consisting of 43 spaces at ground level for the commercial uses and 115 spaces on the lower (underground) level for the residential uses.

During that concept plan review individual trustees provided comments on the proposal. At least three of the trustees stated that they could not support a five-story development on the site. Others questioned the mix of units and size of the units, in particular the number of one-bedroom units. They indicated the developer would need to submit a market study at the time they submitted their preliminary planned development application. The applicant would also need to provide a parking study for the area to support their proposed level of parking, in particular for the commercial uses. Also, during the preliminary planned development application step, they would need to address concerns regarding the access point

on Elm Street in terms of site visibility, and they should meet with the neighbors to discuss their proposal. That applicant did not move forward with the development plan that had been presented.

Recent Concept Plan Review – Submittal by Murphy Development Group
On October 18, 2022, the Village Council considered a planned development concept plan application filed by the Applicant. The agenda materials and meeting minutes from the October 18 meeting are available on the Village website. That proposal was for a **four-story mixed use planned development** for the Subject Property excluding the Conney's Pharmacy parcel, which consisted of the following elements:

- 48 residential rental units consisting of 2 and 3 bedrooms on levels 2-4,
- 18,800 square feet of commercial space at ground level, and
- 155 parking spaces on the ground floor and lower levels.
  The 39 parking spaces for the commercial uses on the ground level would have been accessed off Elm Street and the 116 spaces for residential uses on the lower level would have been accessed off of Lincoln Avenue.

During that concept plan review individual trustees provided comments on the proposal. In general, Council members found that the development team heard their comments on the December 2021 concept plan and found the new concept plan an improvement. Most of the Council members expressed an openness to consider special uses for medical and financial service uses on the ground floor, but consideration of such uses will be dependent on the particular tenant in terms of how it would use the space and how it would impact businesses in the area. Some members expressed concerns regarding the mid-point driveway on Elm Street as it related to pedestrian safety using the Elm Street sidewalk.

CURRENT PROPOSED PLAN

The Applicant has submitted a concept plan for a four-story mixed-use building for consideration by the Village Council, which development calls for the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 20,936 square feet of commercial space, and
- 156 parking spaces consisting of 38 spaces at ground level for the commercial uses and 118 spaces on the lower (underground) level for the residential uses.

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln, and a mid-block covered pedestrian walkway would connect the commercial parking lot to the Elm Street sidewalk. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the Overlay District.

Figure 5 – Current Concept Plan – Ground Floor Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated stone. It also includes painted wood framework and dark charcoal stucco on the upper portions of the lower level. The façade contains some steeply pitched roof elements as well as bay elements, balconies, terraces, and large groupings of window openings. The application materials include further description of the design team's approach to the design.

Figure 6 – Current Concept Plan – Elm Street Elevation

In most locations the fourth-story building element would be stepped back from the front property line as required by code. The step back of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential balconies are provided at the second and third floor levels and more extensive terraces at the fourth level. During the preliminary plan review process, the Applicant will need to provide further details regarding the design of all building facades.

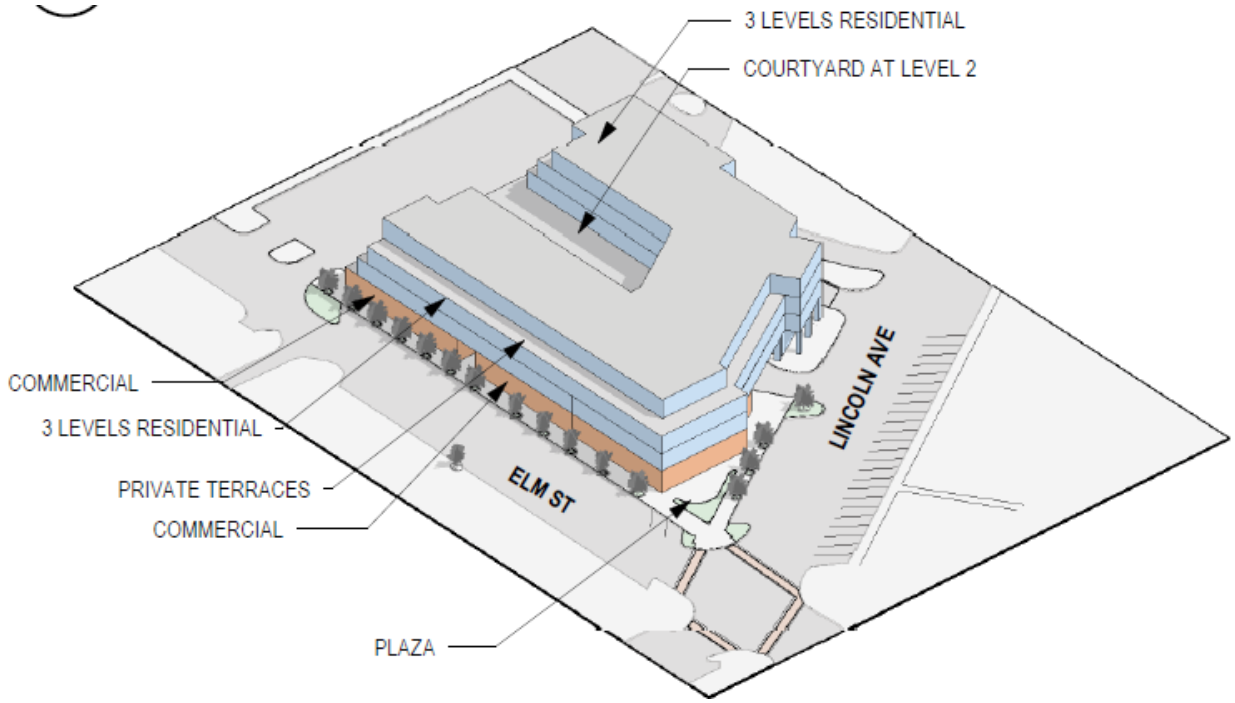


Figure 7 – Current Concept Plan – Axonometric View

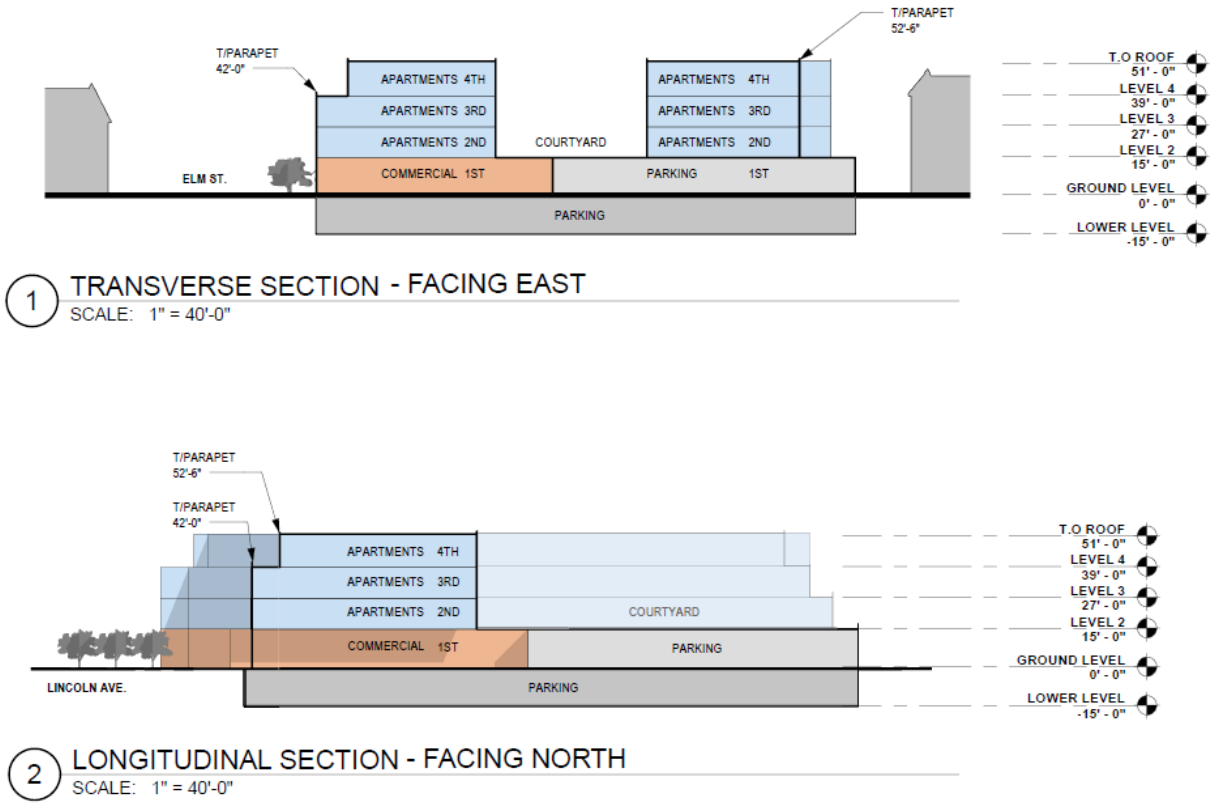


Figure 8 – Current Concept Plan – Building Sections

Attachment 3 includes a table comparing: (i) the concept plan submitted by Stonegate Partners, which the Council reviewed in December 2021: (ii) the concept plan submitted by the Applicant, which the Council reviewed in October 2022; and (iii) the current proposed concept plan for the property (January 2023).

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the concept plan submitted to date, the following subdivision and zoning relief has been identified; **additional relief may be necessary as the plans evolve and become more detailed:**

A. Approval of a Plat of Consolidation, including an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
    a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes a four-story building that is 52'-6" to the top of the parapet.
    b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line.
    c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes some of the upper-level terraces to be less than three feet from the south property line.
    d. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
    e. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
    f. The proposed parking located on the ground level requires special use approval.
    g. Medical offices and financial service offices require special use approval as a portion of the uses would be located within Commercial Overlay District.
C. License Agreement. Upper story elements along Elm Street project over the right-of-way and thus a license agreement will be required for those improvements.

As previously stated, the Applicant is proposing a total of 156 on-site parking spaces. An exception is not required for the number of parking spaces. Based upon the Village Code requirement of 1.25 spacers per 1-bedroom units, 1.5 spaces per 2-bedroom units, and 2.0 spaces per 3-bedroom units, the proposed development is required to provide 96 parking spaces for the residential units; the Applicant is proposing 118 parking spaces. Given that the development could consist of commercial spaces greater than 2,500 square feet, the development is required to provide parking at 2 spaces per 1,000 square feet of net floor area for the commercial space. Given the total amount of commercial gross floor area counted for parking requirement purposes (approximately 3,140 square feet of the commercial floor area would not be included for parking requirement purposes), the development would not be required to provide more than 38 parking spaces. The Applicant is proposing 38 commercial spaces. Though the Applicant is proposing the minimum required number of parking spaces for commercial uses; if the Applicant does decide to pursue special use approval for medical service or financial service uses, the Applicant will need to demonstrate that adequate parking on-site and in the area would exist for such uses.

As part of the request for planned development approval requiring exceptions, an applicant must provide compensating benefits. The purpose of the compensating benefits is to advance the Village's physical, cultural, environmental, and social objectives in accordance with the Comprehensive Plan and other plans and policies. The Applicant has identified on page 5 of the attached concept plan application materials the following:

The compensating benefits and contributions of this One Winnetka Development will be a continuation and integration of the Downtown Winnetka Streetscape Improvement Plan on both Lincoln Avenue and Elm Street in front of our property, as well as on-site, at-grade parking for the intended commercial uses.

CONSIDERATION BY VILLAGE COUNCIL

Any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan they deem necessary or appropriate. However, no final or binding action is taken at this concept plan review step. Any views expressed during the Village Council's review of the concept plan are only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done during the concept review shall be deemed to create, or to prejudice, any rights of the Applicant or to obligate the Village Council to approve or deny any preliminary plan application.

RECOMMENDATION

Staff recommends that the Village Council review the Applicant's concept plan application, and that Council members provide individual comments, suggestions, or recommendations on the proposed mixed-use development.

ATTACHMENTS

Attachment 2: Applicant's Concept Plan Application Materials
Attachment 3: Comparison of the December 2021 Concept Plan for the Site, the Applicant's Most Recent Concept Plan for the Site, and the Applicant's Current Concept Plan for the Site.

ATTACHMENT 2

ONE WINNETKA

OKW Architects MDG ROMSPEN

DESIGN PRESENTATION

JANUARY 11, 2023

ONE WINNETKA PROJECT AND DESIGN NARRATIVE

OKW Architects, LLC, and John Murphy of Murphy Development Group (MDG) have proposed a new concept for the **One Winnetka** site bounded by Elm Street and Lincoln Avenue in east Winnetka. **MDG** brings to the table a deeply creative understanding in luxury, multi-family housing and mixed-use developments as well as the economic realities associated with the product type. **MDG** will help us to better respond to the marketplace and make **One Winnetka** not a dream, but a reality. **MDG's** role will be one of General Partner. They will gather input from the project team but have full control over the development of **One Winnetka**.

This solution, rooted in sound planning principles addressing scale, density, context, and use, is also relevant to a mixed-use marketplace in need of modern and "right sized" ground floor commercial spaces, along with luxury apartments that address a void in the current North Shore fabric. Together, these program elements promote community, walkability, and place-making, which will successfully allow Winnetka to build upon its re-development strategies and further evolve its downtown.

The plan is to provide leasable ground floor commercial spaces to enhance, activate, and complement both the Lincoln Avenue and Elm Street corridors, while successfully integrating apartment units on floors two through four, offering housing for local step-down buyers as well as those wanting to move into this incredible community. The ground floor commercial has drawn interest from a health care provider as well as a financial services firm. These entities will not only stimulate foot traffic to the development, but their employees will help to help support local businesses during the workday. The apartments will also promote pedestrian activity in Winnetka and provide an anchor for the east side of town. Together, Winnetka will welcome a project of quality and scale, the likes of which has not been seen in the community in decades.

The architecture of the project draws inspiration from the context of the Village's historic mixed-use structures, many of which are of a Tudor style. It incorporates highly detailed brickwork and stone (both smooth faced and rusticated) with the lighter weight expression of a painted wood framework and dark charcoal stucco on the upper level and select portions of the lower elevation. The roof forms have steeply pitched elements complementing bay windows and large groupings of openings in the wall surface. The scale of the building is eroded by conscientiously peeling back the top floors and corners of the building with terraces so as to reduce the overall mass. The darkened top floor also helps the building mass to recede. In carving back the building, many apartments are provided outdoor living environments to further activate the building and engage the residents with the outside. These design strategies, materiality, and style promote a familiar human scale when integrated into the existing streetscapes of Winnetka. It is not our intent to replicate buildings of the past, but learn from them and present them in a more contemporary expression allowing the tenants and residents of today's market to embrace the beauty of the style, while working and living in a building of its current time and place.

In this most recent iteration of the planning, **One Winnetka** once again incorporates the Conney's Pharmacy parcel. This property allows the development to capture the intersection of Lincoln and Elm in a way we have not been able to do, and has the team rethinking the viability of Phototronics at the corner. Rather than repurpose an aging building with an irregular footprint, we can now extend the **One Winnetka** architecture closer to the corner, offer some open space, present a prominent retail corner, and better introduce the development to those coming from the west side of the downtown.

Table Comparing the Approved One Winnetka Final Plan with Proposed MDG Submittal

	Current C-2 Zoning	Approved 2018 OW Final Plan		2023 Proposal	
Development Site Size	1.21 acres	1.38 acres		1.21 acres	
Gross Building Area Non-parking Parking		**304,760 sf** 186,265 sf		**192,186 sf Total** 130,166 sf 62,020 sf	
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		**140,340 sf**		**109,230 sf Total** 5,524 sf 5,422 sf	
Commercial Gross Building Area Service Areas (15%)		**29,895 sf**		**20,936 sf Total** 3,140 sf	
Commercial Gross Floor Area				**17,796 sf**	
Building Height **Exception Required**	45 ft. and 4 stories	5-stories, 59'-0" (With parapet – 61-'6")		4-stories, 51'-0" (With parapet - 52'-6")	
On-Site Parking **Special Use Required:** **Parking on street level.**	**Commercial** 2 spaces/1,000 sf	Required x 29,895 sf = **60 spaces**	Provided **131 spaces**	Required x 17,796 sf = **36 spaces**	Provided **38 spaces**
	Dwelling 1-BR - 1.25/unit 2-BR - 1.5/unit 3-BR - 2/unit	x 6 units = **8 spaces** x 16 units = **24 spaces** x 36 units = **72 spaces** **= 104 spaces**	**115 spaces**	x 9 units = **12 spaces** x 33 units = **50 spaces** x 17 units = **34 spaces** **= 96 spaces**	**118 spaces**
Residential Use Type - # of Units Apartment Rental Units Condominium Units Townhome Units Total**		36 15 7 58		59 0 0 59	
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		0 6 16 36		0 9 33 17	
Front Yard Setbacks (along Lincoln Ave.)	0 ft.	0 ft.		0 ft.at levels 1-3	
Corner Side Yard Setbacks (along Elm St.)	0 ft.	0 ft.		0 ft.at levels 1-3 11 ft. at level 4	
Side Yard Setback (along south property line)	0 ft. (3 ft.)***	24 ft.		0 ft. at ground level 10 ft. at levels 2-3 10 ft. at level 4	
Rear Yard Setback **Exception Required** (along east property line)	10 ft.	0 ft.		0 ft. at ground level 10 ft. at level 2 20 ft. at levels 3-4	
4th Story Setback **Exception Required** (along Lincoln Ave)	10 ft			10'-0" at level 4 5'-0" Above Residential Ent.	

Notes

* The development was approved for between 55 and 62 units.

** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.

DEVELOPMENT SUMMARY

SITE AREA: 52,755 SF

BUILDING AREA

	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL GFA	PARKING
LEVEL LL	48,612 SF	--	--	45,397 SF
LEVEL 01:	41,774 SF	--	17,796 SF	16,623 SF
LEVEL 02:	36,675 SF	28,719 SF	--	--
LEVEL 03:	35,265 SF	29,779 SF	--	--
LEVEL 04:	29,860 SF	25,686 SF	--	--
TOTAL:	**192,186 SF**	**84,184 SF**	**17,796 SF**	**62,020 SF**

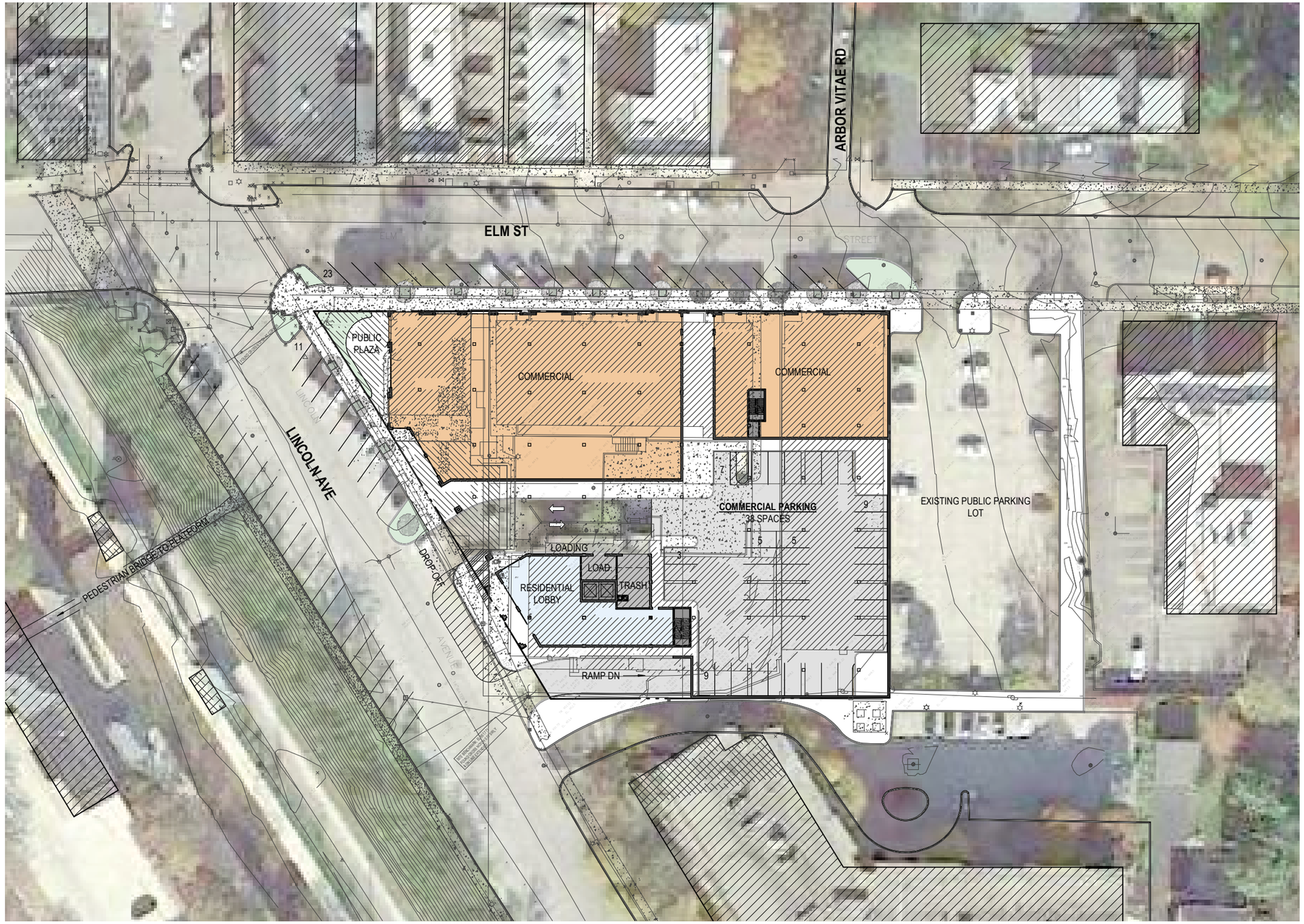
AVERAGE UNIT SIZE: +/- 1,426 SF

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	118		
GROUND LEVEL		38	
TOTAL PROVIDED	118	38	156
RATIO	2/UNIT	1.85/1,000 SF	167

UNIT MATRIX

	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59



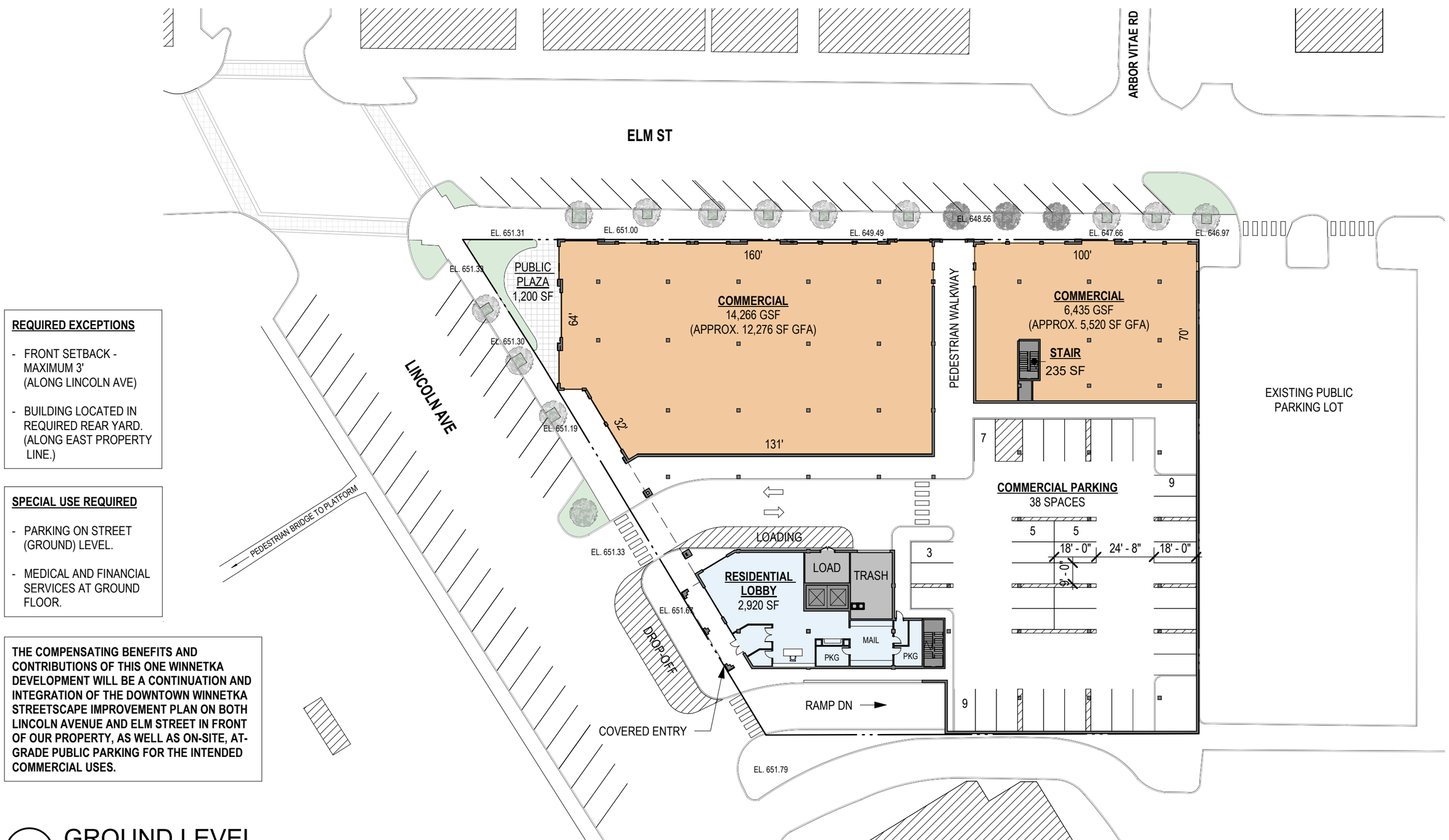
1 SITE PLAN
SCALE: 1" = 60'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077



REQUIRED EXCEPTIONS

- FRONT SETBACK - MAXIMUM 3' (ALONG LINCOLN AVE)
- BUILDING LOCATED IN REQUIRED REAR YARD. (ALONG EAST PROPERTY LINE.)

SPECIAL USE REQUIRED

- PARKING ON STREET (GROUND) LEVEL.
- MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.

THE COMPENSATING BENEFITS AND CONTRIBUTIONS OF THIS ONE WINNETKA DEVELOPMENT WILL BE A CONTINUATION AND INTEGRATION OF THE DOWNTOWN WINNETKA STREETSCAPE IMPROVEMENT PLAN ON BOTH LINCOLN AVENUE AND ELM STREET IN FRONT OF OUR PROPERTY, AS WELL AS ON-SITE, AT-GRADE PUBLIC PARKING FOR THE INTENDED COMMERCIAL USES.

1 GROUND LEVEL

SCALE: 1" = 40'-0"

OKW Architects
OKW ARCHITECTS
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Chicago, IL 60661

N

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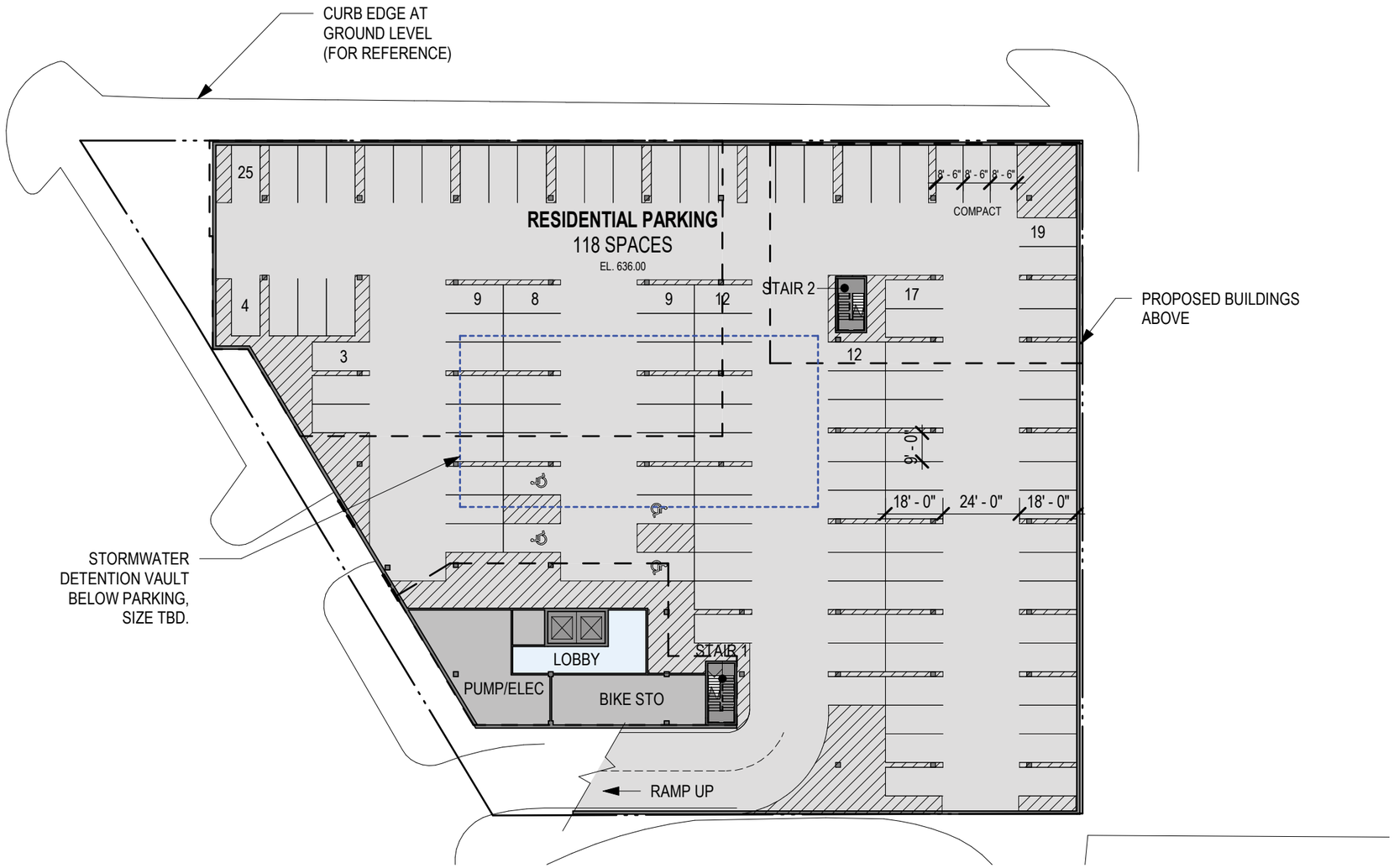
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

REQUIRED EXCEPTIONS

- LOWER LEVEL PARKING IN REQUIRED REAR YARD. (ALONG EAST PROPERTY LINE.)



1 LOWER LEVEL

SCALE: 1" = 40'-0"

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

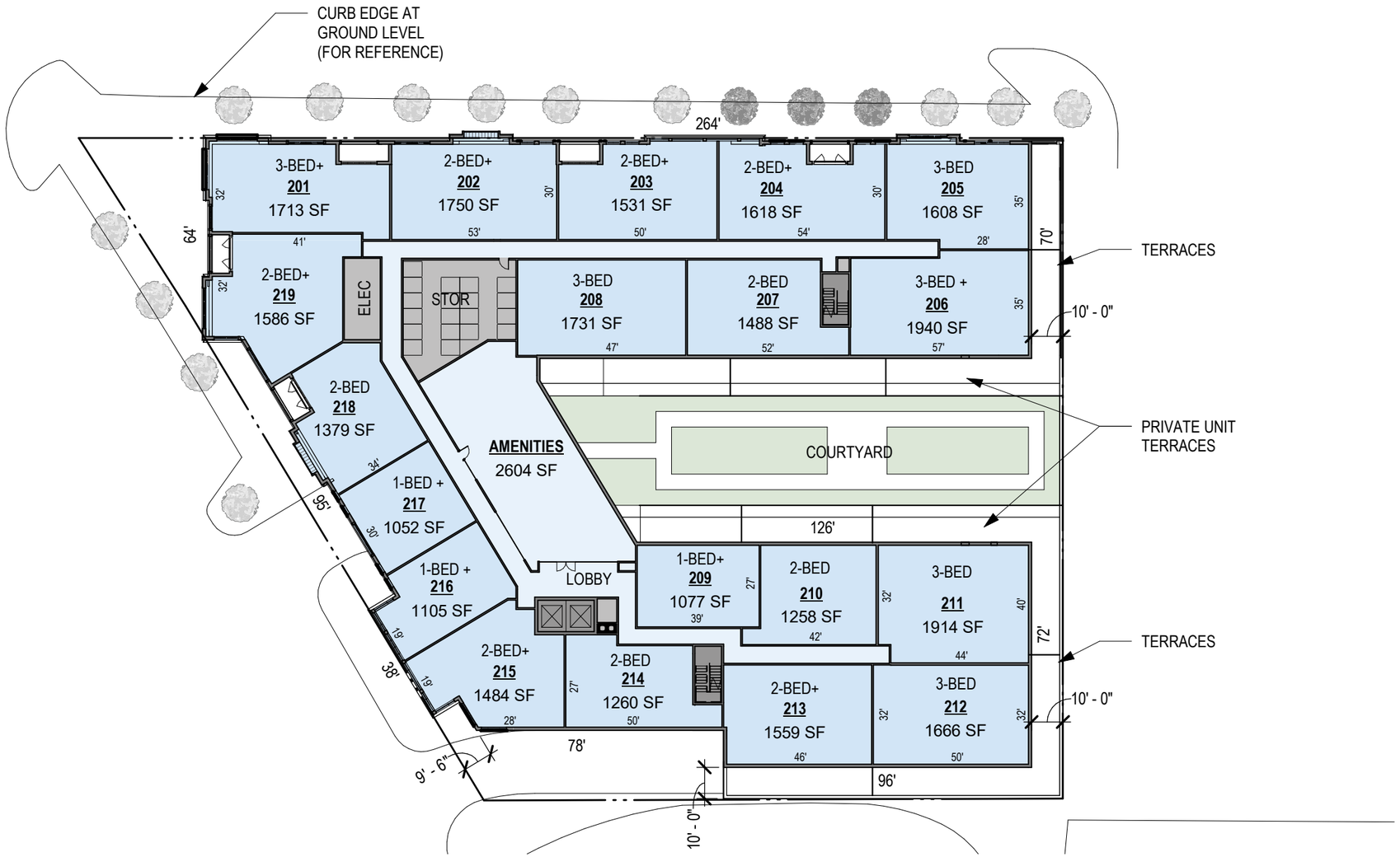
REQUIRED EXCEPTION

WHEN A SIDE YARD IS PROVIDED IT MUST BE AT LEAST 3' (ALONG SOUTH PROPERTY LINE)

TERRACES WITHIN SIDE YARD AND REAR YARD SETBACKS AT LEVEL 2.

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)



1 LEVEL 2 - 36,675 SF (GROSS) - 19 UNITS (29,280 SF RENTABLE)

SCALE: 1" = 40'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

ROMSPEN

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

LICENSE AGREEMENT REQUIRED

BUILDING ELEMENTS APPEAR TO PROJECT OVER THE R.O.W. (ALONG ELM ST.)

1 LEVEL 3 - 35,265 SF (GROSS) - 21 UNITS (30,270 SF RENTABLE)

SCALE: 1" = 40'-0"

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

MDG

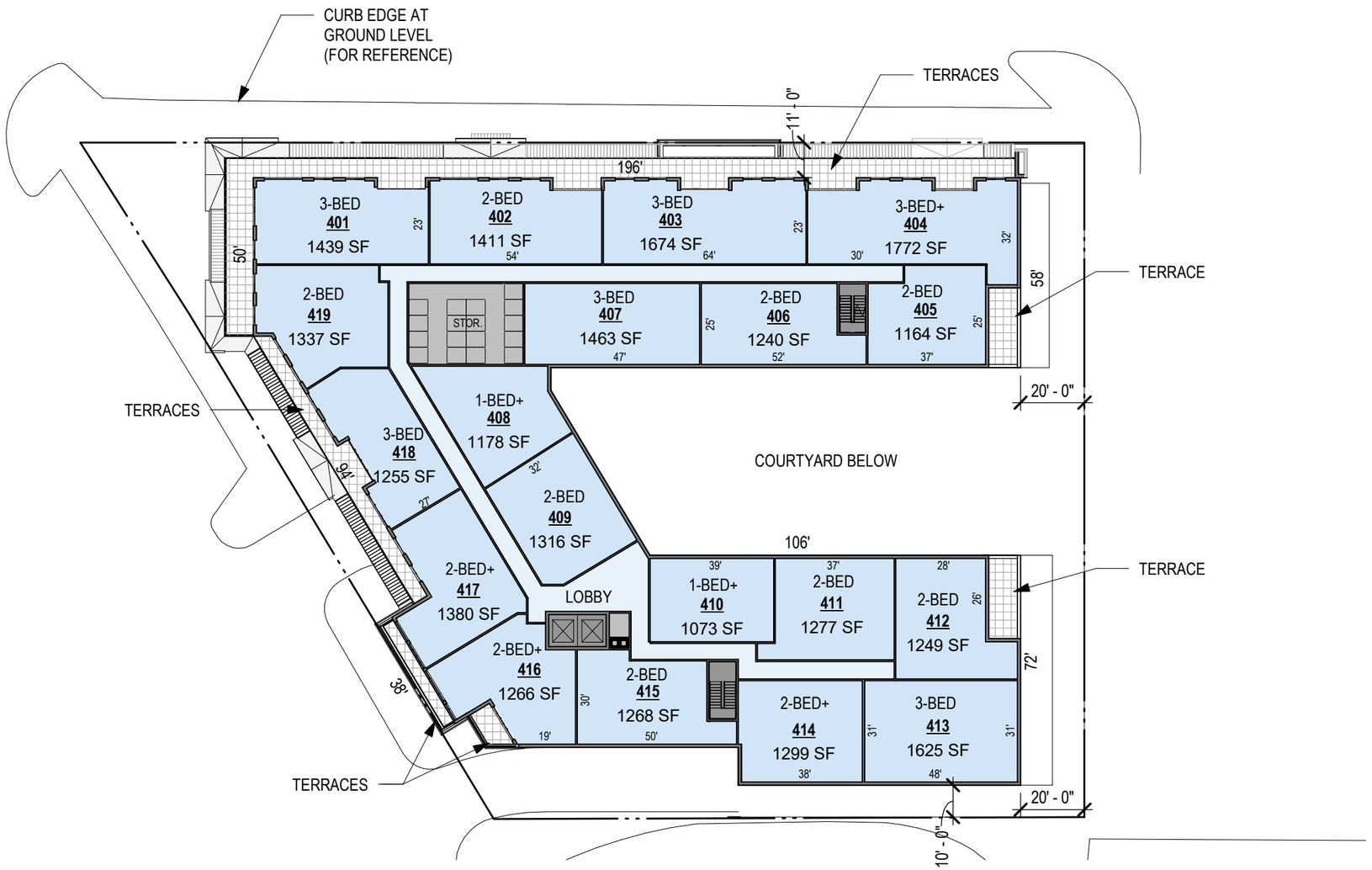
ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	6	4	2	19
LEVEL 3	4	7	5	4	1	21
LEVEL 4	2	8	3	5	1	19
TOTALS	9	19	14	13	4	59

REQUIRED EXCEPTION

4TH FLOOR BUILDING MUST BE SET BACK 10' FROM FRONT PROPERTY LINE.
(ALONG LINCOLN AVE.)



1 LEVEL 4 - 29,860 SF (GROSS) - 19 UNITS (25,690 SF RENTABLE)

SCALE: 1" = 40'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

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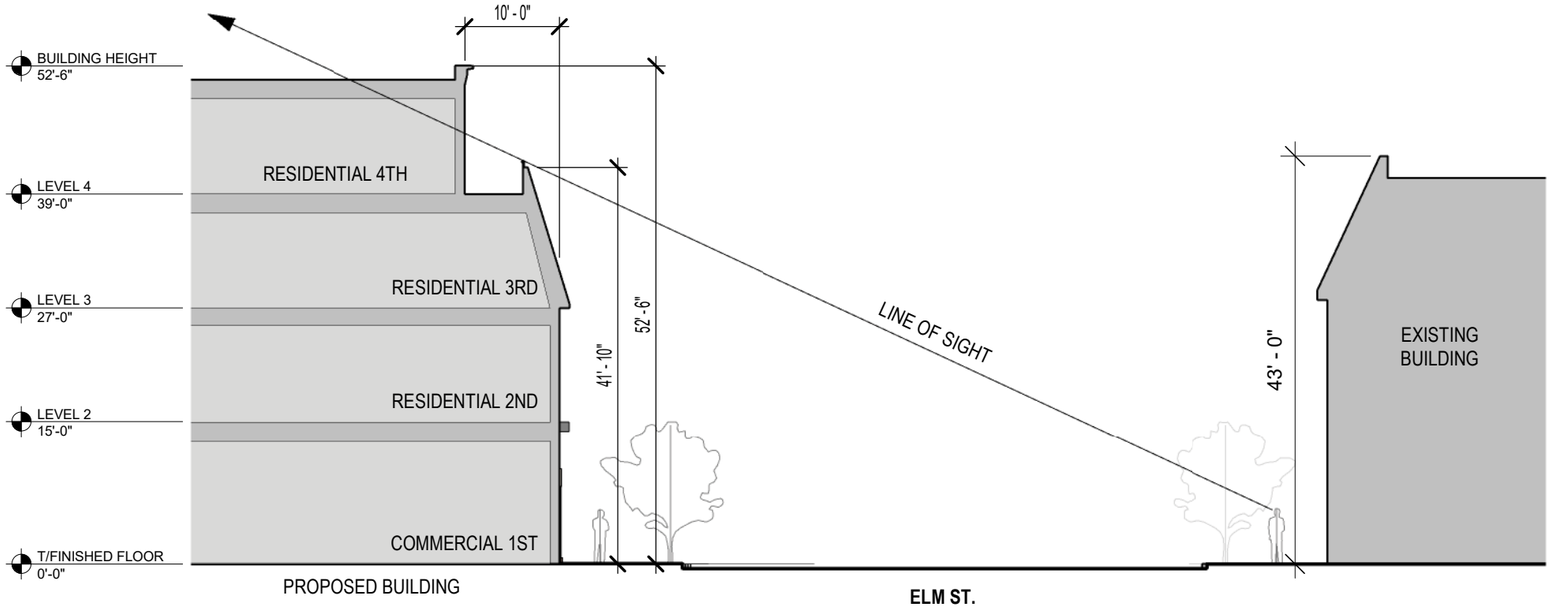
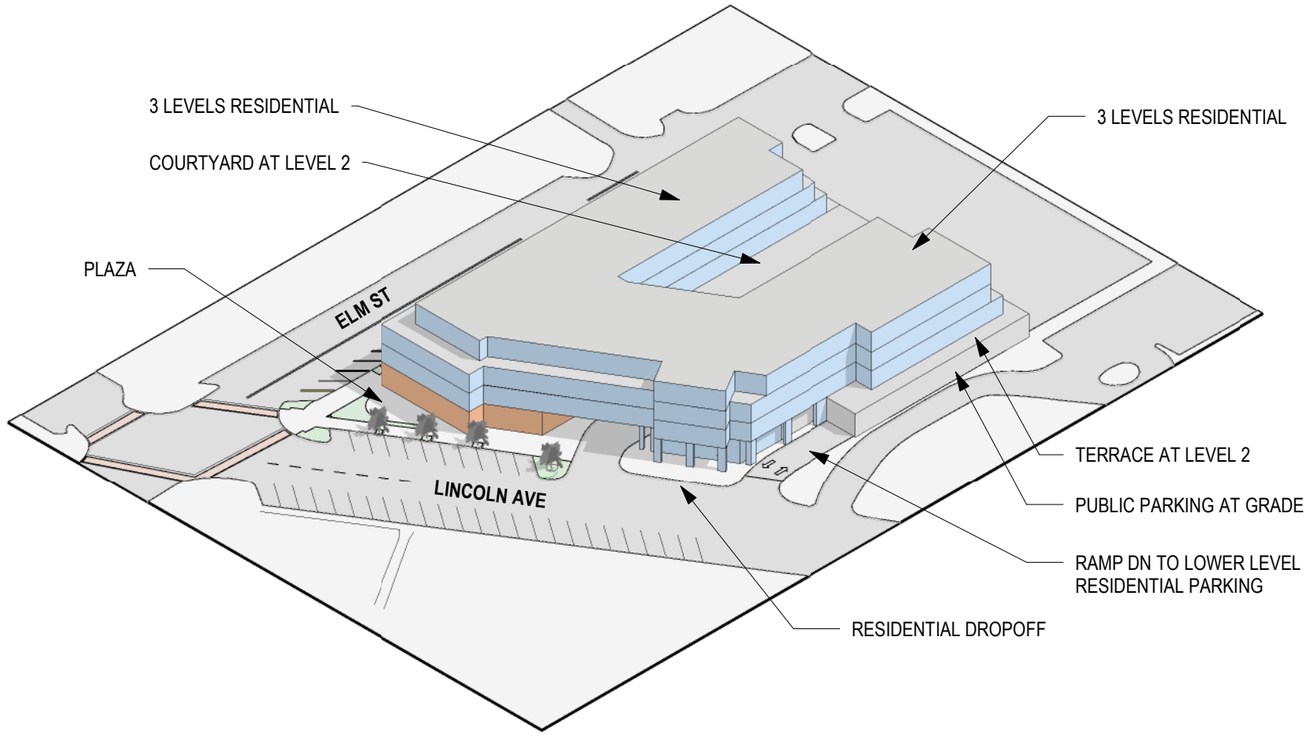
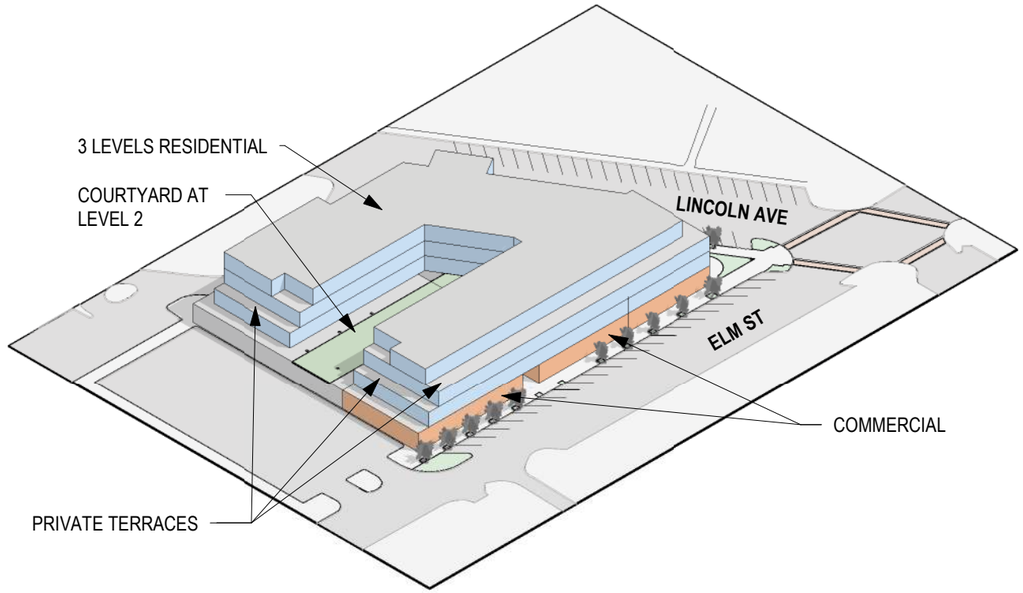


2 ELM ST. SECTION - FACING WEST

SCALE: 1/16" = 1'-0"



1 STACKING DIAGRAM - SOUTHWEST AXONOMETRIC
SCALE: NTS



2 STACKING DIAGRAM - NORTHEAST AXONOMETRIC
SCALE: NTS

3 STACKING DIAGRAM - NORTHWEST AXONOMETRIC
SCALE: NTS

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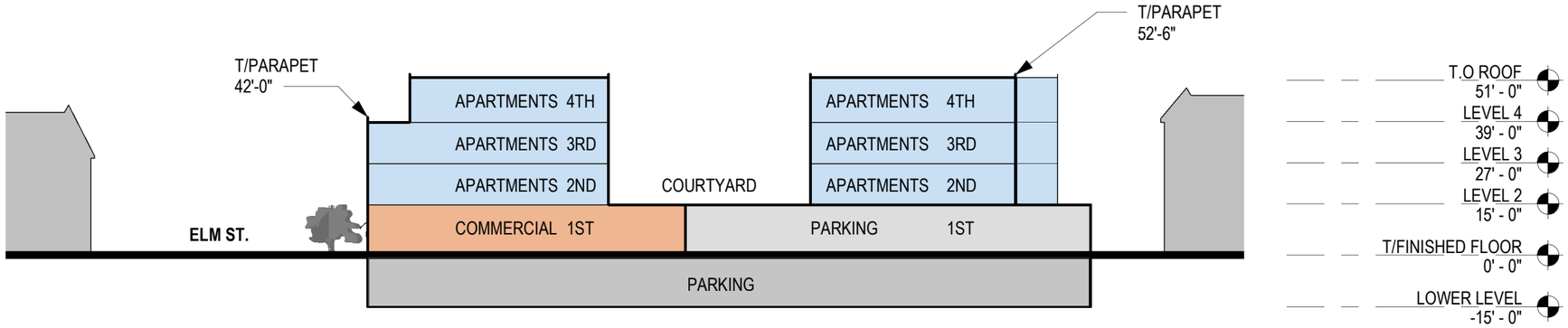
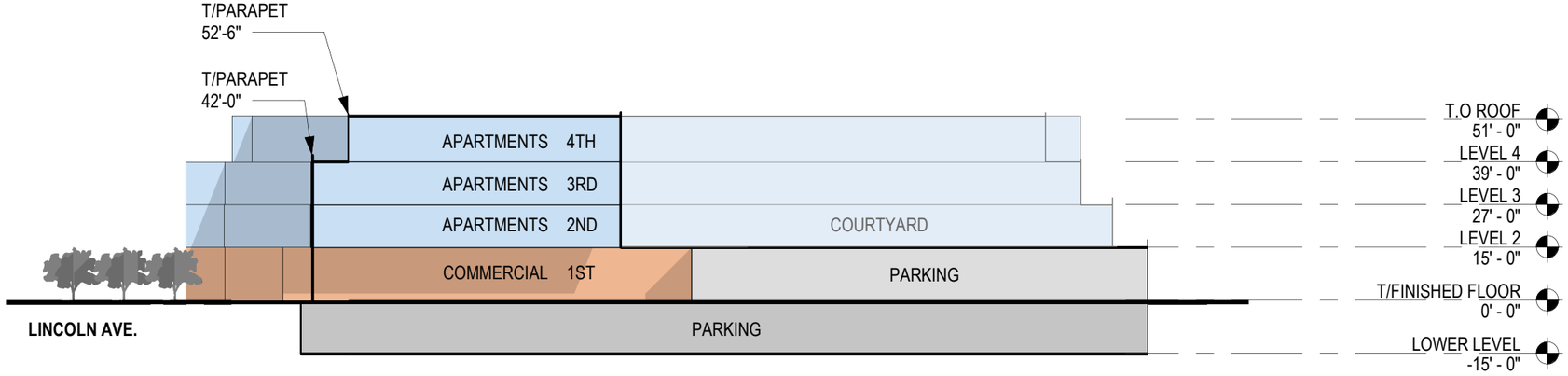


1 TRANSVERSE SECTION - FACING EAST

SCALE: 1" = 40'-0"

REQUIRED EXCEPTION

MAXIMUM HEIGHT
ALLOWED IS 45'



2 LONGITUDINAL SECTION - FACING NORTH

SCALE: 1" = 40'-0"

OKW Architects
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MDG

ROMSPEN

VIEW ALONG ELM ST. - FACING SOUTHEAST

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

MDG

ROMSPEN

VIEW AT CORNER OF ELM ST. & LINCOLN AVE.

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

MDG ROMSPEN

ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
January 11, 2023 Project #: 21077

VIEW ALONG LINCOLN AVE. - FACING SOUTHEAST

OKW Architects
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600 W. Jackson, Suite 250
Chicago, IL 60661

MDG

ROMSPEN

2 WEST ELEVATION
SCALE: 1" = 20'-0"

3 LINCOLN ELEVATION
SCALE: 1" = 20'-0"

1 NORTH ELEVATON
SCALE: 1" = 20'-0"

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

MDG

ROMSPEN

ENLARGED ELEVATION AT BREEZEWAY PORTAL

ENLARGED ELEVATION AT RESIDENTIAL ENTRY

PD-C

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT CONCEPT PLAN APPLICATION

This application addresses the first step of the Village's planned development public review process. **Prior to submittal of this form** and accompanying project details, an applicant is **required** to meet with the Community Development Department staff to discuss the planned development requirements and procedures.

Once this application is received, Village staff will schedule a presentation of the application materials to the Village Council at a regular Council meeting. The purpose of the concept plan presentation to the Council is to broadly acquaint the Village Council with the applicant's proposal and provide the applicant with any preliminary views or concerns that members of the Village Council may have at a time in the process when positions are still flexible, adjustment is still possible, and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a preliminary plan application.

At the meeting at which the concept plan application is considered, any member of the Village Council may make any comments, suggestions or recommendations regarding the concept plan application deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any concept plan application. Any views expressed in the course of the Village Council's review of any concept plan application shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Village Council, or any member of it, to approve or deny any preliminary plan application following full consideration thereof as required by this Code.

The following materials are the minimum required for the processing of a concept plan review by the Village of Winnetka's Village Council. There is no filing fee for the concept plan review; however, review of a submitted formal *preliminary planned development* application will require payment of a filing fee(s). If you have questions regarding the completion of this process contact the Community Development Department at (847) 716-3525.

Current Property Owner Information

Legal Name: RIC (Winnetka Lincoln), LLC

Primary Contact: Bill Ulicki

Address: 162 Cumberland St., Suite 300

City, State, Zip: Toronto, Canada, M5R 3N5

Phone No. 416 928 5126

Email: billulicki@rcmspen.com

Applicant Information

Legal Name: Murphy Development Group, LLC

Primary Contact: Deirdre Clein

Company: Murphy Real Estate Services

Address: 227 W Monroe, Suite 5040

City, State, Zip: Chicago, IL 60606

Phone No: 312.625.3383

Email: dclein@murphyres.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 714-740 Elm Street & 515 Lincoln Avenue, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-21-109-003, 05-21-109-017, 05-20-213-004, 05-20-213-005, 05-20-213-006

Dimensions and Size of Parcel(s): 211' x 193' x 236' x 317' | 50,810 SF

Current Zoning: C2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Vacant retail/commercial building

Applicant's Current Interest in Property: Owner's Representative

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ☐ If the Applicant is ***not*** the owner of the subject property, the ***current property owner*** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda. Authorization on file in Community Development.
- ☐ A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- ☐ A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- ☐ A general visual description or images of the architectural style of the proposed development;
- ☐ List of zoning and subdivision exceptions that the planned development requires for approval;
- ☐ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ☐ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ☐ Applicant's qualifications to carry out the proposed development.

PD-C

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNED DEVELOPMENT
CONCEPT PLAN APPLICATION

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Current Property Owner Information

Legal Name: Elm Street Pharmacy, LLC

Primary Contact: Mark Jacobs

Address: 636 Elm Street

City, State, Zip: Winnetka, IL 60093

Phone No. _____

Email: markjacobs736@gmail.com

Applicant Information

Legal Name: Murphy Development Group, LLC

Primary Contact: Deirdre Clein

Company: Murphy Real Estate Services

Address: 227 W Monroe, Suite 5040

City, State, Zip: Chicago, IL 60606

Phone No: 312.625.3383

Email: dclein@murphyres.com

Property Information *(if more than one parcel is involved in the request please include the information for all parcels)*

Site Location/Address: 736 Elm Street, Winnetka, IL 60093

Parcel Identification Number(s) (PIN): 05-20-213-004

Dimensions and Size of Parcel(s): 3,156 SF

Current Zoning: C2 - General Retail Commercial, Retail Overlay

Current Use of the Property: Commercial/vacant retail

Applicant's Current Interest in Property: Owner's Representative

REQUIRED MATERIALS FOR SUBMISSION

The Applicant must provide 1 hard copy and 1 electronic copy (.pdf), of the following information to Village staff at least two weeks prior to the Village Council meeting date. The Council meets on the 1st and 3rd Tuesdays of the month.

- ❑ If the Applicant is ***not*** the owner of the subject property, the ***current property owner*** must submit written authorization allowing the Applicant to pursue the requested action. This letter must be received by Village Staff prior to placing an item on the Village Council agenda. Authorization on file in Community Development.
- ❑ A sketch site plan drawn to scale showing the general layout of proposed buildings and land uses within the property, as well as the general location of vehicular parking and circulation areas and pedestrian circulation systems. Showing the context of the site plan in relationship to surrounding parcels and land uses as well as the adjacent street and sidewalk network would be helpful.
- ❑ A narrative describing the general scale, use and character of the proposed development, including the proposed categories of land uses for property. The narrative should also include a general outline of the project's overall building footprint, impermeable surface area and gross floor area, as well as a summary of the anticipated number and size of **residential** units and parking spaces for a residential development and the number, type and size of proposed uses, as well as anticipated parking areas for commercial developments;
- ❑ A general visual description or images of the architectural style of the proposed development;
- ❑ List of zoning and subdivision exceptions that the planned development requires for approval;
- ❑ The general location and extent of compensating benefits as required by Section 17.58.120 B; the following is a non-exclusive list: (1) the provision of community amenities for public use, such as plazas, malls, formal gardens, places to congregate, outdoor seating, and pedestrian facilities; (2) the preservation of existing historic features; (3) The dedication and provision of public open space and public recreational amenities, such as recreational open space, including accessory buildings, jogging trails, playgrounds, and similar recreational facilities; (4) the adaptive reuse of existing buildings; (5) the provision of public car and/or bike share facilities; (6) the provision of off-street public parking spaces; (7) the provision of affordable housing units; (8) the incorporation of building and site elements that enhance the environment and increase sustainability; and (9) the provision of uses, spaces, or infrastructure that provide a benefit to the public and which there is a demonstrated public need.
- ❑ The nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant; and
- ❑ Applicant's qualifications to carry out the proposed development.

JOHN T. MURPHY
CHAIRMAN & CEO

Recognized as one of the leading real estate experts in Chicago for his development, advisory, and management skills, John T. Murphy has been a prominent member of the real estate industry since 1989. As Chairman and Chief Executive Officer of Murphy Real Estate Services, John provides leasing and development services and serves as a principal and advisor to institutional clients and investors. He also leads development initiatives and has been involved in various equity syndications for the acquisition and repositioning of assets across the United States.

As a principal and owner, John has been involved in and led the development and repositioning of several million square feet of developments throughout the Midwest and East Coast. Currently, John is developing a seven-story office complex for Michigan State University in Grand Rapids and is leading the redevelopment of Old Cook County Hospital, a five-phase, $1 billion project located in the world-renowned Illinois Medical District. Most recently, John completed The Paragon, a 500-unit apartment tower, located at 1326 S. Michigan in Chicago's South Loop and Cambria Hotels & Suites in Milwaukee, WI. Upcoming projects include two office towers, totaling one million square feet, located at 301 and 321 S. Wacker Drive in Chicago. Other notable accomplishments include Lincoln Park 2550, a prestigious three-tower, 228-unit luxury condominium development in Chicago's Lincoln Park neighborhood, the Hyatt Chicago "The Loop," a $71 million redevelopment of 100 W. Monroe, transformation of a 131,000 square foot historic office high-rise in Chicago into a 257-room, full-service hotel, the 86,000 square foot redevelopment of the Chicago Motor Club building at 68 E. Wacker into a 143-room, select-service Hampton Inn, and a 237,000 square foot redevelopment of the Oriental Theater Building at 32 W. Randolph into the Cambria Hotel Chicago Loop. He is also actively involved in the development of a 206-acre private marina and beach resort on Lake Erie in Ohio

Over the years, Mr. Murphy has also brokered high-profile properties such as the development site at 155 N. Wacker and 200 W. Jackson. Other notable past achievements include successfully leasing several Chicago properties such the Citadel Center, 200 N. LaSalle, and 230 W. Monroe.

EDUCATION
Advanced Real Estate Management & Analytics, Harvard Business School

Bachelors Degree, John Carroll University

ACHIEVEMENTS
- Licensed real estate broker in the state of Illinois
- Featured in Real Estate Chicago Magazines' 40 Under 40 List, Wall Street Journal, Chicago Tribune, Chicago Sun-Times and Crain's
- Chicago Architectural Foundation Trustee Award
- Illinois Real Estate Journal's Broker All-Stars Award

ACTIVE INVOLVEMENT
- Building Owners & Managers Association (BOMA)
- Board Member of Peggy Notebaert Nature Museum
- Executive Club of Chicago
- Urban Land Institute (ULI)
- Co-chair of buildOn (formerly Building with Books)

CLIENT SAMPLING
- General Electric Pension Trust
- New York Private Bank and Trust
- AON
- Chase
- Eurohypo
- MassMutual
- Cornerstone Real Estate Advisors LLC

SAMPLING OF AWARDS, ORGANIZATIONS, & FEATURED PUBLICATIONS

THE WALL STREET JOURNAL. · Chicago Tribune · ULI Urban Land Institute · CRAIN'S CHICAGO BUSINESS. · ILLINOIS REAL ESTATE JOURNAL REjournals.com · CHICAGO SUN-TIMES · buildOn · BOMA CHICAGO · THE EXECUTIVES' CLUB OF CHICAGO

CHRIS HORNEY
MANAGING DIRECTOR

Chris Horney joined Murphy Real Estate Services in 2013 and currently serves as the company's Managing Director. Chris brings a breadth of real estate and finance experience to the role, including real estate/asset investment analysis and development execution. Chris leads the development team by analyzing and underwriting commercial real estate development and acquisition opportunities and is actively involved in the execution of all development projects. Chris also oversees and supports the firm's business operations, including financial planning and budgeting, staff development and overall business strategy.

Chris is involved in the day-to-day management and oversight of the firm's development initiatives, such as the redevelopment of the Old Cook County Hospital and the ground-up development of a seven-story office complex for Michigan State University in Grand Rapids . Most recently, Chris completed The Paragon, a 500-unit luxury apartment building at 1326 S. Michigan and the ground-up development of a 132-key Cambria Hotel in downtown Milwaukee. Other projects include the Hyatt Centric "The Loop" Chicago, a redevelopment of Class C office into a 257-key hotel, the award-winning redevelopment of the landmark Chicago Motor Club into a 143-key Hampton Inn, the ground-up development of a 276-key Holiday Inn on the Cleveland Clinic Campus, and the redevelopment of the Oriental Theater Building in Chicago into a 199-key Cambria Hotel.

Additionally, Chris is a LEED-accredited professional, and a member of both the Economic Club of Chicago and Young Real Estate Professionals, and is the Treasurer of Purdue Sigma Chi House Corporation. Prior to joining Murphy Real Estate Services, Chris held roles at Inland American, Hersha Hospitality Trust, and Barton Malow.

EDUCATION

- Masters in Business Administration, Harvard Business School
- Bachelor of Science, Purdue University

ACHIEVEMENTS

- LEED Accredited Professional

ACTIVE INVOLVEMENT

- Director on Purdue Sigma Chi House Corporation Board
- Member, Economic Club of Chicago
- Member, Young Real Estate Professionals

DEIRDRE CLEIN
DEVELOPMENT ASSOCIATE

Deirdre Clein joined Murphy Real Estate Services in 2021 and currently serves as a development associate. Deirdre oversees the project management of Murphy Real Estate Service's development branch, including renovation and new construction projects in the hospitality, mixed-use, and residential sectors. Deirdre manages projects from the due diligence phase through design, construction, and close out. Deirdre has experience ranging across project and construction management, financial modeling and budgets, land use planning, zoning and entitlements, contracts, leases, utility coordination/upgrades, and has worked on developments both in the US and internationally.

Deirdre is involved in the day-to-day project management and oversight of Chicago-based development projects, including the renovation of the 521-key Holiday Inn Mart Plaza into a dual-branded hotel and the Cook County Health Phase 1A2 – Harrison Square Apartment project. Prior to joining Murphy RES, Deirdre was the Director of Development for Albion Residential and managed multiple ground-up and value-add multi-family projects throughout the greater Midwest region. Deirdre also previously worked for Project Management Advisors, overseeing multiple tenant improvement buildouts for a Fortune 500 tech company throughout North and South America.

Additionally, Deirdre serves on the Tulane School of Architecture Alumni Council, working with the dean and helping to influence a range of initiatives at her alma mater.

EDUCATION

- Master of Sustainable Real Estate Development, Tulane University
- Bachelor of Arts, University of Michigan

ACTIVE INVOLVEMENT

- Tulane School of Architecture Alumni Council

ATTACHMENT 3

One Winnetka Comparison – 12/2021 Concept Plan, 10/2022 Concept Plan & Current Concept Plan

	12/2021 Proposed Concept Plan	10/2022 Proposed Concept Plan	Current Proposed Concept Plan
Development Site Size	1.10 acres	1.10 acres	1.21 acres
Gross Building Area	**191,290 sf**	**177,191 sf**	**192,186 sf**
Non-Parking (Residential + Commercial Gross Bldg Area)	127,315 sf	113,216 sf	130,166 sf
Parking Area	63,975 sf	63,975 sf	62,020 sf
Residential Gross Building Area	**109,315 sf**	**94,416 sf**	**109,230 sf**
Amenity Area (lobby, indoor fitness, club, etc.)	5,530 sf	5,530 sf	5,524 sf
Service Area (back of house service, trash, equip)	2,180 sf	2,180 sf	5,422 sf
Commercial Gross Building Area	**18,000 sf**	**18,800 sf**	**20,936 sf**
Gross Floor Area for Parking Calculations	Not provided	Not provided	17,796 sf
Service Areas	Not provided	Not provided	3,140 sf
Building Height *(Exception Required)*	5-stories, 64'-0" (no parapet) (with parapet – 64'-6")	4-stories, 51'-0" (no parapet) (with parapet – 52'-6")	4-stories, 51'-0" (no parapet) (with parapet – 52'-6")
Parking Spaces			
On-Site Parking			
Ground Level (commercial use) ***(Special Use Required)***	43 spaces	39 spaces	38 spaces
Lower Level (residential use)	115 spaces	116 spaces	118 spaces
On-Site Parking Total	**158 spaces**	**155 spaces**	**156 spaces**
Off-Site Parking			
Lincoln Avenue Surface (*) (shopper use)	*33 spaces*	*33 spaces*	*33 spaces*
Lincoln Avenue Surface (*) (commuter use)	18 spaces	18 spaces	18 spaces
East Parking Garage/Lot (shopper and/or employee use)	63 spaces	63 spaces	63 spaces
East Elm – South Side Only (shopper use)	*18 spaces*	*18 spaces*	*18 spaces*
Off-Site Parking Total	**132 spaces**	**132 spaces**	**132 spaces**
Total On-Street & Off-Street Parking	**290 spaces**	**287 spaces**	**288 spaces**
Residential Use Type - # of Units			
Apartment Rental Units	74	48	59
Condominium Units	0	0	0
Townhome Units	0	0	0
Total (Approved for up to 62 Units)	**74**	48	59
Residential Bedroom Size - # of Units			
Studio	0	0	0
1-bedroom	17	0	9
2-bedroom	46	36	33
3-bedroom	11	12	17
Front Yard Setbacks (along Lincoln Ave.) ***(Exception Required)***	> 3 ft	> 3 ft	>3 ft
Corner Side Yard Setbacks (along Elm St.) ***(R-O-W License Agreement Required)***	0 ft (architectural elements project over property line)	0 ft (architectural elements project over property	0 ft (architectural elements project over property
Front Yard Setbacks at 4th Level & Higher (along Elm St.) (along Lincoln Ave.) ***(Exception Required)***	>10 ft along Elm < 10 ft along Lincoln	>10 ft along Elm < 10 ft along Lincoln	>10 ft along Elm < 10 ft along Lincoln
Side Yard Setback (along south property line) ***(Exception Required)***	0 ft lower & 1st levels >0 but less than 3 ft at 2nd level	0 ft lower & 1st levels >0 but less than 3 ft at 2nd level	0 ft lower & 1st levels >0 but less than 3 ft at 2nd
Rear Yard Setback (along east property line) ***(Exception Required)***	< 10 ft	< 10 ft	< 10 ft

* Staff assumption: Lincoln Avenue numbers include parking spaces located between Elm Street & Oak Street, except the 10 existing spaces located along the east side of Lincoln Avenue adjacent to 711 Oak. Also assumes for the unaltered parking areas the current parking configuration and use would remain.

EXCERPTS - Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
April 20, 2023

Members Present:	Kirk Albinson, Chairn Maggie Meiners Katie Moor Heather Niehoff
Members Absent:	Fritz Duda Paul Konstant Michael Ritter
Village Staff:	David Schoon, Director of Community Development Ann Klaassen, Assistant Director of Community Development Davorka Kirincic, Building and Code Enforcement Manager

f. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One-Winnetka Preliminary Planned Development: Certificate of Appropriateness to allow construction of new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request.**

Chairman Albinson explained how the matter would proceed. Mr. Schoon stated he would outline the planned development process, the Village Council's comments during the concept plan stage, the zoning relief being requested and summarize the changes made since the concept plan review. He stated the applicant would then provide a detailed presentation.

Mr. Schoon explained the planned development process and the steps it contained beginning with the preliminary concept plan review. He identified the Village Council's comments and concerns made relating to the preliminary concept plan. Mr. Schoon stated following the Board's review and deliberation, the application would be presented to the Planned Development Commission to review the zoning and subdivision relief with the matter then being presented to the Village Council for consideration. He stated if the Village Council approved the preliminary plan, the applicant would need to submit all documents necessary for final plan approval noting that the Board only participated in the preliminary plan review stage, provided the final plan represents the approved preliminary plan.

Mr. Schoon then described the One Winnetka site which did not include the Village owned parking lot on Elm Street. He noted the new Comprehensive Plan was adopted by the Village Council on Tuesday and identified the various land use classifications for the site, and he noted the proposed project is consistent with the Comprehensive Plan and current zoning. He referred to a summary of the project which includes residential rental units, ground floor commercial space and lower level parking. Mr. Schoon then identified the changes made to the plan as a result of the Village Council's comments. He noted the Village staff completed their first review of the plan and provided comments in terms of design, zoning and code compliance issues which the applicant is planning to address after receiving the Board's comments.
Mr. Schoon stated in terms of zoning relief, he identified the relief needed which included a plat of consolidation, a planned development and zoning special uses. He then identified the exceptions needed for the project. Mr. Schoon stated language from the code is included in the packet for a Certificate of Appropriateness along with excerpts from the design guidelines. He stated following the applicant's

presentation and public comment, they would like to receive the Board's initial comments on the project and a motion to continue the application to a date certain.

Chairman Albinson asked for the applicant's presentation. John Talty, Chairman of OKW Architects, introduced himself to the Board and identified his involvement with the project from its inception. He also introduced the team who would speak to the project. Mr. Talty then referred to the PowerPoint presentation and stated he would first provide a project overview including the planning effort, the architecture and elevations, the streetscape, and storm water issues. He described the building's components which would contain residential units on three floors and ground floor commercial space and identified its access. Mr. Talty stated covered ground floor parking and underground parking would be provided. He discussed the driveway vehicular access which was relocated from Elm to Lincoln to address concerns with regard to underground parking which would have 116 parking spaces for the residential units. He then identified the site's high and low elevation points and grade changes.

Mr. Talty stated they are cognizant of how the tenants would interact with the surrounding context with the plaza being an important part of it. He described the parking and mechanical elements on the lower level which would include electric vehicle charging stations. Mr. Talty also identified the residential uses and access with drop-off at the front door. He described the second floor residential uses and amenity spaces as well as the setbacks at upper levels to help reduce massing. Mr. Talty then described the third floor residential elements noting the balconies were eliminated on the building periphery on the second and third floors to address the neighbors' privacy concerns. He stated the fourth floor would be pulled back even further and would include terrace space and additional views. Mr. Talty then referred to the green roof strategy incorporated in the project.

Mr. Talty referred to the building's materials which would consist of brick, cast stone and fiber cement, or hardy-board, to create a timely and maintenance free building as well as the roof materials, fabric awnings and trellises. He identified the Lincoln and Elm Street elevations and described them in comparison to the former proposal, which included Tudor architecture. Mr. Talty stated while they planned to respect Tudor architectural elements, it would be used in a more modern and graceful application. He referred to the Elm Street elevation which would be broken up with vertical gable elements and infill pieces to break up the elements and identified the materials to be used.

Mr. Talty stated on the Lincoln Avenue elevation, it would contain commercial and residential uses with the primary residential access point to the south. He also identified the grade level parking access with a ramp leading to below grade parking for the building residents. He identified the south elevation and materials without balconies. Mr. Talty stated the east elevation would provide a view into the second floor courtyard and noted the transformers would not be located where they are currently identified and described the building materials, landscaping and parking. He also described the revised contemporary courtyard and its materials as well as the walkway scale and residential entry. He noted some parking and tenant signage has been addressed with tenant signage to come before the Board at a later date, noting there would be a need for blade signage. Mr. Talty then referred to several elevations to provide a streetscape view and their attempts to break up the building scale and massing along with 3D images of the site. He also identified shadow studies and referred to additional renderings from various elevations which would be respectful of streetscape element requirements on Lincoln and Elm. He described the fourth floor element coloring and pedestrian views of the building along with parking and the ramp, the courtyard elements and private terraces.

Katherine Talty, the landscape architect, informed the Board they are still working with the Village's streetscape consultant to determine how to treat some of the streetscape while attempting to address the standards. She referred to the Elm Street elevation which would contain standard landscape elements used elsewhere in the Village and then referred to the Lincoln Avenue elevation where vehicular use was reduced to expand the public sidewalk. Along Lincoln, Ms. Talty identified planters to be used and the green area in front of the building as well as the residential entrance where emphasized plantings would be used along with the possibility for a bench. Ms. Talty stated they plan to mirror the same elements used across the street near Hometown on the widened sidewalk area which would contain standard planters, light fixtures and furniture. She then described the plaza at the Elm and Lincoln corner and material change to be incorporated for which they currently plan to create an overhead canopy of trees and include sculptural furniture. She reiterated the landscape plans are a work in progress.

Ms. Talty then described the second floor landscape amenities which were divided into active and open zones and can contain furniture, grills and planters. She described the open area to be used for communal or intimate gatherings.

Mr. Talty stated with regard to lighting there would be public lighting along the streetscape, the intersection, the covered pedestrian walkway and parking area, and for the retail locations on Elm and Lincoln. He noted the photometrics were sensitively considered and that the parking garage needed to be well lit for vehicular and pedestrian safety. Mr. Talty also identified sconces which would be mounted outside the wall of the residential areas and referred to an illustration of the lighting sources for the project. He then stated the project is very important to the Village and confirmed they are working hard to get the project done which is needed in the community. Mr. Talty then asked if there were any questions.

Chairman Albinson then asked for public comment to be limited to three minutes. Frank Petrek, 711 Oak Street, stated Mr. Talty has been very responsive in working with them as the next door neighbors. He then referred to an area on the illustration for the south end of the property which represented their building and their view of the project and questioned the 3-foot setback and asked if there would be a zero foot setback. He also referred to the second and third floor terraces on the south elevation and asked for an explanation of them. Mr. Petrek then referred to another area on the illustration he described as a bump out and asked if the terrace above it would be exaggerated.

Carolina Polo, 558 Arbor Vitae, described the presentation as great and agreed the Tudor façade went great with the Village and the different materials break up the building's monotony. She also commented favorably on the mirroring of the streetscape on Elm Street and the tree canopy. Ms. Polo then stated she is concerned with the building height and commented the middle portion felt disjointed. She stated the limited building heights in the Village is what made the Village and also stated she is concerned with the pedestrian walkway to the west parking lot in terms of safety. Ms. Polo also stated she is concerned with regard to the shadows generated by the building height as well as the difficulties of parking and the possibility of noise generated by outdoor gathering spaces.

Elandro Romero, 558 Arbor Vitae, questioned the variation process in terms of the height request with the request asking for 50% additional height. No additional comments were made at this time.

Chairman Albinson called the matter in for discussion. Ms. Meiners thanked the applicant for their presentation and commented the proposal is great. She stated her two concerns related to the globe lighting in the pedestrian walkway and the fourth floor height and suggested they work to keep the same

aesthetic with a lower height. Ms. Moor agreed with the comments made and referred to the Elm Street façade and walkway entrance which she commented appeared unsymmetrical. She asked if they considered a more symmetrical design. She also agreed with the fourth floor comments and questioned the ceiling heights and pergolas on Elm Street and suggested they be lowered. Ms. Moor then stated she is not in favor of the globe lighting and suggested a more traditional and contemporary fixture be used. She then referred to the amount of awning colors on the Hoffman building and suggested the awning color be blended more. Ms. Moor then concluded she liked the plan which would add a lot to the amount of real estate in town.

Chairman Albinson asked for the applicant to respond to the issues raised. Mr. Talty stated there are other four story buildings in town which are not modern in terms of function. He referred to the 5-foot grade change which affected the height and noted floor to floor heights matter for the ground floor commercial space and the residences. Mr. Talty stated the ground floor height is 15 feet and identified the residential ceiling heights as 9 foot 6 inches with the fourth floor having a 10-foot high ceiling with the anticipation of having discriminating tenants. He described the building as being very transparent with an elegant and graceful residential experience which drove the height. Mr. Talty stated if the ceiling heights were reduced, a 3-foot reduction of building height would be imperceptible and stated otherwise, a three-story building would not work. He stated the street experience was lessened with the fourth floor being unseen from the street. Mr. Talty added the building height is also a function of construction of a concrete base which contained a ceiling structure containing 2 feet for mechanical ductwork, electrical, etc.

Chairman Albinson asked if the parapet height above the fourth floor can be lowered and Mr. Talty responded there is a minimal parapet and noted the mechanical room is located there. He noted there would be a large room on the fourth floor to house the mechanical equipment which would not generate a lot of noise.

Mr. Talty then stated he understood the comments relating to the globe fixtures which would be revised in the next iteration. He also stated in terms of security, there would be security and cameras installed for the pedestrian walkway and parking lot. Mr. Talty stated with regard to the south wall, he referred to the 0-foot setback which is the parking lot wall and identified setbacks in several areas noting the building would walk back as it extended upward. He then identified 116 dedicated parking spaces for the residences, an additional 38 public parking spaces, Elm Street parking remaining unchanged and an overall net loss of a few on-street parking spaces. Mr. Talty described the amount of parking as parking neutral. He stated the parking area would be quiet and for medical or office ground floor uses, they would not consume parking more than other uses would with the development being responsive to parking concerns.

Ms. Moor questioned how the first floor ceiling heights compared to Hometown across the street. Mr. Talty responded finished ceiling heights would be 12 feet and explained how ceiling heights could be used to the tenant's advantage.

Ms. Meiners asked if there could be a building design which would make the height appear less. Mr. Talty responded the fourth floor roof was intentionally made flat and the color would make it disappear. He referred to the materials which he described as intentional and stated it would not loom from the pedestrian perspective. He noted height was their concern initially and they tried hard to lessen it. Mr. Talty noted the window height is 8½ feet.

Chairman Albinson suggested different coloring be used for the fourth floor to reduce the visual impact and suggested a color study be done. He also suggested the window head height on the fourth floor be altered to underscore the tall ceiling height. Mr. Talty agreed to consider optional color permutations. He also stated they have to consider head height relative to the fourth floor ceiling.

Ms. Niehoff disclosed she knew John Murphy and confirmed there would be no conflict of interest. She then described the presentation as thorough and stated it is important for something to happen on the site. Ms. Niehoff then stated she struggled with the design and what does the site mean to the Village. She described buildings which are prominent three corner entries to the Village and the consideration of what can be done for this site. Ms. Niehoff then stated she is not personally in favor of Tudor but if they chose to go with Tudor, she described it as a challenge. She asked for more design clarity that takes more ownership over an aesthetic. Ms. Niehoff stated with regard to the height, this is a big project and she understood the floor heights being a requirement in terms of marketability. She also stated with regard to the fourth floor, she referred to the Elm and Lincoln facades and commented the west (Lincoln) side is the most successful. Ms. Niehoff also commented on the Lincoln Avenue façade and suggested the Elm Street façade needed more of that type of treatment. She agreed with Chairman Albinson's comments relating to the fourth floor coloring in terms of continuity.

Mr. Talty informed the Board that in a previous iteration, the fourth floor was waterfalled to the grade to better integrate with the pedestrian experience. Ms. Niehoff commented she would like to see more clarity in terms of the overall design. Chairman Albinson agreed with Ms. Niehoff's comments and referred to the scale and repetition but stated it gets lost on Elm Street. He then suggested more study be done in that it felt disjointed.

Ms. Meiners commented she is fine with the height on Lincoln Avenue's west side. Mr. Talty explained the appearance of the height elevation and its view. Ms. Niehoff suggested the use of a more vertical and larger fenestration on the Elm Street side. She also referred to fenestration issues relating to the windows and suggested it be broken up compared to the Lincoln Avenue commercial side. The Board members discussed the awning color. Mr. Talty suggested awnings not be used on every bay when they do not serve a purpose. Ms. Niehoff agreed with the concerns relating to the walkway safety issues and suggested it be softened with acoustics. Mr. Talty informed the Board they have engaged in discussions with regard to using public art in certain areas.

Chairman Albinson then read new Board Member Fritz Duda's comments relating to the new application into the record as follows: "One Winnetka PD: In general, I support staff's review comments on design of building, signage, hardscape and landscape. Specifically: (a) I commend the applicant on the proposed plaza at the corner of Elm and Lincoln and believe this proposed space will not only be useful, but a fitting asset to the community; (b) Applicant's response to Village Council's initial comments appear both well thought out and well executed; (c) It appears "Uses" fall within the Design Guidelines and thus subject to DRB review. If so, I would consider medical and financial uses to fall within customary retail/commercial uses today and are typical in Winnetka's downtown area. I would also note that due to (what I believe are) permanent changes to the distribution channel, a higher level of flexibility should be afforded to property owners; (d) staff's comment regarding the trellis elements along the east elevation should be considered, as trellises on the northern portion of such elevation (near Elm Street sidewalk) would be more important than trellises on the southern portion of such wall. After reviewing site conditions, I do not believe the trellises along the western portion of the southern wall are necessary, as the neighboring property has a parallel access drive adjacent, with a landscaped island planned in-between."

Chairman Albinson stated he agreed with the comments made and described the presentation and project as well done. He then stated the project is not at a point where the Board can sign off on landscaping, lighting ,signage, and awnings. Chairman Albinson stated with regard to materials and fixtures and tree types, he stated as part of the Board's recommendation to the Village Council for those items could be specifically be omitted from the recommendation and the applicant come back before the Board to review those items.

Chairman Albinson then stated he agreed with the Board Members' comments in terms of the fourth floor requiring further study with regard to coloring, the design being integral with the rest of the building, rhythm and scale and if there is a way to make the solids appear less solid and less top heavy and maximize glass use. He also stated he agreed with Ms. Niehoff's comments relating to the design and Tudor use and the suggestion that it be more authentic to modern sensibility. Chairman Albinson also encouraged the applicant to reinterpret that style in a modern way if they decide to use it. He also referred to the tight gables on the third floor dormers and suggested they be more consistently spaced and show more of the sloped roofline. He suggested the use of a half-height railing over the residential entrance to make it feel lighter. Chairman Albinson then referred to the walkway to the commercial parking area and agreed with the comments made and suggested it be bricked and add a cast stone base with indirect light. He also stated for the parking lot floor plan, he suggested the elimination of the block walls on the south and east sides to allow for natural light and ventilation. Mr. Talty responded they cannot penetrate those walls since it is 0-foot lot line.

Chairman Albinson also suggested the use of light wells in connection with landscaping for the pedestrian walkway intersecting with the parking lot to make it feel more inviting. Mr. Talty informed the Board the use of stone was intentionally used on one corner to make it more solid. He agreed the use of some of the materials the Board mentioned can be investigated to make them more authentic. Chairman Albinson described the site as the largest site to ever be developed in the community and challenged the applicant to make it an award winning project. He also referred to the modern box residential entrance and suggested in connection with the side elevation being a blank wall, to rethink it three-dimensionally.

Chairman Albinson then stated he appreciated the applicant's initial pass and recommended the matter be continued until the next meeting. Mr. Talty provided the material board to the Board for their review. Ms. Niehoff suggested the proposed brick's photo adjacent to the existing brick on the two buildings to the north be provided to ensure a more accurate color comparison. The Board members commented on several of the items on the material board. Ms. Meiners suggested the view of the proposed building from the Elm Street bridge be considered. Mr. Talty suggested the use of more glass would provide transparency. Chairman Albinson suggested a rendering from the Elm Street bridge's high point be done, and Mr. Talty agreed. Ms. Niehoff referred to the turret on the bank building at Green Bay and Elm and noted that the proposed building could be a signature element such as that one. Mr. Talty stated balance would be provided and they planned to take advantage of the corner.

Chairman Albinson asked for a motion to continue the matter to the May 18, 2023, meeting. Ms. Niehoff moved to continue the matter to the May 18, 2023, meeting. Ms. Meiners seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:
AYES: Albinson, Meiners, Moor, Niehoff
NAYS: None

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: APRIL 14, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN – ONE WINNETKA
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On April 20, 2023, the Design Review Board is scheduled to consider a **preliminary planned development plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC.

The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions and special uses.

At the April 20 meeting, the Design Review Board will review the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

a) 59 residential rental units,
b) 19,478 square feet of commercial space, and
c) a total of 154 parking spaces consisting of 38 spaces at ground level for the commercial uses and 116 spaces on the lower (underground) level for the residential uses.

The application materials are included in **Attachment A**.

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, the preliminary planned development plan and associated zoning exceptions and special uses. The date of that meeting will be set once the Design Review Board has completed its review.

Property owners within 250 feet of the Subject Property have been notified of the Design Review Board meeting by mail notice. As of the writing of this date of this memo, the Village has yet to receive any written public comments regarding the proposed project.

PLANNED DEVELOPMENT PROCESS

In early 2019, the Village Council adopted amendments to the Village's planned development regulations. Given this is the second proposed planned development to be reviewed under these new regulations, staff thought it would be helpful if we reviewed the process with the Board.

The new process consists of the following major steps:

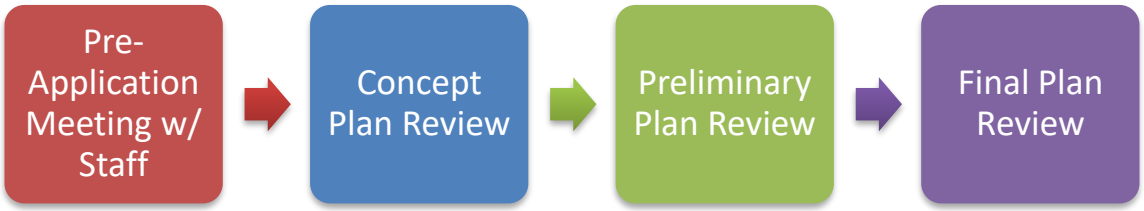

Figure 1 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with an applicant's proposal. This step also provides the applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. After hearing the comments and suggestions from the Village Council, the applicant decides whether or not to proceed with the project. If they do proceed, the applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

On January 17, 2023, the Village Council conducted the concept plan review of the proposed four-story mixed-use building. The current preliminary proposal is generally consistent with the site layout and building design as presented at the January 17, 2023, concept plan review. Copies of a couple images from the January 2023 concept plan review are below.

Figure 2 - Concept Plan - Site Plan Presented to Council on January 17, 2023

Figure 3 - Preliminary Plan – Elm Street Elevation Presented to Council January 17, 2023

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building; however, ***individual Council members*** stated that the following issues should be carefully considered during the preliminary planned development process:

a) In general, Council members liked the direction the architectural design was taking, while a few thought a little more work could be done, such as:
    a. While a couple of trustees indicated that they liked the appearance of the gray stucco material; others expressed reservations about its use, in particular in terms of its appearance and its ability to withstand the elements, in particular the western sun.
    b. Council members were generally open to the proposed heights and setbacks; however, one asks that the Applicant continue be mindful in terms of how the design impacts the appearance of the building height.
    c. Particular attention should be paid to the design of the proposed covered pedestrian walkway between Elm Street and the commercial parking area to make sure it is more inviting, such as the addition of windows or displays along the corridor.

d. One Council member expressed that additional consideration should be given to the design of the building at the corner of Lincoln and Elm as it should have a stronger presence that anchors the building.
e. Regarding proposed balconies, a couple of council members asked that the Applicant consider placing limitation on what tenants can place on the balconies.
f. Given the size of the building it is important that there is sufficient articulation in the building design.
g. A Council member expressed the opinion that the residential entry needed additional work.
h. Council members expressed an interest in hearing the Design Review Board members' thoughts regarding the project.

b) Regarding the streetscape design, one Council member asked that they consider a larger bumpout at Elm and Lincoln.
c) Regarding the ground floor commercial space
    a. All Council members expressed an openness to consider medical office uses and financial office uses, which require special use approval, for the commercial space. Some members indicated that they would consider approving such uses as part of the planned development, while others had reservations and stated that each should individually apply to the Village for special use approval.
    b. One Council member encouraged the Applicant to reconsider the amount of commercial space that they were including as well as to reconsider the depth of the space as the proposed depths appear too deep for traditional retail.

Council members also asked the Applicant to continue to communicate with the neighbors to hear their comments regarding the proposed development. A copy of the staff report for the Council's January 17, 2023, meeting as well as a copy of the meeting minutes are included as **Attachment B.**

Preliminary Plan Review. As previously stated, the Applicant has submitted an application for preliminary planned development approval. Preliminary plan review includes the following steps:

Figure 4 – Preliminary Plan Review

The Design Review Board's role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief.

The Planned Development Commission's role is to provide a recommendation to the Village Council regarding proposed subdivision and zoning relief. Though not the purview of the Design Review Board, the additional zoning relief is summarized later in this report.

Upon the Design Review Board forwarding a recommendation regarding the design of the proposed project, the Planned Development Commission will consider the requested zoning and subdivision relief.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:

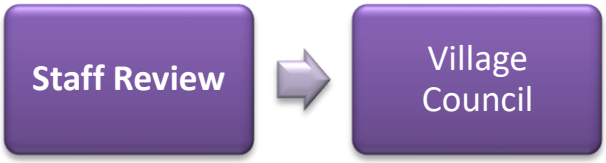

Figure 5 – Final Plan Review

During the final plan review process, the Council may return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council. ***Unless the Council returns the application to the Design Review Board during the final plan review process, the Board will only review the request during this preliminary plan review process.***

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 6). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the "Village Parcel") is not part of the Applicant's redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of the Elm Street Business District.

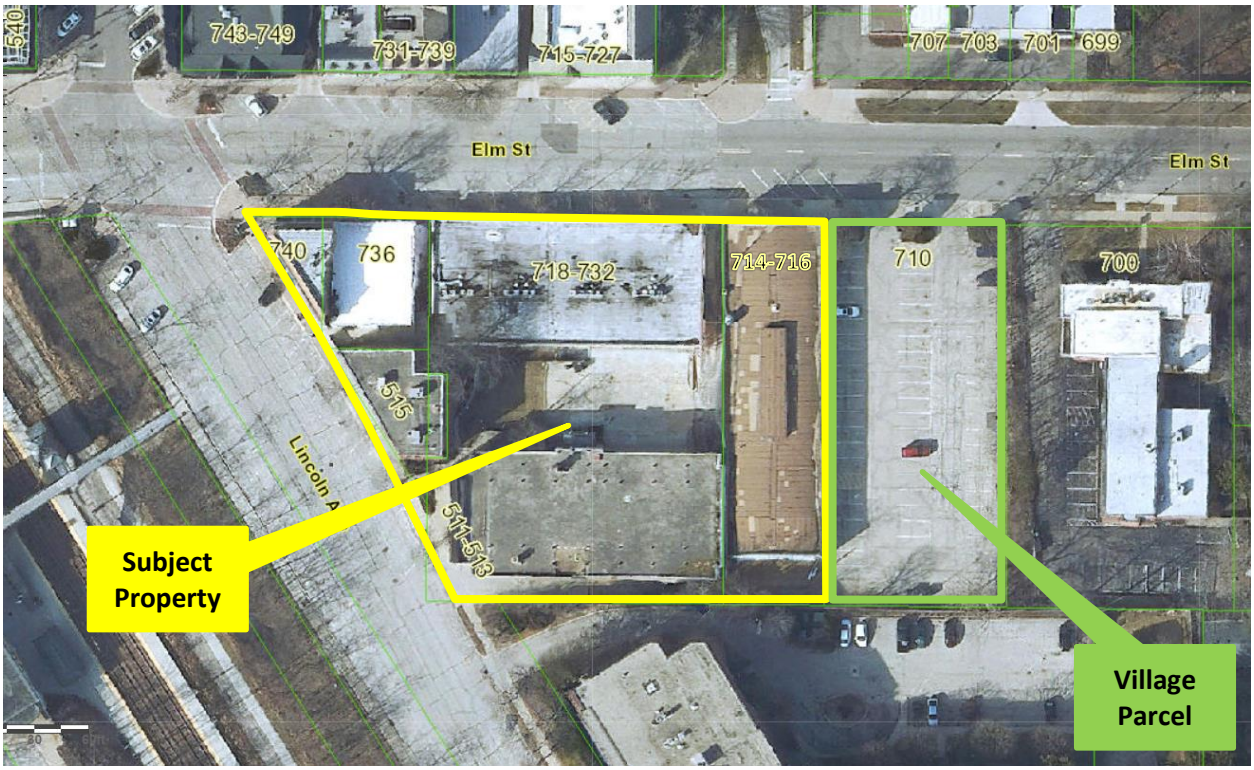

Figure 6 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial, and a portion is located in the C-2 Commercial Overlay District as shown in Figure 7.

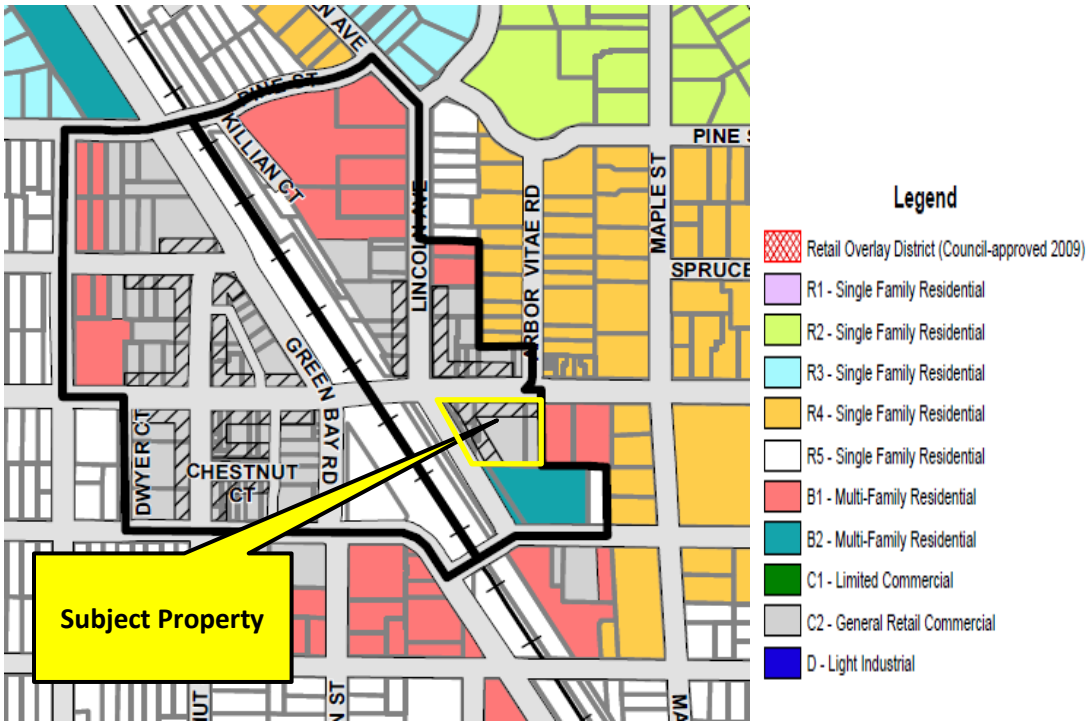

Figure 7 – Zoning Map

On Tuesday, April 18, 2023, the Village Council is scheduled to consider an ordinance adopting the Winnetka Futures 2040 Plan as the new comprehensive plan for the community. The Village's current comprehensive plan future land use map and the new comprehensive plan future land use both designate the Subject Property as appropriate for commercial and mixed-use development – See Figures 8 & 9.

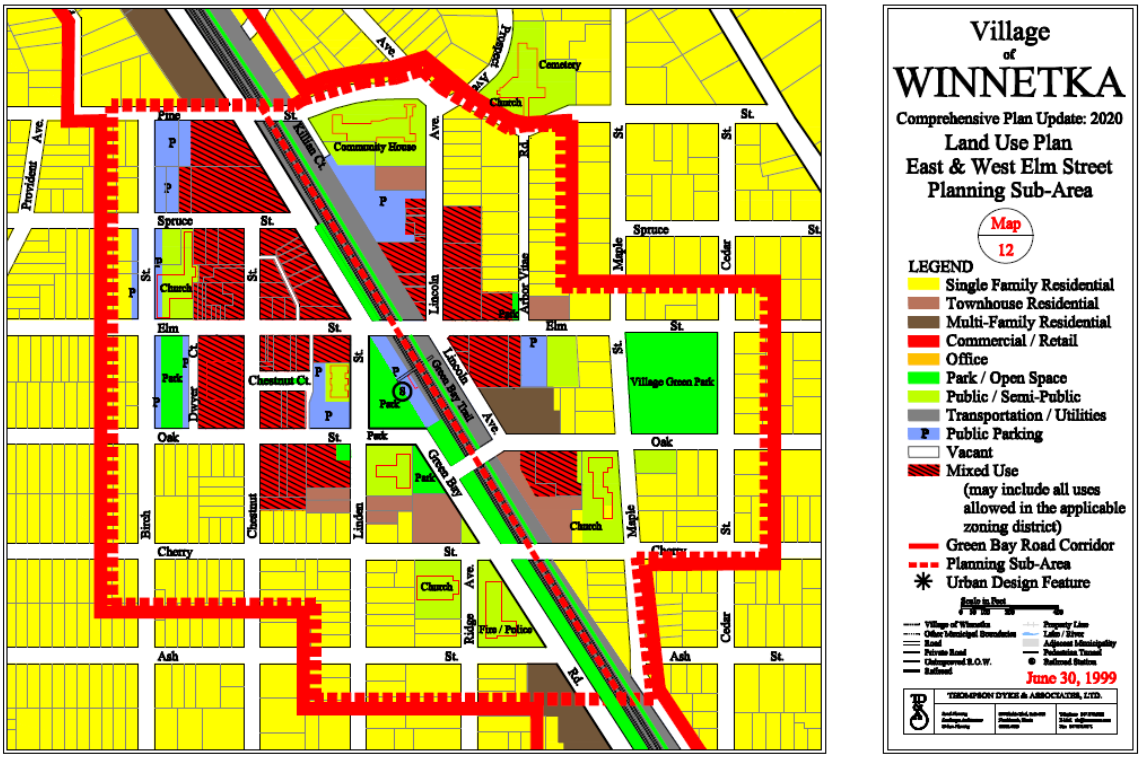

Figure 8 – Comprehensive Plan Land Use Plan – Winnetka 2020 Comprehensive Plan

Figure 9 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

CURRENT PROPOSED PLAN

As previously stated, the Applicant has submitted a preliminary planned development plan for a four-story mixed-use building which consists of the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units will have dens),
- 19,478 square feet of commercial space, and
- 154 parking spaces consisting of 38 spaces at ground level for commercial uses and 116 spaces on the lower (underground) level for residential uses.

Site & Building Design

The residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln, and a mid-block covered pedestrian walkway would connect the commercial parking lot to the Elm Street sidewalk. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which would require special use approval as portions of either use would be located with the Commercial Overlay District.

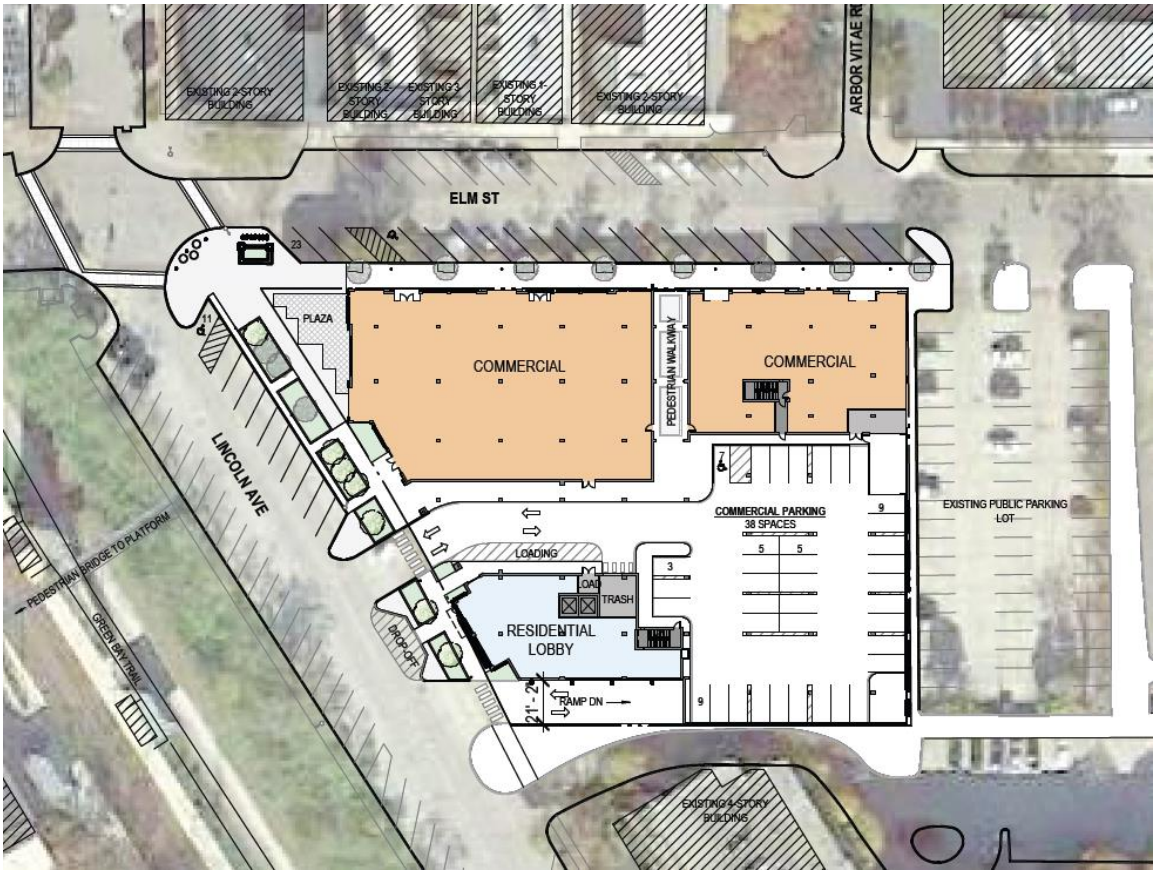

Figure 10 – Preliminary Plan – Site Plan

The façade of the building contains Tudor design elements expressed in a more contemporary building design. The façade consists of brick work as well as smooth faced and rusticated cast stone. It also includes painted wood framework and dark charcoal stucco on the upper level and selected portions of the lower level. The façade contains some steeply pitched roof elements as well as bay elements, terraces, and large groupings of window openings. The application materials include further description

of the design team's approach to the design.

Figure 11 – Preliminary Plan – Lincoln Avenue Elevation

Figure 12 – Preliminary Plan – Elm Street Elevation

In most locations the fourth story building element would be stepped back a minimum of 10 feet, as required by the Zoning Ordinance. The setback of the upper stories is required by code to reduce the perceived scale of buildings at the sidewalk. Residential terraces are provided at the second level along the south and east sides of the building and at the fourth level along the east, north, and west sides of the building.

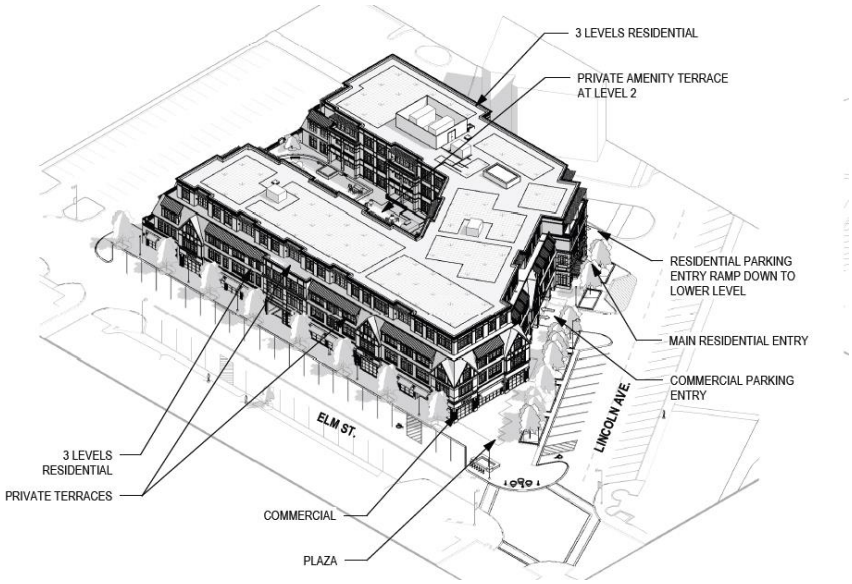

Figure 13 – Preliminary Plan – Axonometric View

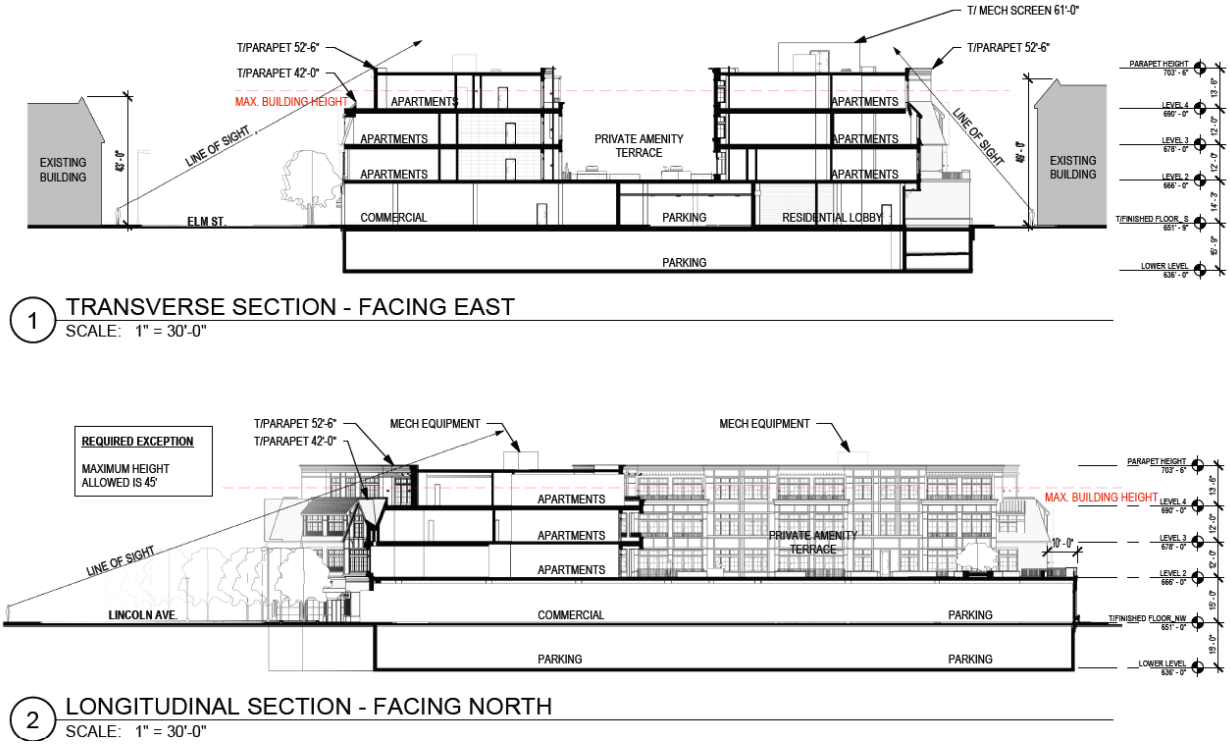

Figure 14 – Preliminary Plan – Building Sections

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village rights-of-way along Elm Street and Lincoln Avenue that are generally consistent with the Village's Downtown Master Streetscape and Signage plan. Consistent with those plans, the Applicant proposes creating a larger bumpout area at the street intersection for a gathering space, installation of pedestrian light fixtures, bumpouts to demarcate driveways, street trees, bicycle racks, seat walls, and at grade planting beds. In addition, the Applicant proposes creating a small plaza area on private property at the corner of Elm Street and Lincoln Avenue. The plaza would have a small grove of trees on the plaza. Based upon the materials submitted, the Applicant continues to work on refining the plaza's design.

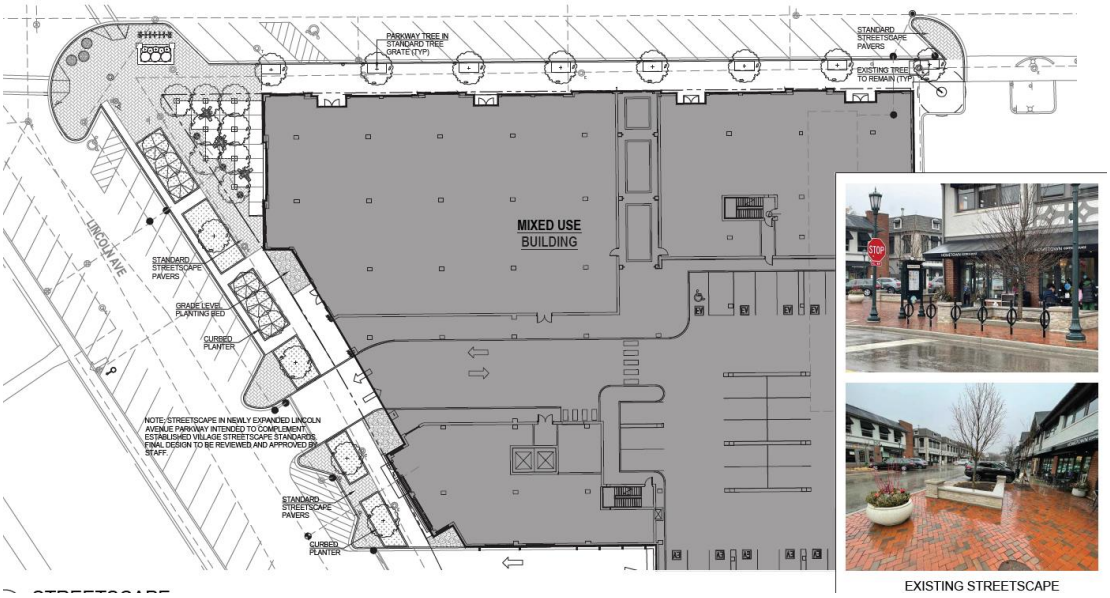

Figure 15 – Preliminary Plan – Landscape Plan

The sidewalk along Elm Street and the Elm Street vehicular travel lanes would remain the same; however, as was planned for the previous project on the site, the existing extra wide vehicular travel lanes on Lincoln Avenue would be narrowed, which provides for the widening of the sidewalk along the east side of Lincoln Avenue. The number of parking spaces along Elm would remain the same, while the number of parking spaces along Lincoln Avenue would be reduced to accommodate an additional driveway as well as accommodate the larger bumpout at Elm and Lincoln and a pick-up/drop-off area in front of the entry to the residential portion of the building.

Changes Since Council Concept Plan Review

As previously stated, the preliminary planned development plans presented for the Design Review Board's consideration are generally consistent with the plan reviewed by the Village Council at the concept plan review stage. The following summarizes the more significant changes and refinements that the Applicant has made to the plans.

Building Design. The following summarizes the more significant changes to the building design since Council's review of the January 2023 concept plan.

a) The building façade elevations along Lincoln and Elm have been further refined including, but not limited to, the following changes:
    a. Refinement of the building design at the corner of Elm and Lincoln.
    b. Refinement of the residential entry element along Lincoln Avenue as well as the pedestrian walkway element along Elm Street.
    c. The elimination of residential balconies from the second and third floors along Elm Street and Lincoln Avenue.
b) Trellis elements have been added along portions of the east and south elevations of the ground floor to further break-up the long spans of brick and cast stone walls. However, some of those long expanses remain on portions of these elevations closest to Elm Street and Lincoln Avenue. See south and east building elevations in Figures 16 and 17.

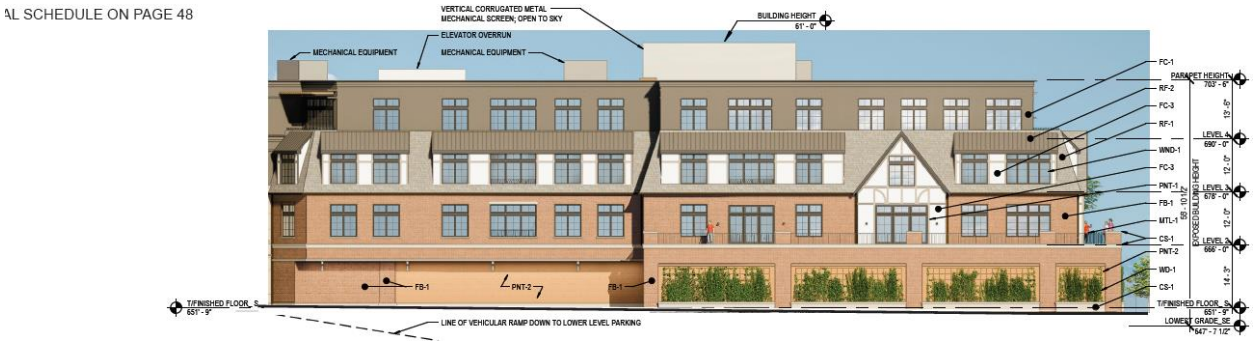

Figure 16 – Preliminary Plan – South Elevation

Figure 17 – Preliminary Plan – East Elevation

c) The Applicant continues to refine the design of the enclosed pedestrian walkway between Elm Street and the commercial parking lot, which refinements are intended to increase the visual attractiveness of this pedestrian area.
d) The plans now reflect the rooftop mechanical equipment, which includes a nearly 10-foot-tall screening element around the largest rooftop mechanical equipment element.

Streetscape Design. The following summarizes the more significant changes to the streetscape design since Council concept plan review.

a) The plan now shows the widening of the sidewalk along Lincoln Avenue and a more detailed streetscape and landscape plan. Staff's initial review indicated that further discussions and refinement are necessary regarding the proposed streetscape improvements within the Village right-of-way, in particular along Lincoln Avenue, which the Applicant would be responsible for installing. The Village's streetscape consultant has provided some initial thoughts regarding refinements to the Applicant's proposed streetscape improvements (See Figure 18). Following the DRB's review the Applicant will need to continue to work with staff to further refine the streetscape design.
b)

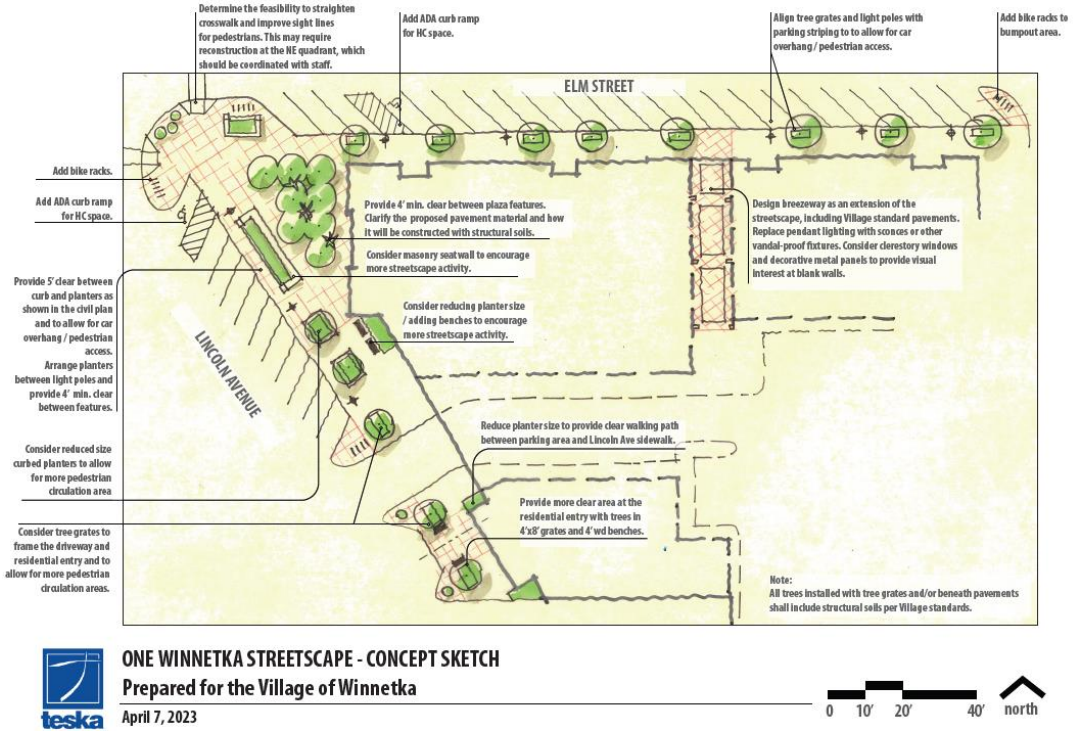

Figure 18 – Initial Streetscape Refinement Comments by Village's Streetscape Consultant

VILLAGE STAFF REVIEW

Village Staff has completed its review of the Applicant's initial submittal of the preliminary plan application materials. The Applicant has yet to respond to all of staff's comments. However, the Applicant requested that they be provided an opportunity to present their current plans to the Design Review Board to provide them with an opportunity to hear the Board's thoughts prior to them responding to all of staff's review comments. Staff determined that the application materials were in such a condition that an initial review by the Design Review Board was appropriate. (One item to note as you review the plans is that the preliminary engineering plans are not totally consistent with the architectural site plan and landscape plan.)

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the early section "Property Description" in which the project consistency with the Comprehensive Plan is summarized).

(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed mixed-use building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included (**Attachment C**), highlighting standards **which apply to mixed-use buildings.** The standards in the guidelines address:

I. Contextual Design
II. Uses
III. Historic Buildings and Building Elements
IV. Styles
V. Building Mass (setbacks, height, roof forms)
VI. Proportion/Scale (horizontal rhythm, vertical rhythms, façade articulation, fenestration, hierarchy)
VII. Articulation (entries, window and door fenestration, building lighting, building signage, accessibility, mechanical equipment)
VIII. Materials
IX. Services, Secondary Facades & Parking Structures

REQUIRED SUBDIVISION & ZONING RELIEF

Based upon staff's initial review of the preliminary plan submitted to date, the following subdivision and zoning relief has been identified:

A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
    a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes the following:
        i. Building (Top of Parapet) – 55'-6" (at the northeast corner of building)
        ii. Building (Top of Rooftop Mechanical Screening) – 61'-0"

[It should be noted for Zoning Ordinance measures building height from the top of the finished floor to the highest point of the building. You will note on the plan sheets, the Applicant has provided dimensions for the exposed building height, which is measuring from the proposed adjacent grade to the highest point of the building. This measurement is greatest (57'-3 5/8") at the northeast corner of the building due to the sloping grade from west to east along Elm Street.]

b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet (at most 42'-1") along portions of the Lincoln Avenue property line.
c. No side yard is required, but when a side yard is provided it must be at least three feet; the Applicant proposes the ground floor of the building and the second level terraces to be more than zero feet, but less than three feet from the south property line.
d. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
e. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
f. The proposed parking located on the ground level requires special use approval.
g. The proposal to allow medical offices and financial service offices requires special use approval as a portion of the uses would be located within the Commercial Overlay District.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

RECOMMENDATION

At the April 20, 2023, Design Review Board meeting, the Board is scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping. As stated earlier in the memo, the Applicant has requested review by the Design Review Board prior to responding to staff's review comments on the initial application submittals. Prior to making revisions on the plans in response to those comments, the Applicant would like input regarding the project's design from the Board.

After hearing from the Applicant and the public, the Board is asked to provide its initial thoughts and comments on the design of the building, signage, hardscape, and landscaping. The Board will then want to continue its further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.

At a future meeting, when the Board is prepared to make a formal recommendation, a Board member may want to make a motion such as the following:

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, streetscape, and landscaping for the proposed mixed-use building on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***
>
> *The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:*

(1) *the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;*
(2) *the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*
(3) *the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*
(4) *the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

Staff and the Applicant will be present at the April 20, 2023, Board meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

~~Attachment A: Applicant's Preliminary Planned Development Plan Application Materials~~
~~Attachment B: January 17, 2023, Council Review of Concept Plan for the Subject Property~~
~~Attachment C: Design Review Guidelines Excerpts~~

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes EXCERPTS
June 15, 2023

Members Present:	Katie Moor, Acting Chairperson Fritz Duda Maggie Meiners Heather Niehoff Michael Ritter
Members Absent:	Paul Konstant
Other Village Officials:	Kirk Albinson
Village Staff:	David Schoon, Director of Community Development Davorka Kirincic, Building and Code Enforcement Manager

Call to Order & Roll Call:

Mr. Schoon called the meeting to order at 7:00 p.m. and took roll call of the Board Members present. He then asked for a motion to appoint Ms. Moor as Acting Chairperson. A motion to appoint Ms. Moor as Acting Chairperson was made and seconded. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter
NAYS: None

Continued Applications:

a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One-Winnetka Preliminary Planned Development (Continued from April 20, 2023, meeting): Certificate of Appropriateness to allow construction of a new four-story mixed-use building as part of planned development. The Village Council has final jurisdiction on this request.**

Chairperson Moor provided background for the request and Kirk Albinson's role in the application's presentation. She then asked for a motion to appoint Mr. Albinson as presiding officer for this application's presentation. A motion to nominate Mr. Albinson as Chairperson for the request was made by Ms. Meiners and the motion was seconded. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter
NAYS: None

Mr. Schoon provided a staff introduction including the background of the request and details relating to the application and questions raised by the Board at its previous meeting. He also stated the applicant was asked to clarify some elements which are included on Table 1 of the Staff Report. Mr. Schoon identified two design elements that the Village staff would like to briefly review for the Board, the electronic transformer location and proposed streetscape elements. He identified the concerns raised relating to the transformer location and referred to the lighted bollard theme at the intersections and for the applicant to consider extending the pedestrian light element to the edge of the property on the east and south with the elements being consistent with the Village's streetscape design. Mr. Schoon then stated in connection with the proposed design elements to be used in the private plaza area, they are

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asked for more specific information relating to the paving material and proposed seating as well as additional information on the area's landscaping elements.

Mr. Schoon then referred to the factors the Board is to consider when reviewing a Certificate of Appropriateness as well as guidelines in making their recommendation to the Village Council. He stated following the applicant's presentation, public comment and the applicant's response to public comment, the Board will determine if they are ready to make a recommendation on the project or if they need additional information. Mr. Schoon then asked if there were any questions. No questions were raised at this time.

Chairman Albinson asked for the applicant's presentation. John Talty of OKW Architects introduced himself and Katherine Talty, the landscape architect, John Murphy and Deidre Klein of Murphy Development to the Board. He referred to the Board's positive comments received at the April 2023 meeting and the issues they were instructed to address. Mr. Talty also referred to the comments made regarding the Lincoln and Elm Street elevations and noted they were sensitive to the issue of scale. He then outlined how the presentation would take place.

Mr. Talty began by stating the building grew 4 inches in height which would result in better architecture and an increase in the fourth-floor transparency by 8% with the remainder of the factual elements remaining the same. He referred to comments made relating to the pedestrian walkway which they wanted to be safe, well-lit, and welcoming. Mr. Talty stated after much consideration, they decided to remove the walkway and replace it with a north-south corridor to remain inside the building with access off Elm. He referred to interior underground parking, ground floor commercial space and residential units on the second, third and fourth floors.

Mr. Talty stated regarding the building's architecture and aesthetic, he referred to the previous discussion relating to Tudor architecture. He identified some of the gables which contributed to Tudor architecture and described the exterior change to brown stone and white brick which he described as an elegant and beautiful solution. Mr. Talty also stated the top floor and roof of the building were darkened to address transparency and relate to the material's color palette. He described the Elm Street solution as powerful and explained how they introduced a triple gable element mid-block to break it up and created a double gabled expression at the east end like that at the Lincoln Avenue corner. Mr. Talty stated regarding the view from east to the southwest, he identified the transformer location and noted the pergola previously used as part of the solution was removed. He added the wall along the public parking lot on the east side is articulated and there would be an inset for the backup generator. Mr. Talty then identified the second-floor terraces and bay on the third floor which wrapped the corner.

Mr. Talty referred to the second-floor courtyard and common area activity for the building with gathering and dining options. He stated that in lieu of using lighter color material, the bays were addressed similarly to the perimeter architecture. Mr. Talty identified areas where the architecture is now wrapped inside the building which would be articulated with a different material color to help activate that space. He then identified the Lincoln elevation and entrance and described the architecture used on it with landscaping addressing the building's luxury. Mr. Talty identified the ramp leading to the underground parking area and the residential entry point.

Mr. Talty then stated they were asked to consider the scale from the Elm Street bridge and referred to a rendering and stated the building would not overwhelm the community and would fit comfortably in the community. He also identified streetscape elevations compared to the neighbors. Mr. Talty stated the

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Lincoln elevation would be viewed as a true elevation of a building with Elm Street never being able to be viewed in that context. He also identified renderings of the color changes and the stone based used on the ground floor on Lincoln and Elm all the way across with the stone rising to meet the third floor on Lincoln. Mr. Talty also identified the true white brick used on the second floor and gables along with the use of white brick and stucco material. Mr. Ritter questioned the gable's timber material. Mr. Talty responded it would be a cementitious, hardy material which will be used as a divider. He noted the south and east elevations would speak to the same material use. Mr. Talty then described the four sides of the building as four-sided architecture with the building having no back side.

Mr. Talty identified the elevations of the amenity terrace and described the materials used. He also stated proposed material boards would be provided to the Board for their review. Mr. Talty then stated the building and tenant signage would be presented later with the building's actual address to be later confirmed. He also referred to the transformer location which was relocated and enclosed to address the Board's concerns. Mr. Talty then identified the gate, fencing and railings in the rendering as well as the planter at the residential entrance.

Katherine Talty stated she would identify the landscape changes made based on the architecture evolution. She referred to the corner feature on the building as the bunch of trees which she described as an overhead living pergola, and which was adjusted to respond to the entry door at that corner. Ms. Talty stated they determined a table and chair setup would be more appropriate for that corner. She stated the comments received from Teska relating to streetscape have been addressed. Ms. Talty stated the plaza surface material would marry the streetscape pallet architecture which she described as deep red brick and would be a banded, stained concrete plaza. She also described the tree's flush grating system and identified a streetscape holistic streetscape view. Ms. Talty confirmed the private amenity terrace on the second floor would not change.

Mr. Talty stated regarding lighting, he referred to an illustration of the variety of types which are standard for the Village. He identified the areas where ornamental, parking and apartment lighting would be used. Mr. Talty then identified a comparison of the previous and revised proposal and referred to shed dormers and gables which served to break up the Elm Street corridor elevation and on the Lincoln elevation. He also identified previous and revised elevation comparisons comparing the changes made and stated any other information the Board would like to see is available. Mr. Talty then asked if there were any questions.

Chairman Albinson first asked for public comment and asked for comments to be limited to three minutes or less. Mr. Schoon noted for the record written comments were received.

Frank Petrek, 711 Oak, referred to a photo he submitted of windows on the north façade from his building. He stated his concern related to the fact that there were not supposed to be balconies on the south façade. Mr. Petrek referred to his view of the fourth floor, the number of windows and their view and the ability of fourth floor residents of the proposed building to see into their building. He stated his concerns relate to privacy and noise and added his concern also relating to the transformer location with the applicant having done a nice job addressing it.

John Phelan, President of the Condominium Association, stated his concerns related to the backup generator's location, its size, and the ability to minimize the amount of noise generated from it. He asked for clarification regarding its proposed location.

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No additional public comments were made at this time. Chairman Albinson then called the matter in for discussion.

Mr. Duda thanked the Village staff and the applicant for the presentation. He noted he submitted comments at the previous meeting and the applicant addressed all the concerns raised by the Commission. He stated the request met the design guidelines and standards with the revised proposal resulting in a better expression of the Board's comments. Mr. Duda stated he is in support of the project and added of the previously approved requests for this site over the last several years, the proposal is the best submittal so far. He added he would like to see the project advance from the Board and noted four of the Village Trustees recommended at the January 2023 meeting to get the project moving forward.

Ms. Meiners agreed with Mr. Duda's comments and thanked the applicant for considering the Board's concerns. She stated her only comment related to the fourth floor and asked for the corners of the top floor to be cut in order to not lose ceiling height but visually lower the building height. Ms. Meiners also stated she appreciated the site line provided from the bridge and the proposal looked as though it belonged and is a contemporary proposal.

Chairman Albinson agreed with Ms. Meiners' suggestion and stated the factor creating the concern is the cornice piece creating a heavy shadow line making the building feel top heavy. He stated removing the cornice at a minimum would help. Mr. Talty asked for clarification on Ms. Meiners' suggestion, which she provided to the applicant. Mr. Ritter commented that if it is taken off entirely, it would appear unfinished. Mr. Talty agreed with the Board's suggestion and that it is a simple solution which can be achieved.

Ms. Niehoff stated she also appreciated the applicant addressing the Board's concerns and noted for the record she did not feel there was a direction to pursue Tudor in any way. She commented that the building needed to be a center piece project for Winnetka and the site, and she did not see it that way yet. Ms. Niehoff then referred to page 34 with the image looking over the bridge. She stated regarding the view and bookend of mimicry from the corner of Hometown Juice, she commented it did not feel it is right to be book ended. Ms. Niehoff reiterated the Board agreed at the April 2023 meeting that the applicant is going in the right direction and that she did not feel it is at the quality level or material use standpoint although she liked the use of white brick. She also commented that the building at the corner of Elm and Lincoln did not come down to the ground enough with the continuous stone base band felt like generic suburban retail versus upscale residential in a mixed-use environment. Ms. Niehoff suggested they break the material at the ground floor and referred to page 22.

Ms. Niehoff also stated there seemed to be too many different articulations from a coloration and materials standpoint of the outside versus the inside. She referred to page 34 and commented on the scale sold the height and the way the top floor was setback which is positive from a massing standpoint. Ms. Niehoff then asked for a view from Elm looking to the west. She stated she is also concerned regarding the transformer location in terms of precedent. Mr. Schoon informed the Board he could not think of another property where there was a similar condition in terms of the transformer location, which he noted are no longer allowed to be located underground. Mr. Talty responded it could not be located on the east elevation due to the zero-lot line condition in that area or the south elevation. Mr. Schoon confirmed access from either of those elevations would not be allowed to service the transformer in that area, and there are limited onsite options to locate it.

Ms. Niehoff then referred to the triple gables on Elm and stated she preferred the double gables on Lincoln and questioned their use from the design of units' perspective. Mr. Talty responded that the units were

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designed inside out and outside in. Ms. Niehoff commented she preferred more simplicity of elements on the façade and referred to the different expressions.

Chairman Albinson agreed with Ms. Niehoff's comments relating to the three gables on Elm and two gables on Lincoln. He commented that the previous Elm elevation felt too long and horizontal, and the revised delivery is not correct. Mr. Talty commented that it is subjective, and they were advised to enhance the wall's verticality which was done with these elements. He described their attempts to break up the façade and noted they have months of work ahead of them with the proposal not a construction document. He stated they want the project to meet their objectives and the general objectives of the Village and the Board.

Chairman Albinson commented individually, the elements are nice and referred to the wider expanse of more horizontal with shed dormers in between which he felt were too spaced out and lacked rhythm. He then identified his areas of concern in the illustration and suggested a simplification option. Chairman Albinson then referred to the width of the shed dormer element and commented that it should be simplified. He suggested the gable dormer elements be eliminated with only the shed dormer included.

Mr. Talty referred to the comments made several years ago that any project for the site should contain Tudor architecture, which was repeatedly suggested. He stated for the project to advance, their hands were tied, and they had to include Tudor in the proposal. Mr. Talty then stated he appreciated the Board's comments relating to the inclusion of Tudor. Ms. Niehoff stated the project is very important to the Village and the Board would encourage the project's advancement. Mr. Ritter agreed with Mr. Talty's comments relating to the inclusion of Tudor elements and added the project looked great. He stated he felt no changes were necessary but would agree with the removal of the small dormers suggested by Chairman Albinson and Ms. Niehoff. Mr. Duda referred to the approval on the prior project proposal for the site years ago and referred to unintended consequences and to being sensitive to the applicant's work. Mr. Talty provided the Board with the reasoning for the inclusion of the dormer elements.

Ms. Meiners asked if there would be an opportunity to reapprove the materials. Chairman Albinson responded there would not. Ms. Niehoff provided clarity relating to her comment about the building coming down in certain areas and referred to the line of material change in the illustration at Elm and Lincoln. Chairman Albinson referred to Image 31 as an example of Ms. Niehoff's suggestion. Mr. Talty identified the differentiation between each bay as well as additional information on the piers and their materials. The Board Members and Mr. Talty discussed several options regarding relocating the gables and brick to break up the Lincoln and Elm elevations as well as how those alternatives would relate to the sign band.

Mr. Talty stated regarding the generator's location, he identified a carve-out and the generator access point. He stated it would only be visible to those parking in the public lot and not to the 711 Oak residents with it generating minimal noise. Mr. Talty then addressed Mr. Petrek's concerns regarding the private tenant terrace location. He identified the terraces' locations on the various elevations noting there would be no terrace on the fourth floor. Mr. Talty stated the only terraces on the south side of the building are for two units on the second floor. He stated they were mindful of how the spaces live and to be considerate of the neighbors.

Ms. Moor then stated she appreciated the nod to Tudor with the new pallet being more elevated and having a more luxurious feel. She stated she understood more after taking Mr. Talty's comments into consideration and applauded the applicant's presentation. Ms. Moor also commented she liked the new

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landscape plan better and identified her concerns relating to the corner on the illustration on page 36 which she commented felt corporate as opposed to warm and welcoming. Ms. Talty informed the Board it is stained concrete, and the rendering provided the idea of the color change of two gradients of gray and identified the most accurate photograph in the rendering. She also identified the entry doors which would be accentuated with a low-level planter to define the space. Ms. Moor then stated the project is moving in the right direction.

Ms. Niehoff asked for additional clarification regarding the courtyard material change which Mr. Talty provided to the Board, noting the intent was to make the courtyard as open and transparent as possible. He also described the proposed materials noting there is a structural implication to the space since public parking is located below. Mr. Talty then provided color samples to the Board for their review. Ms. Niehoff commented she is troubled with how different it appeared from the rest of the building. Chairman Albinson stated he understood from a continuity standpoint and indicated there could be a lighter shade of cementitious material while understanding the applicant's budget concerns. Mr. Talty explained the reasoning for the color change noting it is a private space.

Ms. Niehoff asked who the building would be marketed to. Mr. Murphy responded mostly transitional residents or those selling their homes. He estimated the monthly rent to be $1,700 and up to $14,000-$15,000 per month for the larger units. Mr. Talty provided information regarding the square footage for the various units.

Chairman Albinson commented the proposal is beautiful and the comments the Board made were splitting hairs. He referred to the rendering on the Elm elevation and the slope change and questioned how it worked with the street and sidewalk. Mr. Talty explained how the grade change would be addressed. Chairman Albinson asked if the lattice and vines in the previous proposal for the parking lot could be reintroduced. Mr. Talty responded it is a zero-lot line and they are challenged with the lack of space for planting. Chairman Albinson suggested an easement be worked out with the Village. Mr. Murphy suggested a decorative screen be used in those locations.

Chairman Albinson stated at the previous meeting, he referred to his comments relating to color focused on the fourth floor and did not expect an entirely different color pallet. He stated he preferred the original color although he is not opposed to the alternate scheme. Mr. Talty described the color pallet as a far more elegant solution for the building when compared to farmhouse coloring. Mr. Murphy stated the current proposal's stone enhancements are far beyond those of the previous proposal as well as the addition of copper along with the gutters. Ms. Meiners stated the current color scheme provided enough variation as well as the materials.

Chairman Albinson asked the applicant if they considered removing the half timbering. Mr. Talty responded they did, and it would have been too pronounced. Chairman Albinson then commented on the transformer's relocation as being a good solution. He also stated he appreciated the comments made regarding the use of stone and then questioned the timeline. Chairman Albinson asked the Board if they would like to make a recommendation to the Village Council with conditions or to ask the applicant to come back before the Board. Mr. Schoon noted the Board must be clear as to what the conditions are. Mr. Duda suggested the Board approve the submittal with suggestions as opposed to conditions. Mr. Schoon stated that the Village Council is looking for as much clarity as possible from the Board with their recommendation if it should include conditions. Mr. Talty stated the triple gables and double gables can be modified on the Elm and Lincoln elevations and they can go back to the shed dormer expression, the cornice on the fourth floor can be modified with an edge detail to soften the top floor expression, and the

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horizontal band sitting on top of the retail commercial base can be broken up by pulling the masonry to the ground while considering it be done in an architecturally sensible fashion. Chairman Albinson also included the addition of a screening element on the ground floor wall along the Village parking lot. Ms. Meiners stated she would be in favor of approving the request with the condition of the items mentioned being evaluated noting the applicant has listened to the Board's previous comments.

Chairman Albinson then asked for a motion to recommend approval of a Certificate of Appropriateness for the design of the building, streetscape and landscaping proposed for the mixed-use building on the subject property subject to the conditions as outlined by Mr. Talty.

A motion to recommend approval of a Certificate of Appropriateness for the One Winnetka project with the following conditions was made by Mr. Duda and seconded by Mr. Ritter.

1. Replace the triple gable design element on Elm Street and the double gable design element on Lincoln Avenue with shed dormers.
2. Study and modify the cornice on the fourth floor to recede rather than come forward.
3. Break up the horizontality of the band that sits atop the commercial storefronts by varying the height of that stone cap.
4. Add ornamental lattice to the painted CMU block wall elements on the east and south ground floor elevations to soften the wall behind it.

A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Meiners, Moor, Niehoff, Ritter
NAYS: None

Other Business.

a. July 20, 2023, Meeting – Quorum check.

The Board Members discussed their availability.

Public Comment.

No comments were made at this time.

Adjournment:

Chairperson Moor asked for a motion to adjourn. A motion to adjourn was made by Ms. Meiners and the motion was seconded. A vote was taken, and the motion unanimously passed, 5 to 0:
AYES: Duda, Meiners, Moor, Niehoff, Ritter
NAYS: None
The meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

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MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: DESIGN REVIEW BOARD

FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JUNE 8, 2023

SUBJECT: 714-740 ELM & 511-515 LINCOLN – ONE WINNETKA
PLANNED DEVELOPMENT – PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On June 15, 2023, the Design Review Board is scheduled to hold a continued public hearing on an amended **preliminary planned development plan application** filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue. The "Owner" also has under contract 736 Elm Street, which together with the other properties make up the Subject Property. The designated architect for the project is OKW Architects, LLC. The Applicant has filed an application seeking approval of a certificate of appropriateness, a plat of consolidation, and a preliminary planned development plan with zoning exceptions and special uses.

At the June meeting, the Design Review Board (DRB) will continue its review of the design of the proposed building, signage, and landscaping and streetscape improvements as part of its recommendation regarding a Certificate of Appropriateness to allow the construction of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which now consists of the following elements:

a) 59 residential rental units,
b) 20,955 square feet of commercial space, and
c) a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The current application materials for the project are included in **Attachments A1 & A1a**.

A mailed notice was sent to property owners within 250 feet of the Subject Property for the initial public hearing held on April 20, in compliance with the Village Code. As of the writing of this memo, the Village has yet to receive any written public comments regarding the proposed project.

APRIL 20, 2023, DESIGN REVIEW BOARD MEETING

On April 20, 2023, the DRB held a public hearing on the Applicant's request for approval of a Certificate of Appropriateness for the design of the proposed building to allow construction of a new four-story mixed-use building on the Subject Property. The staff report and attachments for the April 20 meeting can be found in **Attachment C1**.

After hearing from Village staff, the Applicant, and three members of the public, the DRB discussed the proposed building. Overall, the Board members found the general design approach heading in the right direction, but that the design could benefit from further refinement. A summary of the more significant discussion points is as follows. Board members' comments focused on how the building design, in particular the building materials of the 4th level could better integrate with the three lower levels. They also suggested the Applicant give the Tudor building elements an even more modern feel. They also encouraged further refinement to the pedestrian passageway between Elm Street and the commercial parking lot to make it more inviting and for users to feel safer. During its discussion, Board members provided ideas of how these concerns could be addressed but left it to the Applicant to decide how to respond to their concerns.

At the Applicant's request, the DRB continued the item to the May 18, 2023, DRB meeting to provide the Applicant time to respond to the Board's comments. Included in **Attachment C1** is also a copy of the excerpt of the April 20 meeting minutes. At the May 18 DRB meeting, the Applicant requested that the DRB continue the item once again to give them additional time to further refine the design. At the May meeting, the Board continued the item to its June 15 meeting.

AMENDED PROPOSED PLAN

In response to comments at the April 20 DRB meeting, the Applicant has provided the attached revised plans as well as a written explanation describing the revisions made (**Attachments A1 and A1a**). Also, **Attachment B1** includes images comparing some of the site plans, elevations, and renderings considered at the April 20 DRB meeting with the current amended plan.

Given the Applicant intends to further elaborate at the June 15 DRB meeting regarding how they addressed Board members' comments, staff does not intend to summarize the changes here. We would note that we have requested the Applicant to clarify some elements of its resubmittal, which items are summarized in Table 1 at the end of this report. These have been shared with the Applicant, and they have stated they plan to address them at the June meeting.

Also, staff would like to address two design elements pertaining to Village-related items: (1) the location of the electric transformer; and (2) the proposed public streetscape improvements.

Electric Transformer. The Applicant has been working with Village staff to identify a location for the electric transformer that would serve the building. A location has been identified on the northeast corner of the Subject Property. A transformer for a project of this size is generally required to be located on the subject property. Given the Village has its own municipal electric utility, the Village has its own standards for where such a transformer can be located based upon the equipment and personnel we have to service the transformers. Given the Village is no longer locating transformers

underground in vaults and does not have the necessary equipment and personnel to service a transformer located within a building, the transformer must be located at grade on a pad. The transformer must also be in an area by which the Village can access it with a crane in the event the transformer needs to be replaced. Given the Subject Property does not have an alley, that leaves the street frontage as the site for a transformer.

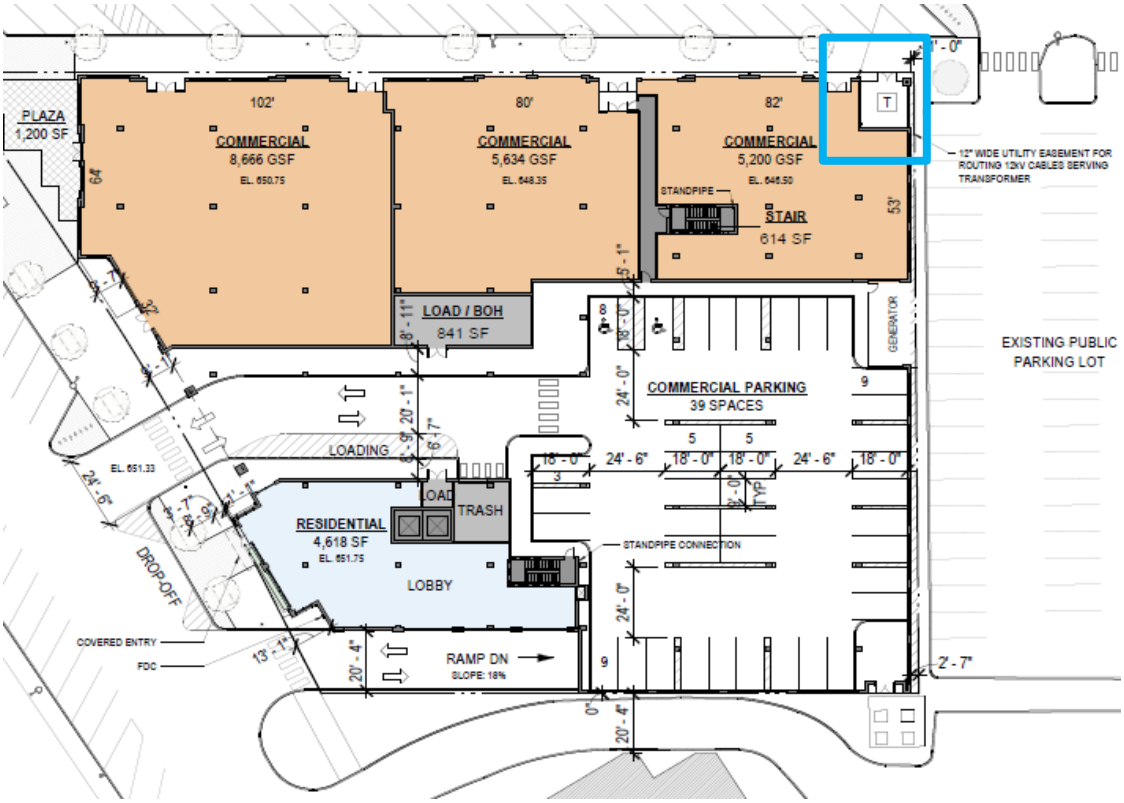


Figure 1 - Location of Proposed Transformer

This current submittal is the first-time staff has seen how the Applicant proposes to screen the transformer from public view, which is through a combination of masonry wall, fence/gate, and trellis.

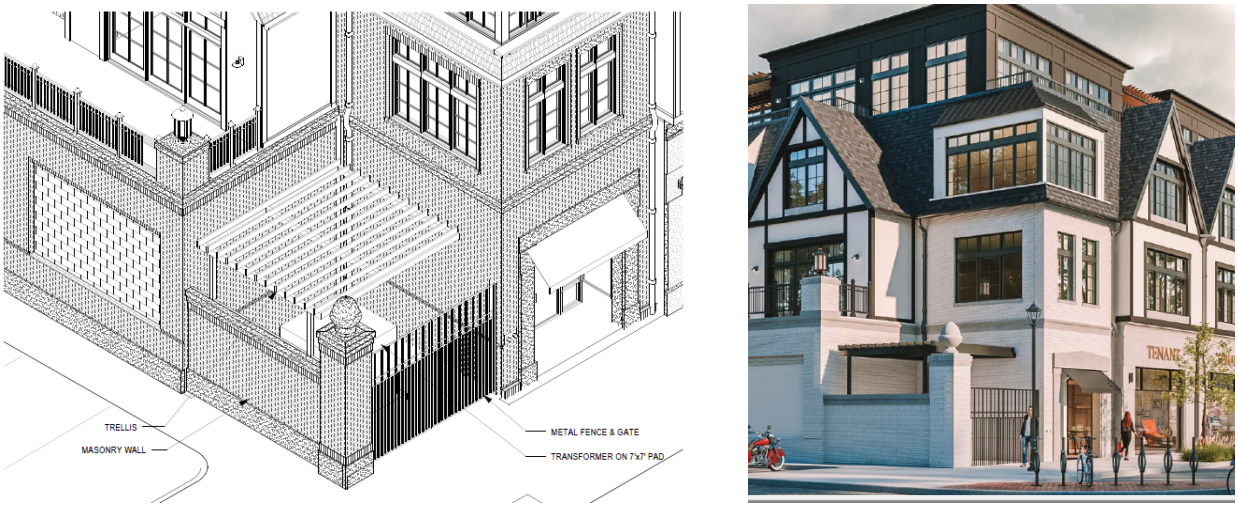


Figure 2 - Transformer Detail and Rendering

In the future, replacing the transformer will require the use of a crane. Due to this, the Village Water & Electric Department asks that the trellis not be included in the project's design. The Community

Development Department has also asked that the Applicant consider further refinement to the fence/gate screening element along the sidewalk. The proposed fence/gate is transparent in nature. To better screen the transformer from public view, a fence/gate that is more opaque would seem appropriate in this location. Rather than a solid fence/gate there may be an opportunity to create a more visually interesting fence/gate. The following images are presented as only concepts of options that could be done with decorative gates and screenings, though something more in keeping with the building design would seem to be more appropriate in this location than the examples presented.

Solid Gate with Design | Backlit Gate Panel with Design | Gate with Semi-Opaque Panel

Figure 3 – Design Concepts for Transformer Fence/Gate Screening

Public Streetscape Design. During the April 20 meeting, staff shared with the Board comments the Village's streetscape consultant had on the streetscape design the Applicant had proposed. Since then the Applicant has revised the streetscape design and has incorporated nearly all comments that had been provided.

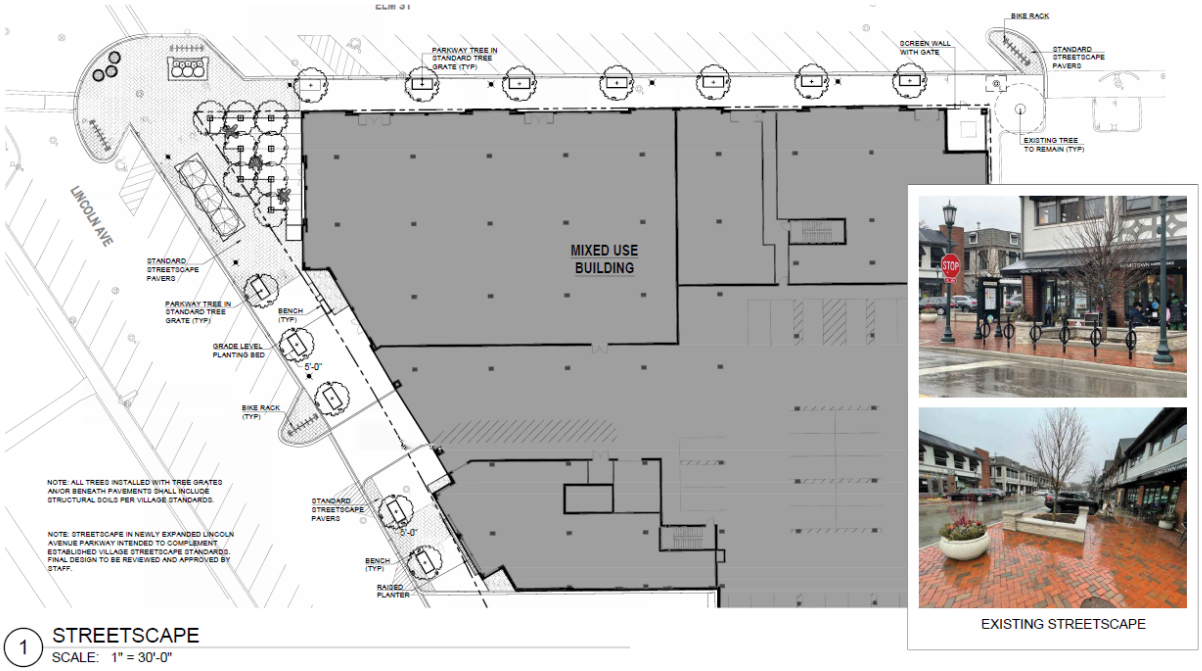


Figure 4 – Current Streetscape Design

However, there are still a few remaining comments that would be of interest to the Design Review Board.

1. Regarding the proposed plaza area at the corner of Lincoln & Elm and other landscaping on private property:
    a. What is the proposed paving material? How does it meet the surrounding brick paving system and how does it work with structural soils?
    b. What trees are proposed? How will tree canopies be maintained away from the adjacent building façade? Will this impact views to building signage.
    c. Provide specific details for the permanent "sculptural" seating.
    d. Provide details regarding the large planter boxes along the front of the residential entrance.
    e. What is the proposed planter edging detail for the planters along the Lincoln Avenue residential frontage?
2. Regarding streetscape improvements within the public right-of-way:
    a. On the plan sheet, the bike bollard layout should reflect the Village's individual bike bollard/rack design, which is designed with a 3' x 6' use area for each individual rack.
    b. Consistent with the Village's overall streetscape design, lighted bollards should be shown on the corner bump-out at Lincoln and Elm.
    c. Roadway and pedestrian light poles should extend along the entire development frontages of Lincoln Avenue and Elm Street.
    d. All streetscape elements are to be consistent with the Village's streetscape design elements for the Elm Street Business District.
    e. The engineering paving and grade plan sheet should be consistent with the landscape plan sheet.

OTHER ADVISORY BOARD/COMMISSION REVIEW

The Planned Development Commission will be holding a separate public hearing on approvals for the plat of consolidation, the preliminary planned development plan and associated zoning exceptions and special uses. The date of that meeting will be set once the Design Review Board has completed its review.

Based upon staff's initial review of the preliminary plan submitted to date, the following subdivision and zoning relief has been identified. It should be noted that staff has informed the Applicant that the Planned Development Standards sheet in their submittal package (Sheet 3) needs further refinement. The Board should refer to the following summary of zoning compliance and necessary exceptions and variations.

A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.
B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following ***special uses and exceptions*** from the requirements of the Zoning Ordinance:
    a. The maximum building height allowed is 45 feet and 4 stories; the Applicant proposes the following:
        i. Building (Top of Parapet) – 57'-4" (at the northeast corner of building)
        ii. Building (Top of Rooftop Mechanical Screening) – 61'-0"

    [It should be noted that according to the Zoning Ordinance, the building height is measured from the top of the finished first floor to the highest point of the building. You will note on the plan sheets, the Applicant has provided dimensions for the exposed building height,

which is measuring from the proposed adjacent grade to the highest point of the building. This measurement is greatest at 57'- 5 ½" at the northeast corner of the building due to the sloping grade from west to east along Elm Street.

b. The maximum front yard setback shall be no more than three feet; the Applicant proposes the building to be setback more than three feet along portions of the Lincoln Avenue property line (at most 42'-0") and the Elm Street property line (at most approximately 15' to allow for the transformer).
c. No side yard is required, but when a side yard is provided it must be at least three feet; based upon the current plan it appears this exception may no longer be necessary.
d. The minimum rear yard setback requirement is 10 feet; the Applicant proposes less than 10 feet along the easterly property line to accommodate the building and terraces.
e. Building levels at the fourth level or higher must be setback 10 feet from the front property line; the Applicant proposes a setback at the fourth level less than 10 feet from the Lincoln Avenue property line.
f. The proposed parking located on the ground level requires special use approval.
g. The proposal to allow medical offices and financial service offices requires special use approval as a portion of the uses would be located within the Commercial Overlay District.

Though the zoning and subdivision relief is not the purview of the Design Review Board, we are providing you with this information so you are aware of the relief the Planned Development Commission will be considering.

CERTIFICATE OF APPROPRIATENESS CONSIDERATIONS

As established by the Village Code, the Design Review Board is to consider the following four (4) factors in determining whether to grant a Certificate of Appropriateness:

(1) whether the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;

(2) whether the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations (Note: Please refer to the section "Property Description" in the April staff report included in **Attachment C1** in which the project consistency with the Comprehensive Plan is summarized).

(3) whether the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and

(4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

The Board will need to determine if the proposed mixed-use building and its associated hardscape and landscape comply with the above standards.

An excerpt of the *Village Design Guidelines* is included in **Attachment D1,** which highlights the standards that **apply to mixed-use buildings.** The standards in the guidelines address:

I. Contextual Design
II. Uses
III. Historic Buildings and Building Elements
IV. Styles

V. Building Mass (setbacks, height, roof forms)
VI. Proportion/Scale (horizontal rhythm, vertical rhythms, façade articulation, fenestration, hierarchy)
VII. Articulation (entries, window and door fenestration, building lighting, building signage, accessibility, mechanical equipment)
VIII. Materials
IX. Services, Secondary Facades & Parking Structures

RECOMMENDATION

At the June 15, 2023, Design Review Board meeting, the Board is once again scheduled to consider the design of the Applicant's proposed building, signage, hardscape, and landscaping.

After hearing from the Applicant and the public, the Board may decide to take action on one of two options:

1) Continue further review of the application to a date specific in order to provide the Applicant and/or staff additional time to address questions and comments from the Board.
2) Adopt a motion recommending approval or a motion recommending denial of a certificate of appropriateness for design of the proposed building, hardscape, and landscaping designs.

If the Board wishes to adopt a motion recommending approval or denial, a Board member will want to make a motion such as the following:

> *Move to recommend **approval [denial]** of a certificate of appropriateness for the **design of the building, streetscape, and landscaping for the proposed mixed-use building on the Subject Property**, subject to the following conditions:*
>
> ***A. [If the Board chooses to place conditions as part of its recommendation, it will want to include the conditions here.]***
>
> *The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:*
>
> *(1) the proposed external architectural features and site improvements are appropriate to*

and compatible with the character of the immediate neighborhood;

(2) *the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;*

(3) *the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and*

(4) *the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.*

Staff and the Applicant will be present at the June 15, 2023, Board meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

~~Attachment A1: Applicant's Submittal – DRB Application Revision Narrative & Material Cutsheets~~
~~Attachment A1a: Applicant's Submittal – OW Plan Sheet Package~~
Attachment B1: Comparison of Plans Reviewed at April 20, 2023, DRB Meeting with Current Plans for June 15, 2023, DRB Meeting
Attachment C1: April 20, 2023, Design Review Board Staff Report, Attachments, and Meeting Minutes
~~Attachment D1: Design Review Guidelines Excerpts~~

Table 1
Additional Information or Points of Clarification the Board May Find Useful

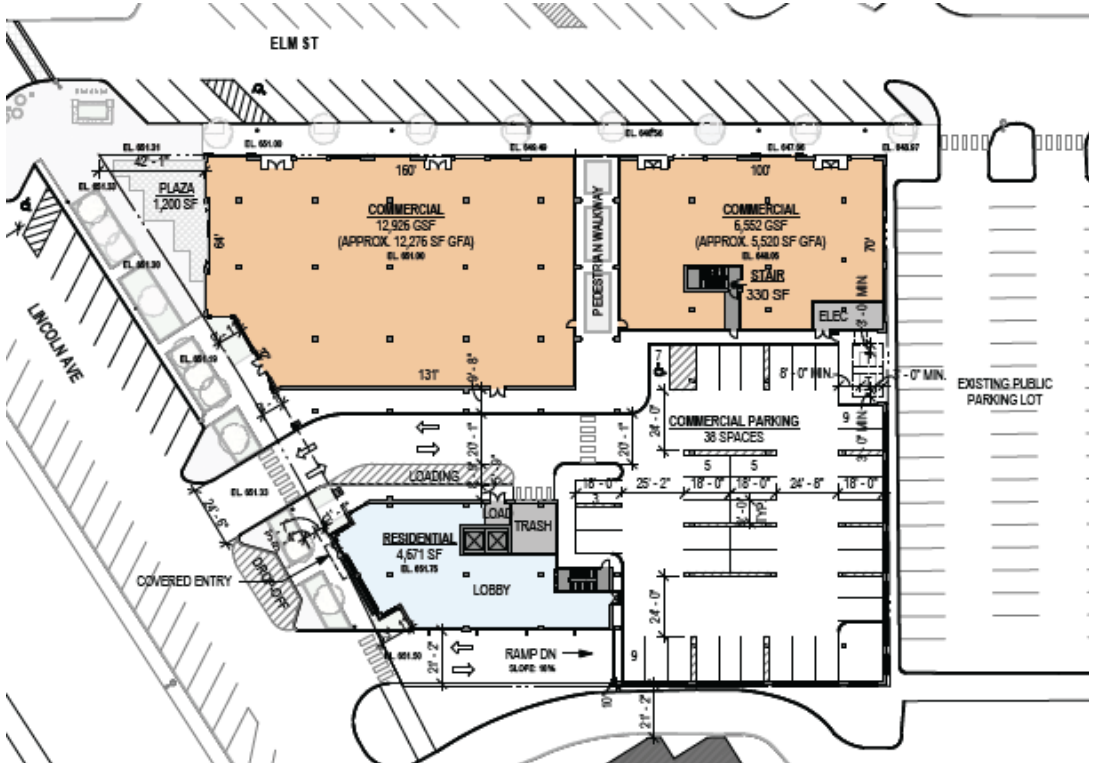
Building Material Details Sheets	1. Provide details for rooftop mechanical screening – materials, colors. 2. Provide closeup detail for the various railing elements on the building – Juliet balconies, balconies, etc. – so that the design of the railing is clear. 3. Provide details for materials for transformer screening – gate/fence, decorative pillar element. 4. Provide tag numbers on each of the corresponding detail sheets to more easily identify the materials and where they will be used.
Sheet 12 – Transformer Details	1. Provide measurement for height of wall and fence/gate. 2. The treatment of the base of the east building wall on this sheet does not appear to be consistent with the building elevation sheets.
All Elevation Sheets	1. If possible, more visually differentiate on the elevation sheets what is the modular brick and what is the fiber cement board or when the smooth or rough stone is being used.
Sheet 15 - Elevations	1. What is running along the bottom of the windows on the easterly third of the storefront windows on Elm Street?
Sheet 16 - Elevations	1. The elevations for the east and south building walls show a lighting fixture on top of the pillars located on the second level terrace; provide material detail sheet. 2. On the east elevation, identify materials proposed for the area of the ground floor building wall that is located approximately one-third of the way south of Elm Street?

VILLAGE OF WINNETKA

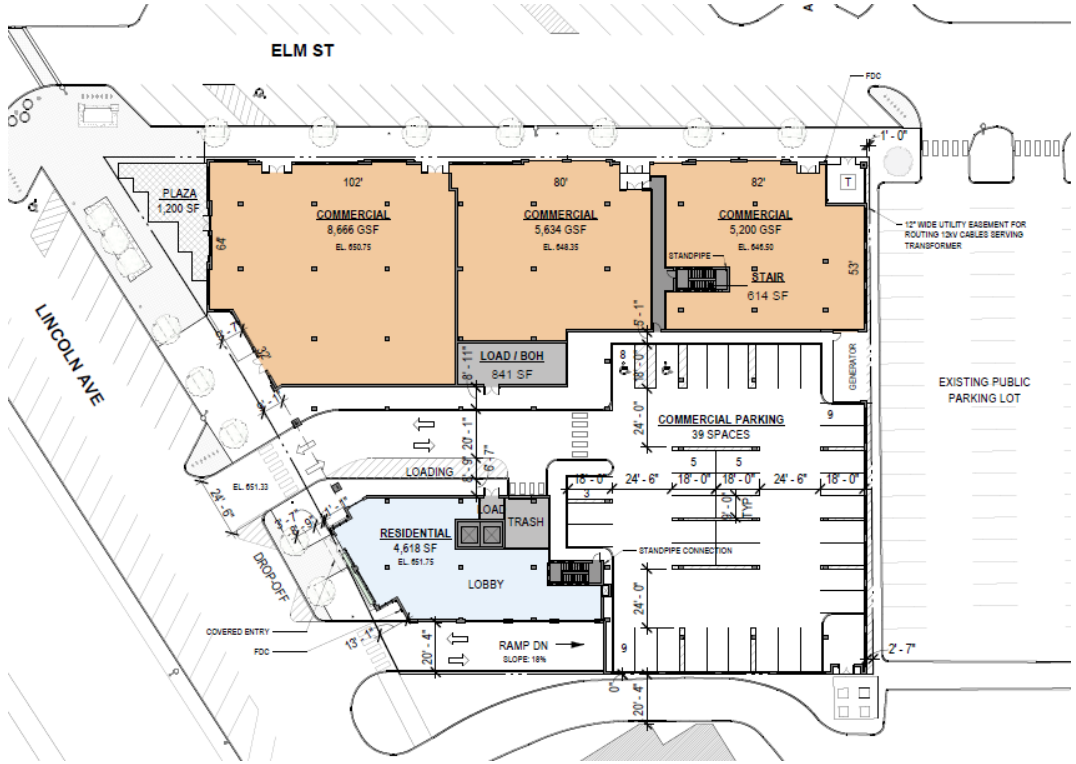
ONE WINNETKA
MIXED-USE PLANNED DEVELOPMENT

Comparison of Plans Reviewed at April 20, 2023, DRB Meeting with Current Plans for June 15, 2023, DRB Meeting

SITE PLAN



April 20, 2023

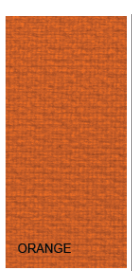


June 15, 2023

BUILDING MATERIALS

BUILDING MATERIALS

RF-2 STANDING SEAM METAL ROOF | RF-1 ASPHALT SHINGLE ROOF | FC-1 FIBER CEMENT | FC-2 FIBER CEMENT | FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR | CS-1 CAST STONE | CS-2 CAST STONE | FAB-1 FABRIC

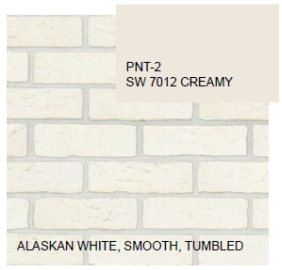
G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

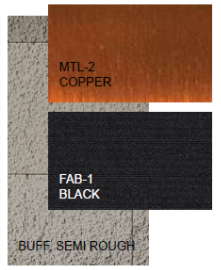
TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	BLACK ANODIZED	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH TEXTURE	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	PANTONE 1448-HERMES ORANGE	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	KEUKA WATEX	WATSONTOWN BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2	FIBER CEMENT PANEL & TRIM	COBBLE STONE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL	WHITE, STUCCO FINISH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	TIKI HUT (SW7509)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	BRANDYWINE (SW7710)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	FOX HOLLOW GRAY	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	CHARCOAL GRAY	PAC-CLAD OR EQ.
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BLACK @ EXTERIOR	SIERRA PACIFIC OR EQ.

April 20, 2023

BUILDING MATERIALS

RF-2 STANDING SEAM METAL ROOF | RF-1 ASPHALT SHINGLE ROOF | FC-1 FIBER CEMENT | FC-2 FIBER CEMENT | FC-3 FIBER CEMENT





FB-1 FACE BRICK, MODULAR | CS-1 CAST STONE | CS-2 CAST STONE

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH TEXTURE	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLED	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	GRAY SLATE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	DARK BRONZE	-
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	CHARCOAL GRAY	PAC-CLAD OR EQ.
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

June 15, 2023

ELEVATIONS – ELM STREET

April 20, 2023

June 15, 2023

ELEVATIONS – LINCOLN AVENUE

April 20, 2023

June 15, 2023

ELEVATIONS – EAST ELEVATION

April 20, 2023

June 15, 2023

ELEVATIONS – SOUTH ELEVATION

April 20, 2023

June 15, 2023

PEDESTRIAN EXPERIENCE ALONG ELM

April 20, 2023

June 15, 2023

PEDESTRIAN EXPERIENCE ALONG LINCOLN

April 20, 2023

June 15, 2023

RENDERING ELM & LINCOLN

April 20, 2023

June 15, 2023

RENDERING ALONG ELM

April 20, 2023

June 15, 2023

RENDERING ALONG ELM LOOKING SOUTHWEST

April 20, 2023

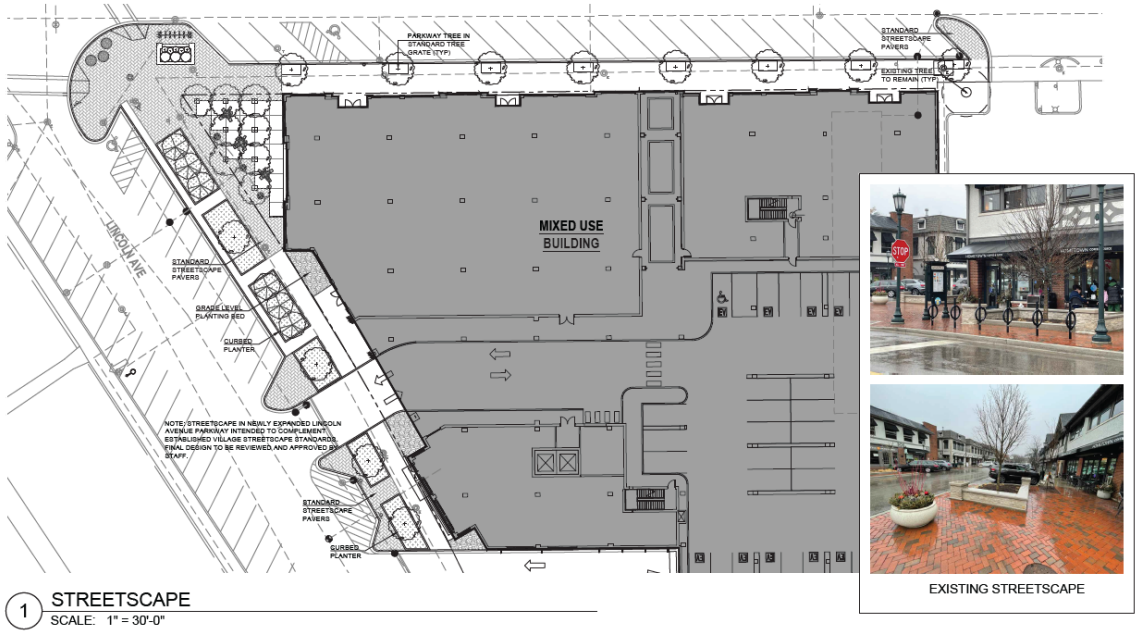
June 15, 2023

RENDERING ALONG LINCOLN

April 20, 2023

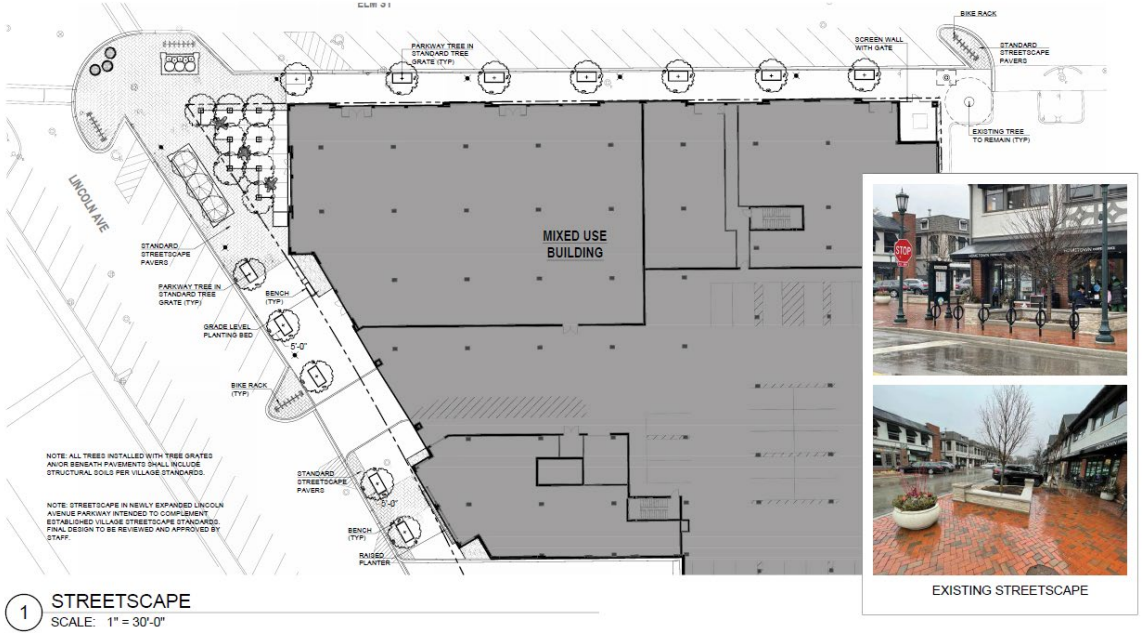
June 15, 2023

LANDSCAPE PLAN - STREETSCAPE



1 STREETSCAPE
SCALE: 1" = 30'-0"

April 20, 2023



1 STREETSCAPE
SCALE: 1" = 30'-0"

June 15, 2023

Memorandum

To: Winnetka Planned Development Commission

CC: David Schoon and Ann Klaassen

From: James J. Bernahl, Director of Engineering/Village Engineer

Date: July 9, 2023

Re: Special Use Permit Application – One Winnetka Mixed-Use Development: Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) – One Winnetka Mixed-use Development: Transportation Review

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I have reviewed the Special Use permit application for the proposed One Winnetka Mixed-use Development project to construct a mixed use residential and commercial development project. The development site is located on the east side of Lincoln Avenue just south of Elm Street and was formerly occupied by various retail stores. The development is surrounded by retail uses to the north, a public parking lot to the east, the Winnetka Metra station to the west, and the 711 Oak Street condominium building to the south. The Hadley Institute and the Village Green Park (passive park) is located further east on the south side of Elm Street.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. In addition, the adequacy of the proposed parking supply was evaluated.

Among the conditions to be satisfied for a Special Use for a Planned Development 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 2023, by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), 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 on site, and proposed parking demand for the Special Use.

To determine current traffic conditions within the study area, KLOA, Inc. conducted peak period traffic, pedestrian, and bicycle counts during the morning (7:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods for the following intersections:

- Elm Street with Green Bay Road (Wednesday, May 21, 2014, adjusted to reflect Year 2023 conditions). Traffic counts were also performed on May 4, 2023.
- Elm Street with Lincoln Avenue (Tuesday, February 14, 2023)
- Elm Street with Arbor Vitae Road (Tuesday, February 14, 2023)
- Lincoln Avenue with Condominium Access Drive (Tuesday, February 14, 2023)
- Lincoln Avenue with Oak Street (Tuesday, February 14, 2023)
- Oak Street with Green Bay Road (Tuesday, February 14, 2023)

The results of the traffic counts show that the peak hours generally occur between:

- 7:30 A.M. and 8:30 A.M. during the weekday morning peak period
- 4:45 P.M. and 5:45 P.M. during the weekday evening peak period

Pedestrian Facilities:

KLOA, Inc. provided an overview of their observations of each of the primary intersections noting the number of drive lanes, traffic signals, regulatory signage including parking restrictions and times. In addition, KLOA also provided pedestrian counts for each of the critical intersections. All the roads within the immediate area have sidewalks on both sides of the road. Lastly, crosswalks are provided at all the intersections within the immediate area.

Given that the traffic counts were conducted in February and at the request of the Village of Winnetka staff, the pedestrian volumes were doubled to reflect peak summer conditions. The adjusted peak hour pedestrian and bicycle traffic volumes were included in the final study. The information provided is consistent with staff observations at these primary locations.

Development Traffic Generation

The peak hour traffic volumes that will be generated by the proposed mixed-use development were estimated based on trip generation rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The "Multifamily Housing" (Land-Use Code 221) rates were used for the residential units and the "Strip Retail Plaza" (Land-Use Code 822) rates were used for the commercial space. The study notes that the Strip Retail Plaza land-use code was utilized given the

proposed size of the commercial use. The study also highlights as indicated in the Trip Generation Manual, a strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. As such, the data collected reflects the effects of a combination of uses.

The trip rates provided assume that the primary mode of transportation is the automobile. The study indicates that the location of the site within downtown Winnetka and its proximity to the train station and the Pace Bus Routes fits the criteria of a transit-oriented development (TOD) that results in less dependence on automobile use. The statement however assumes that residential workplaces are directly associated with the train station use. It is realistic to assume that the use of the train station on a periodic basis is realistic but not at the trip level as stated. However, to present a worst-case scenario in the analysis no reduction was applied to the generated trips.

It should be noted that although the developer is requesting special use approval to potentially have a medical office use, the report indicates that there are no immediate plans to have a medical office use within the proposed retail plaza. However, in order to analyze the potential impact of a medical office use, a second trip generation scenario was prepared in the report assuming 8,000 square feet of medical office and 11,480 square feet of retail. Based on this analysis it is believed that the addition of a medical use facility would not have an adverse impact on the parking demands.

Proposed Parking

As part of the new plan, approximately 113 underground residential parking spaces will be provided. A covered surface parking lot with 39 spaces will be provided on the southeast corner of the site to serve the commercial space.

The traffic study provides an overview of the current parking conditions and demands compared to the proposed development needs and demands. In addition, the report also considers the current East Elm Street commercial vacancies. Based on the information provided by KLOA it is held that the planned development will be able to meet the current and future needs of the East Elm commercial district.

Crash Data Summary

KLOA, Inc. obtained crash data from the Village of Winnetka for Years 2018 through 2022 for the intersections of Elm Street with Green Bay Road and Arbor Vitae Road, Lincoln Avenue with Elm Street and Oak Street, and the intersection of Green Bay Road with Oak Street. A review of the crash data indicated that no crashes were reported at the intersections of Elm Street with Arbor Vitae Road. No fatalities were reported at any of these intersections during the review period; Staff confirmed this information.

On Street Loading Zone

The development proposes to create an on-street loading zone of approximately 40-feet in front of the main entrance to the residential building on the east side of Lincoln Avenue. Comments were made by staff related to the maximum allowable size truck and site line conditions caused by larger trucks at this location. The applicant is proposing that any deliveries or moving vehicles will be limited to DL-23 trucks, which will be communicated to residential and commercial tenants and will be required to be scheduled in advance. If a larger truck must access the site, it will be directed to the short-term loading zone in front of the residential entry. No WB-50 trucks (semi-trucks) will be allowed. Although this approach seems reasonable, long-term observation on deliveries and use of the loading zone will need to take place to ensure compliance with these requirements. Additional regulatory signage may be required to ensure compliance.

Conclusion

Based on this information provided by KLOA, Inc. it is my opinion that the proposed mixed-use development should not create an adverse impact on parking, traffic, and pedestrian movements. In addition, the results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that any changes in queues will not impact adjacent intersections.