



Village of Winnetka

Planned Development Commission Special Meeting

August 14, 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. Draft July 19, 2023, Planned Development Commission Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **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:** 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. *This item was continued from the July 19, 2023, Planned Development Commission special meeting.*
6. **New Business**
 - a. September 6, 2023, Regular Meeting - Quorum Check
 - b. October 4, 2023, Regular Meeting - Quorum Check
7. **Adjournment**

NOTICE

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

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

**WINNETKA PLANNED DEVELOPMENT COMMISSION
MEETING MINUTES
JULY 19, 2023**

Members Present:

Matt Bradley, Chairman
Mamie Case
Layla Danley
Chris Foley
John Golan
Liz Kunkle
Mike Nielsen
Todd Vender

Members Absent:

Lynn Hanley

Village Staff:

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

Call to Order:

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

Approval of Minutes:

a. February 3, 2021, Virtual Meeting Minutes:

Chairman Bradley asked for a motion to approve the February 3, 2021, meeting minutes. A motion to approve the February 3, 2021, meeting minutes was made by Ms. Danley and the motion was seconded by Golan. A vote was taken and the motion unanimously passed, 8 to 0:

AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Nielsen, Vender

NAYS: None

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon provided the Commission with an update with regard to the Village Council's consideration of four lakefront ordinances and provided additional information with regard to the nine month permit abeyance period.

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

1 **requirement; (e) an exception from the rear yard landscaped area requirement; (f) an exception from**
2 **the minimum fourth story setback requirement; (g) a special use to allow parking on the ground floor**
3 **level; (h) a special use to allow medical office uses within the C-2 Commercial Overlay District; and (i) a**
4 **special use to allow financial service office uses within the C-2 Commercial Overlay District. The Village**
5 **Council has final jurisdiction on this request.**

6 Mr. Schoon stated he would provide a general review of the site and the request as well as a review of
7 the planned development process, the Village Council's concept plan review, the Design Review Board's
8 review of the application, and then followed by the zoning and subdivision relief being requested. He
9 identified the site, noting the current proposal only related to privately owned land, and its current zoning
10 designations as well as the Comprehensive Plan goals and vision statements the Commission is to consider
11 applicable to the request. Mr. Schoon outlined the Village Council's concept plan review which identified
12 their initial thoughts on the proposal that are not binding and which he identified for the Commission. He
13 explained the Village Council's comments relating to the zoning request for medical and financial service
14 uses. Mr. Schoon then identified the process' next steps following the Commission's review, which
15 includes Village Council consideration and approval.

16
17 Mr. Schoon provided the Commission with an update of the DRB's comments including comments relating
18 to the fourth floor level and Tudor elements as well as for the pedestrian passageway to Elm Street to be
19 redesigned. He stated these comments were addressed by the applicant with the Design Review Board
20 (DRB) recommending unanimous approval with several conditions which he identified for the
21 Commission. Mr. Schoon also identified details in connection with the zoning relief and several exceptions
22 being requested as part of the application. He then stated given a portion of the site is in the Overlay
23 District, special use approval would be needed for certain land uses, including medical and financial
24 service uses. He noted the applicant is requesting that these two particular special uses go to Planned
25 Development Commission and Village Council in terms of the operational aspects of these special uses
26 which is not the Village's typical approach that required consideration of particular tenants. Mr. Schoon
27 stated the applicant would provide further detail regarding this request.

28
29 Mr. Schoon stated in terms of the planned development, he explained the process in terms of exceptions
30 requiring zoning relief and that the applicant would elaborate on the specifics of the request. He then
31 identified the various standards the Commission is to consider with this application. Mr. Schoon
32 summarized three potential actions the Commission can take following the applicant's presentation and
33 public comment. He then asked if there were any questions.

34
35 Chairman Bradley also asked if there were any questions. He referred to the compensating benefit with
36 regard to zoning relief and exceptions. Mr. Schoon responded the compensating benefit should provide
37 some relief to the community in response to the requested exceptions being requested. No additional
38 questions were raised at this time. He then asked for the applicant's presentation.

39
40 Chairman Bradley swore in those speaking to this matter. John Murphy of Murphy Development Group
41 stated he would provide the Commission with an introduction of their firm and that Jon Talty with OKW
42 Architects would provide details in connection with the proposal. He reviewed several projects they have
43 worked on as well as renovation work.

44
45 Mr. Talty began by referring to views of the proposal in illustrations from Elm and Lincoln along with how
46 it would respond to the community and the street. He identified the main entrance in an elevation which
47 was revised following comments they received. Mr. Talty referred to the building's views looking from
48 across the street from the Hadley School for the Blind and identified how the view addressed the

1 transformer visibility concerns previously raised. He also referred to the blind arches sitting along the
2 parking area which were infilled with a trellis. Mr. Talty stated windows could not be installed on that
3 ground floor elevation due to the zero-lot line condition. Mr. Talty also identified views of Lincoln and the
4 residential entrance which he described as an elegant and quiet space as well as the ramp down to private
5 parking for the residences and an opening on the ground floor which is a driveway to parking for the
6 ground floor commercial spaces.

7
8 Mr. Talty stated in terms of building height, he identified the highest point at the site's southwest corner
9 with the lowest point at the northeast corner. He stated they were careful in considering floor heights for
10 the commercial spaces and identified how it varied due to the grade level change. Mr. Talty identified how
11 they addressed the concerns raised regarding the covered pedestrian walkway from the parking area,
12 which walkway was ultimately eliminated. He identified the underground parking spaces for residential
13 use as well as storage space. He then referred to the second floor residences, courtyard and private
14 amenity terrace and its features. He described the third floor as more traditional and the square foot
15 range of the luxury units rental between 1,000 square feet and 2,000 square feet. He noted the fourth
16 floor would be set back from each elevation and identified the provision of terraces where appropriate.
17 Mr. Talty noted specific outdoor spaces for the fourth floor were intentionally not provided as a gesture
18 to the 711 Oak neighbors immediately to the south.

19
20 Mr. Murphy stated with regard to community benefits, he referred to the widened sidewalks and
21 crosswalks along Lincoln and Elm as well as streetscape and landscape improvements, additional street
22 lighting and bike racks. He then referred to the elements which would enhance the environment and
23 increase sustainability as the inclusion of a green roof, lower level storm water detention, infrastructure
24 and electronic vehicle charging. Mr. Murphy then stated the new residential units would bring
25 approximately 100 residents to the downtown area which would patronize businesses and activate the
26 area and the Village's economy. Mr. Murphy also described how the new electric transformer would
27 benefit the community. He stated the enhanced architectural integrity at the corner of Lincoln and Elm
28 would serve to anchor the intersection and complement surrounding structures as well as influence
29 design for future development. He concluded by stating the redevelopment would be an improvement of
30 the long vacant site.

31
32 Mr. Talty informed the Commission of their consideration of keeping Phototronics and their ability to
33 obtain Conney's Pharmacy which positively affected the development. He stated although the ground
34 floor tenant has not yet been determined, the plaza amenity is important, also noting the project would
35 reduce the vehicular travel lanes and widen the sidewalk on Lincoln Avenue. He also explained how the
36 Lincoln Avenue improvements would enhance the community.

37
38 Mr. Talty then referred to the requested exceptions noting height is being driven by the market demand
39 for 15-foot ceiling heights for the commercial space and described the second, third and fourth residential
40 ceiling heights. He described how the building was designed from the inside out in terms of glass and
41 transparency. He reiterated the building height of 53-57 feet is being driven by its programming noting
42 they had the same conversation with the DRB and the Village Council. Mr. Talty stated the setbacks are a
43 function of the zero-lot line and the building's undulating façade with the result being a better overall
44 building.

45
46 Mr. Murphy stated the ground floor would be a special use of medical, financial and diagnostic services.
47 Mr. Talty then described the types of medical uses they propose for the space which would accommodate
48 the Village's demand. Mr. Talty then referred to the various elevations and stated the mixed-use building

1 would serve a multitude of masters including pedestrian and vehicular activity which required them to
2 ask for setback exceptions. He also referred to the elevations to further explain the need for the building's
3 height and grade variations. He then referred to pockets cut into the building along the east wall to
4 accommodate the emergency generators. He stated the fourth floor being pulled back served to pull the
5 building back and lessen the height impact from the street while identifying its proximity to 711 Oak and
6 Elm. Mr. Murphy also described how the building is pulled back on the Lincoln Avenue frontage, the
7 courtyard shape and expression and lower level residential parking. He explained the shadow study and
8 how it would impact surrounding properties.
9

10 Mr. Talty then stated in terms of how the building height would be impactful from the bridge over the
11 tracks on Elm, he identified an illustration from the midpoint view of the bridge looking east which he
12 commented he felt would fit in as time goes on. He concluded by stating a lot of information was
13 presented to the Commission and asked if there were any questions.
14

15 Ms. Danley referred to the Conney's Pharmacy authorization submitted as part of the application packet
16 and asked for a status update. Mr. Murphy responded it is under contract with a hard deposit and the
17 property would ultimately be acquired. Ms. Danley referred to mechanical equipment in the rendering
18 and its screening and asked if it would be visible from the street. Mr. Murphy stated it may be visible from
19 certain angles and they are making every attempt to minimize it. Ms. Danley then referred to the
20 commercial space on page 5 and asked if they did not plan to subdivide the space. Mr. Murphy responded
21 it may be broken down to five to seven tenancies.
22

23 Ms. Case asked if the commercial space would have conditions such as a potential restaurant use. Mr.
24 Murphy indicated they would be open to lower-intensity use restaurants, and they are cognizant of the
25 effects of full-service restaurants on the residential tenants. He added the additional uses they identified
26 as potential tenants would be similar to those in a high-class mall which tenants would be an amenity to
27 the Village.
28

29 Mr. Golan questioned the building's color. Mr. Murphy responded it would be white brick with contrasting
30 hardy board stone. Mr. Golan referred to nighttime lighting and whether it would be similar in intensity
31 to the surrounding blocks. Mr. Murphy responded it would be in context with the community and would
32 have a soft glow. Mr. Golan then questioned whether rules would be instituted for balconies near 711
33 Oak. Mr. Murphy stated there would be restrictions such as no barbeque grills, etc.
34

35 Mr. Vender stated with regard to alternative medical uses, he asked if they considered allocating a certain
36 amount of space to those uses due to its resistance from the community. Mr. Murphy responded their
37 plan is to have it integrated with several tenants. He also stated integrating the space with several tenants
38 would mitigate risk, downtown vacancy, etc. Mr. Murphy added they would prefer a high end bistro for
39 the space at the end.
40

41 Chairman Bradley stated the applicant is seeking a special use in advance which is not how it is typically
42 done and would allow the applicant to accelerate the process of acquiring a tenant and would create a
43 precedent. He commented he did not prefer for it to be done this way and any specific tenant which is a
44 special use would have to ask for approval. Chairman Bradley then referred to how the conditions applied
45 to the application would be applied to push those types of uses to the periphery. Mr. Murphy described
46 it as programmatic sensitivities and those types of high end tenants would want to know who would be
47 adjacent, etc. He also stated it would allow them to do the best they can for the community. Chairman
48 Bradley then asked if street grade parking on the ground floor would be designated for the commercial

1 tenant.

2
3 Chairman Bradley swore in Javier Milan with KLOA. Javier Milan stated a parking survey was conducted to
4 determine the current demand along with several other factors. He stated shopping centers represent a
5 combination of many different uses and described the typical demand. Mr. Milan informed the
6 Commission when combining peak season parking demand with the vacancies, there would be ample
7 parking in terms of what the space could generate. He then stated if the business is geared more toward
8 employees than customers, he referred to the use of parking lot permits. Chairman Bradley stated
9 blanket special use approval should not be granted for an undetermined tenant with an unknown
10 parking demand and suggested conditions that could be imposed on an approval.

11
12 Ms. Danley asked the applicant if they have spoken to particular tenants and Mr. Murphy confirmed they
13 have. Ms. Danley then asked what type of restaurants they would consider appropriate for the space and
14 referred to the impact of deliveries. Mr. Murphy stated they would not seek high intensity restaurant uses
15 and indicated they spoke to a downtown Chicago restaurant as a potential tenant adding that there is
16 adequate demand to fill the space.

17
18 Mr. Foley agreed special use approvals should be individual determinations and commented it would be
19 problematic to do it in the aggregate and in advance. He asked if there would be a leasing office in the
20 building. Mr. Murphy responded there would be a leasing office for residential tenants. Mr. Talty stated
21 with regard to the 15 foot floor ceiling height for the retail space, it would actually be 12 feet after
22 accounting for mechanicals. He then stated on the Elm Street corridor with three tenants, it addressed
23 the issue of the grade change with three finished floor elevations requiring a wall between them.

24
25 Chairman Bradley commented the building design is beautiful and commended the applicant on their
26 presentation and asked for additional details on the residential units. Mr. Murphy stated in response to
27 the surveys done, he described the average unit size as 1,500 square feet and rent for the different size
28 units would range between \$7,500 and \$10,000. Chairman Bradley questioned the amount of noise
29 generated from the courtyard aggregation space. Mr. Murphy described sound sensitivity as a priority
30 with its design not yet finalized with landscaping to absorb noise along with low level music. Mr. Golan
31 referred to the east side and asked if it backed up to the Village parking lot. Mr. Murphy confirmed that
32 is correct. Mr. Murphy further described how different areas of the space could be used by tenants.

33
34 Ms. Kunkle commented the applicant has done an amazing job and accommodated the concerns
35 previously raised. She agreed with the concerns raised with regard to approval of hypothetical tenants.
36 She stated she also appreciated the incorporation of a green roof, storm water and the introduction of
37 windows and natural lighting which she commented is huge. Ms. Kunkle also commended the applicant
38 on providing the shadow study. No additional questions were raised at this time.

39
40 Chairman Bradley then asked for public comment and swore in those speaking to this matter.

41
42 Frank Petrek, 711 Oak, commented the applicant has done a good job in considering the neighbors'
43 concerns. He referred to his letters submitted as part of the packet. Mr. Petrek then identified his unit in
44 the illustration and referred to the complex's driveway in relationship to the applicant's property. He also
45 referred to Figure 15 on page 13 of the amenity terrace on the south elevation and asked for confirmation
46 as to whether there would be balconies or terraces on the south elevation except for the two units on the
47 southwest corner. Mr. Petrek also referred to paragraph 3 in the summary that the proposed exceptions
48 would not cause an adverse impact on neighboring properties. He then referred to the driveways between

1 the two properties and the building's wall on the setback line. Mr. Petrek stated they would be affected
2 and commented while the proposed building is beautiful, he wanted to bring the matter to the
3 Commission's attention.

4
5 Bob Wozniak, 699 Elm Street, stated he is the owner of townhouses across from the Hadley School. He
6 described the project as beautiful and questioned the angle parking on Elm. He asked if parallel or
7 alternative types of parking could be used to reduce the number of vehicles. Mr. Wozniak also described
8 it as a safety issue and suggested the use of bump-outs or landscaping.

9
10 Carolina Polo congratulated the applicant and described the project as amazing which addressed the
11 comments raised. She stated the community should be on the forefront as to how land is used and
12 referred to how situations have changed since Covid. Ms. Polo asked if additional research could be done
13 as to how the land can be used alternatively and suggested Winnetka could set an example by becoming
14 a trendsetter in terms of how space is used, such as a WeWork space. No additional comments were made
15 at this time. Chairman Bradley then closed public comment.

16
17 Mr. Talty stated he understands Mr. Wozniak's comments and regarding the Elm Street elevation, he
18 noted he worked on the downtown master planning taskforce with the proposal being part of the
19 downtown overall concept suggested by the consultant, Teska. He then stated in response to Mr. Petrek's
20 comments, he referred to the south elevation that Mr. Petrek referred and described it as the inside face
21 of a wall along the interior amenity terrace, which would not face the 711 Oak building. He confirmed
22 there would no balconies on the third and fourth floors on the south elevation and described how the
23 elevation stepped back. Mr. Murphy also confirmed there would be no balconies on the north elevation.

24
25 Chairman Bradley then called the matter in for discussion and outlined the Commission's options. Mr.
26 Vender referred to parking and restrictions and how it is used which represented his concern. He also
27 referred to the potential tenants and the special use steps that would need to be incorporated for special
28 use application approval. Mr. Vender commented he would prefer retail over medical uses and referred
29 to the amount of taxes a retail use would generate. He commented the design is fantastic, the scale is
30 reasonable and he would be in favor of recommending approval.

31
32 Mr. Golan referred to the previous proposal and how the current proposal has come a long way which he
33 described as phenomenal and would be a huge asset to the Village. He then stated with regard to indoor
34 parking, he referred to the elimination of the pedestrian corridor and shoppers' desire to park in front of
35 where they shop. Chairman Bradley questioned how parking would be enforced. Mr. Murphy responded
36 they would be vigilant in terms of management.

37
38 Ms. Case commended the applicant on their presentation and stated she is not opposed to the setbacks
39 and restrictions and her hesitation related to preauthorization of medical or financial special uses which
40 would require the imposition of too many conditions. She stated any special use applicant should come
41 before the Commission and she would rather not have preapproved of the medical and financial services
42 special uses as part of the application. Ms. Case concluded she is very much in favor of recommending
43 approval.

44
45 Ms. Danley agreed it is a beautiful and well thought out project and agreed with the Commission
46 Members' comments. She also agreed she did not agree with prior special use approval although she may
47 agree with its use on the periphery. Ms. Danley stated their preference is for retail at the prominent
48 corner. She then stated the building would serve to attract others to the Village.

1
2 Mr. Nielsen stated commercial parking represented his biggest concern and he is fine with the height,
3 setbacks and landscaping. He stated he would also prefer not to see a financial use in the space and
4 commented it is a great project compared to the presentation years ago.
5

6 Mr. Foley congratulated the applicant on an excellent presentation and referred to the traffic study done.
7 He agreed with the proposed height, setbacks, transformer location and lot consolidation as well as the
8 upper level setbacks. Mr. Foley also agreed with the comments made relating to preauthorized special
9 use approval. He referred to the benefits including the streetscape improvements which he commented
10 are necessary as well as the proposal's reference to the new Comprehensive Plan and included a variety
11 of residential options. Mr. Foley concluded the project would eliminate the current vacant lot and he is in
12 favor of recommending approval with stipulations. Ms. Kunkle agreed with the comments made including
13 not allowing preauthorized special use approval of medical and financial uses.
14

15 Chairman Bradley stated he agreed it was a wonderful presentation and referred to the planned
16 development standards and public benefits achieved that are the right balance with there not being
17 extraordinary exceptions being requested. He also referred to the height and parapet which would not be
18 visible from the street and setbacks in connection with the plaza and benefits achieved by the project.
19 Chairman Bradley then referred to the standards addressed by the proposal. He also agreed with the
20 concerns noted regarding precedent setting in connection with preauthorized special use approval
21 although the request is for a planned development. Chairman Bradley asked the applicant if they want to
22 remove the special use portion of the request, or the Commission can make a recommendation with
23 conditions noting the Commission is generally in favor of the request. Mr. Schoon clarified if the planned
24 development is approved by the Village Council and is silent on special use approvals, those special use
25 approvals would not come back before this Commission but would go to the Plan Commission.
26

27 Chairman Bradley suggested the Commission continue the request to a date certain in order for the
28 Commission to make their actual recommendation to the Village Council to determine whether conditions
29 are to be included or the full removal of the special use portion of the request. He then asked for a motion
30 to continue the public hearing to August 14, 2023, to provide the applicant and Village staff with additional
31 time to address questions and comments from the Commission and for the Commission to consider
32 recommending approval of the planned development and associated exceptions. A motion as stated by
33 Chairman Bradley was made by Mr. Golan and seconded by Ms. Kunkle. A vote was taken and the motion
34 unanimously passed, 8 to 0:

35 AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Nielsen, Vender

36 NAYS: None
37

38 **Old Business:**

39 In response to a question, Mr. Schoon provided the Commission with an update on the Walden project.
40

41 **New Business:**

- 42 a. August 2, 2023, Regular Meeting - Quorum Check.
43 b. August 14, 2023, Possible Special Meeting - Quorum Check.
44 The Commission Members previously discussed their availability.
45 c. August 16, 2023, Possible Special Meeting - Quorum Check.
46

47 **Adjournment:**

48 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made and seconded. A vote

1 was taken and the motion unanimously passed, 8 to 0:
2 AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Nielsen, Vender
3 NAYS: None
4 The meeting was adjourned at 9:30 p.m.
5
6 Respectfully submitted,
7
8 Antionette Johnson
9 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION
FROM: DAVID SCHOON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: AUGUST 10, 2023
SUBJECT: 714-740 ELM & 511-515 LINCOLN - ONE WINNETKA
PLANNED DEVELOPMENT - PRELIMINARY PLAN REVIEW
(CASE NO. 2022-25-PD)

INTRODUCTION

On August 14, 2023, the Planned Development Commission is scheduled to hold a continued 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 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 can be found in the staff report presented to the Commission at its July 19, 2023, special meeting at which it considered this application (**Attachment B**). The attachment only includes the staff report; it does not include the staff report attachments. Those

attachments can be found in the July 19, 2023, agenda packet found on the following Village webpage - www.villageofwinnetka.org/agendas. A copy of the draft minutes of the July 19 Commission meeting are included earlier in the August 14, 2023, agenda packet. **Attachment C** includes the package containing a summary of the project as well as copies of the site plan, floor plans, building elevations, and other building details.



JULY 19 PLANNED DEVELOPMENT COMMISSION MEETING

At the July 19, 2023, Planned Development Commission special meeting, the Commission considered the One Winnetka planned development and associated exceptions and special uses. After hearing presentations from staff and the Applicant, the Commission heard public comments from three members of the public. One member had questions regarding the location of balconies on the southern façade. Another member stated their concerns regarding angle parking spaces along Elm Street and a preference for parallel parking spaces, and the other member spoke in favor of the project and asked the Village to be creative in terms of uses for the first floor, such as a WeWork center.

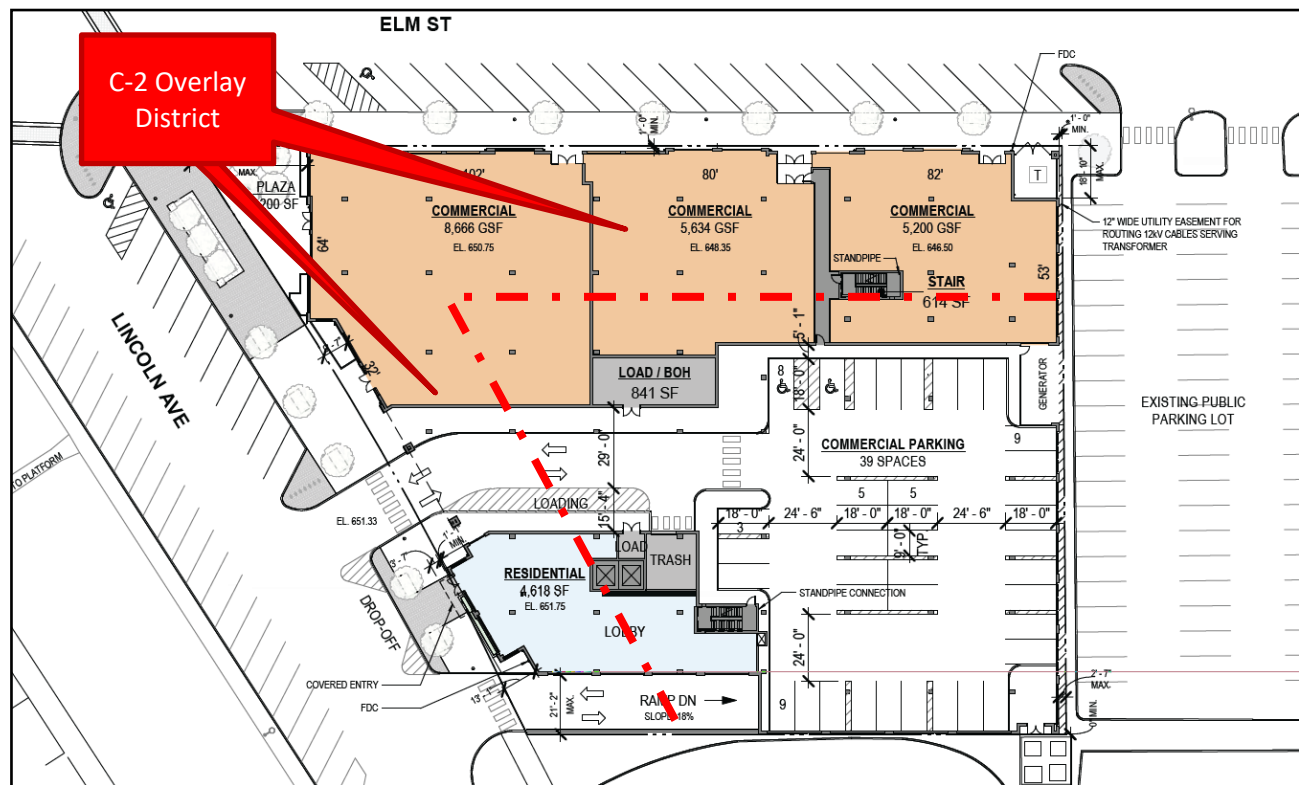
After hearing from the public, the Commission discussed the project. Overall, Commission members expressed support for the project both in terms of its mixture of uses and its design. Given the overall design of the building, Commission members expressed support for the requested zoning exceptions. The bulk of the discussion focused on how the commercial parking lot would function and the request for special use approval for medical office uses and financial service uses. In the end, Commission members expressed reservations regarding supporting the approval of special uses for medical uses and financial service uses without knowing who the specific tenants would be. Given the Zoning Ordinance requires the Commission to consider a planned development application at two separate meetings prior to forwarding a recommendation of approval to the Village Council, the Commission continued the item to a special meeting on Monday August 14, at which time it would consider a recommendation of approval with or without conditions.

APPLICANT'S RESPONSE TO JULY 19 PLANNED DEVELOPMENT COMMISSION COMMENTS

As mentioned in the previous section of the staff report, at its July 19 meeting, Commission members expressed reservations regarding the approval of special uses for medical uses and financial service uses without the specific tenants being identified.

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. The Commission's concerns focused on the Applicant's special 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.



One Winnetka Property – C-2 Overlay District

What is unique about this request is that the Applicant does not have specific Medical Use tenants or Financial Use tenants identified to locate in the commercial spaces, nor specifics as to the specific types of Financial and Medical Uses.

The Village's past 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 the attached letter from the Applicant dated August 7, 2023, (**Attachment A**), the Applicant clarifies its request. The Applicant requests the following special uses be identified as being allowed uses in the One

Winnetka Planned Development subject to certain conditions that would be included in the ordinance approving the planned development:

- a. Medical Uses
 - i. Medical and dental offices
- b. Financial Uses:
 - i. Accounting, auditing, and bookkeeping services,
 - ii. Bank or credit unions without drive-through facilities, and
 - iii. Financial counseling services.

The Applicant requests that with approval of the planned development that the Planned Development Commission and Village Council find that the requested Medical Uses and Financial Uses, as land uses, meet the special use standards in ***bold and italics*** below that are the standards used for all special uses and the standards for special uses within the C-2 Overlay District ("Approved Special Use Standards"). In the future, when a specific Medical Use tenant or Financial Use tenant applies for special use approval, which request would be reviewed by the Plan Commission, the tenant would not need to demonstrate compliance with these Approved Special Use Standards. The tenant would only need to demonstrate that it meets the other standards (which are not in bold or italics.)

Special Use Standards for All Special Uses

[Zoning Ordinance Section 17.56.120(A)]

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 Commercial Overlay District

[Zoning Ordinance Section 17.44.020(B)(2)(b)]

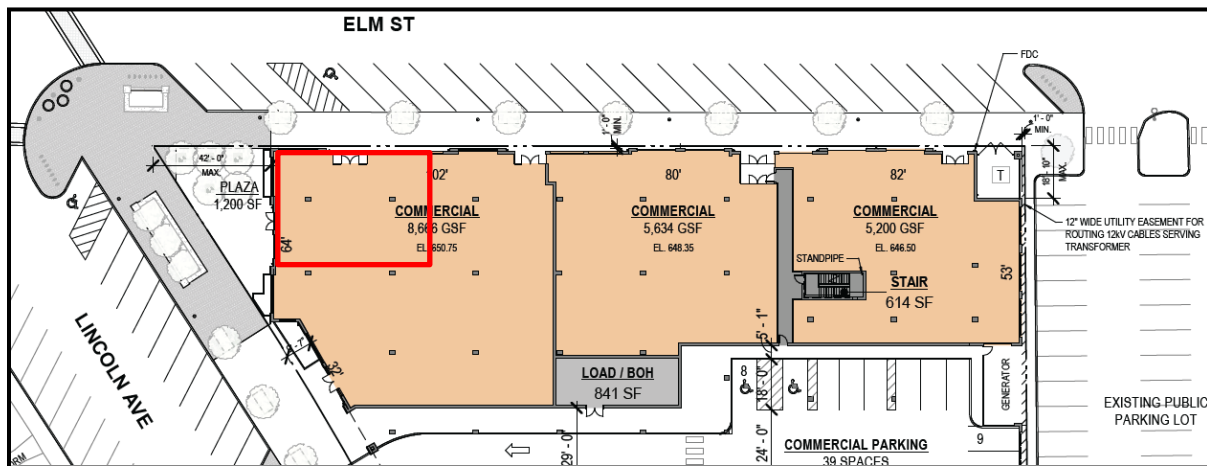
- i. ***The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.***
- ii. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
- iii. ***The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses. [Provided the street-facing windows remain open and transparent from the sidewalk into the tenant space.]***
- iv. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located

immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.

- v. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.
- vi. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.

In addition, the Applicant proposes limiting the location and amount of ground floor commercial space occupied by Medical Uses and Financial Uses. The limitations include the following:

1. No financial or medical/dental office use shall occupy the northwesternmost corner of the ground floor commercial space, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the building.
2. Financial and medical/dental office uses shall not occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet, of the building.
3. No individual financial or medical/dental office use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the building.
4. Approval of the appropriateness of financial and medical/dental office uses for the Planned Development will be limited to 15 years from the effective date of any ordinance the Village Council may adopt approving the Planned Development.



**One Winnetka Property – Street Level Commercial Space
Area Outlined in Red is Approximate Area that Could Not Contain
Proposed Medical Uses or Financial Uses**

Medical Use tenants or Financial Use tenants that do not conform to these limitations would be required to pursue the Zoning Ordinance's standard procedures for obtaining approval of a special use in the Commercial Overlay District. Also, other uses listed as a special use in the Commercial Overlay District would also be required to pursue the Zoning Ordinance's standard special use procedures. In both of these instances, the tenant would need to demonstrate that it meets all twelve special use standards.

RECOMMENDATION

At the August 14, 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) ***Consider a motion recommending approval*** of the preliminary plat of consolidation, the preliminary planned development, and associated special uses and exceptions. A draft of such a motion is provided on the following pages. *The draft motion includes the approval of the Medical Uses and Financial Uses as requested by the Applicant.*
- 3) ***Consider a motion recommending denial*** of the preliminary plat of consolidation, the preliminary planned development, and associated special uses and exceptions. A draft of such a motion is provided on the following pages.

Staff and the Applicant will be present at the August 14 meeting to present a summary of the status of the application and to answer any questions.

ATTACHMENTS

Attachment A: August 7, 2023, Letter Submitted by Applicant

Attachment B: Staff Report without attachments from the July 19, 2023, Planned Development Commission meeting.

Attachment C: One Winnetka PDC Package dated July 12, 2023, submitted by the Applicant.

Recommendation of Approval

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 Service Uses that include only (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services (“Financial Uses”).
 - 2. Medical and Related Uses that include only medical and dental offices (“Medical Uses”);

are in conformity only with the following standards identified in ***bold and italics*** set forth in Section 17.56.120(A) of the Zoning Ordinance:

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;

and are in conformity only with the following standards in ***bold and italics*** set forth in Section 17.44.020(B)(2)(b) of the Zoning Ordinance:

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

- E. The requested Plat of Consolidation of the Subject Property to create one lot of record, which has 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. The location and the amount of ground floor commercial space occupied by Medical Uses and Financial Uses shall be limited as follows:
 - a. No Financial Use or Medical Use shall occupy the northwesternmost corner of the ground floor commercial space, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the building.
 - b. Financial Uses and Medical Uses shall not occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet, of the building.
 - c. No individual Financial Use or Medical Use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the building.
 - d. Approval of the appropriateness of Financial Uses and Medical Uses for the Planned Development will be limited to 15 years from the effective date of any ordinance the Village Council may adopt approving the Final Planned Development.
2. Each specific Financial Use or Medical Use that meets Condition F.1. above, must proceed through the Village's customary procedures for special use approval to demonstrate they:

are in conformity with the following standards set forth in Section 17.56.120(A) of the Zoning Ordinance that are in ***bold and italics*** below:

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;***

and are in conformity with the following standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Ordinance that are in ***bold and italics*** below:

- i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.
 - ii. ***The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.***
 - iii. ***The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.*** (However, if the street-facing windows will remain open and transparent from the sidewalk into the tenant space, then the use need not demonstrate conformity with this standard).
 - iv. ***If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.***
 - v. ***If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.***
 - vi. ***The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.***
3. Each specific Financial Use or Medical Use that does not meet Condition F.1. above, must proceed through the Village's customary procedures for special use approval to demonstrate they are in conformity with all special use standards of Section 17.56.120(A) and Section 17.44.020(B)(2)(b) of the Zoning Ordinance.
4. The Applicant shall provide the following easements:
 - a. An easement agreement over the location of the proposed transformer located in the northeast corner of the Subject Property to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement shall include language regarding cost reimbursements, upgrades responsibilities, and indemnification that any future user(s) of the transformer must provide the Applicant.
 - b. An access easement through the development and the provision of doors through its building wall in alignment with the doors to the switch gear on the 711 Oak Street property to provide the Village with access to this switch gear.

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 **not 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 only (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 not 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 not in conformity at this time 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 its rear lot line abutting a side lot line of an existing lot of record, **does not 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.]

August 7, 2023

David Schoon
Director of Community Development
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: One Winnetka Planned Development / C-2 Commercial Overlay District Special Use Requests

Dear David,

RIC (Winnetka Lincoln), LLC and Murphy Development Group, LLC (MDG) seek to clarify what they are requesting of the Village's Planned Development Commission (PDC) with respect to the following uses which the Zoning Ordinance identifies as being special uses in the C-2 Commercial Overlay District:

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

Specifically, the applicants are requesting that these uses be identified as being permitted uses in the One Winnetka Planned Development, subject to certain limitations that are included in any ordinance the Village Council may adopt approving the Planned Development.

We appreciate the fact that customarily the Village does not approve a special use request until the identity of an actual user is known. In this case, however, we believe it will be important to send the message to the commercial real estate world, given the complexity, scale and history of the project, that financial and medical/dental office uses can be established at One Winnetka, even if subject to the aforesaid limitations, as this will likely expedite the financing and lease-up of the project and ensure its success, which is a goal we believe the Village, the applicants, the neighbors and the community at large share.

To be clear, we are not requesting *carte blanche* special use approval to establish these uses in the Planned Development. We are requesting that the PDC consider and find that the establishment of these uses in the Planned Development is appropriate and will further the public health and general welfare, again subject to the aforesaid limitations.

Stated with greater particularity, we are asking that the PDC and Village Council make the following findings that would otherwise need to be found by the Plan Commission pursuant to Sections 17.56.120(A)(1), (2) and (3) of the Zoning Ordinance (Standards for Approval of Special Uses):

1. That the establishment, maintenance and operation of the special use(s) will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use(s) 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; and
3. That the establishment of the special use(s) 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.

We are also asking that the PDC and Village Council make the following finding that would otherwise need to be found by the Plan Commission pursuant to Section 17.44.020(B)(2)(b)(i) of the Zoning Ordinance (C-2 Overlay District provisions):

- (i) the proposed special use(s) 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;

and confirm that a specific financial or medical/dental office user shall be deemed to have provided an "active display window(s)", as contemplated by Section 17.44.020(B)(2)(b)(iii) of the Zoning Ordinance, provided the street-facing windows remain open and transparent from the sidewalk into the tenant space.

If a specific business entity subsequently comes forward as a potential tenant, it will still be required to apply for a special use permit and proceed through the Village's customary procedures for approval so that the Plan Commission can consider whether the other findings required by Sections 17.56.120(A) and 17.44.020(B)(2)(b) of the Zoning Ordinance can be made. For your benefit, I have added these sections of the Zoning Ordinance to the end of this letter.

To address concerns previously expressed by certain PDC Commissioners, we would propose the following limitations on the establishment of financial and medical/dental office uses in the Planned Development:

1. No financial or medical/dental office use shall occupy the northwesternmost corner of the ground floor commercial space, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the building.
2. Financial and medical/dental office uses shall not occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet, of the building.
3. No individual financial or medical/dental office use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the building.
4. Approval of the appropriateness of financial and medical/dental office uses for the Planned Development will be limited to 15 years from the effective date of any ordinance the Village Council may adopt approving the Planned Development.

Tenants who seek to establish a financial or medical/dental office use in the Planned Development which does not conform to the limitations set forth above, or to establish in the Planned Development any other use listed as a special use in the C-2 Commercial Overlay District, shall be required to pursue the Zoning Ordinance's standard procedures for obtaining the approval of a special use permit in the C-2 Commercial Overlay District.

We hope the foregoing helps all better understand the nature of the applicants' request.

Please contact me if you have any questions.

Sincerely,

Deirdre Clein, Development Associate

cc: Ann Klaassen
Peter Friedman and Ben Schuster
John Murphy and David Ariola
Jon Talty and Anders Rustin
Hal Francke



Murphy Development Group
227 W Monroe | Suite 5040 | Chicago, IL, 60606

Section 17.56.120 Standards for Granting of Special Use Permits.

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

1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided;
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes. In the event that the application for special use permit involves a request for variation from the terms of this title, such request, subject to required notification procedures, may be considered at the same public hearing at which the proposed special use is reviewed by the Board of Appeals.

Section 17 .44.020 Uses.

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

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





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:

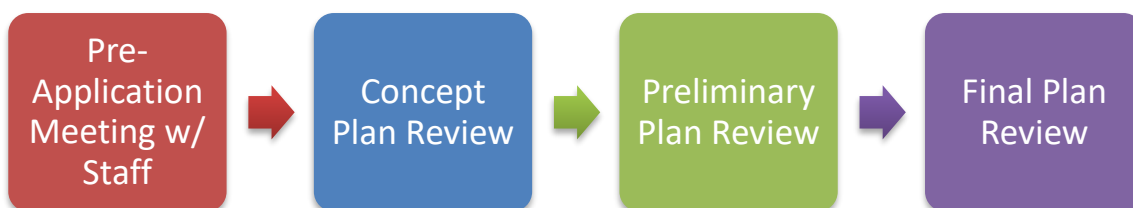


Figure 1 – Concept Plan Review

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.

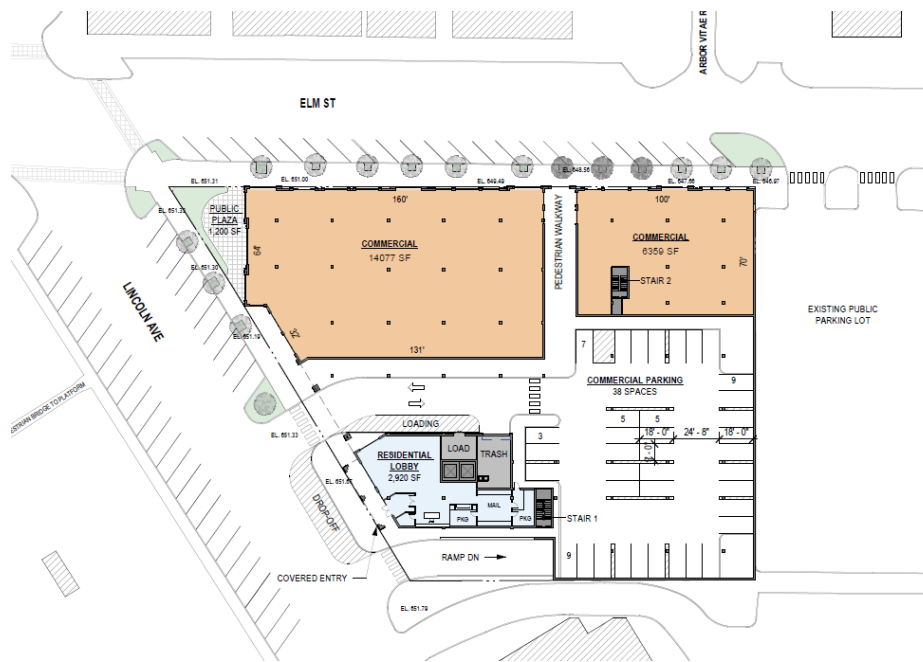


Figure 2 - Concept Plan - Site Plan Presented to Council on January 17, 2023



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:

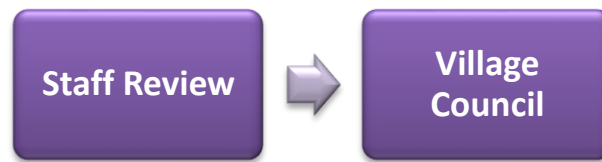


Figure 5 – Final Plan Review

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.

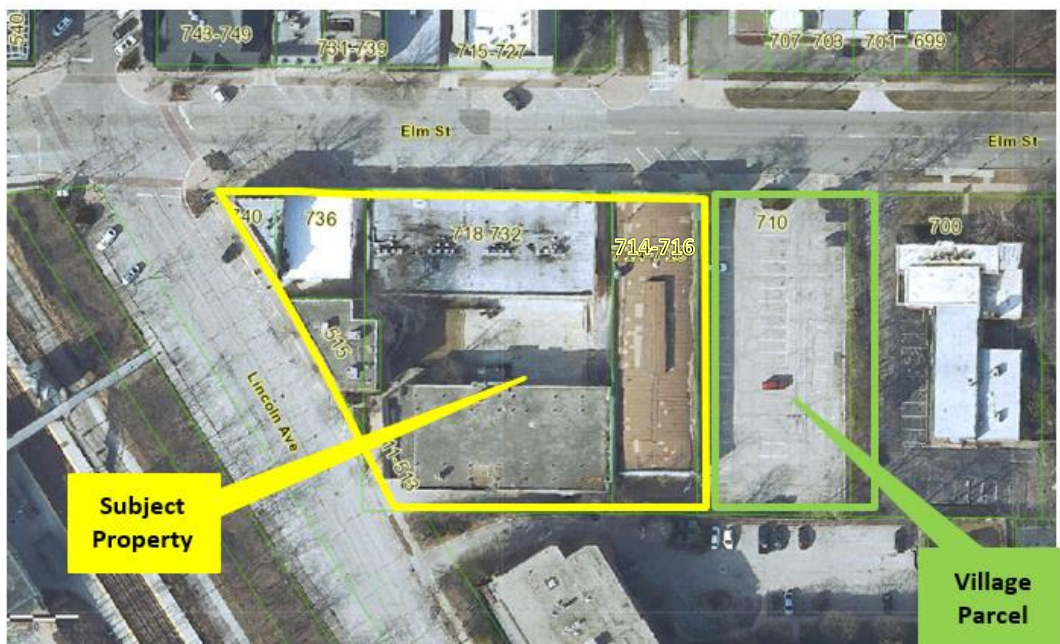


Figure 6 – Aerial Map

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.

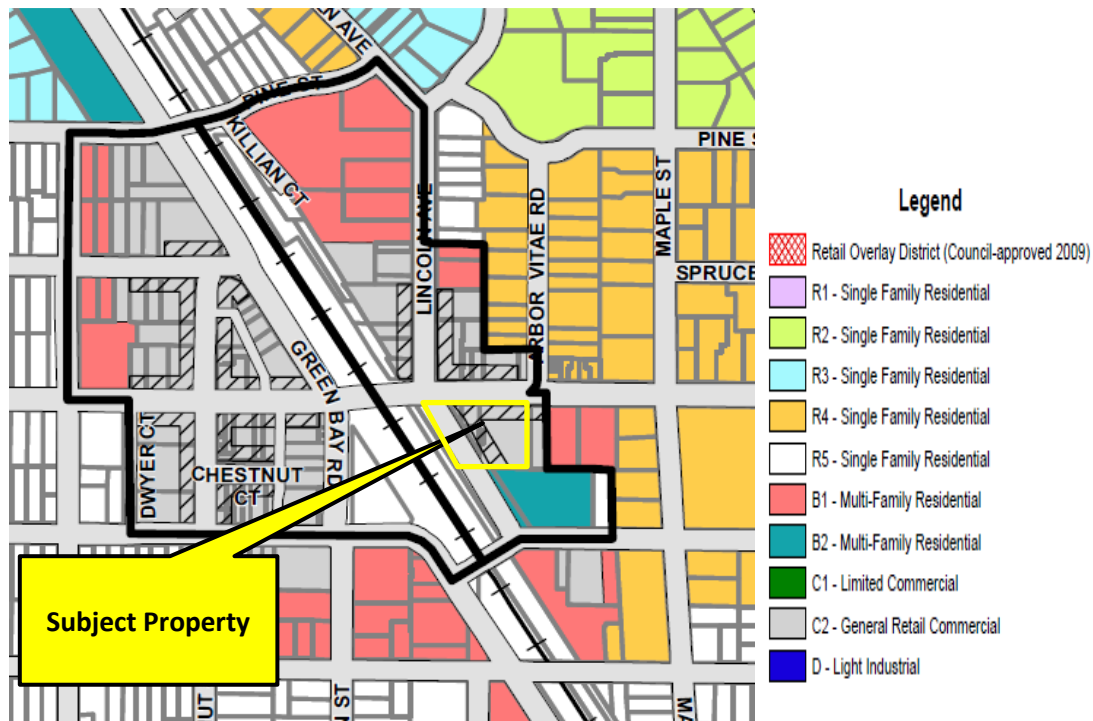


Figure 7 – Zoning Map

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.

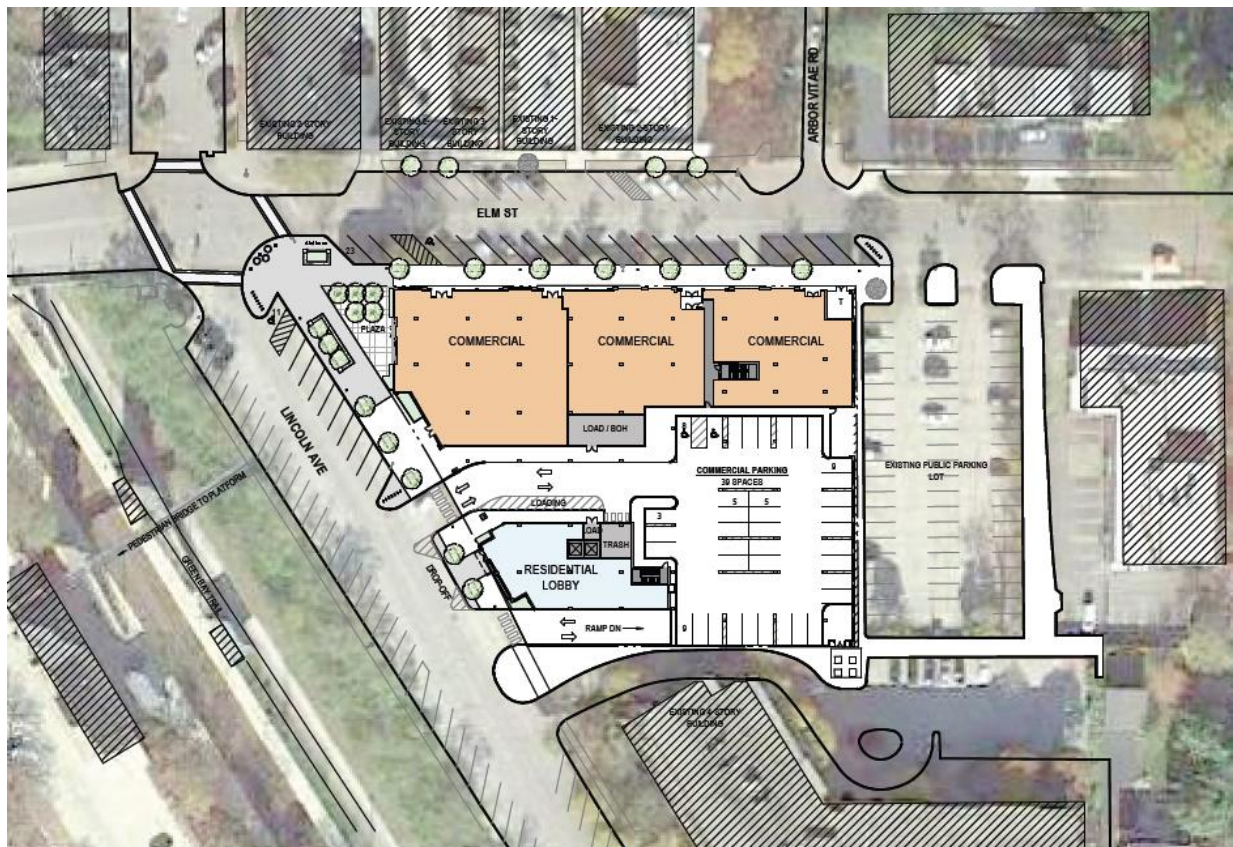


Figure 9 – Preliminary Plan – Site Plan

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.

ON PAGE 12



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.

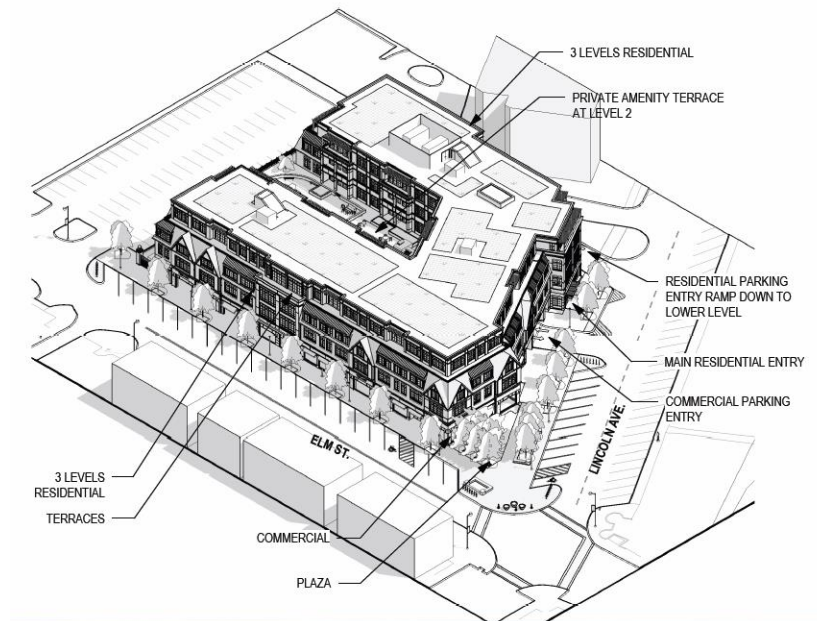


Figure 12 – Preliminary Plan – Axonometric View

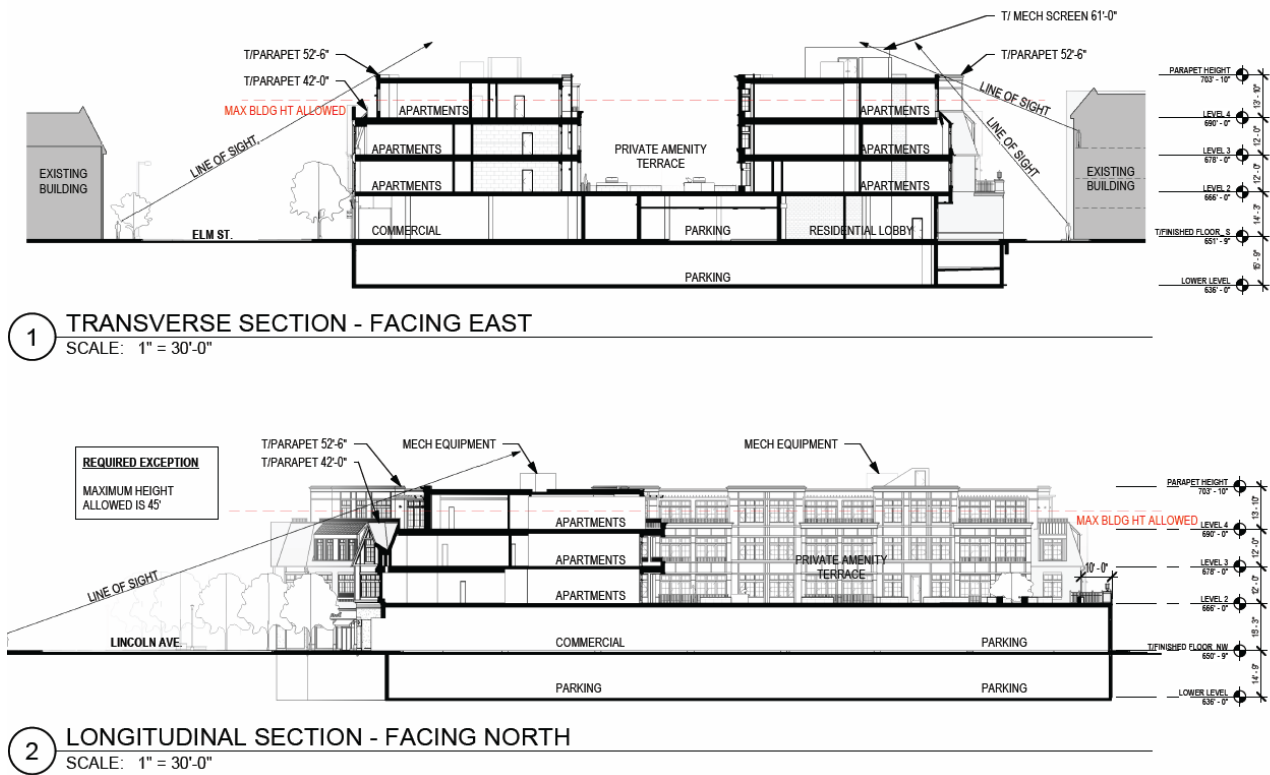


Figure 13 – Preliminary Plan – Building Sections

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



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

PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

Master Plant List					
Shade Trees					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
DBR	3	QUERCUS BILBOA	CHINQUAPIN	2" DB	URBAN MALE SPEC. ONLY
PLA	3	PLATANUS X ACERIFOLIA 'NORTON CIRCULAR'	EUCLAMINCH LINDEN PLANTER TREE	2" DB	URBAN MALE
QBR	4	QUERCUS BICOLOR	SWAMP WHITE OAK	2" DB	NATIVE
TAR	2	TELLA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" DB	NATIVE
Ornamental Trees					
AGR	6	ACER SPRISEUM	PAPERBARK MAPLE	2" DB	
CV	3	CHONDANTHUS VIRGINICUS	WAXY FROSTREE	6" DB	NATIVE

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.

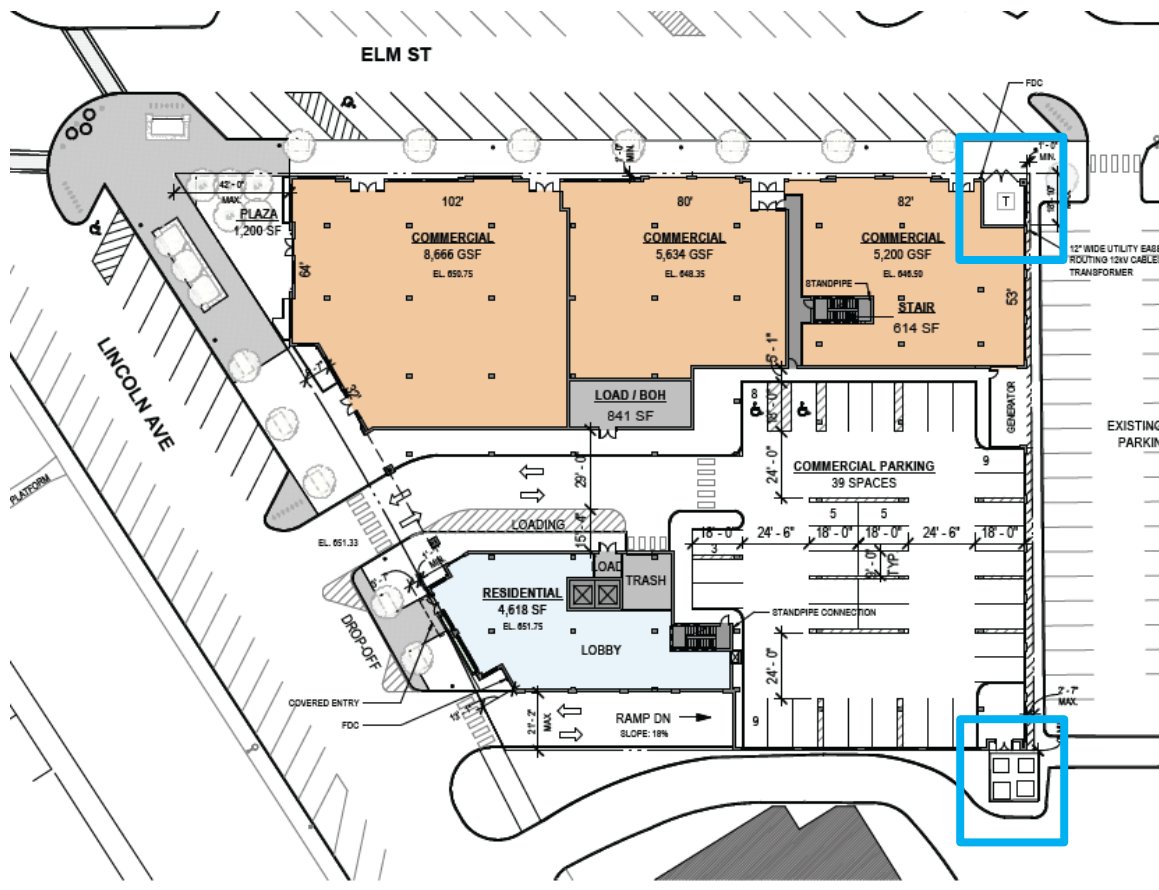


Figure 16 – Proposed Transformer Location & Doors to Access Switch Gear

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:
- Building (Top of Parapet) – 4-stories; 57'-4" (at the northeast corner of building)
 - 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 or 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 user’s 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 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 **not 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 not 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 not 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 rear lot line abutting a side lot line of an existing lot of record, **does not 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.]

Attachment C

ONE WINNETKA



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	4-stories, 45'-0"	4-stories At parapet = 57'-4" At stair roof = 63'-0"	
Exception Required			
On-Site Parking			
Special Use Required: Parking on street level.	Commercial	Required	Provided
	2 spaces/1,000 sf	x 19,500 sf = 39 spaces	39 spaces
	Dwelling		
	1-BR - 1.25/unit	x 9 units = 12 spaces	113 spaces
	2-BR - 1.5/unit	x 32 units = 48 spaces	
	3-BR - 2/unit	x 18 units = 36 spaces = 96 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 (along Lincoln Ave.)	Exception Required	Min. 0 ft.; Max. 3 ft.	0'-0" to 42'-1", see plans
Corner Side Yard Setbacks (along Elm St.)	Exception Required	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*** (along east property line)	Exception Required	10 ft. Min.	1'-0" to 16'-5", see plans
4th Story Setback (along Lincoln & Elm)	Exception Required	10 ft Min.	4'-9" to 15'-0", see plans

Notes

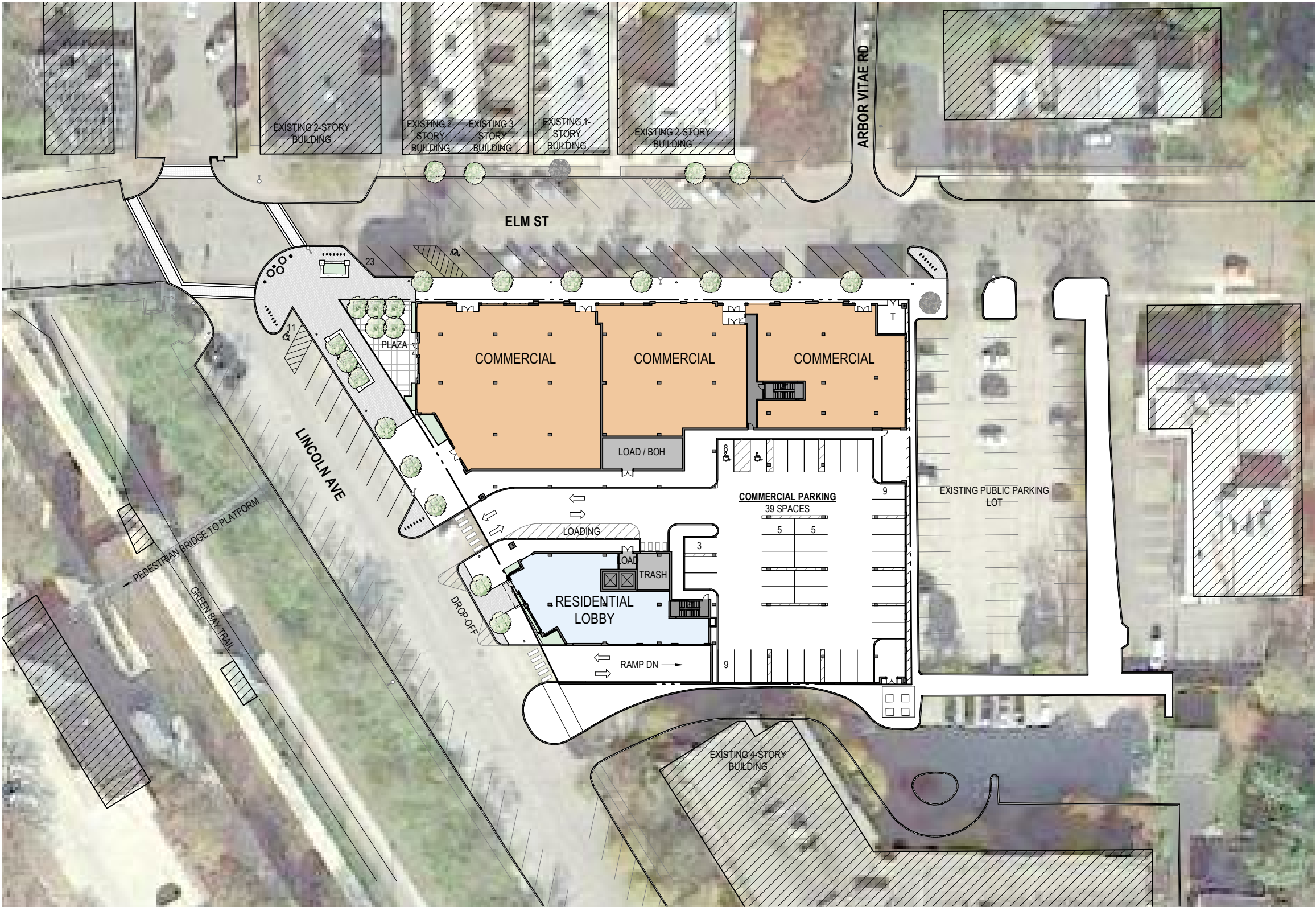
*Plat of Consolidation submitted, including side lot line abutting rear lot line exception

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

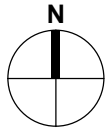
***Exception to not provide a landscaped area at least 5 ft deep along rear (east) property line

SITE PLAN

DEVELOPMENT SUMMARY				
<u>SITE AREA:</u> 52,755 SF (1.21 ACRES)			<u>ZONING DISTRICT:</u> C-2	
<u>BUILDING AREA</u>				
	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				
<u>PARKING</u>				
	RESIDENTIAL	COMMERCIAL	TOTAL	
LOWER LEVEL	113			
GROUND LEVEL		39		
TOTAL PROVIDED	113	39	152	
RATIO	1.9/UNIT	2.0/1,000 SF		



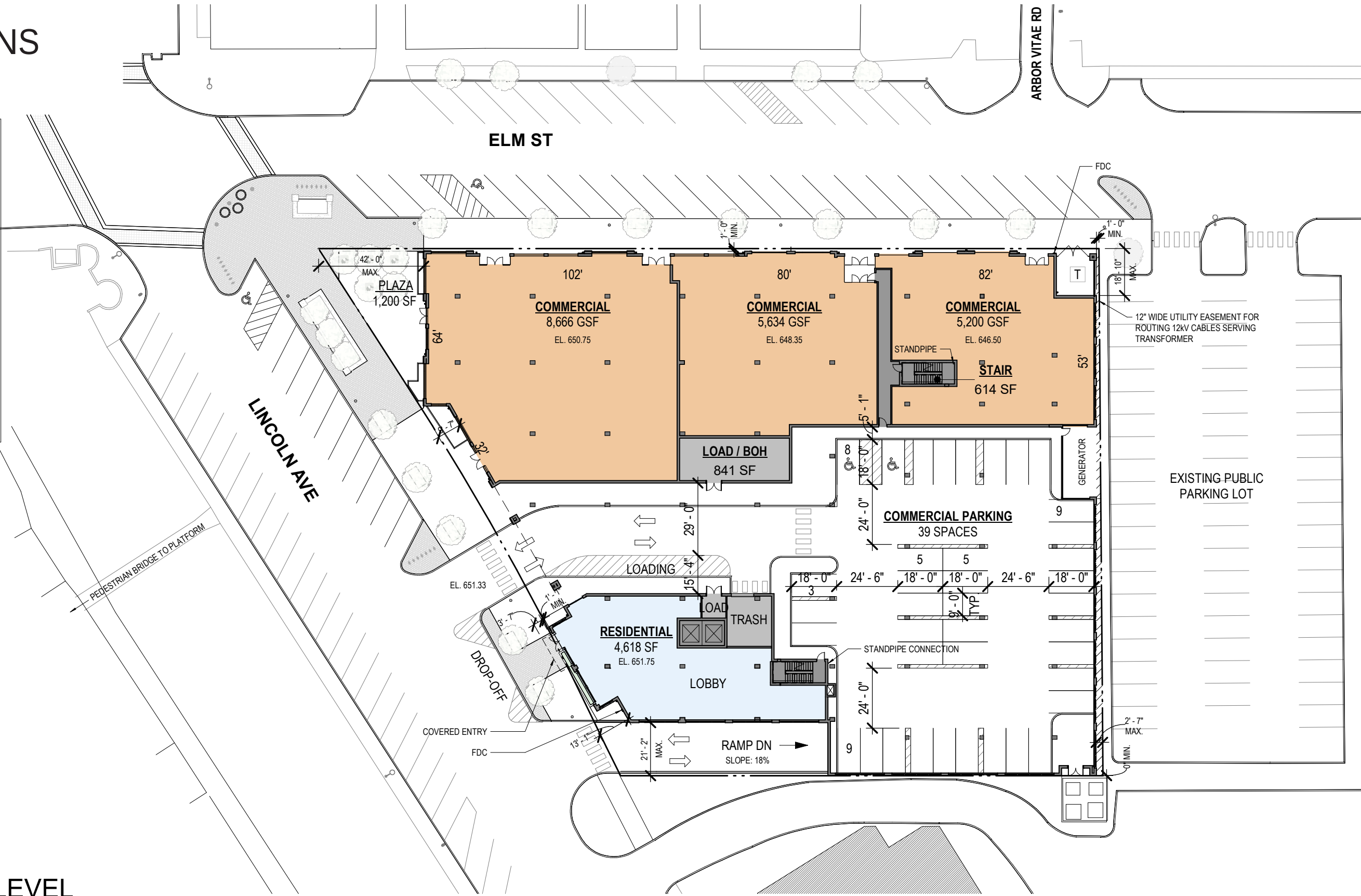
1 SITE PLAN
SCALE: 1" = 60'-0"



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)

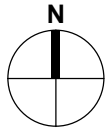
- SPECIAL USE REQUIRED**
- PARKING ON STREET (GROUND) LEVEL.
 - MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL
SCALE: 1" = 40'-0"

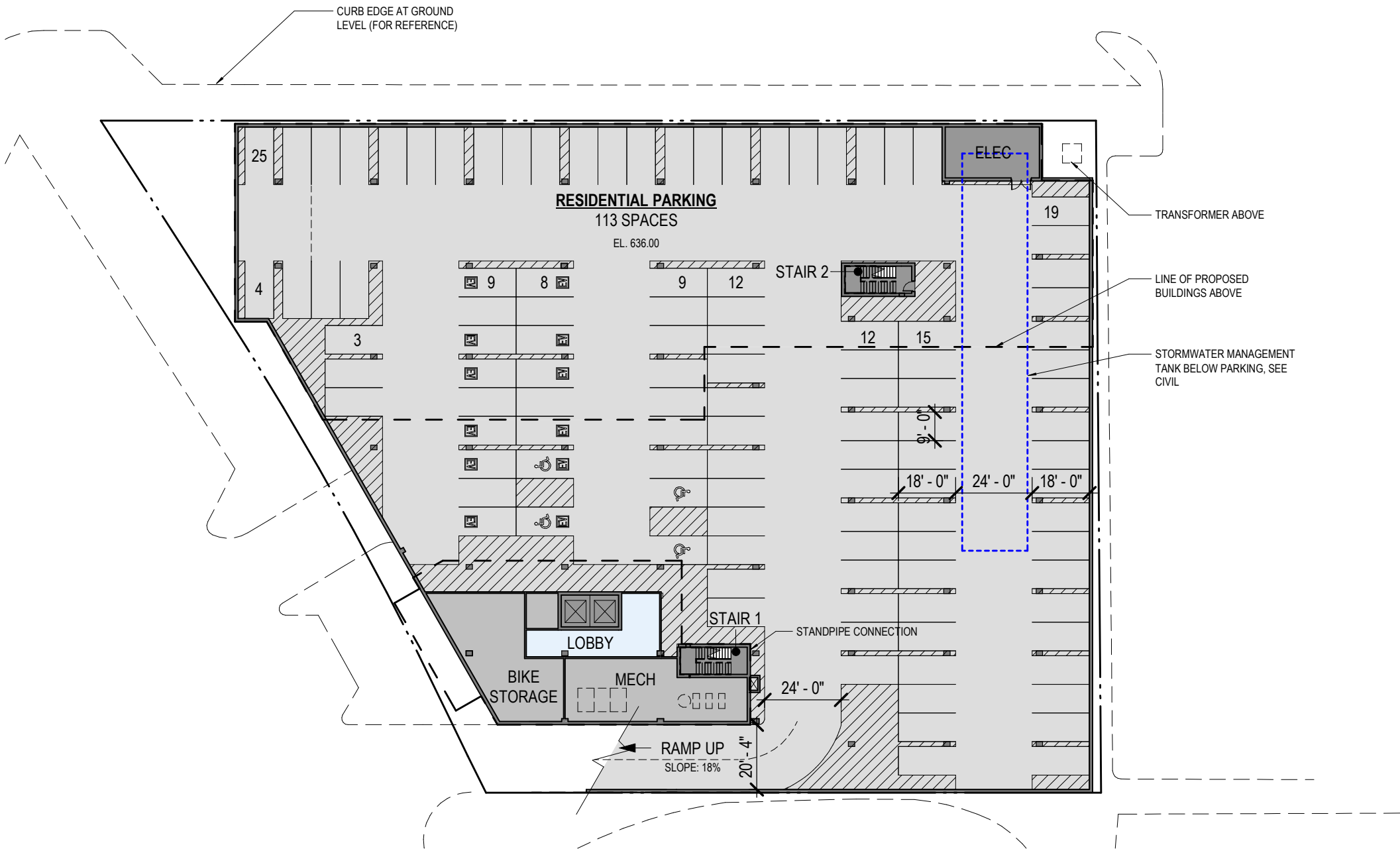


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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

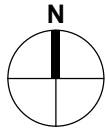
FLOOR PLANS



1 LOWER LEVEL
SCALE: 1" = 40'-0"



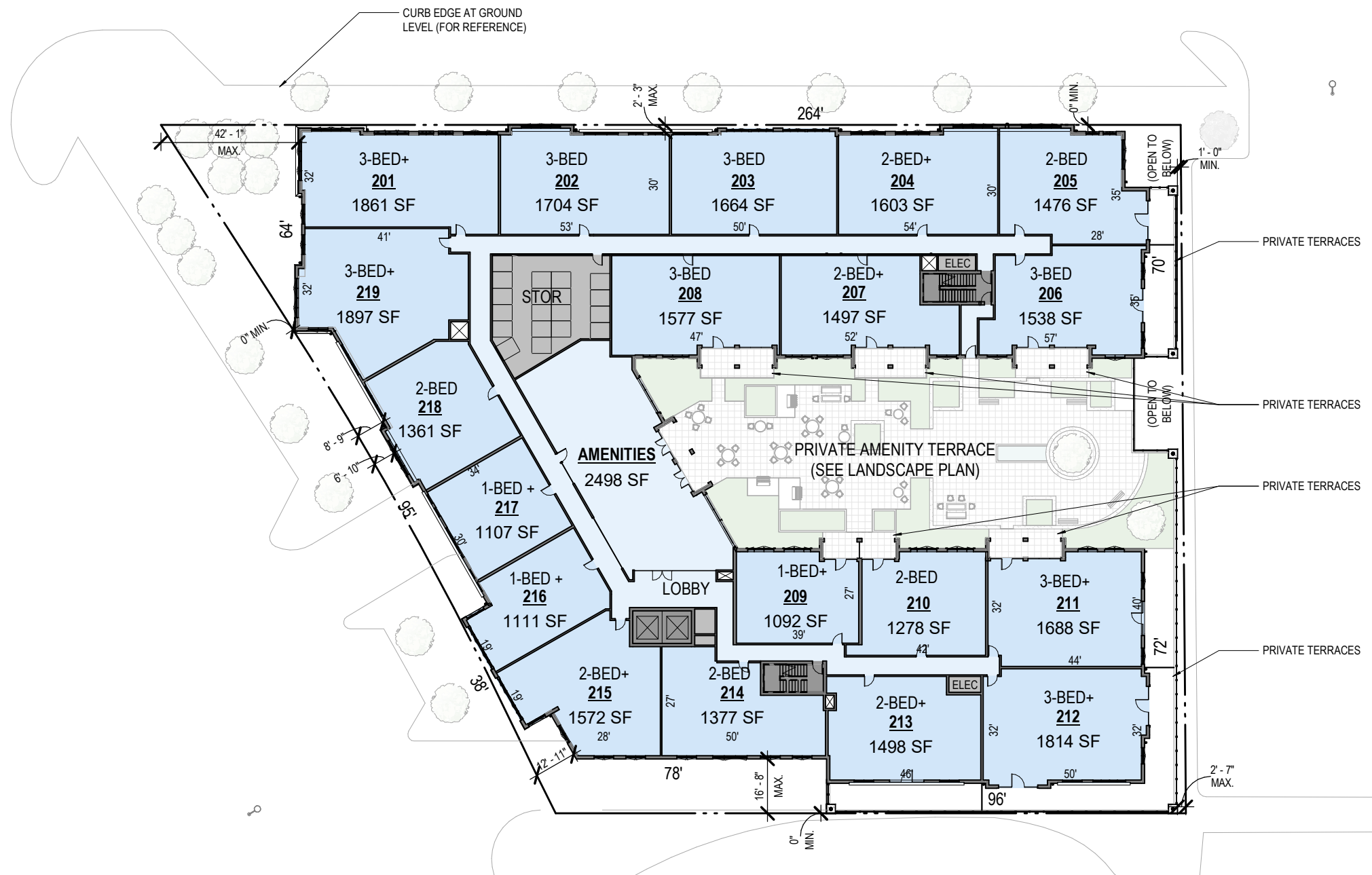
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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

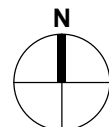
UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	<u>TOTALS</u>
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
<u>TOTALS</u>	9	21	11	7	11	59



1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)
SCALE: 1" = 40'-0"



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R O M S P E N



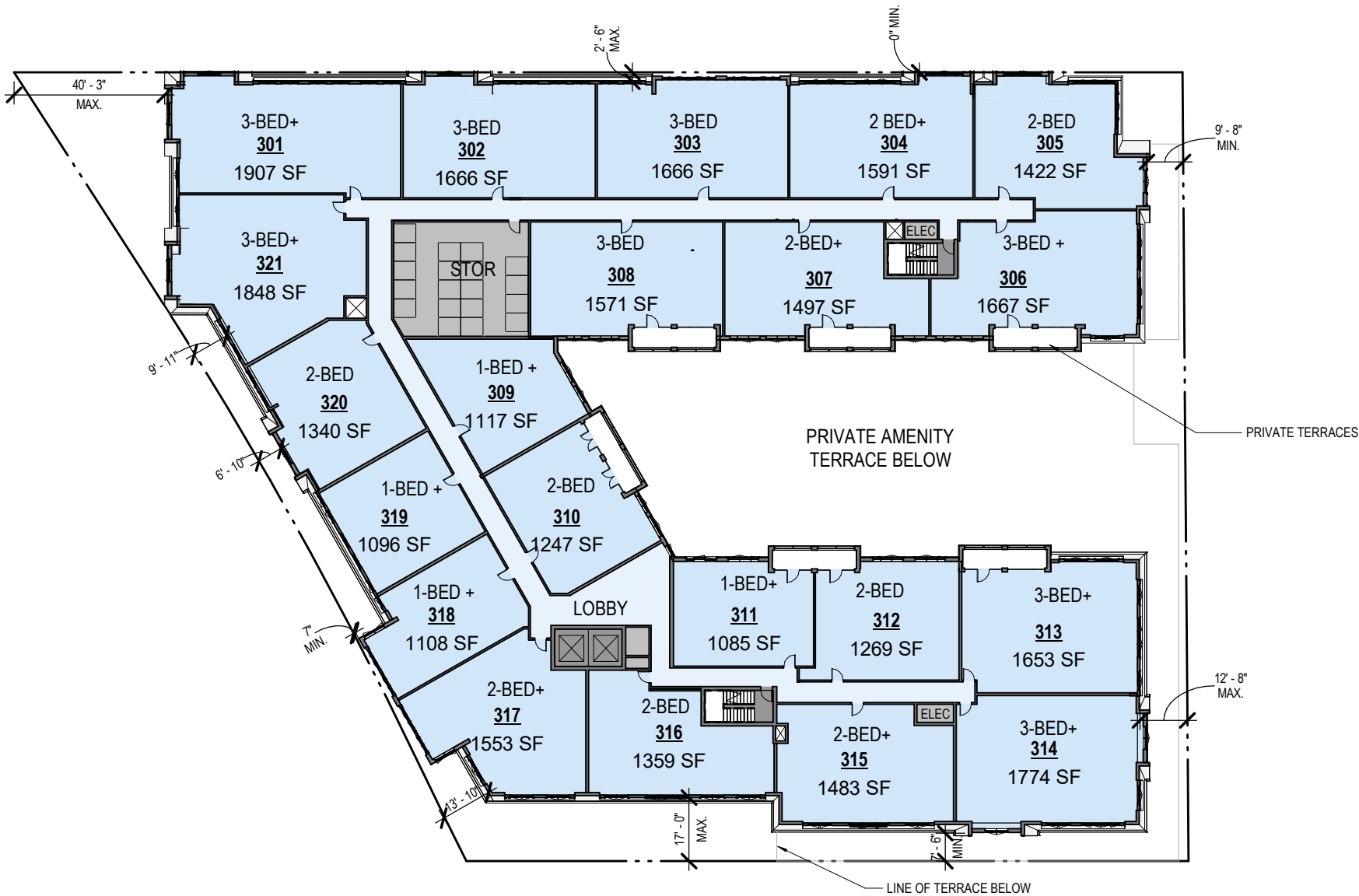
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL

July 12, 2023 Project #: 21077

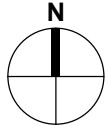
7

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"

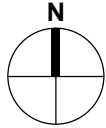


FLOOR PLANS

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"



ROOF PLAN

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

The Newest GreenGrid®
Modular Vegetative Green
Roof System

MADE IN THE USA

GreenGrid®
ROOFS

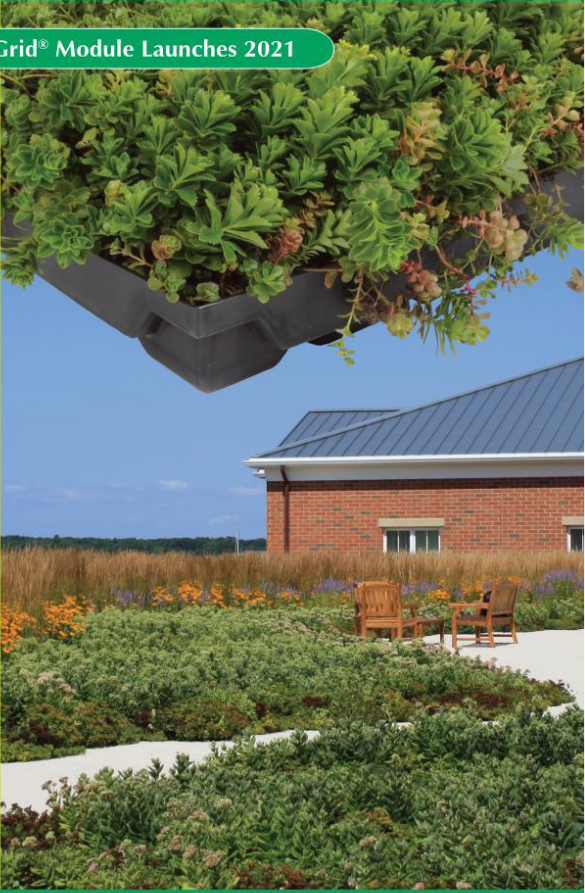
Engineered to Perform
Designed to Inspire

The 5th Generation GreenGrid® Module Launches 2021

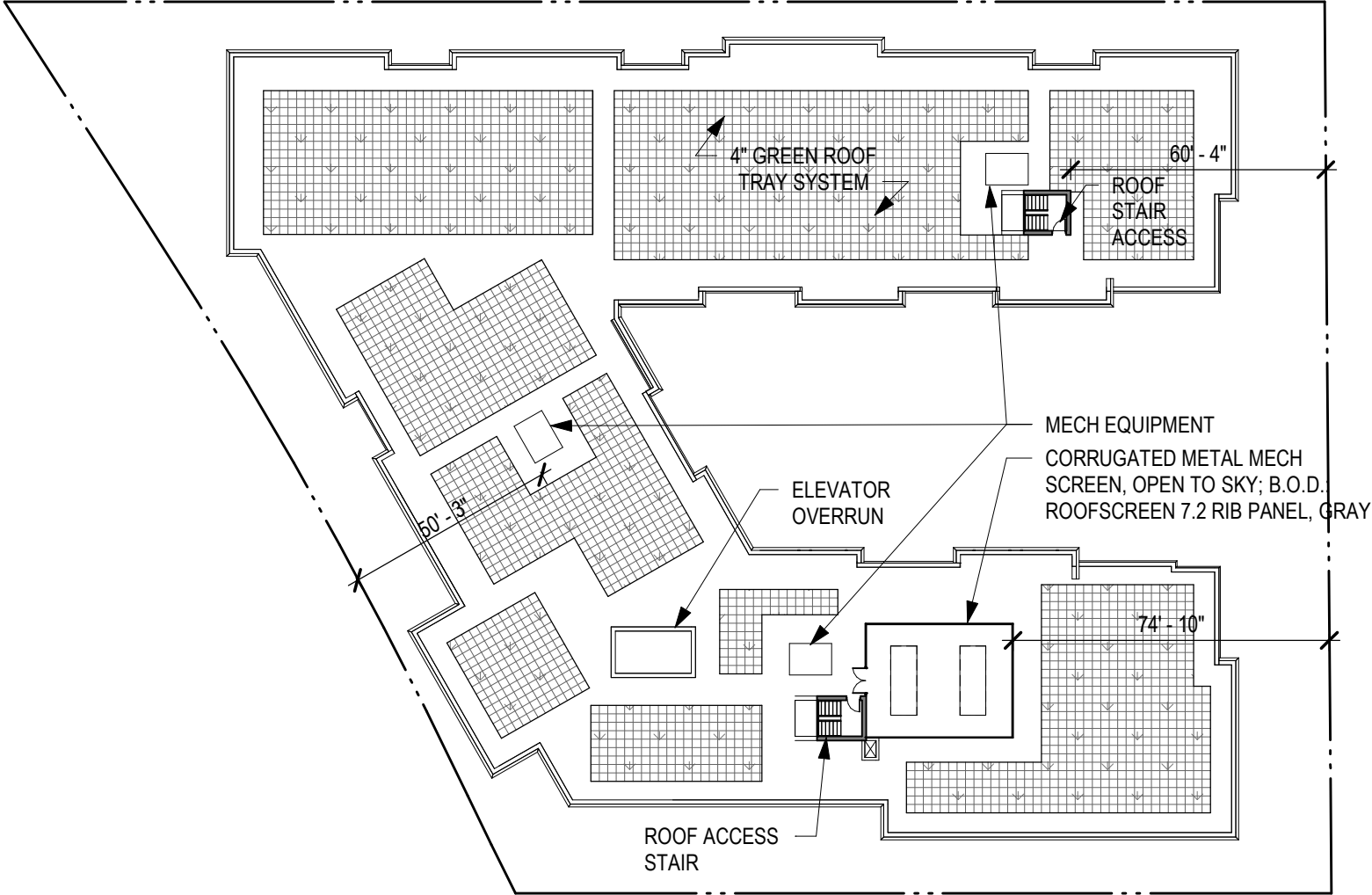
These new zero-edged modules are an improvement to the previous generation of GreenGrid®, maintaining the functionality of the original modular green roof system, but adding improved structural design, multiple depth configurations, connectivity, and excellent stormwater retention.

Unlike hybrid /subterranean modular systems and traditional layered systems, G5 modules can be easily accessed and removed to perform maintenance or repairs to the underlying roof without damaging the vegetation. Additionally, G5 modules are specifically designed to maximize stormwater control, and now allow irrigation lines directly beneath modules.

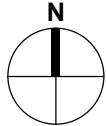
GreenGrid offers versatility and design flexibility, with modules available in FOUR different depths for a variety of planting options. Modules can be pre-grown at our nurseries to meet plant coverage specifications up to 95% and delivered to the job site to create an instant mature green roof. This translates to a successful green roof with less up-front maintenance, plus a beautiful look from day one. In addition, GreenGrid modules can be custom cut with curves or angles.



www.GreenGridRoofs.com

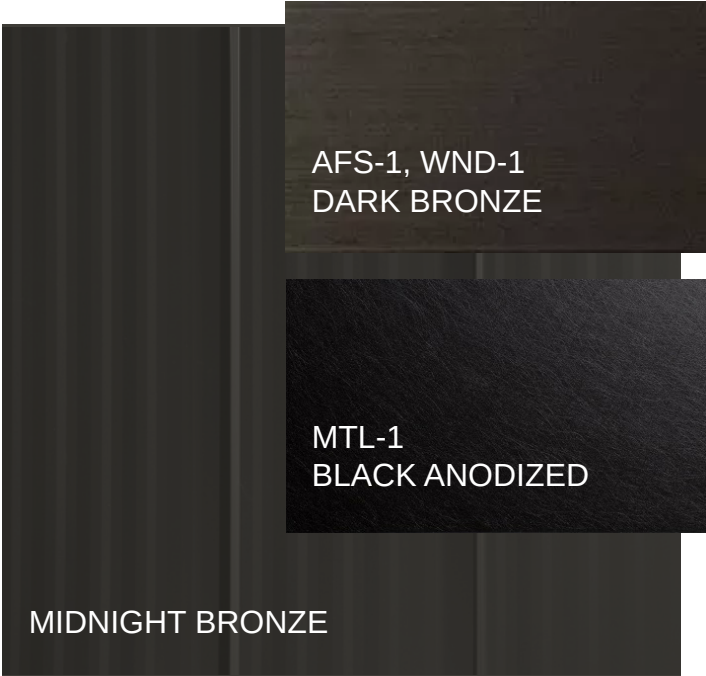


1 ROOF PLAN
SCALE: 1" = 40'-0"



SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

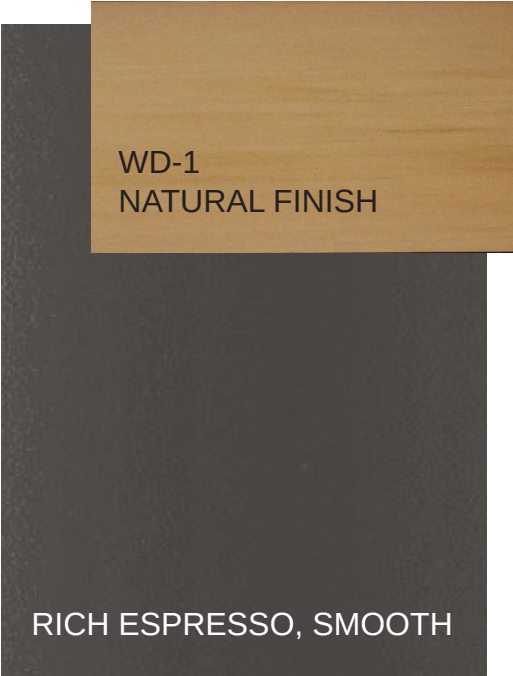
BUILDING MATERIALS



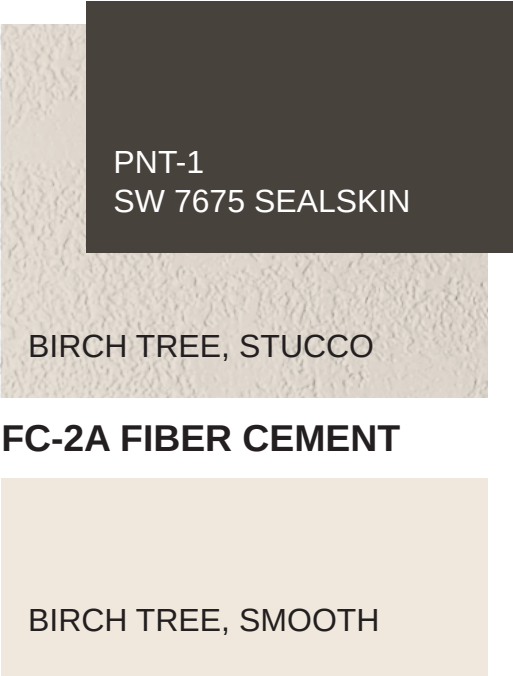
RF-2 STANDING SEAM METAL ROOF



RF-1 ASPHALT SHINGLE ROOF



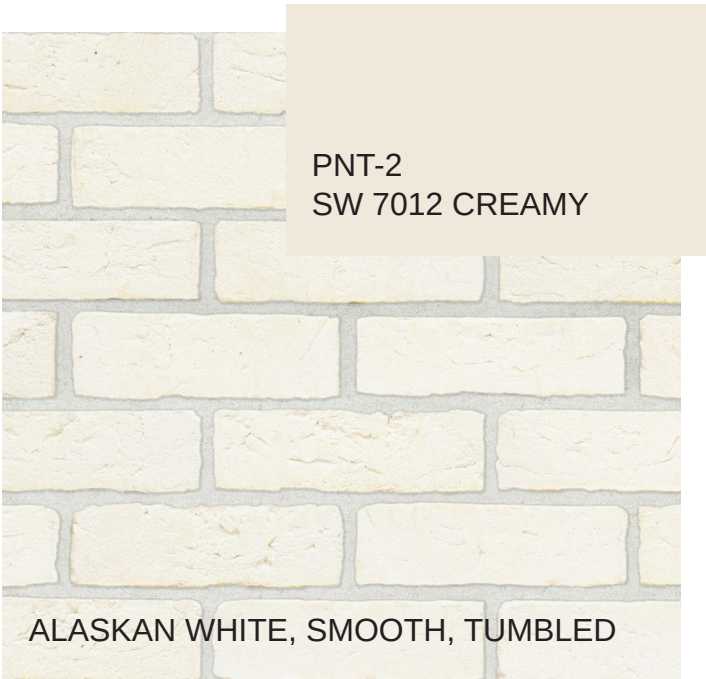
FC-1 FIBER CEMENT



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.

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"

REFER TO MATERIAL SCHEDULE ON PAGE 12

REFER TO MATERIAL SCHEDULE ON PAGE 12



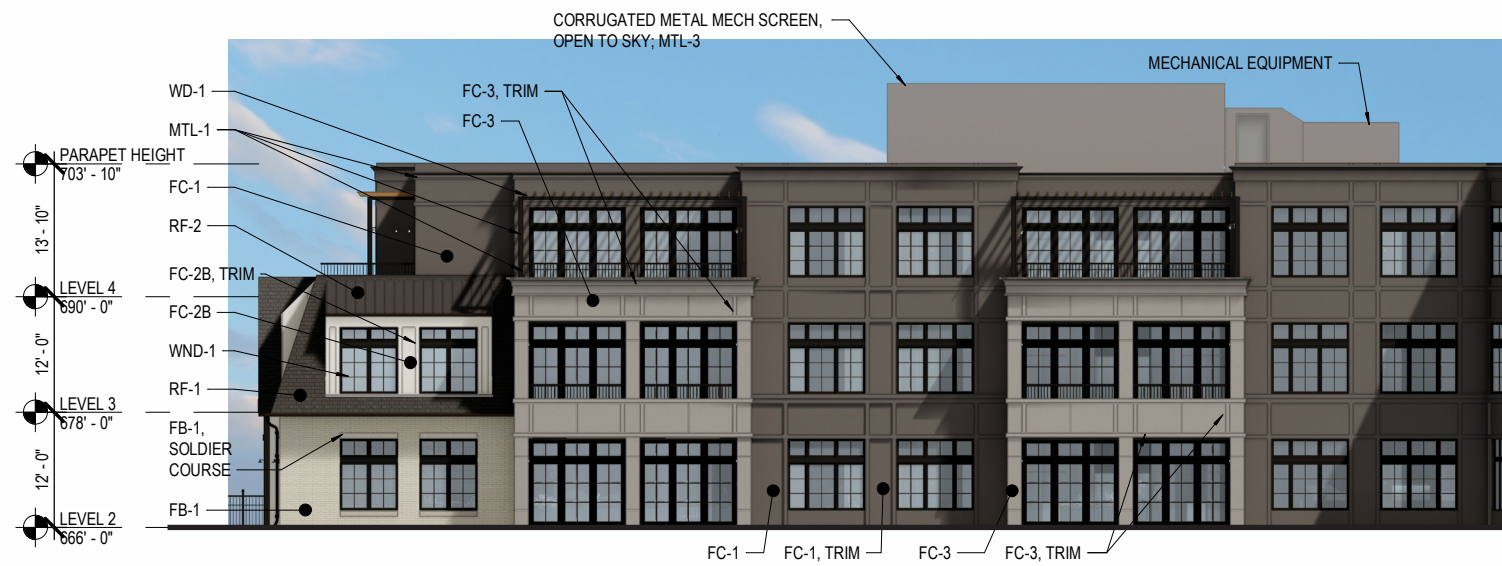
2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



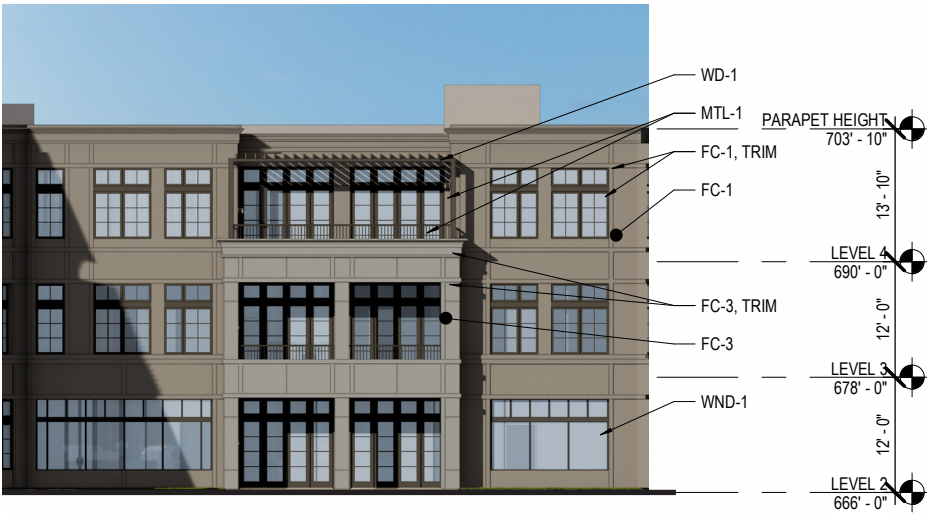
1 EAST ELEVATION
SCALE: 1" = 20'-0"

PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



3 AMENITY TERRACE - NORTH ELEVATION
SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION
SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION
SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS

PEDESTRIAN EXPERIENCE ALONG ELM ST.



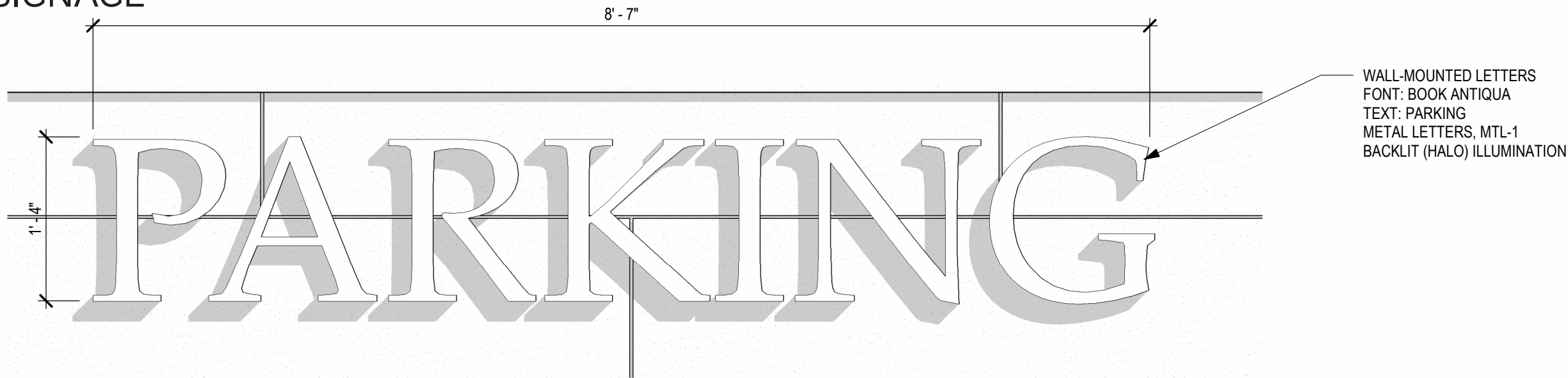
ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

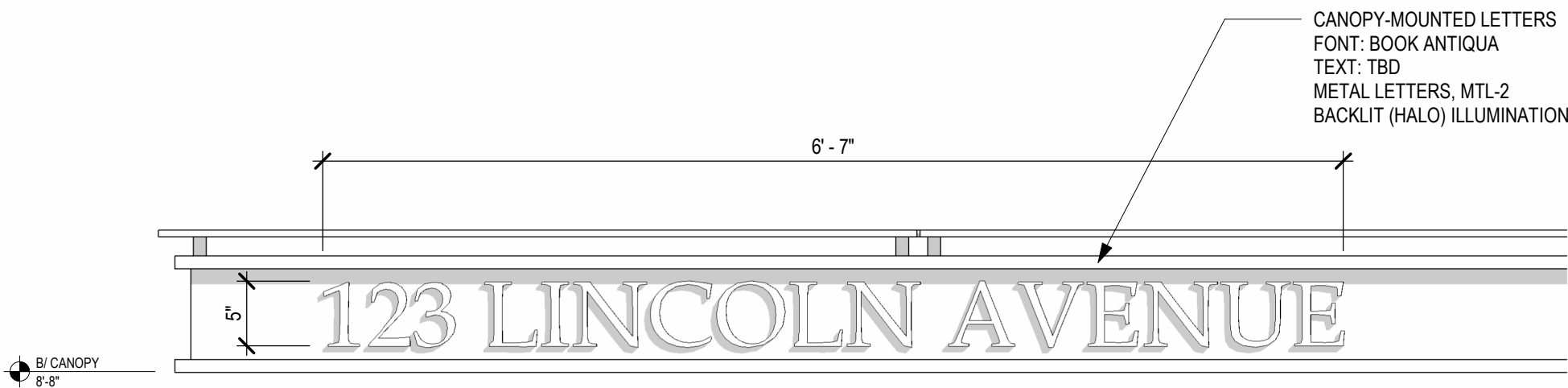


SIGN ELEVATIONS

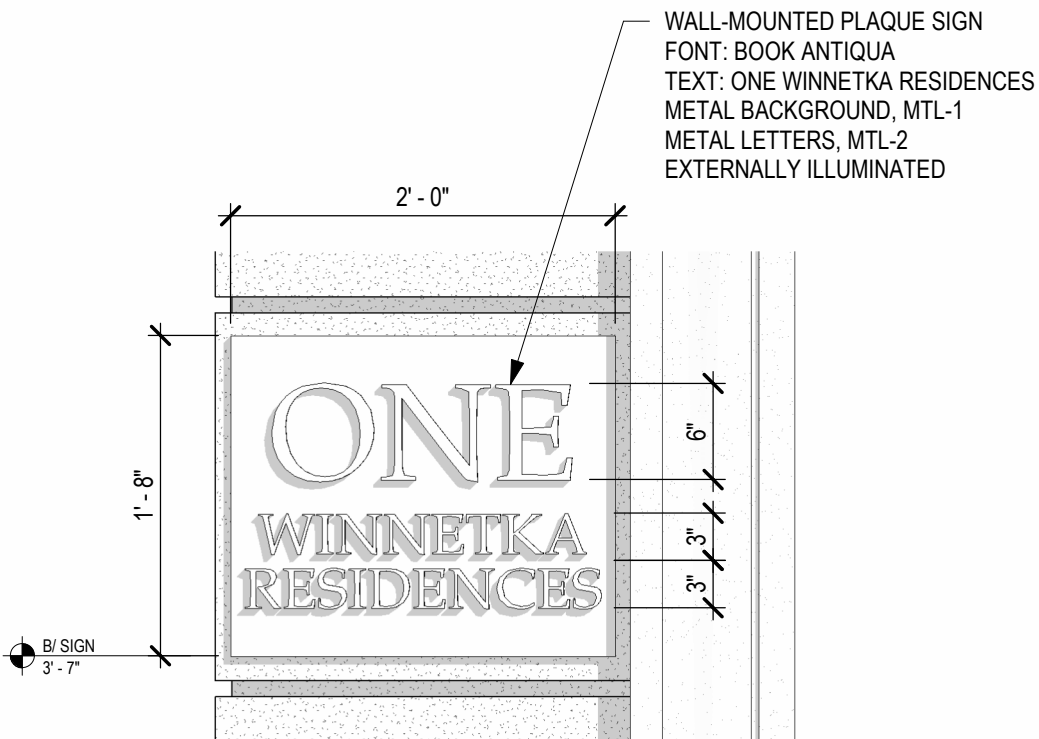
DEVELOPMENT SIGNAGE



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



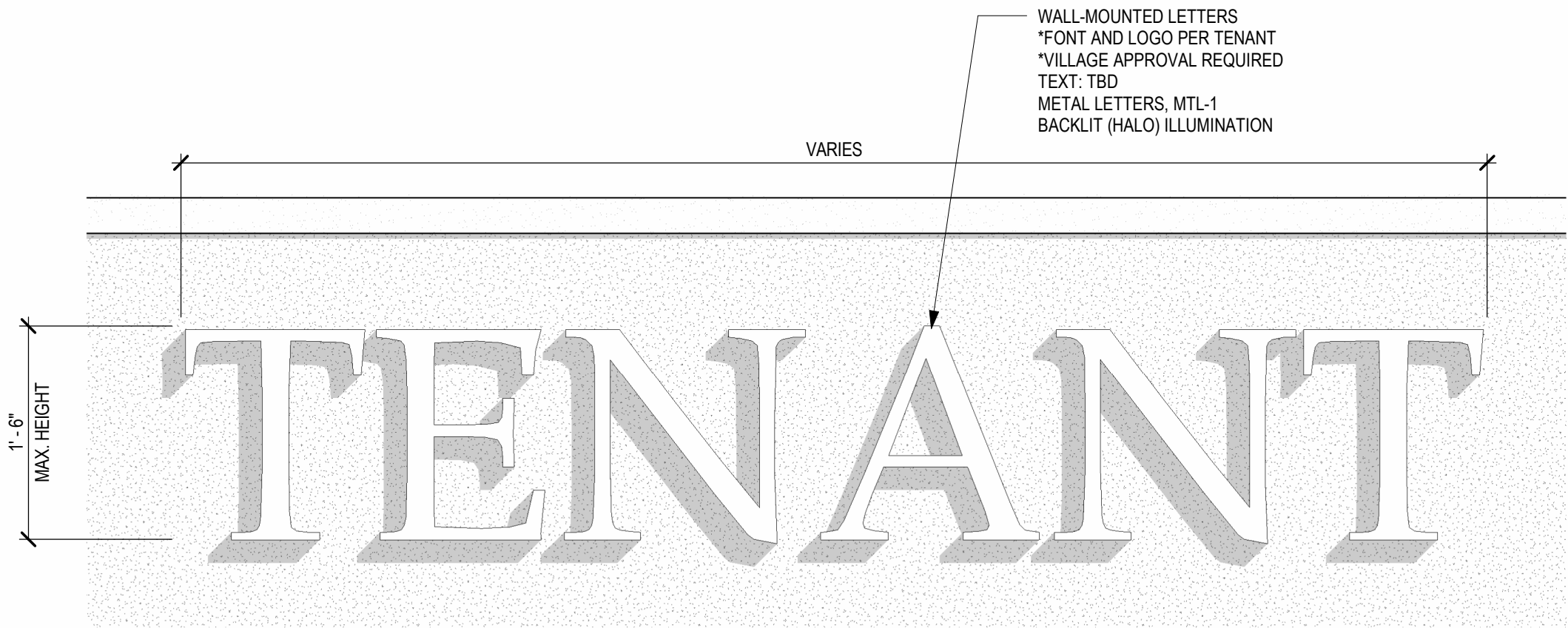
2 SIGN ELEVATION - RESIDENTIAL ENTRY
SCALE: 1" = 1'-0"



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

SIGN ELEVATIONS

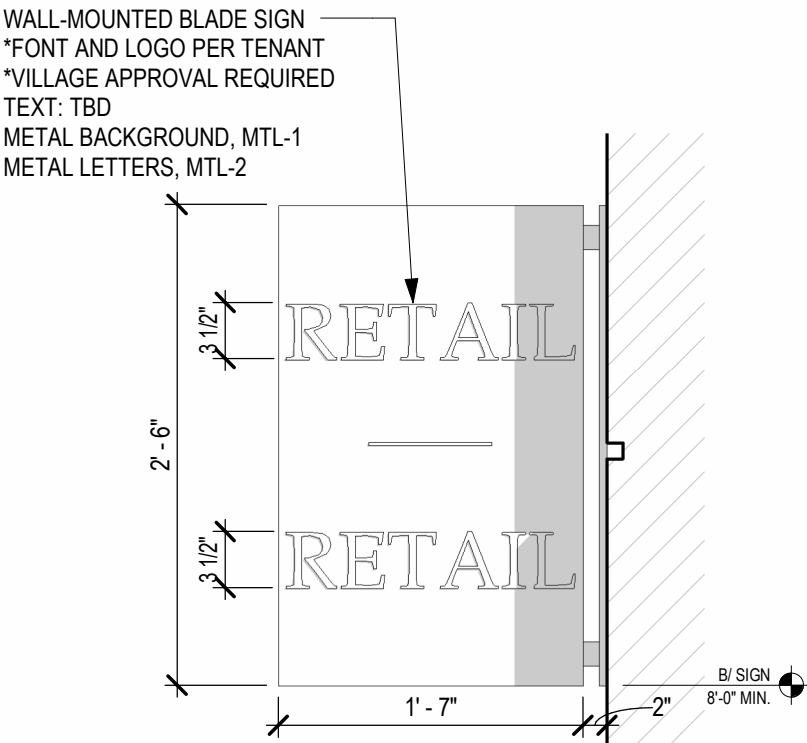
TENANT SIGNAGE - BASIS OF DESIGN



2

SIGN ELEVATION - TENANT 2

SCALE: 1" = 1'-0"

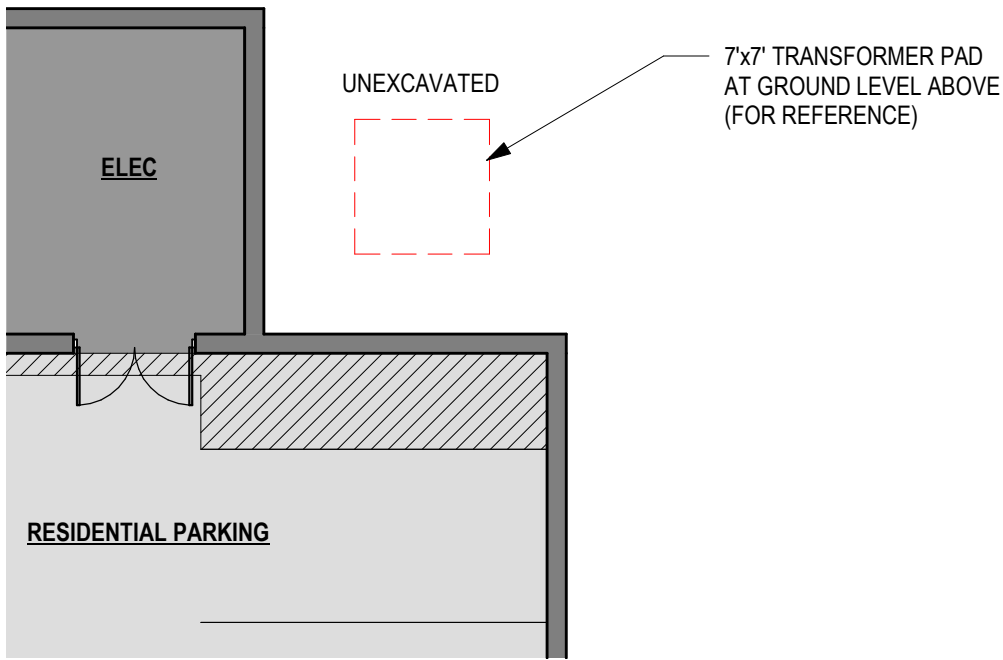


1

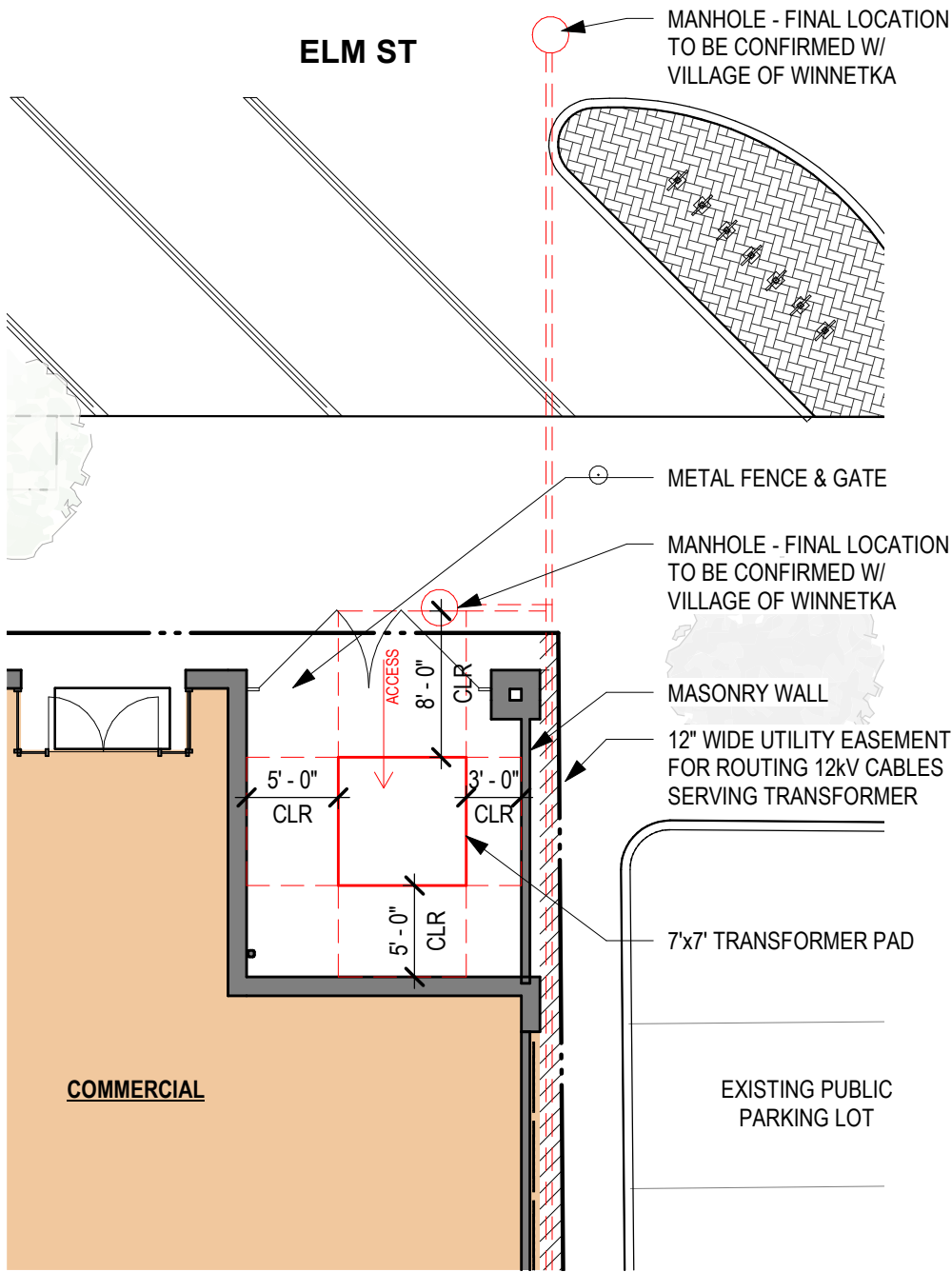
SIGN ELEVATION - BLADE

SCALE: 1" = 1'-0"

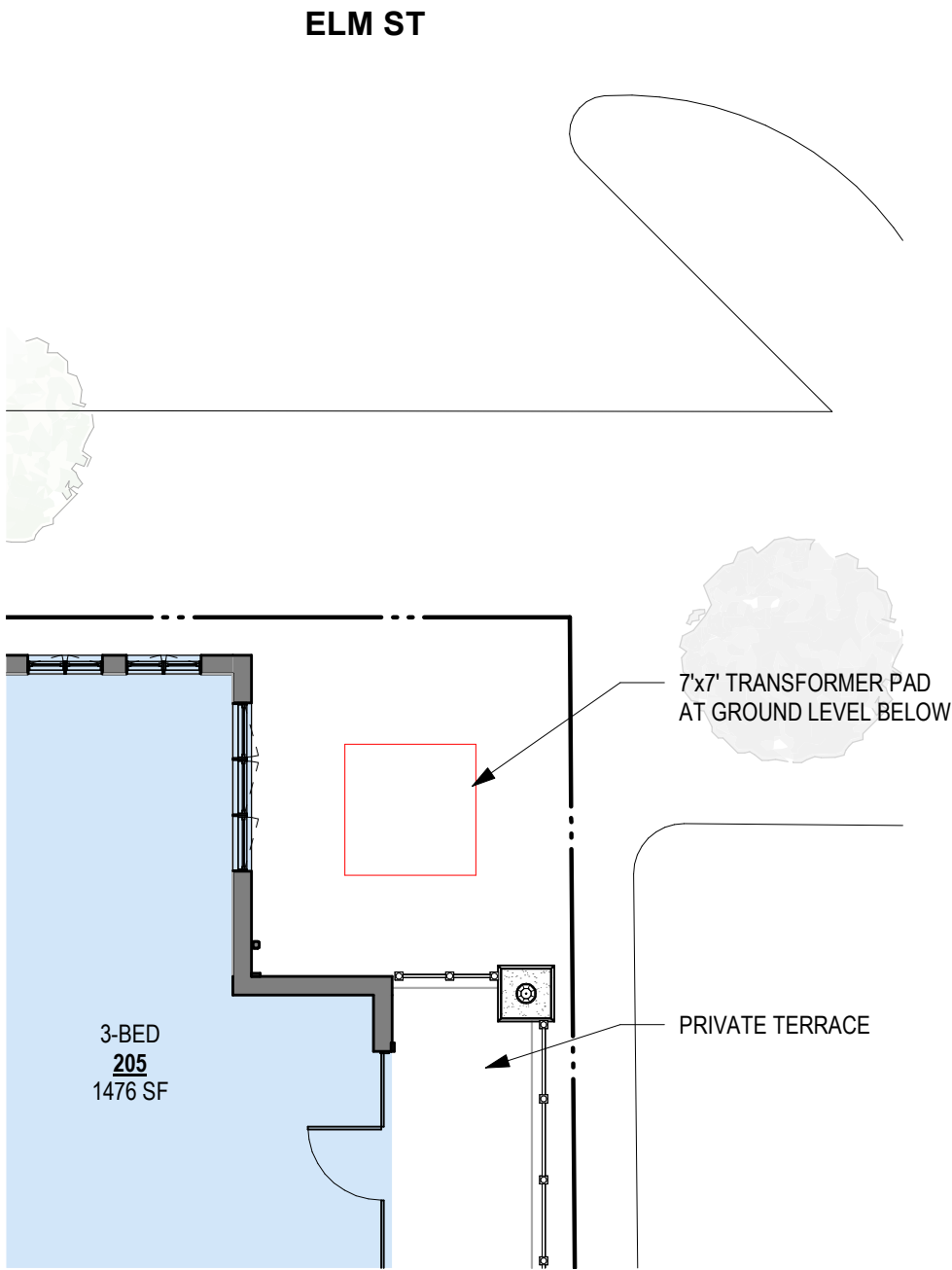
TRANSFORMER LOCATION



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

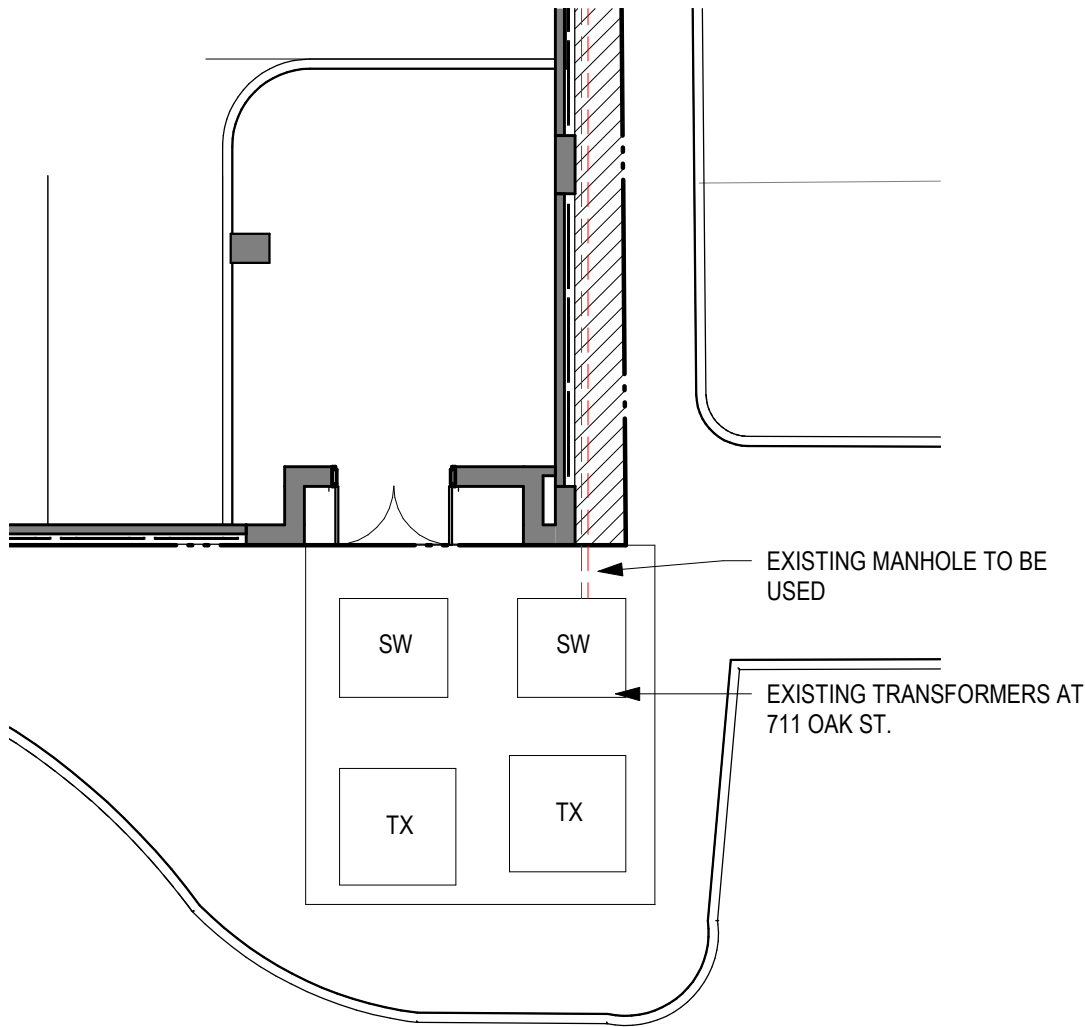


1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

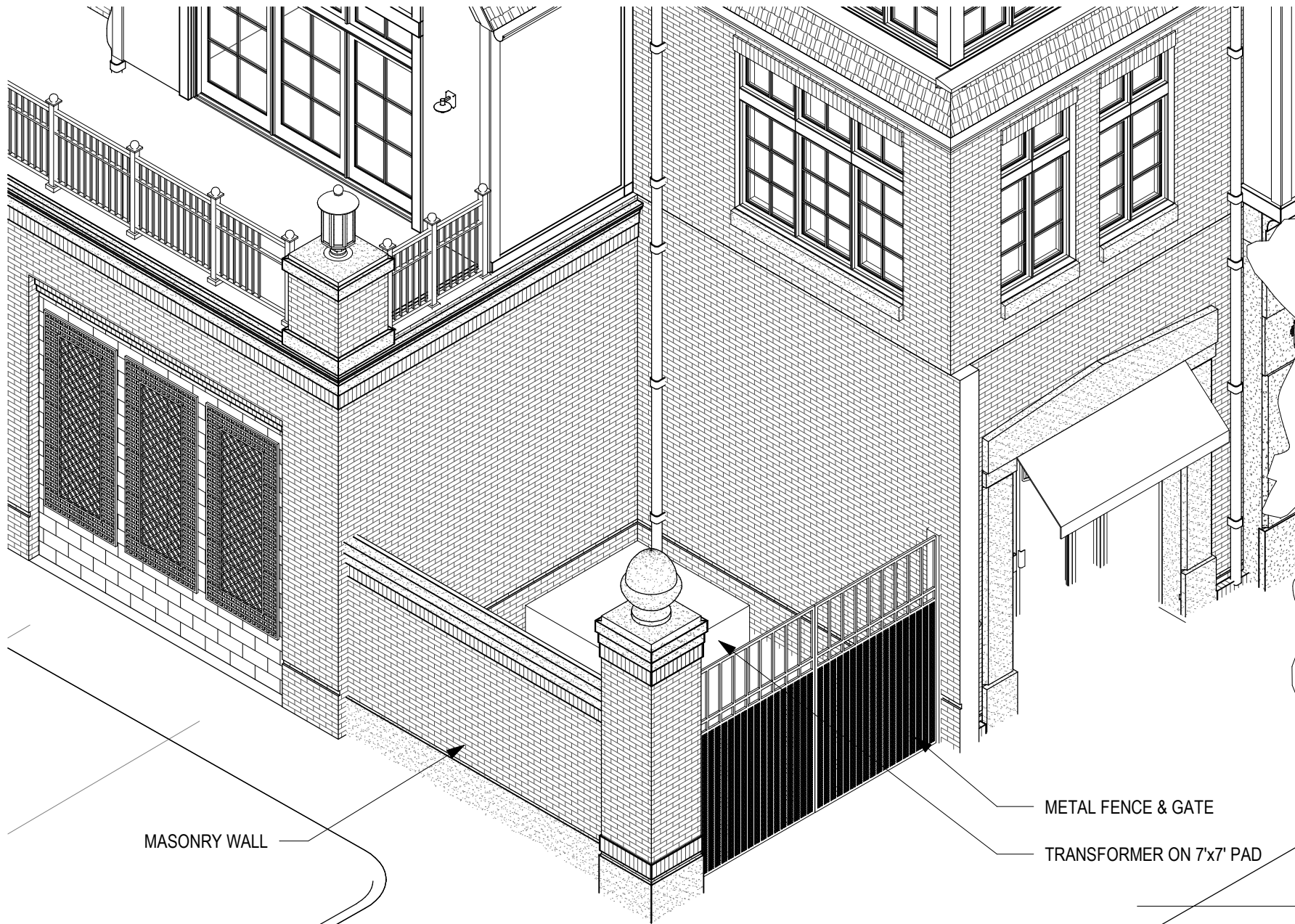
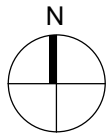


2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

TRANSFORMER LOCATION

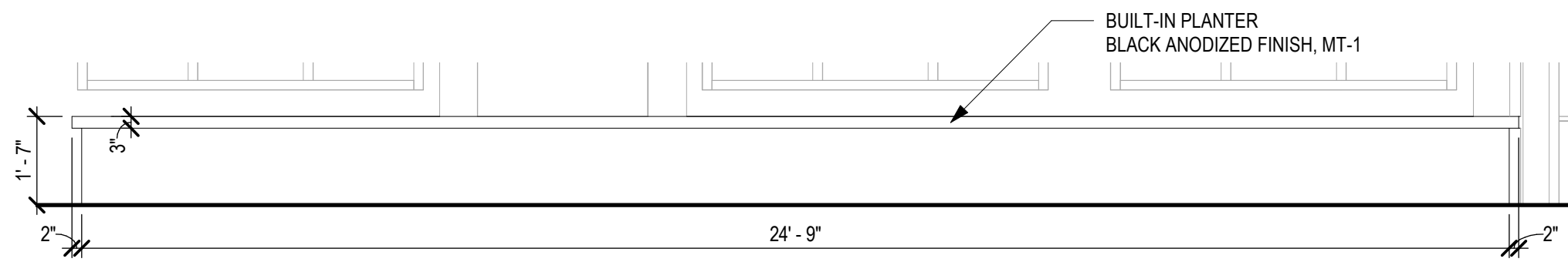


2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

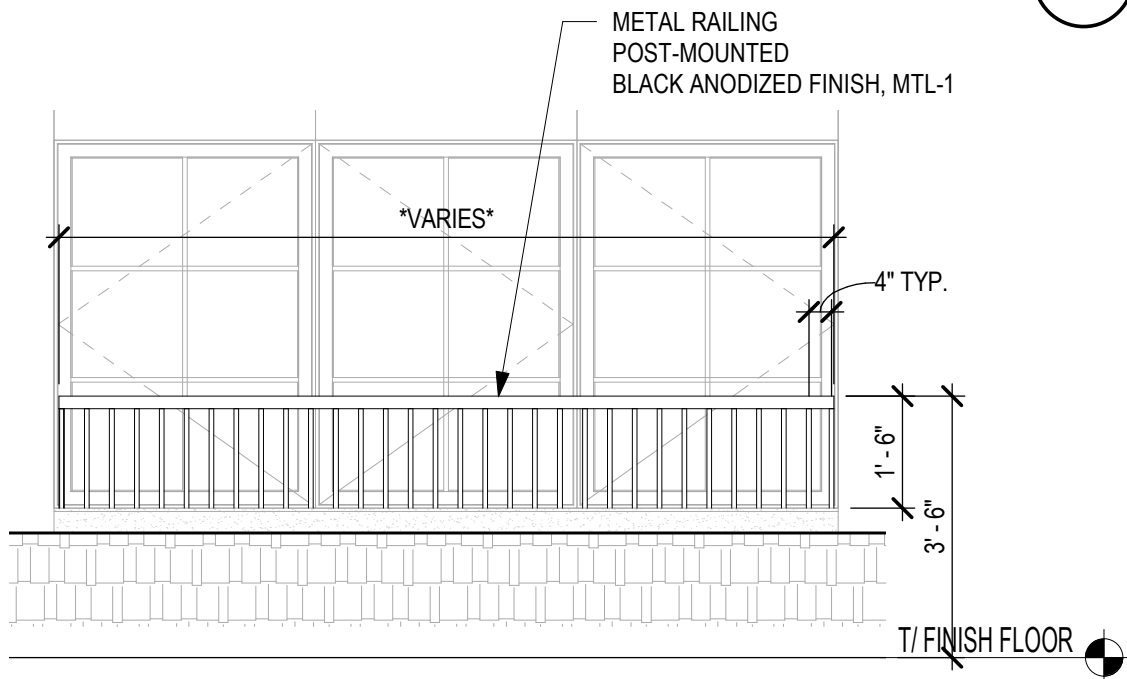


1 TRANSFORMER AXON
SCALE:

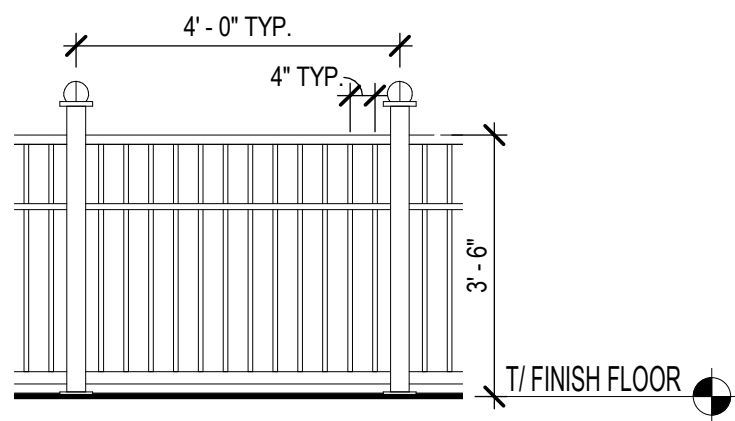
ENLARGED ELEVATIONS



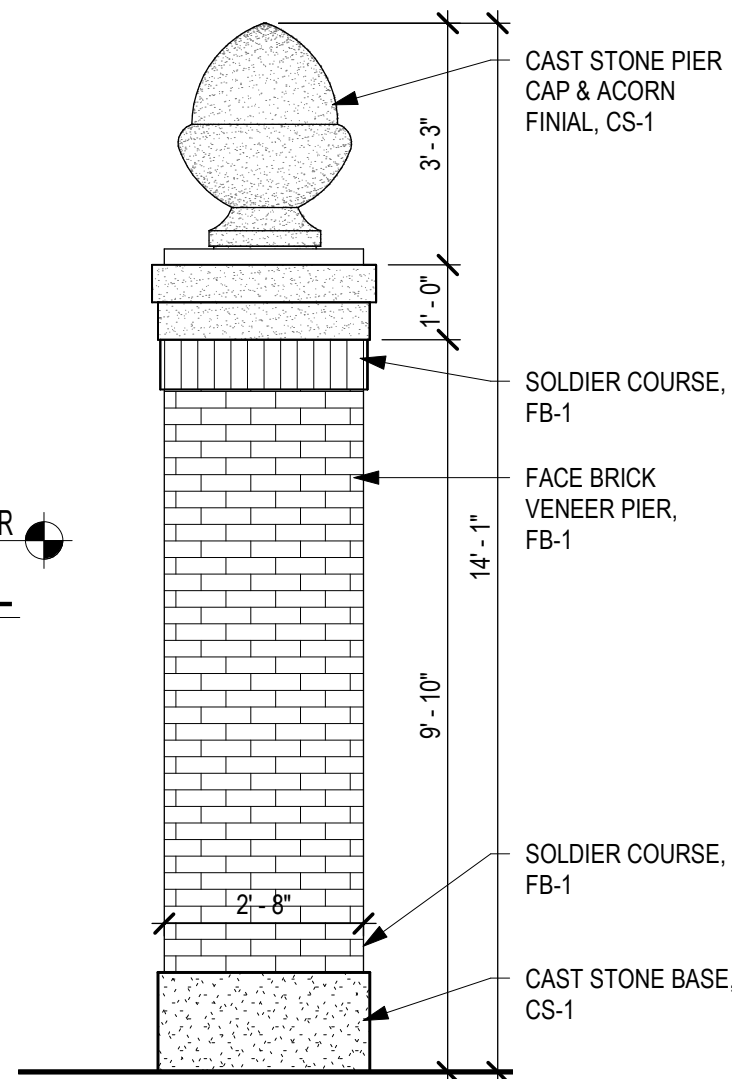
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



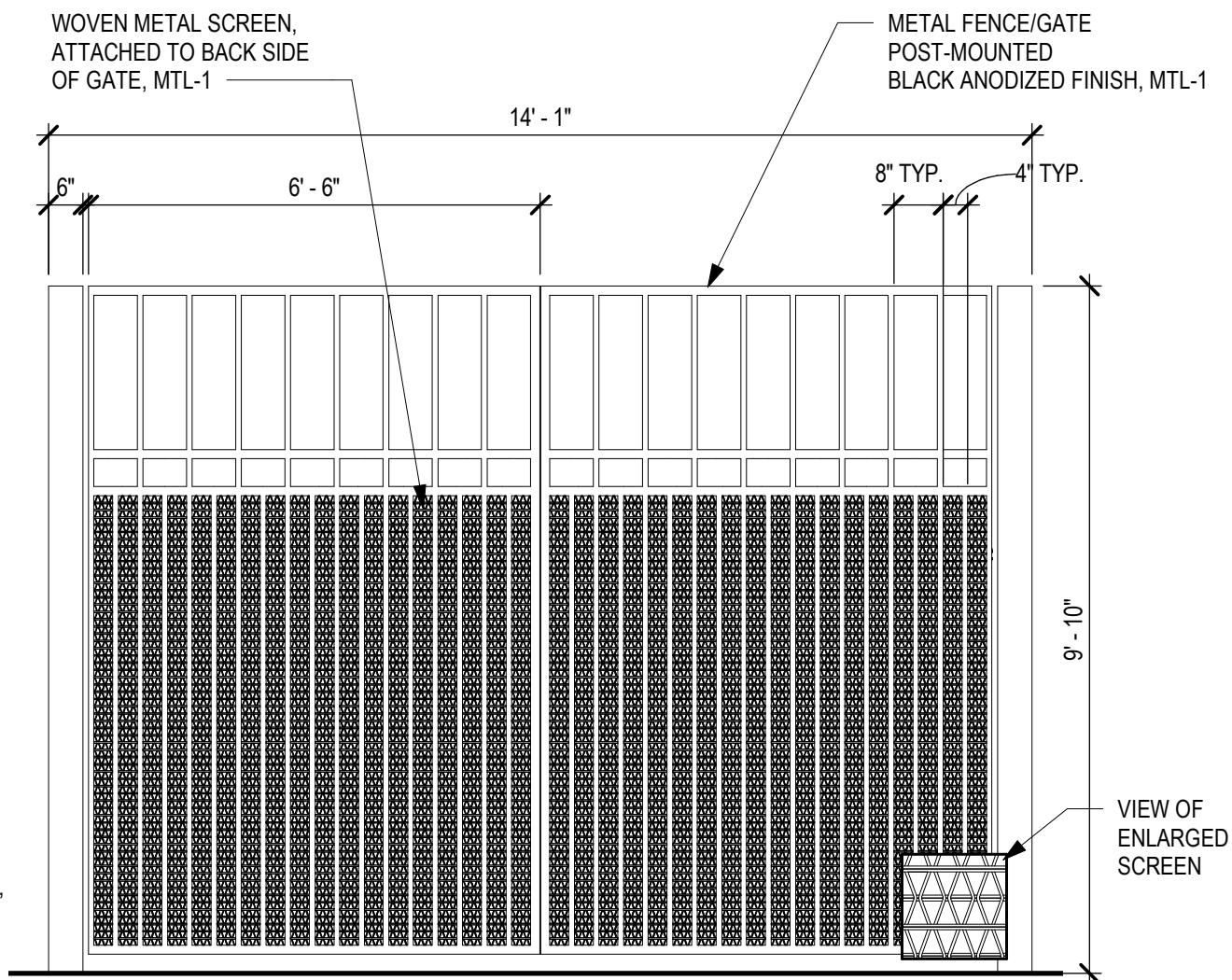
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



3 ELEVATION - TYP. RAILING
SCALE: 3/8" = 1'-0"



4 ELEVATION - PIER
SCALE: 3/8" = 1'-0"



5 ELEVATION - TRANSFORMER FENCE/GATE
SCALE: 3/8" = 1'-0"

STREETSCAPE ELEVATIONS

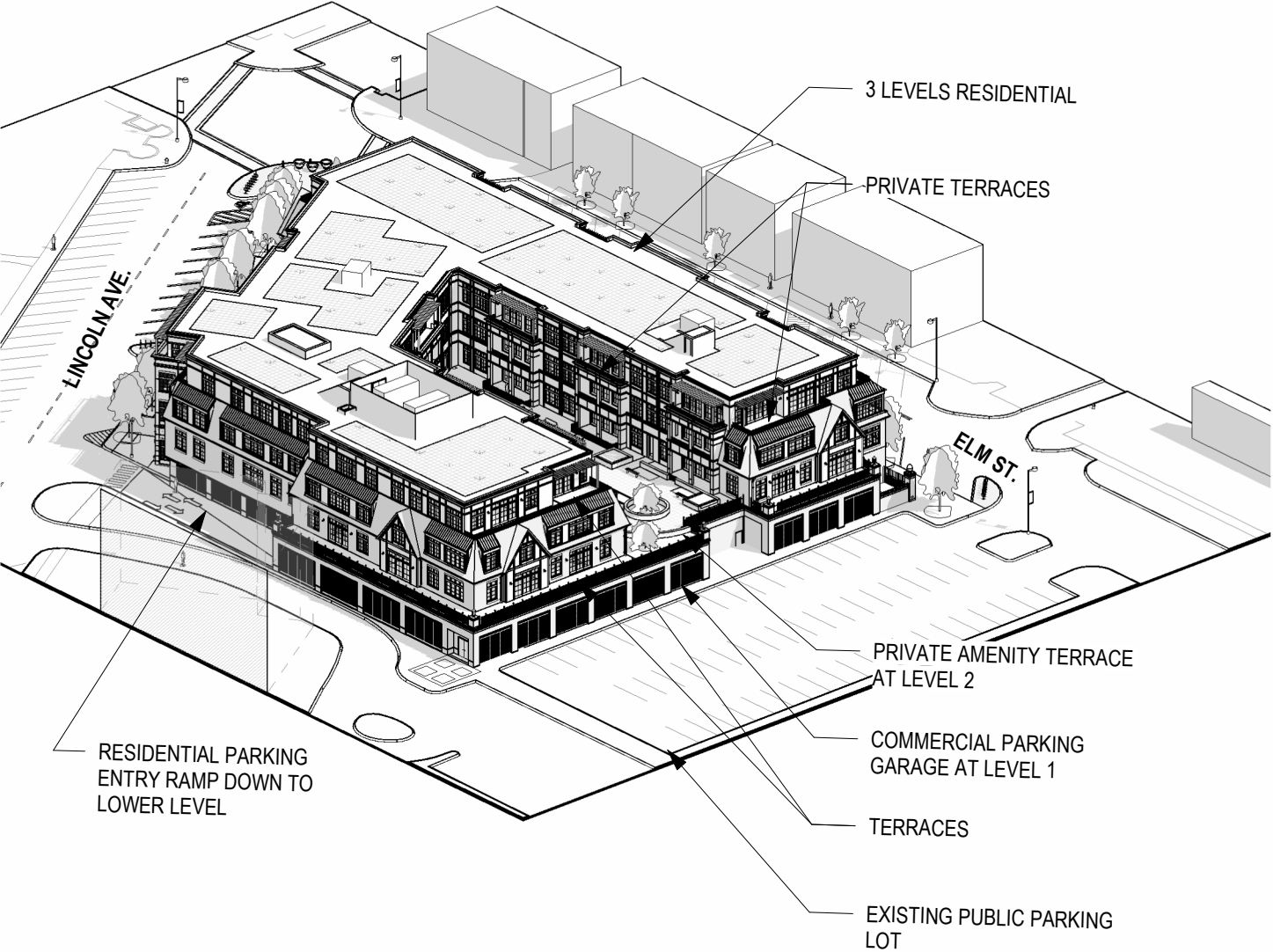
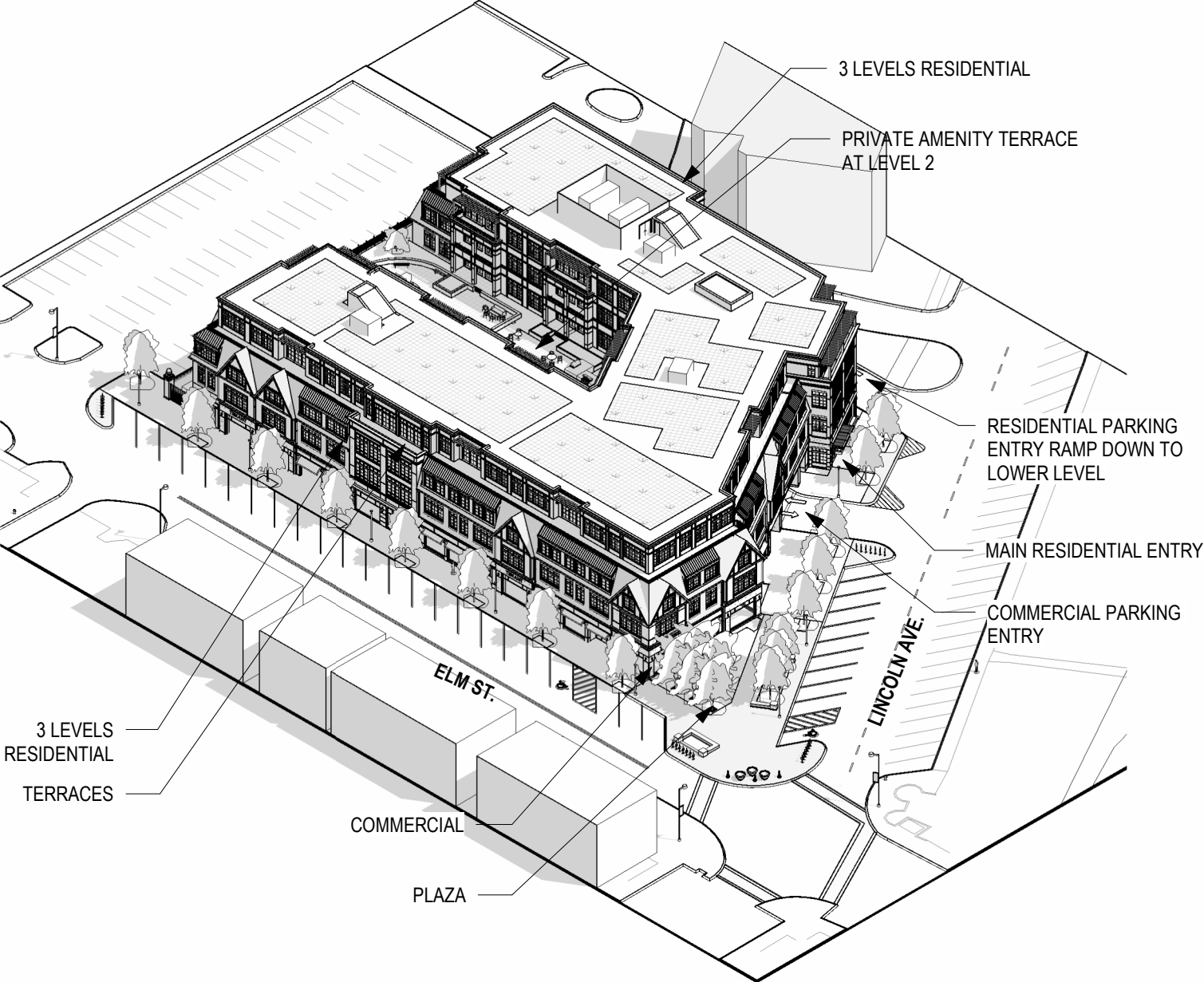


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"



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

AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:

2 AXONOMETRIC - SOUTHEAST
SCALE:

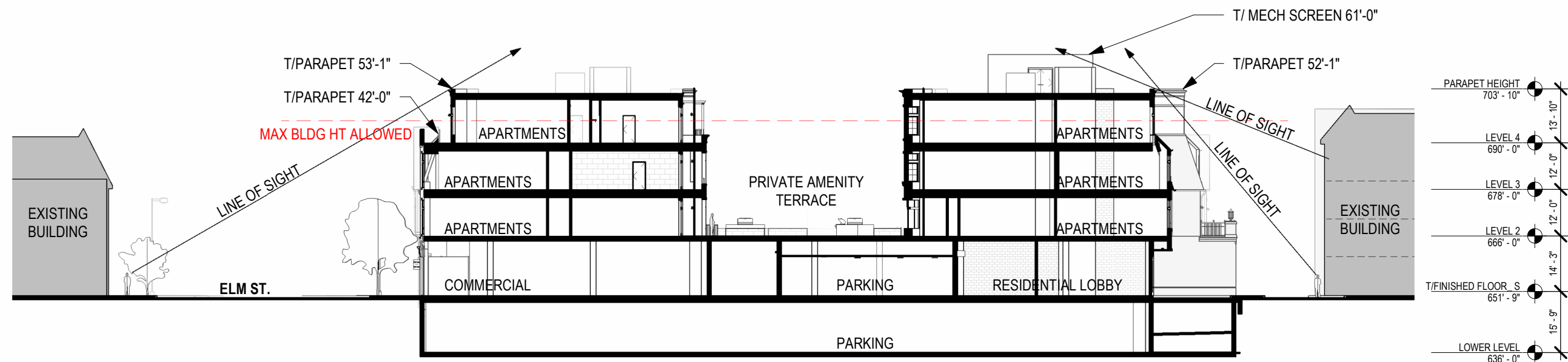


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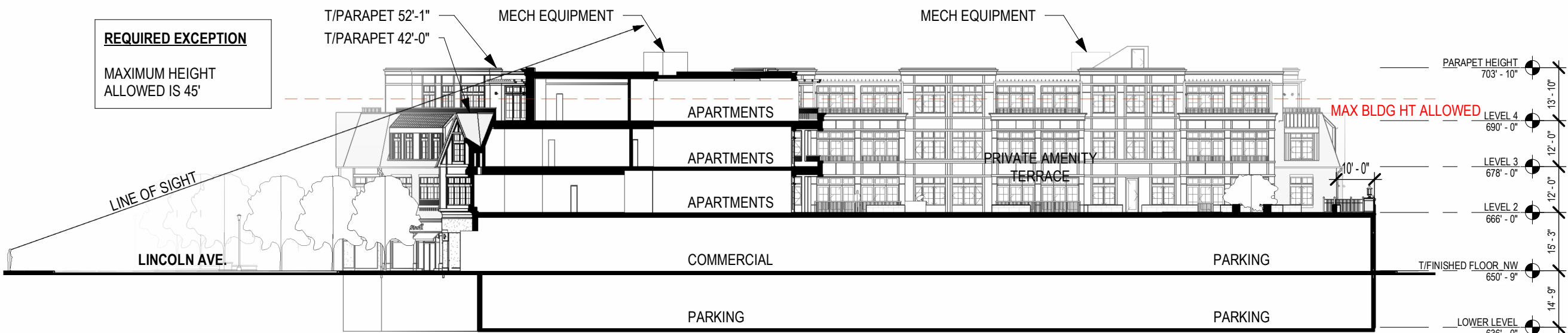


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

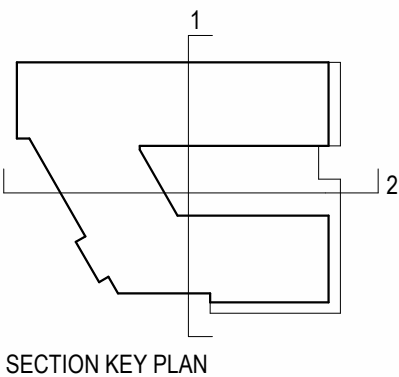
SITE SECTIONS



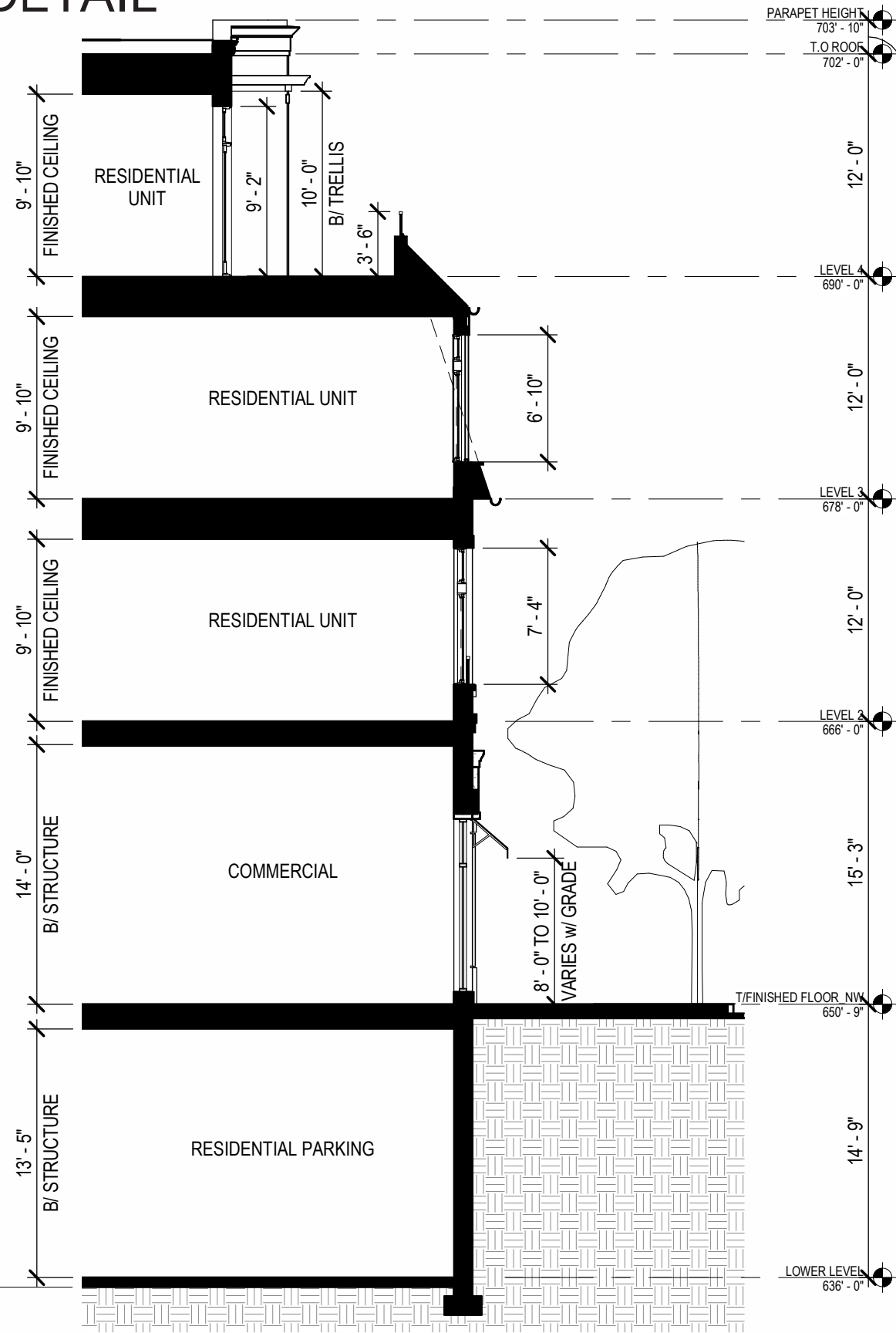
1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 30'-0"



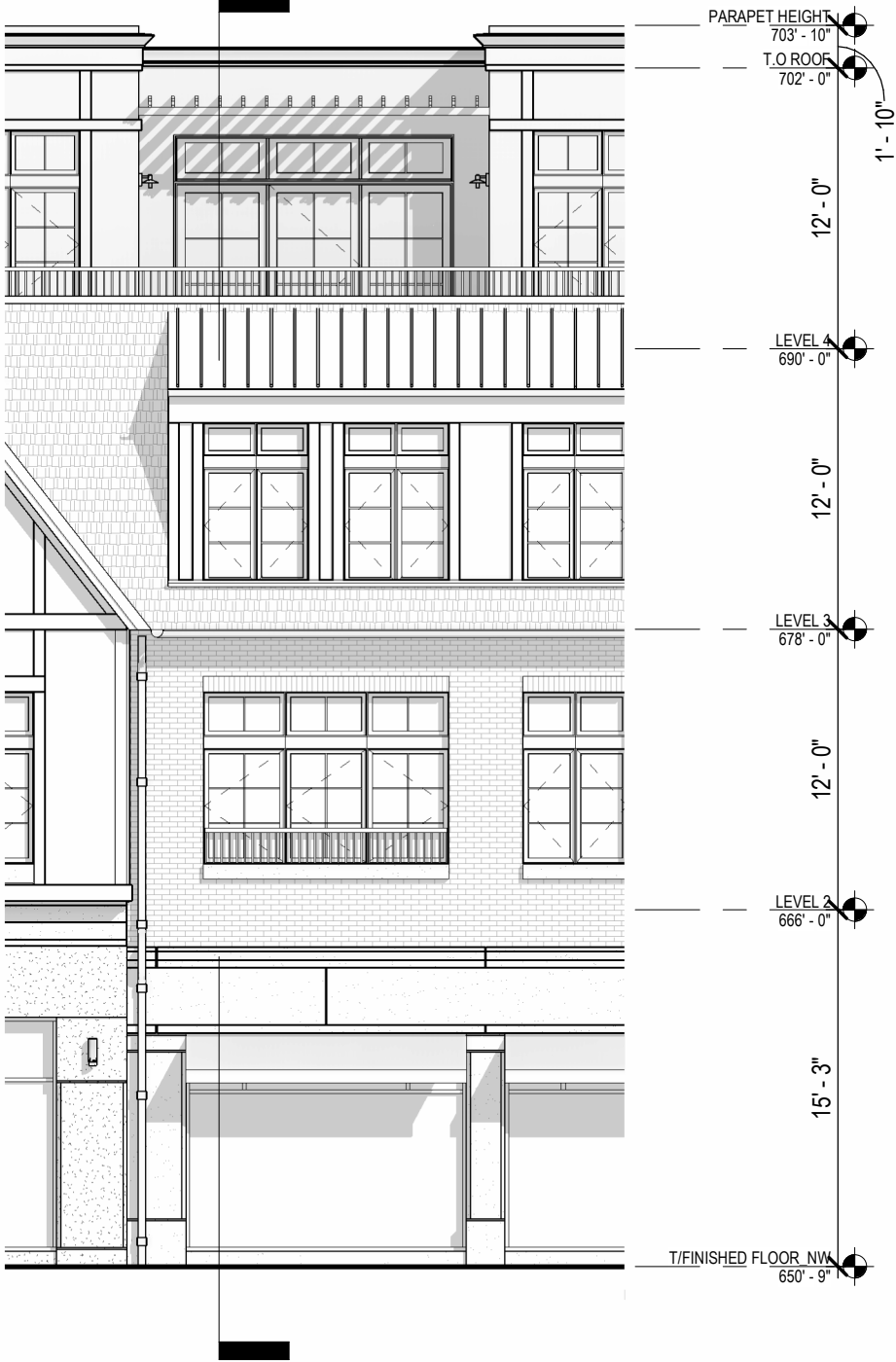
2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 30'-0"



WALL SECTION DETAIL



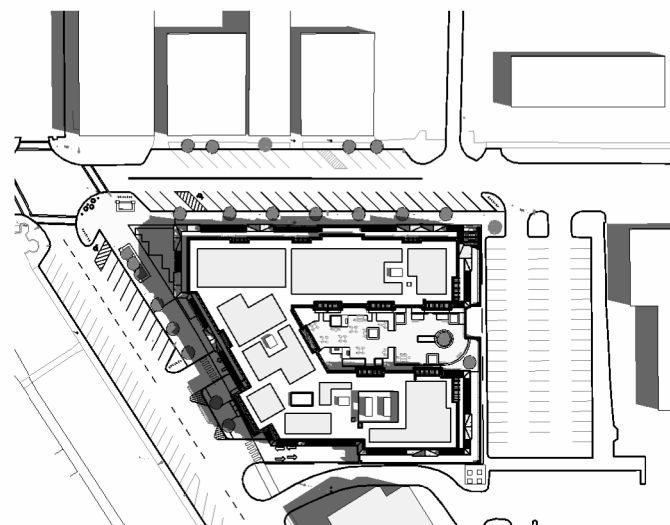
1 WALL SECTION
SCALE: 1/8" = 1'-0"



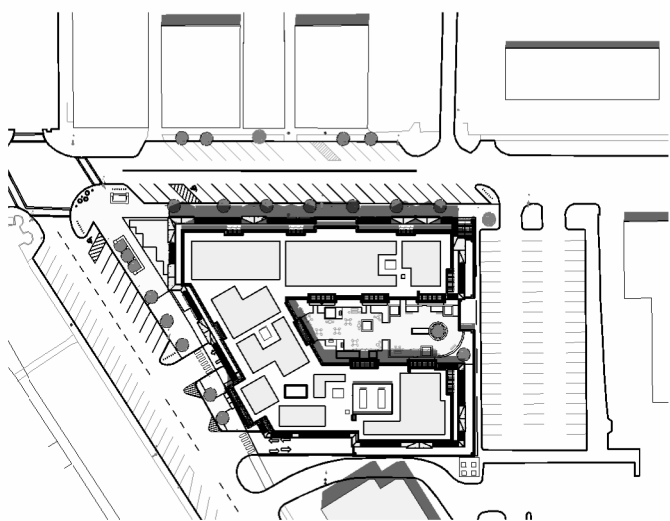
2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

SHADOW STUDY

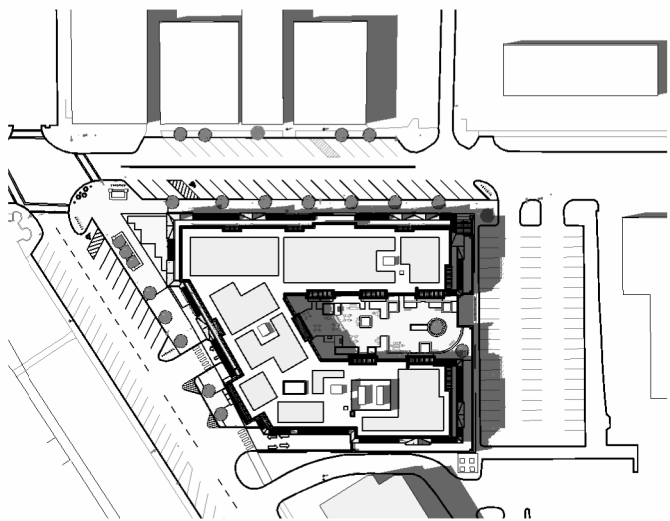
9:00 AM



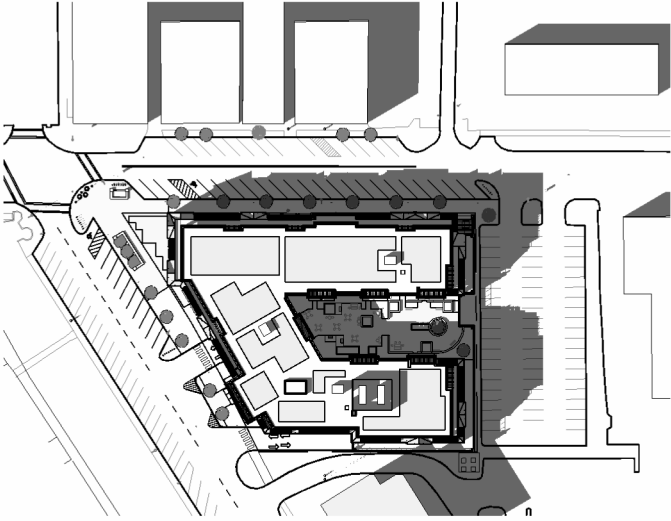
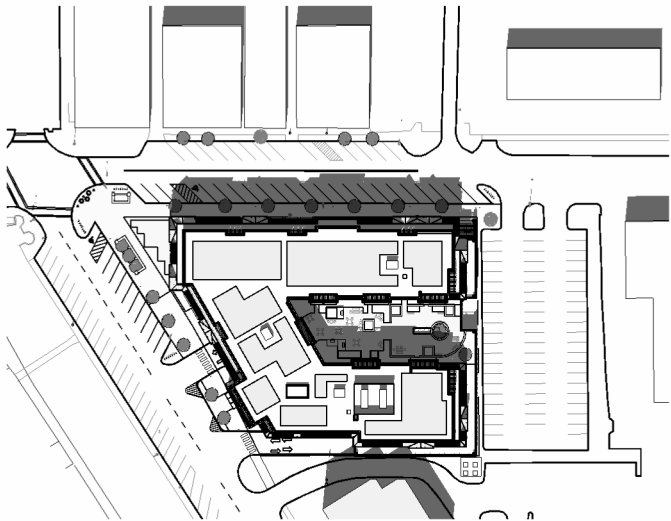
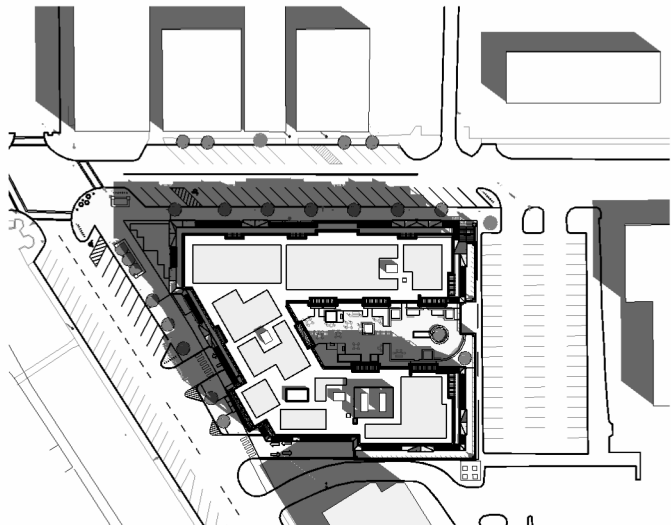
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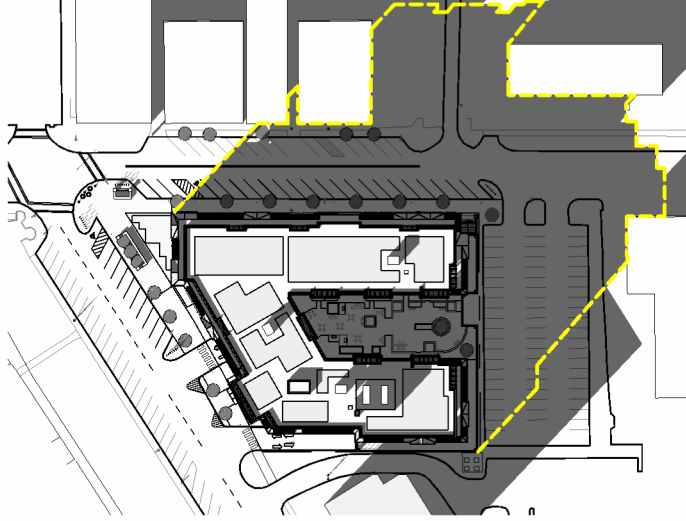
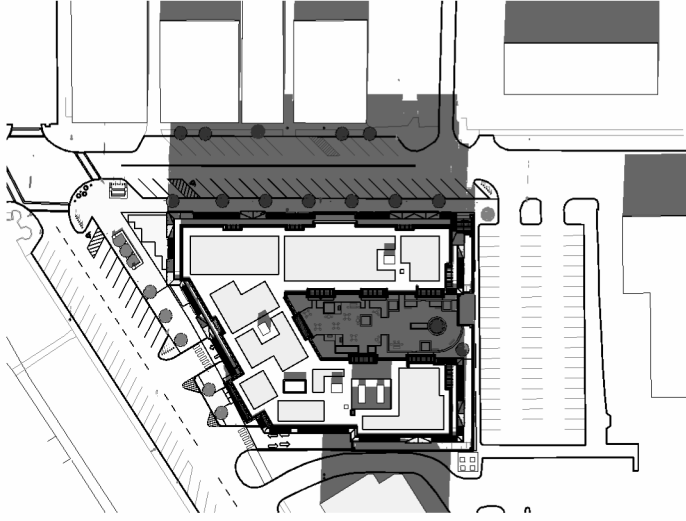
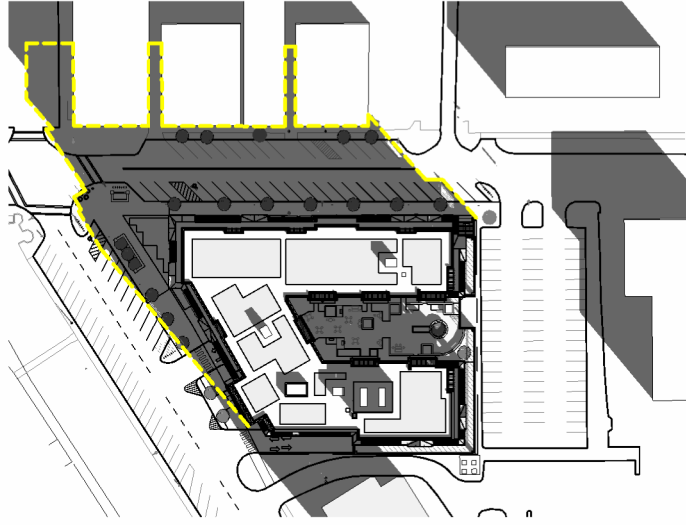
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SUMMER SOLSTICE



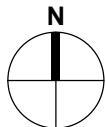
SPRING/FALL EQUINOX



WINTER SOLSTICE



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

SECTION 3: RENDERINGS

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



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July 12, 2023 Project #: 21077

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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July 12, 2023 Project #: 21077

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



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



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THREE-DIMENSIONAL RENDERING
VIEW ALONG LINCOLN AVE. - FACING NORTHEAST



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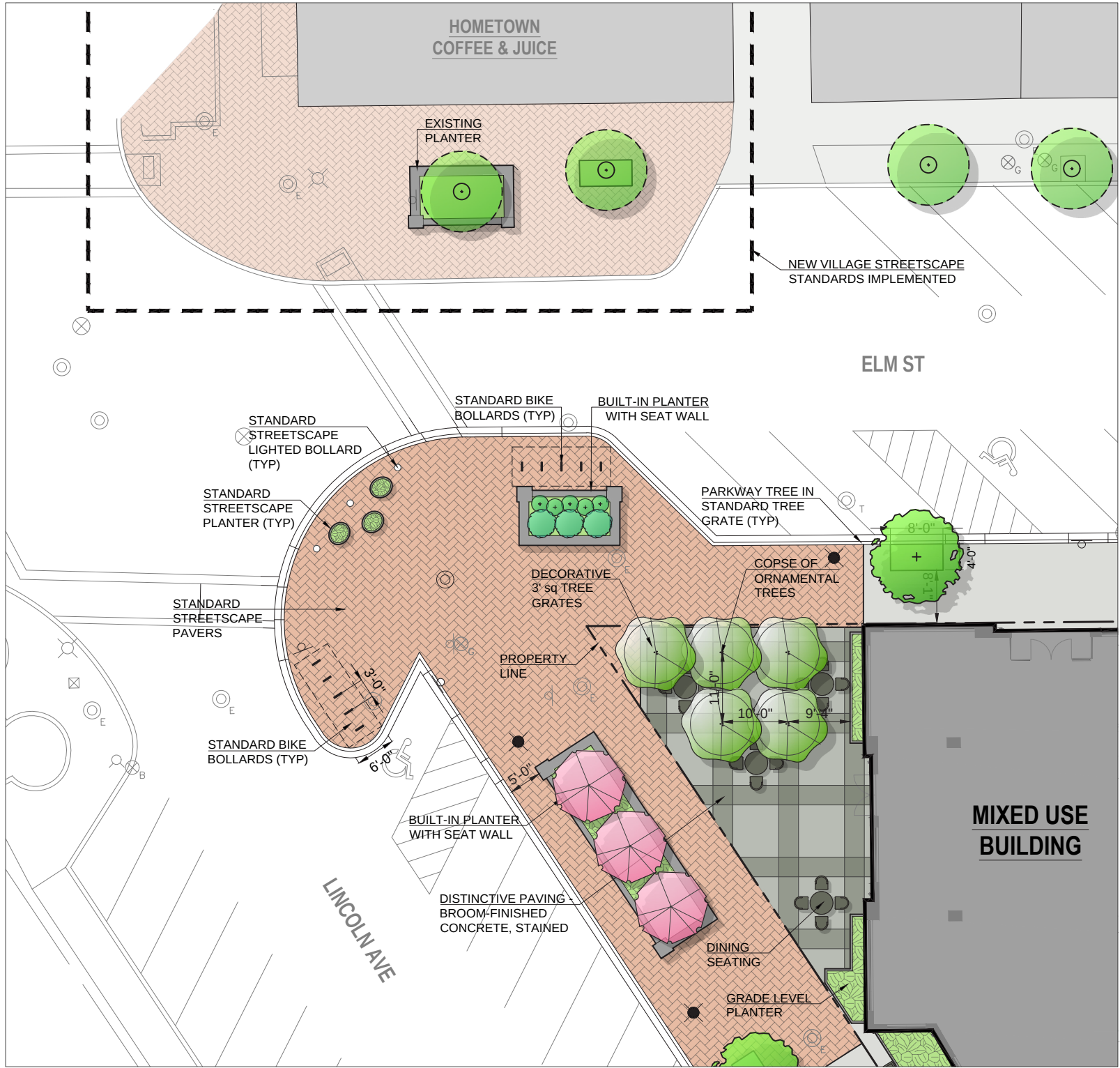
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE



SECTION 4: LANDSCAPE & LIGHTING

LANDSCAPE PLAN - PLAZA



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



EXAMPLE DINING FURNITURE



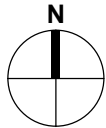
PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

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



NOTE: ALL TREES INSTALLED WITH TREE GRATES AN/OR BENEATH PAVEMENTS SHALL INCLUDE STRUCTURAL SOILS PER VILLAGE STANDARDS.

NOTE: STREETSCAPE IN NEWLY EXPANDED LINCOLN AVENUE PARKWAY INTENDED TO COMPLEMENT ESTABLISHED VILLAGE STREETSCAPE STANDARDS. FINAL DESIGN TO BE REVIEWED AND APPROVED BY STAFF.

1 STREETSCAPE

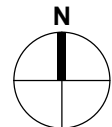
SCALE: 1" = 30'-0"



EXISTING STREETSCAPE

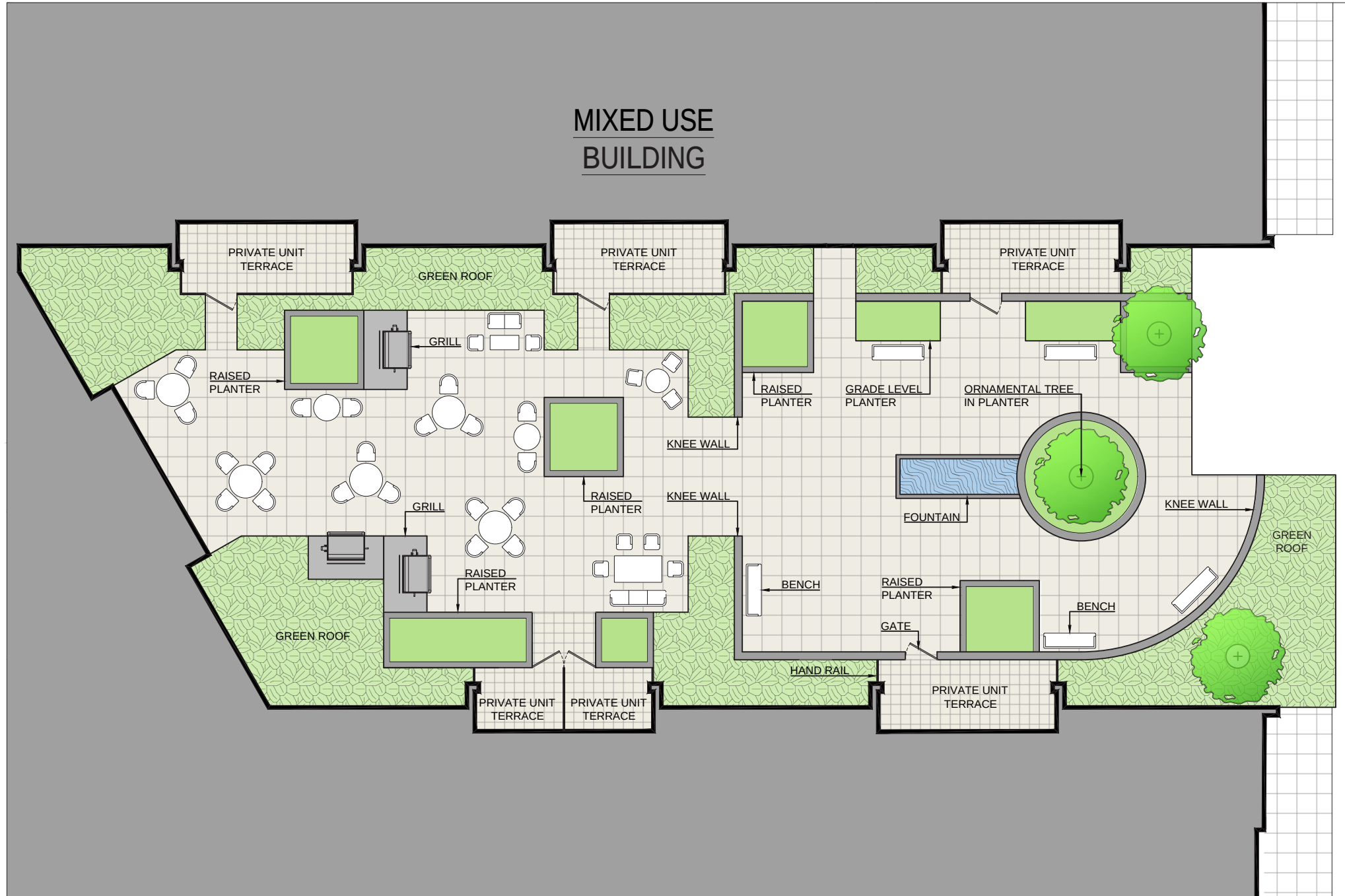


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LANDSCAPE PLAN - PRIVATE AMENITY TERRACE

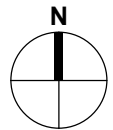


1 SECOND STORY AMENITY TERRACE
SCALE: $\frac{1}{16}$ " = 1'-0"

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



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KT
landscape
architecture



ROMSPEN 

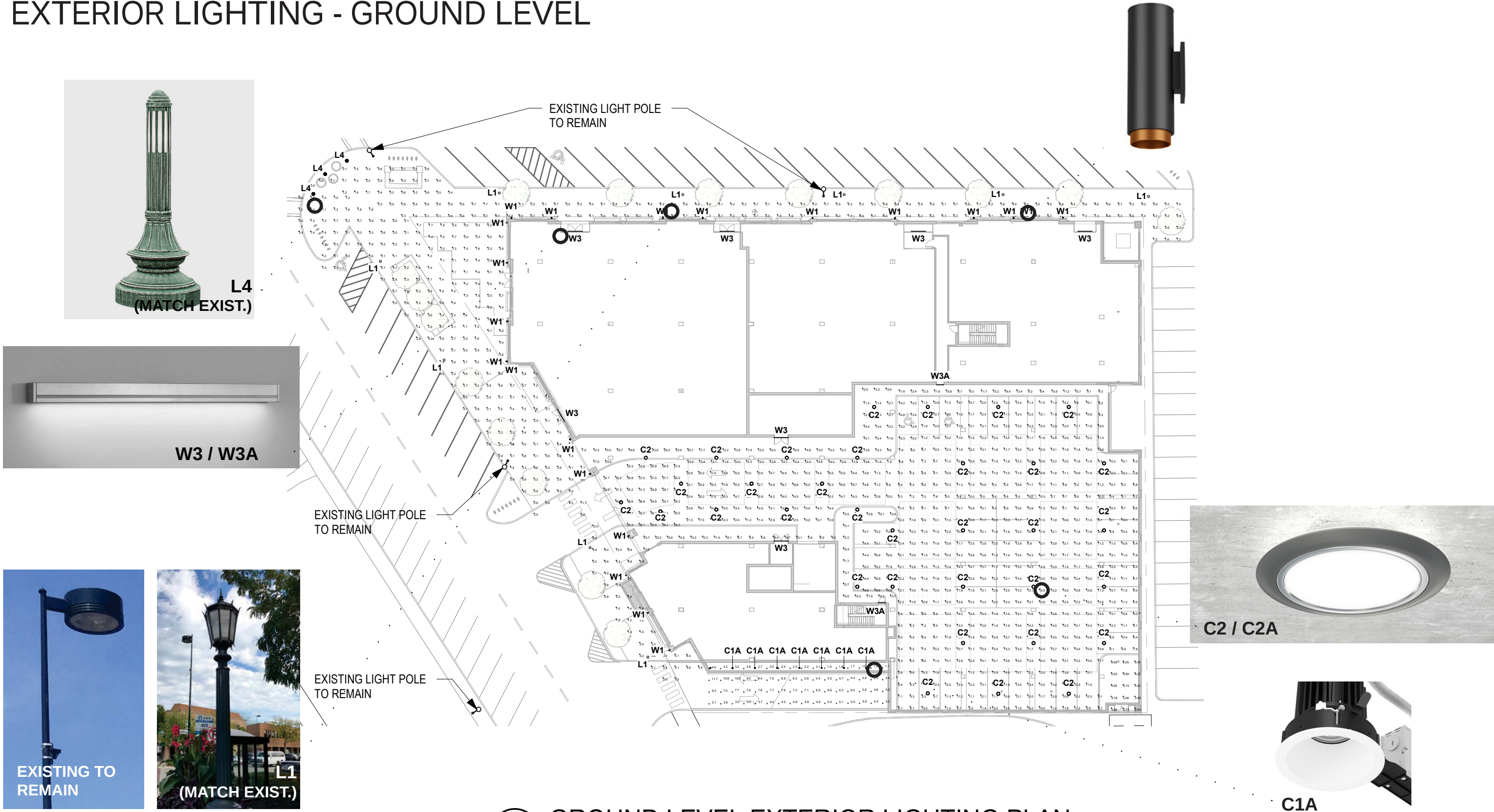


EXAMPLE TERRACE SCHEME

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

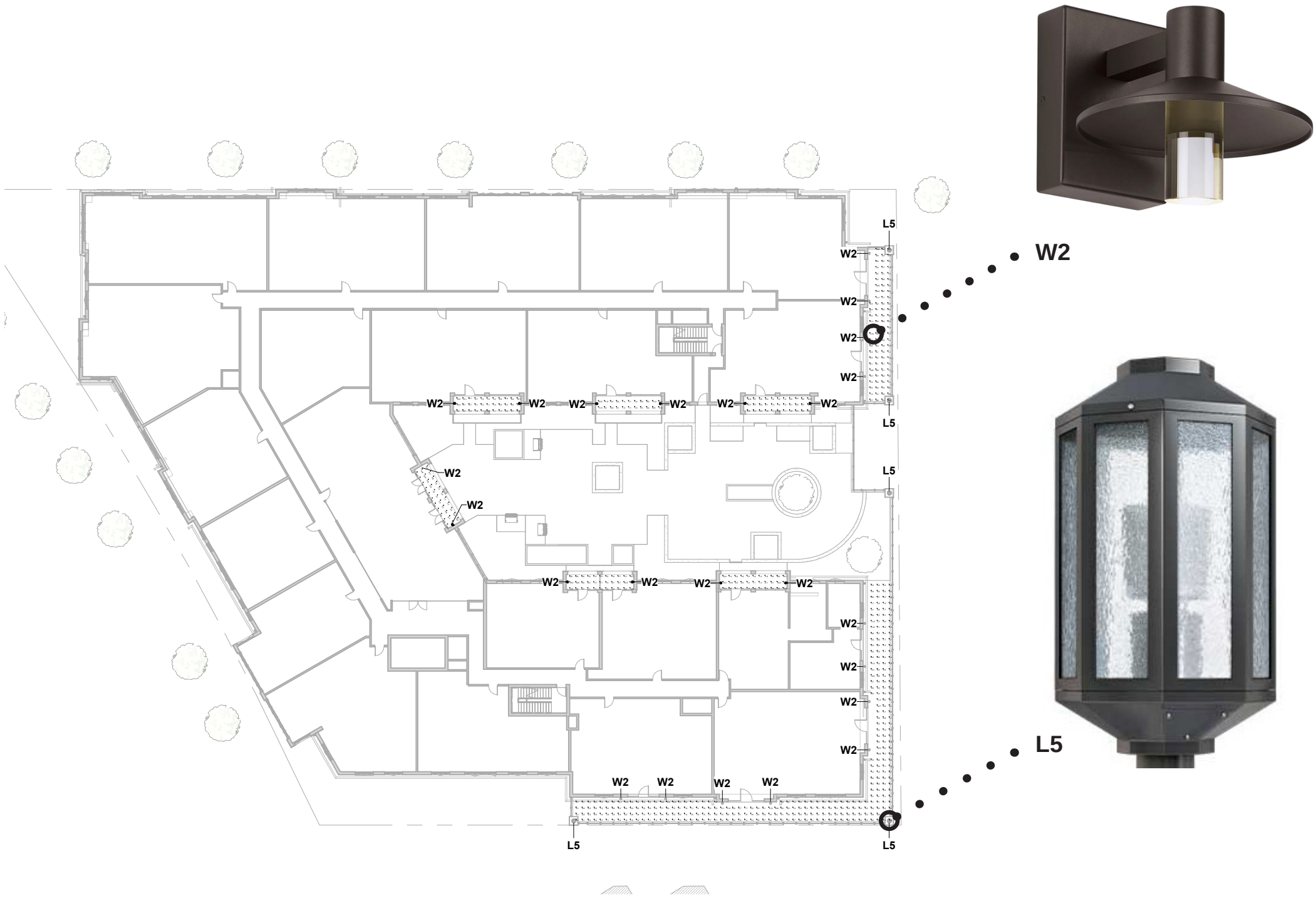
39

EXTERIOR LIGHTING - GROUND LEVEL



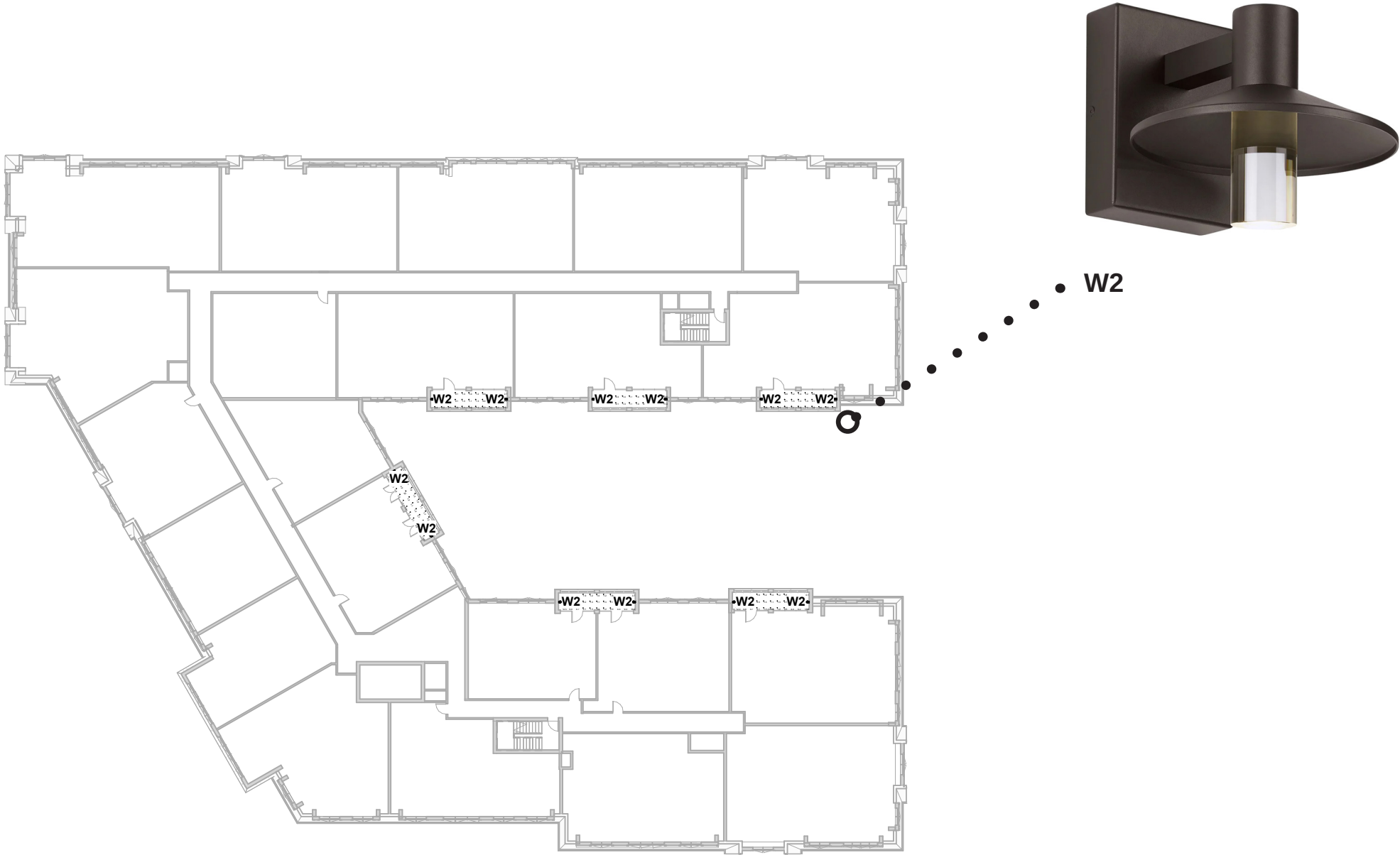
1 GROUND LEVEL EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 2



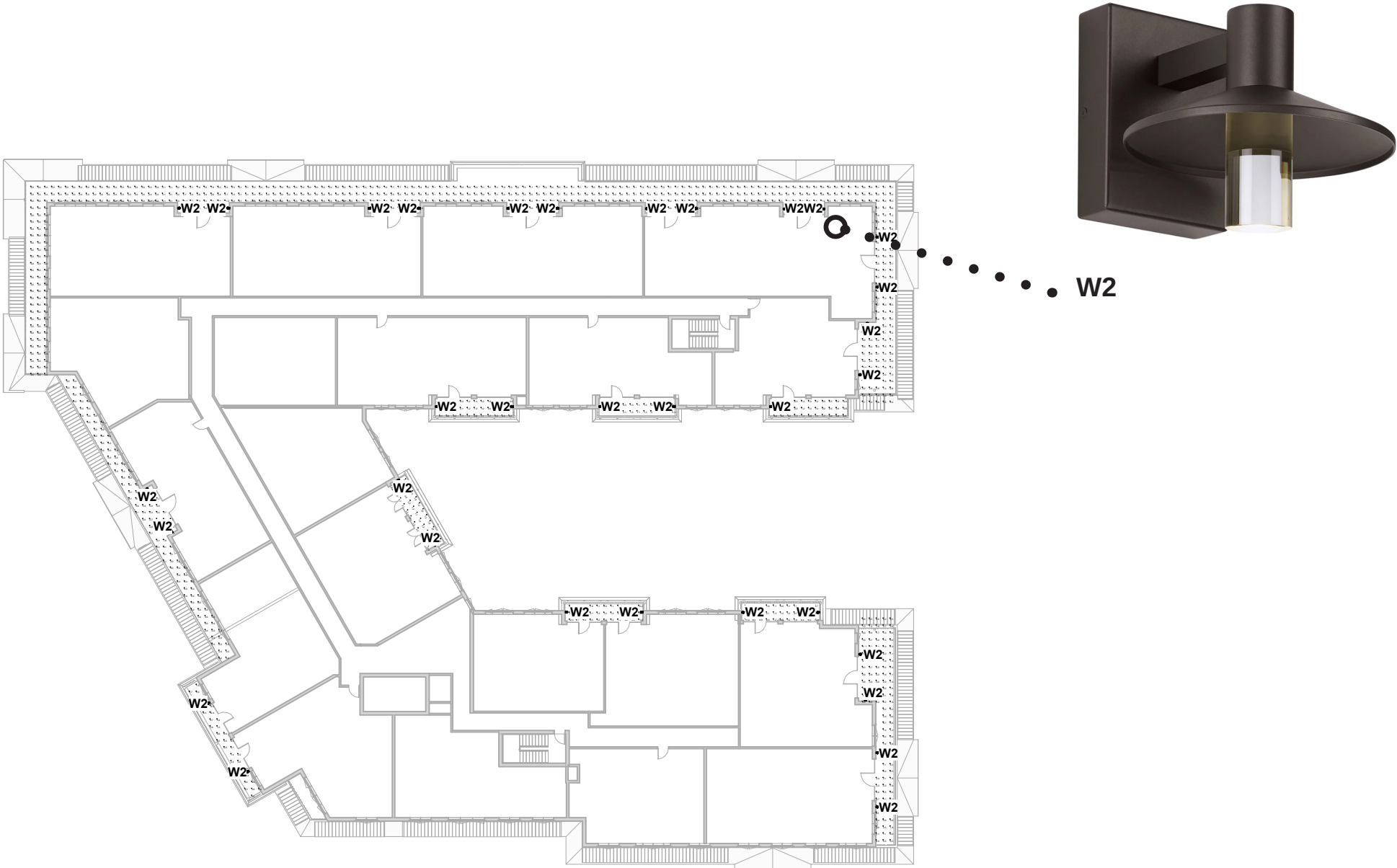
1 LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 3



1 LEVEL 3 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

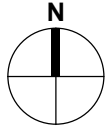
EXTERIOR LIGHTING - LEVEL 4



1 LEVEL 4 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"



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July 12, 2023 Project #: 21077

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



C1A



C2 / C2A



W1



L1
(MATCH EXIST.)



EXISTING TO
REMAIN



L4
(MATCH EXIST.)



W2



L5



W3 / W3A

6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-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, MEDIUM 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	SURFACE	*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	SURFACE	*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

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/26/23 @ 1:03pm By: nhart

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermain, 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 Much 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 Reseep 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 Watties 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 (DOT) 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 Above Cited Documents, 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 Utility, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0723.
- C. General Notes
 1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD83).
 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, Attorneys, And Authorized Agent, 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.
 5. 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 Utilities are Completed. The Engineer's Payments To The Contractor Shall Be Held Until They Are Received, Any Changes In Length, Location Or Alignment Shall Be Shown In Red Lines Or Bands Shall Be Located From The Upstream Manhole. All Valves, B-Boxes, Tees Or Bands 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 From Any Underdrain Or 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	Joint Specification
Vitrified Clay Pipe	ASTM C-474
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 A21.1
Polyvinyl Chloride (PVC) Pipe	ASTM D-3034 ASTM D-3212
6-Inch To 15-Inch Diameter SDR 26	
18-Inch To 27-Inch Diameter 770V-46	ASTM F-679 ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350 ASTM D-3251, F-2620 (Heat Fusion) ASTM D-3035 ASTM D-3212, F-477 (Coinketed)
Water Main Quality PVC	ASTM D-2241 ASTM D-2672 Or ASTM D-3139
4-Inch To 36-Inch	
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 To 1 In. Below Minimum Bedding Thickness Equal To 1/4 The Outside Diameter Of The Sewer Pipe, And Not Less Than 18 Inches. The Bedding Shall Be Extended 6" Above 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 Hubwy 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 End Of 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 Maintenance 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 The Clean Out And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

- E. Erosion And Sediment Control
 1. Urban Manual And Shall Be Installed Prior To Any Site Construction Activities Involving Concrete.
 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. 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.
 8. 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 Impaired 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 Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
 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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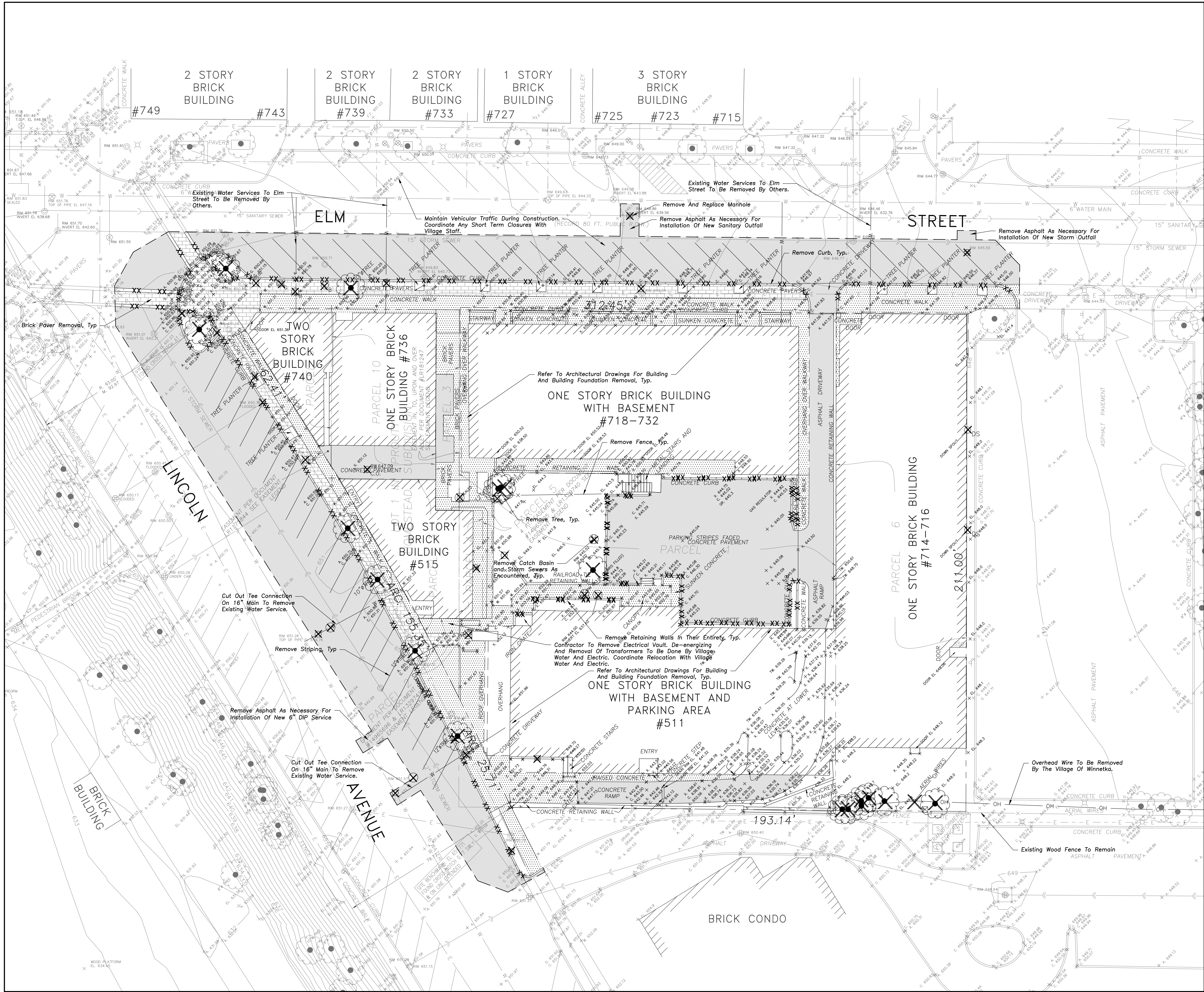
Design By:	Approved By:	Date:
NH	PD	05/04/23

Sheet Title:

SITE NOTES AND
LEGENDS

Sheet No:

C001



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

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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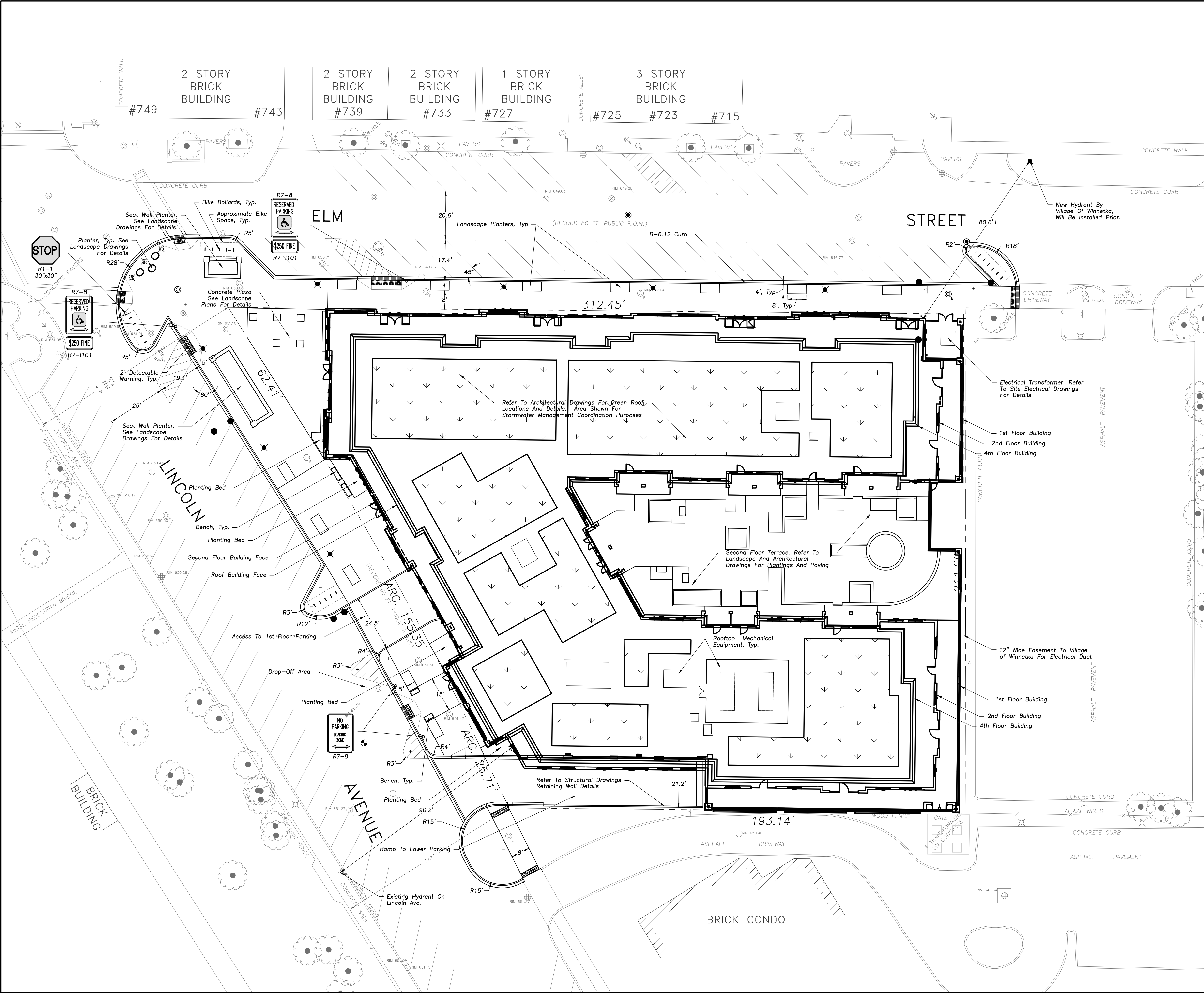
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Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C101



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED



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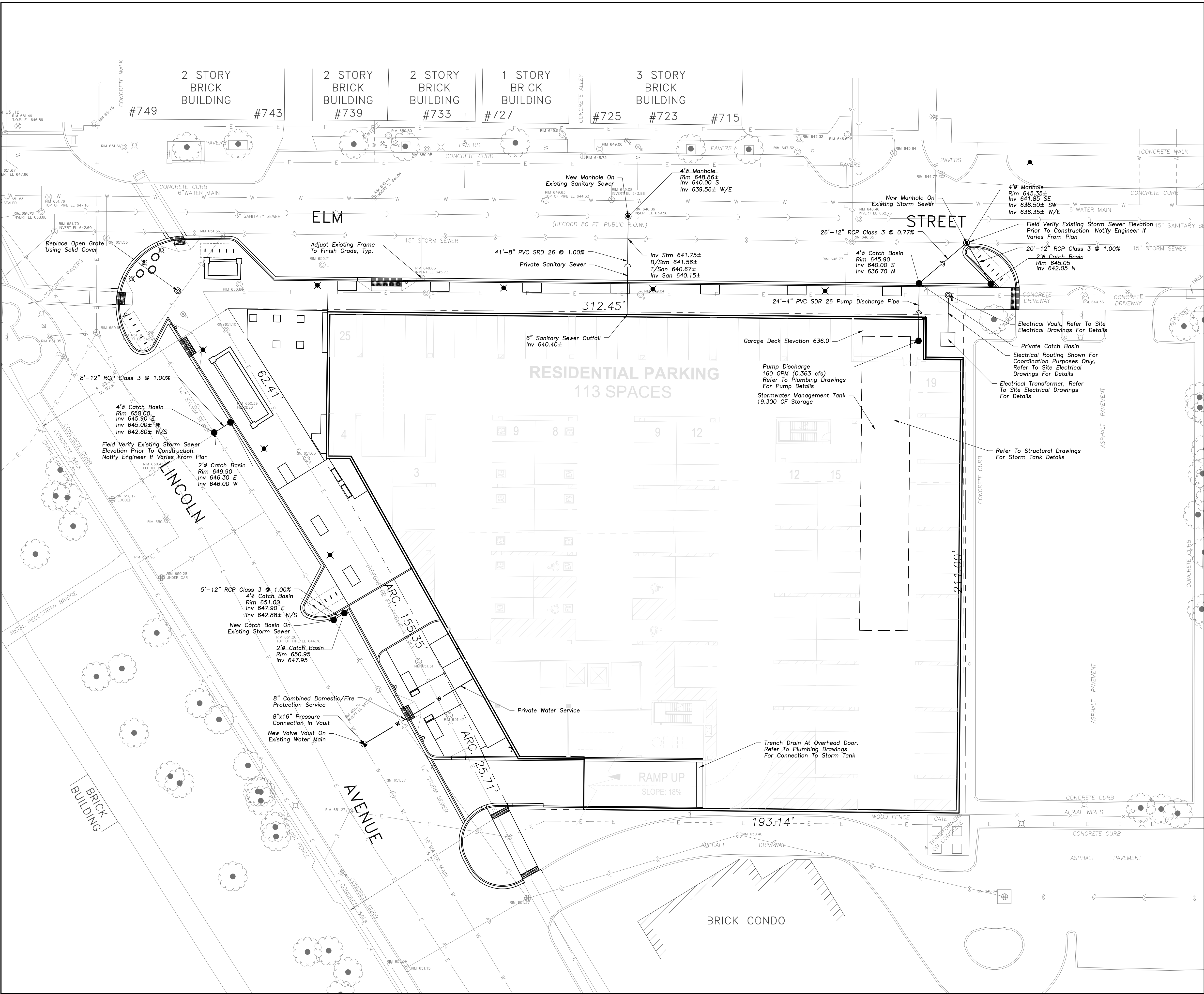
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Sheet Title:
**SITE GEOMETRY
PLAN**

Sheet No:
C201



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Area Drain	Area Drain
Clean Out	Clean Out
Flared End Section	Flared End Section
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Overhead Wires	Overhead Wires
Electrical Cable (Buried)	Electrical Cable (Buried)
Telephone Line	Telephone Line
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Buffalo Box	Buffalo Box
Downspout	Downspout
Ballard	Ballard
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
ComEd Manhole	ComEd Manhole
Hand Hole	Hand Hole
Light Pole	Light Pole
Light Pole w/ Most Arm	Light Pole w/ Most Arm
Utility Pole	Utility Pole
Telephone Pedestal	Telephone Pedestal
Telephone Manhole	Telephone Manhole
Sign	Sign
Fence	Fence
Accessible Parking Stall	Accessible Parking Stall
Curb & Gutter	Curb & Gutter
Depressed Curb	Depressed Curb
Curb Elevation	Curb Elevation
Gutter Elevation	Gutter Elevation
Pavement Elevation	Pavement Elevation
Sidewalk Elevation	Sidewalk Elevation
Ground Elevation	Ground Elevation
Top of Retaining Wall Elevation	Top of Retaining Wall Elevation
Swale	Swale
Contour Line	Contour Line
Deciduous Tree	Deciduous Tree
Coniferous Tree	Coniferous Tree
Brushline	Brushline
Tree Protection	Tree Protection
Fencing at Drip Line	Fencing at Drip Line



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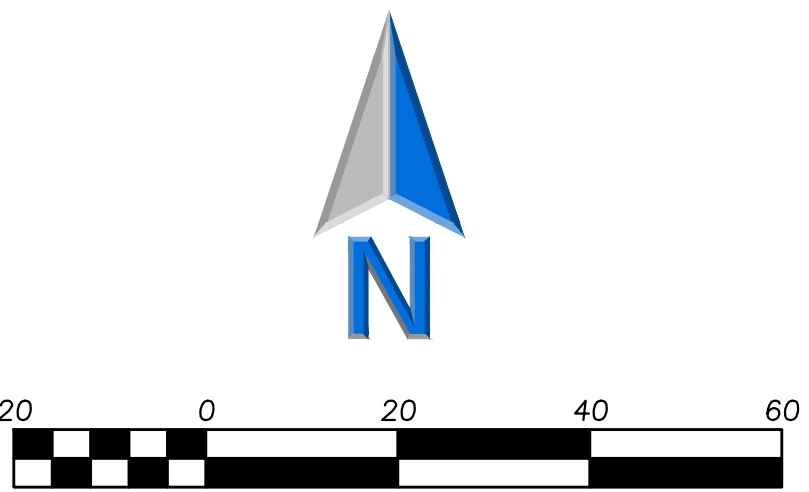
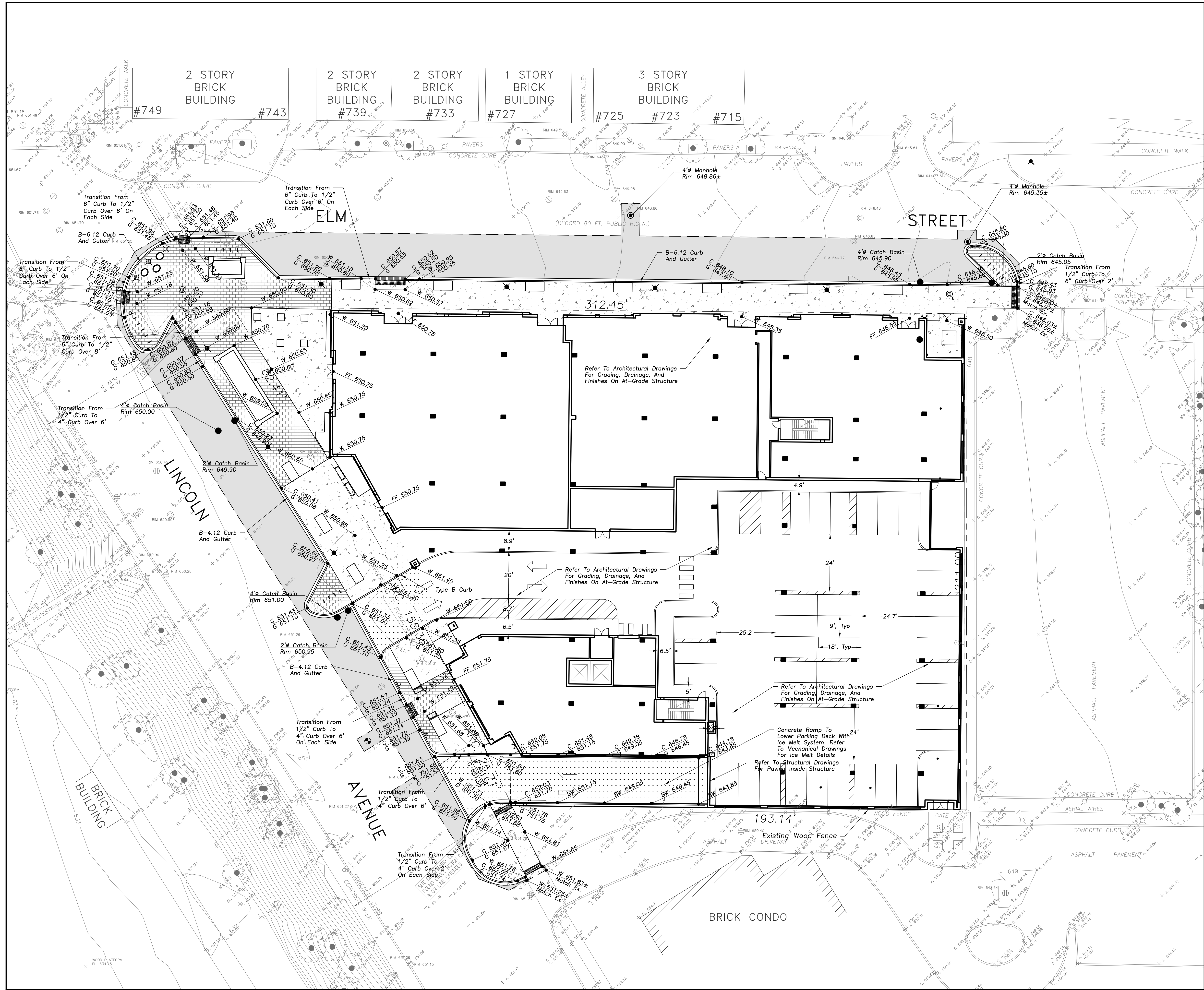
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Sheet Title:
**SITE
UTILITY
PLAN**

Sheet No:
C301



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

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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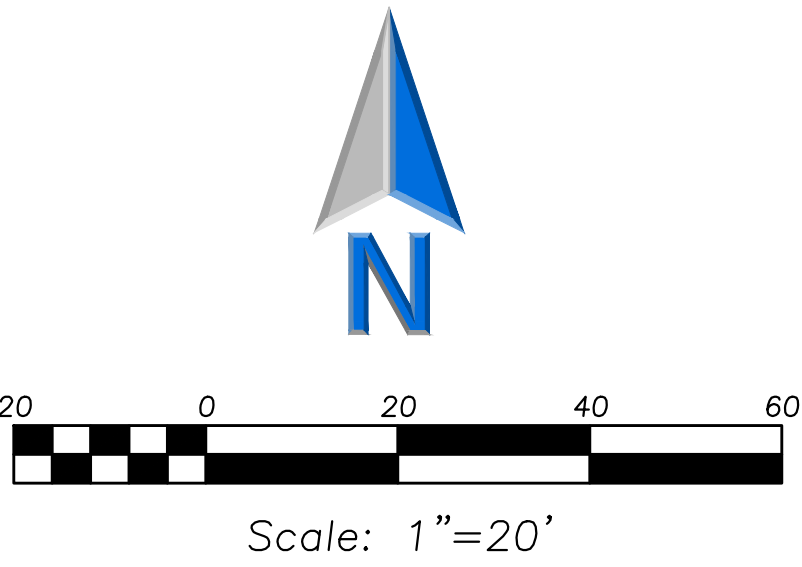
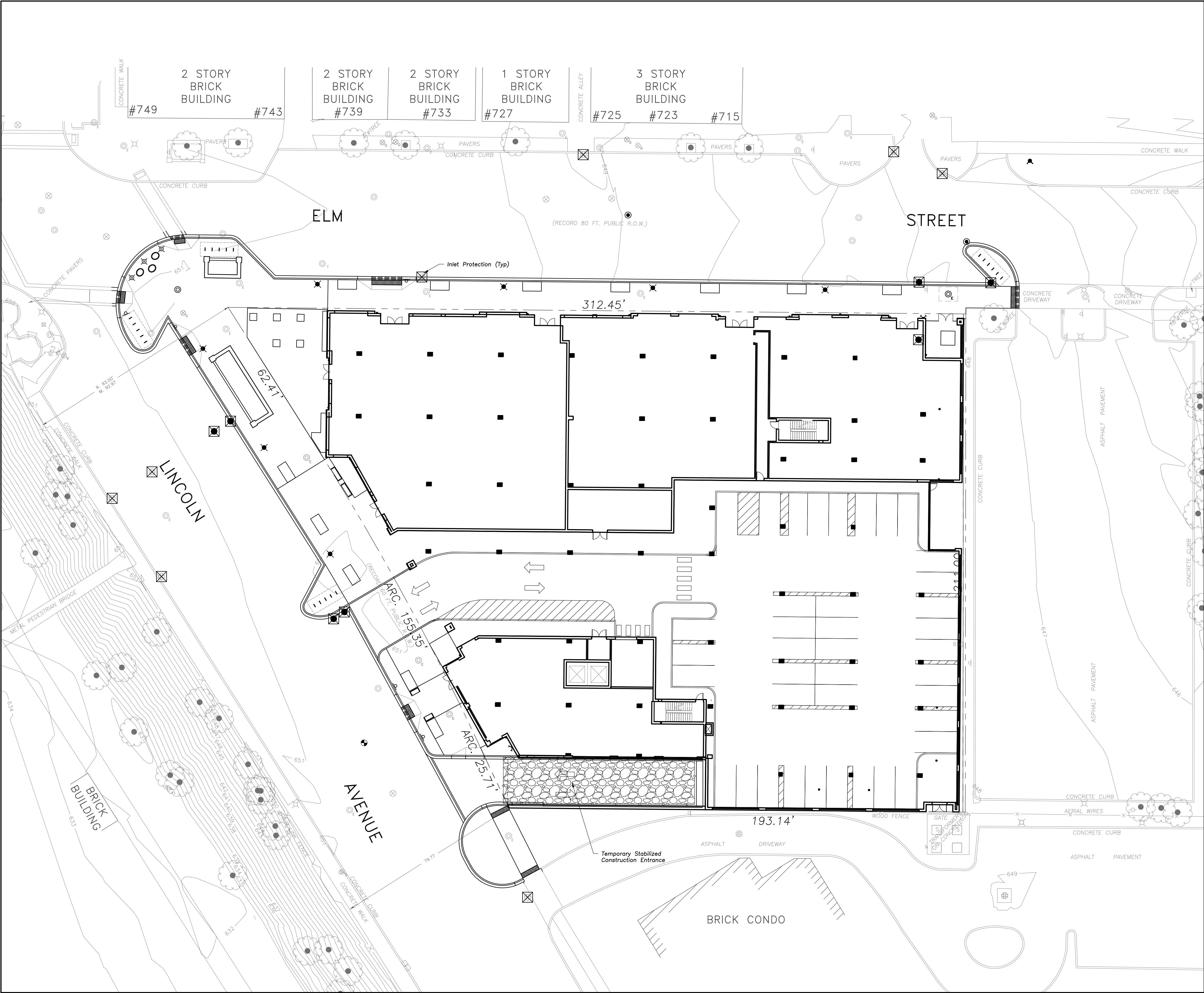
Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C401

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Plotted: 6/28/23 @ 1:21pm By: nhart



LEGEND	
EXISTING	PROPOSED

SOIL EROSION & SEDIMENTATION CONTROL LEGEND	
	Silt Fence
	Catchment Area



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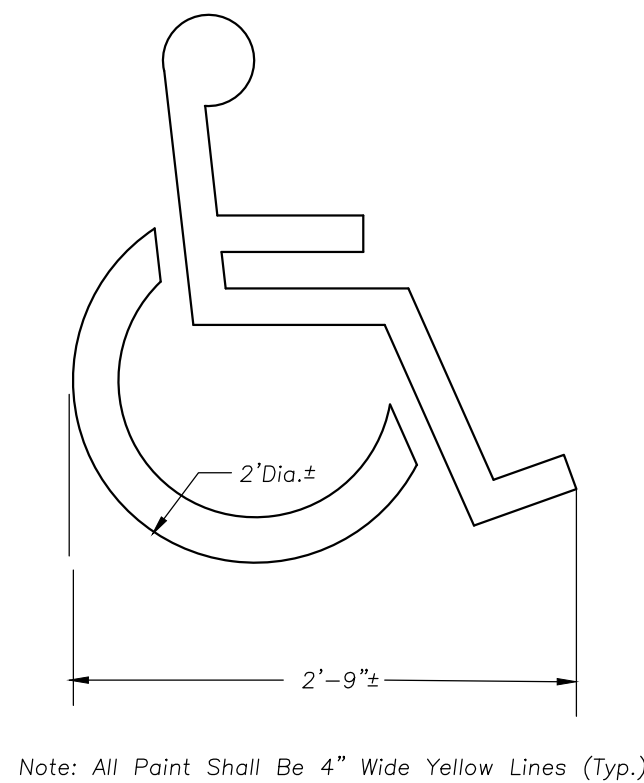
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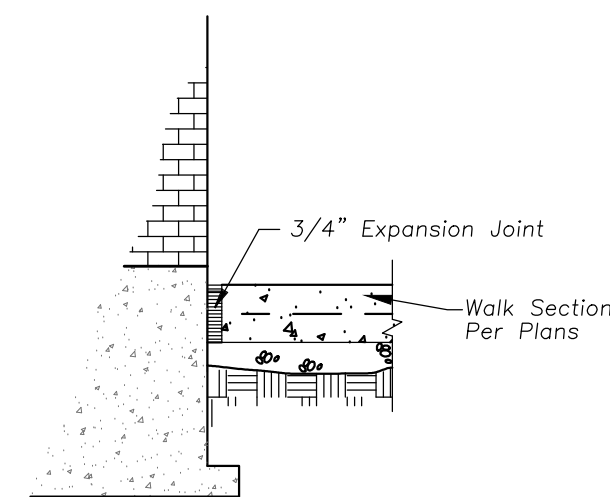
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Sheet Title:
SITE EROSION
AND SEDIMENT
CONTROL PLAN

Sheet No:
C501

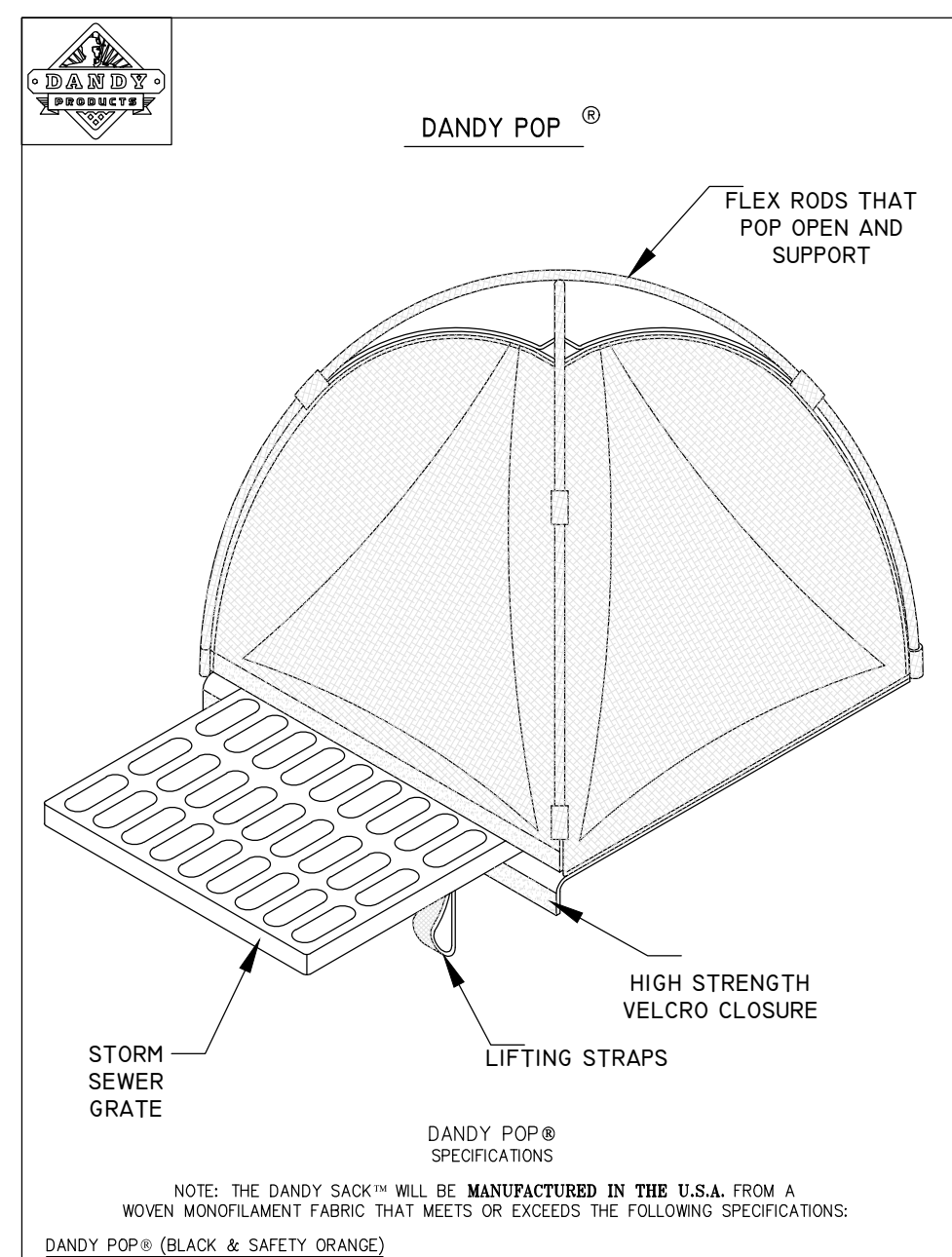


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SPECIFICATIONS

WILL BE **MANUFACTURED IN THE U.S.A.** FROM A
T MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

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"x½" angle. Base rim fabricated from 1½"x½"x½" 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

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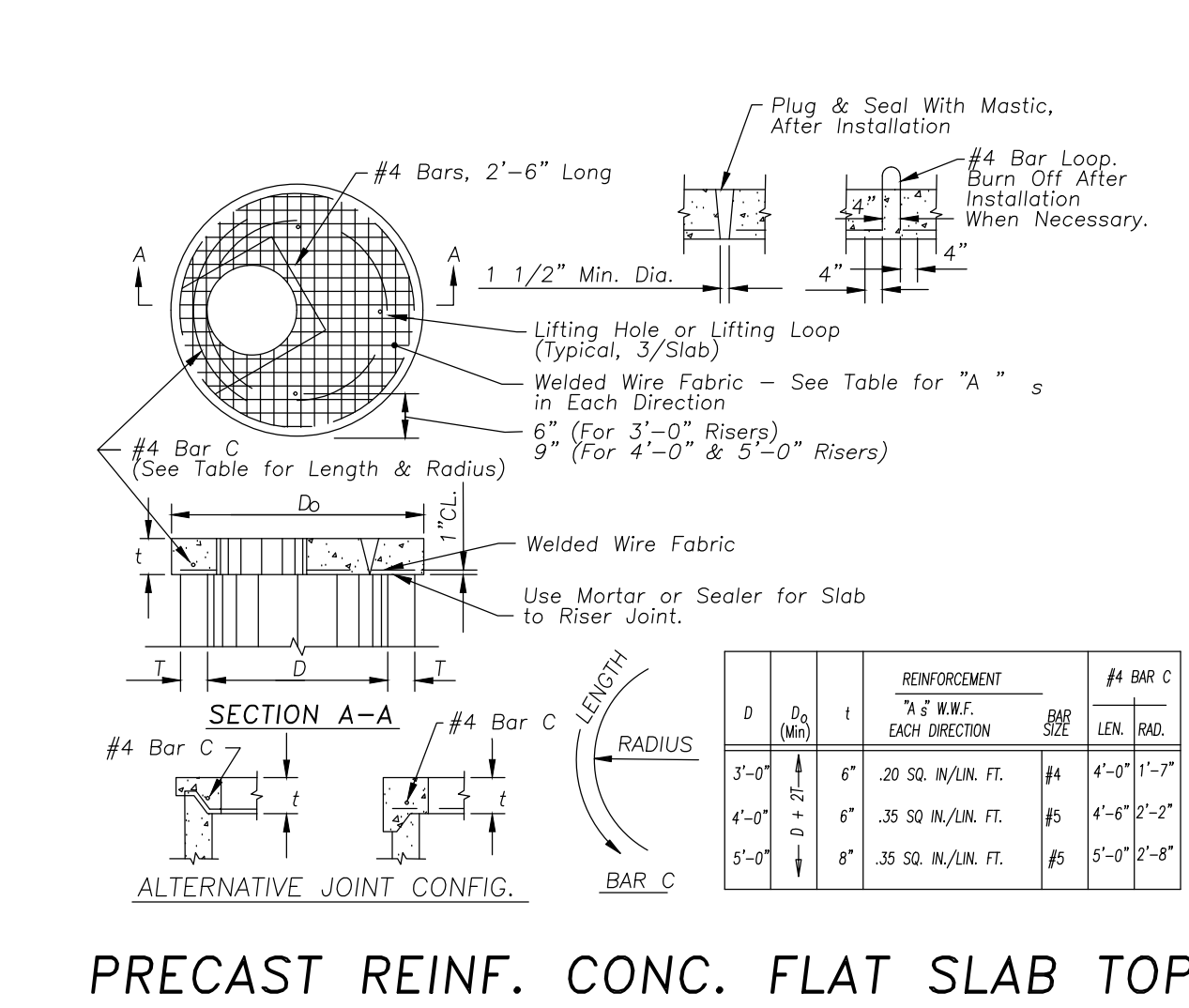
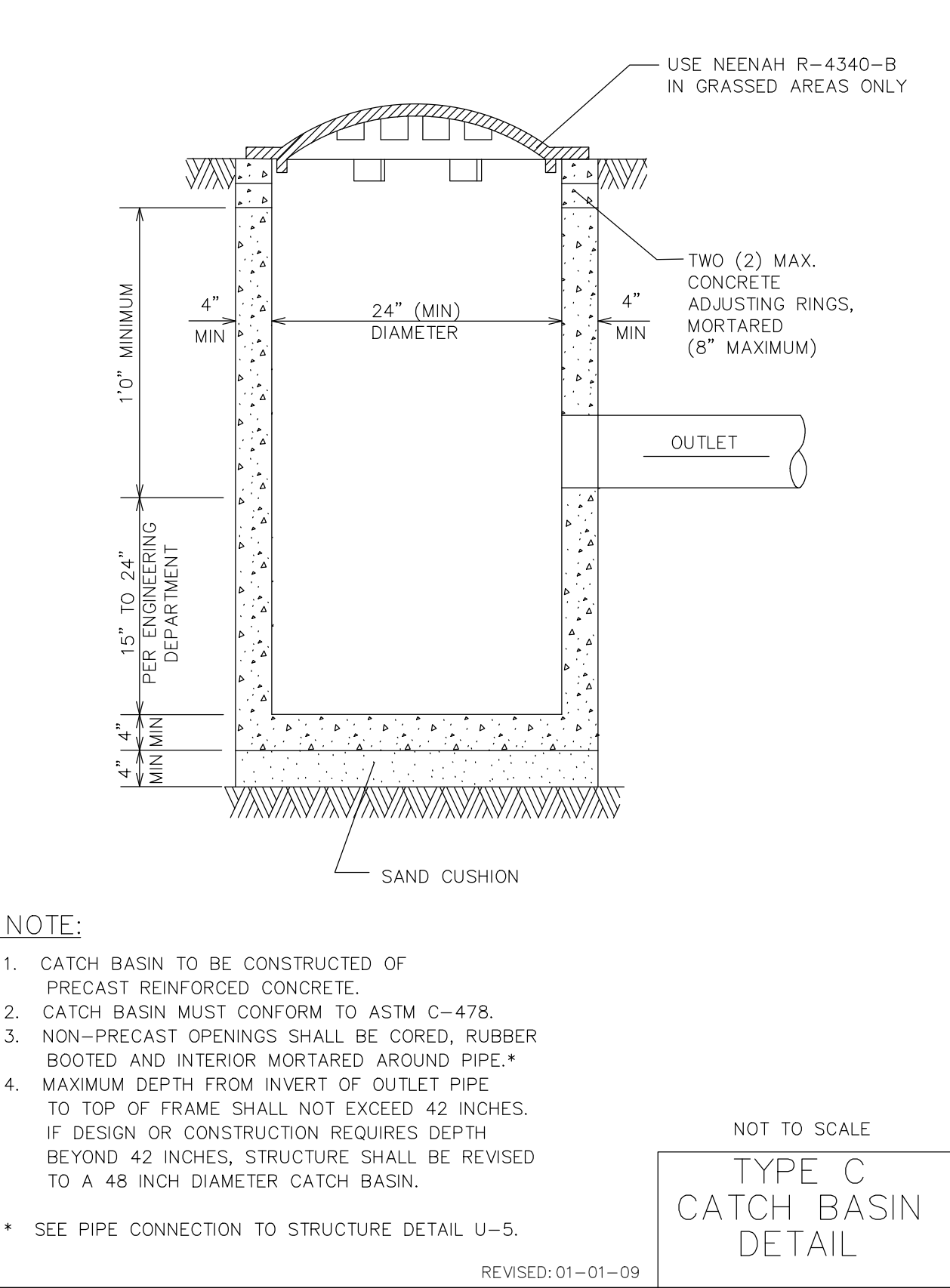
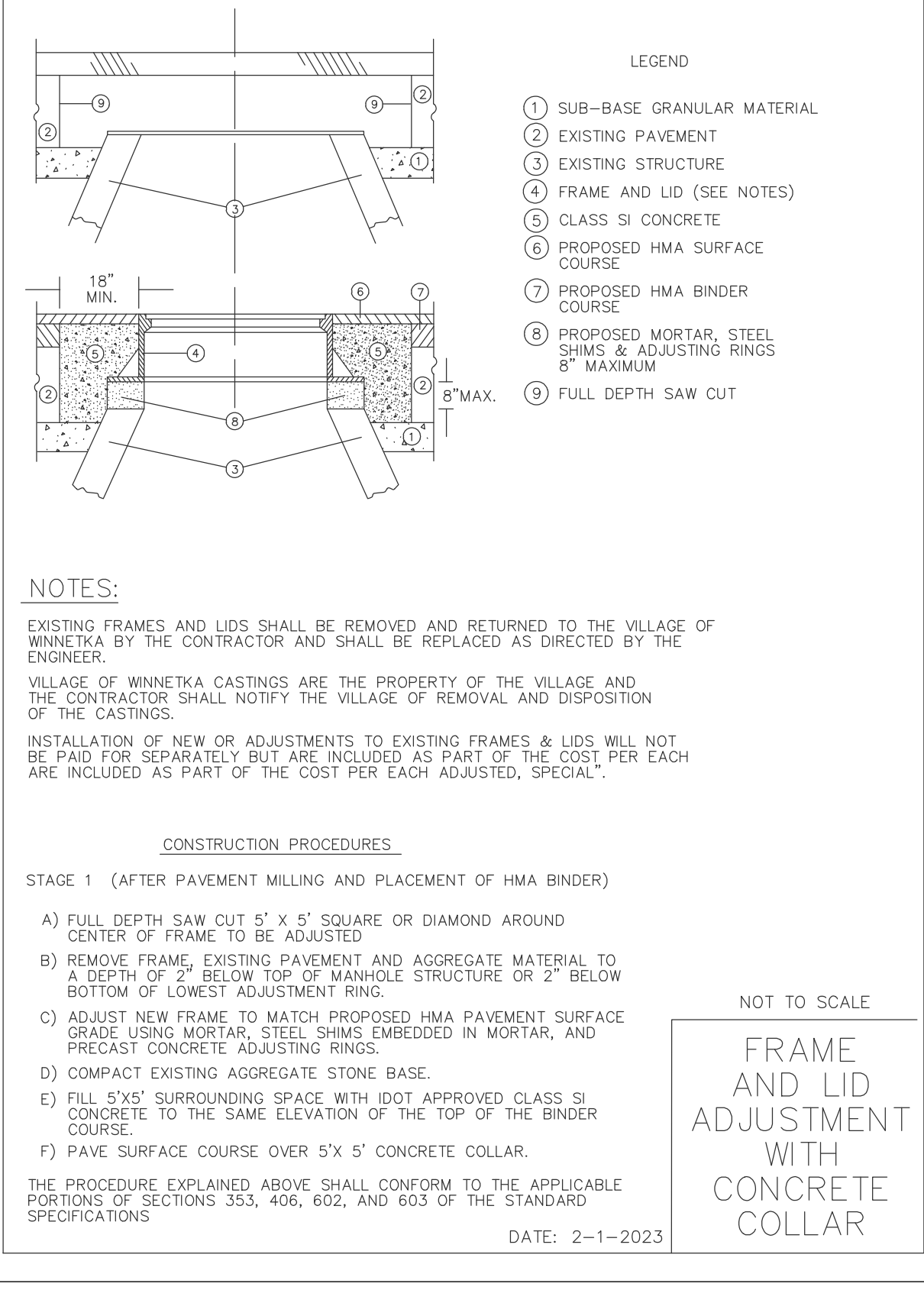
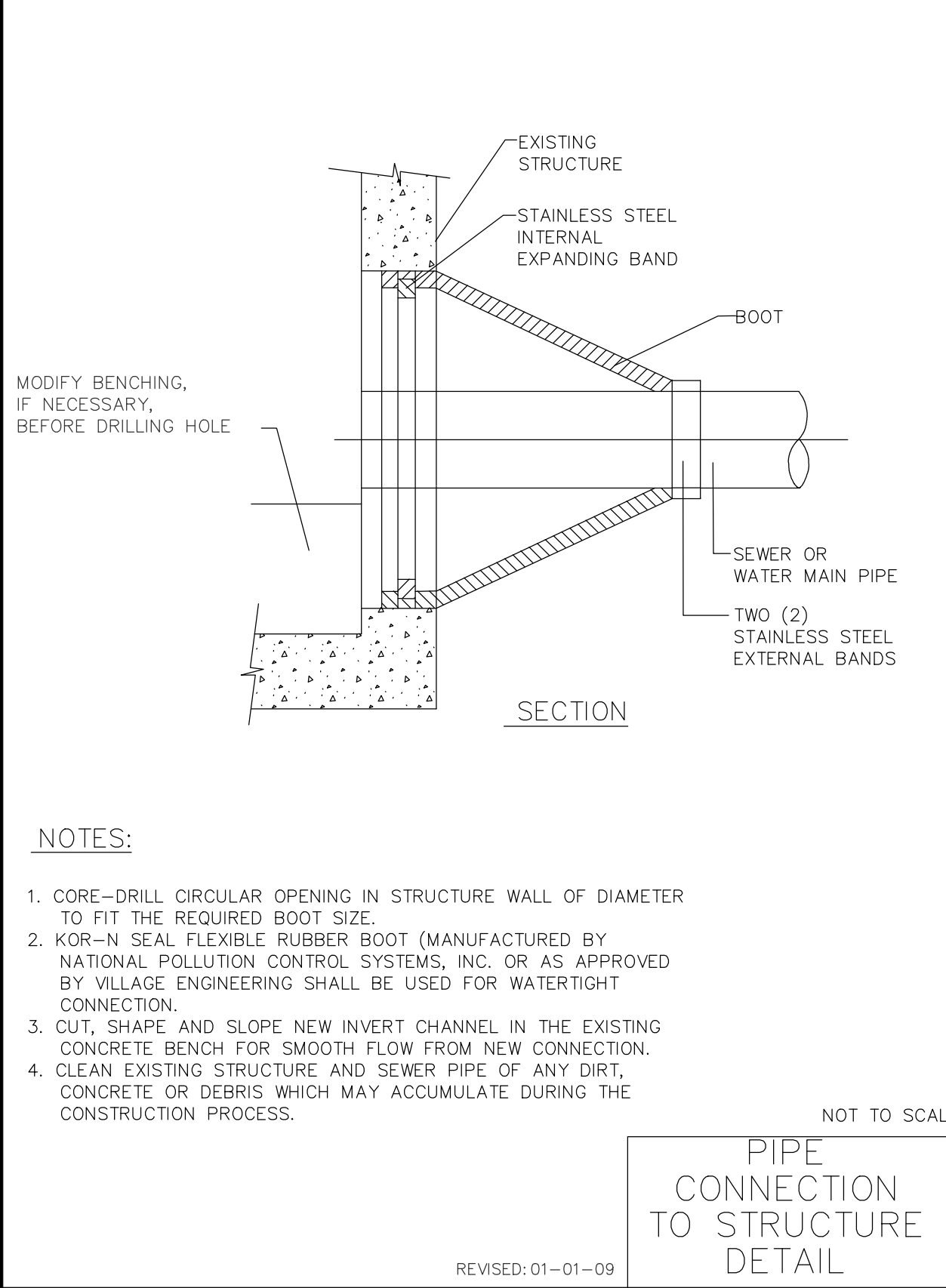
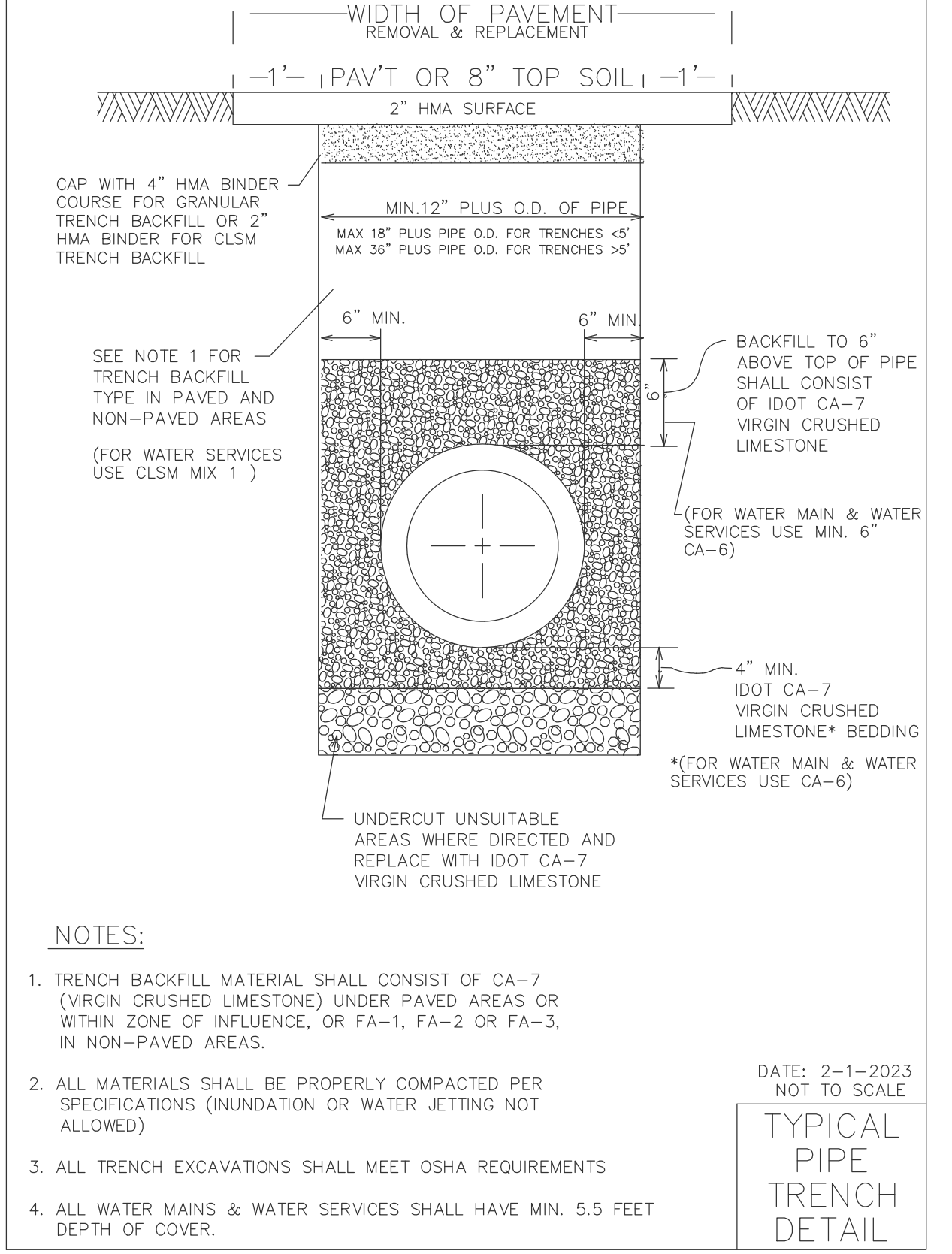
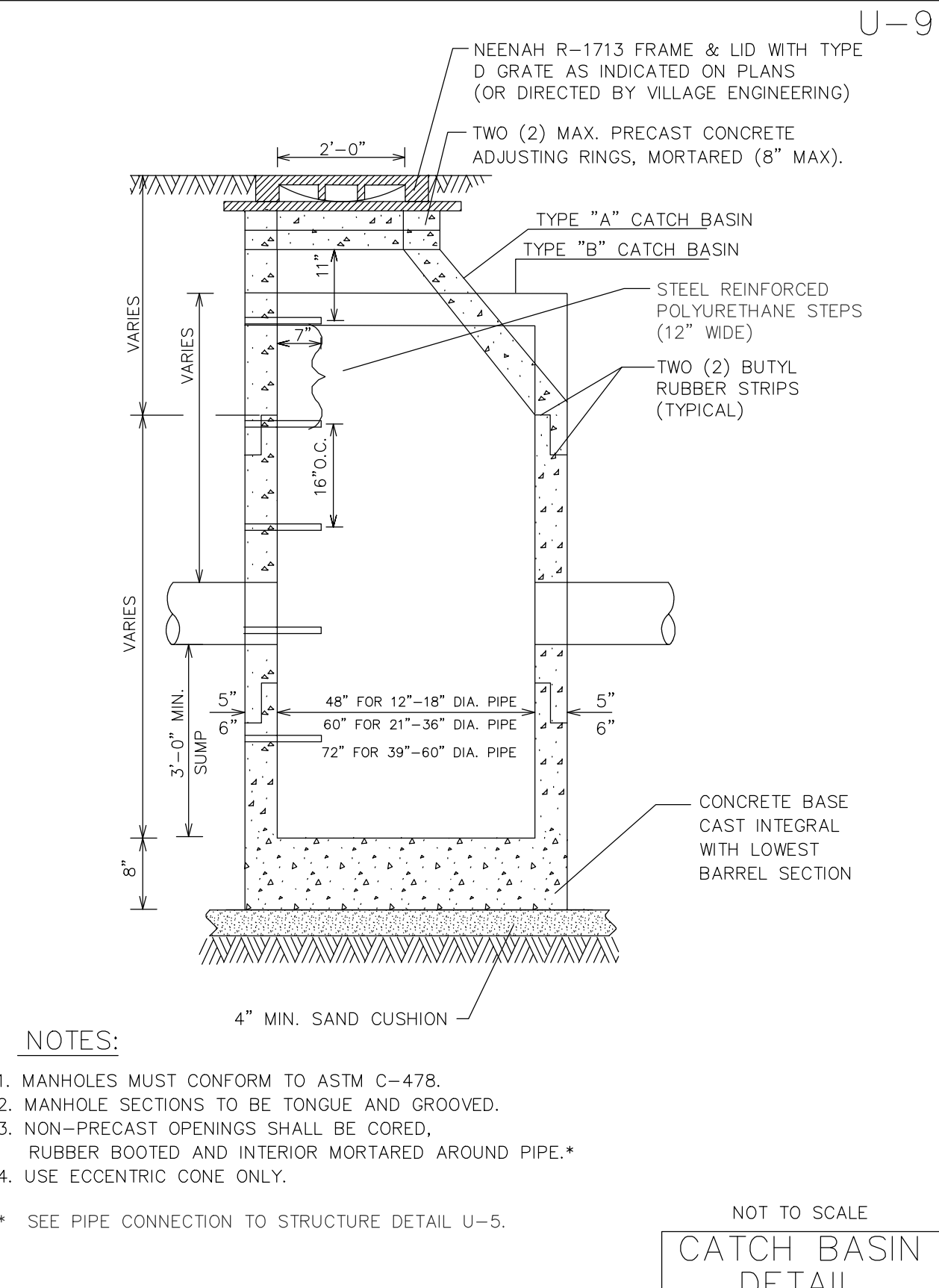
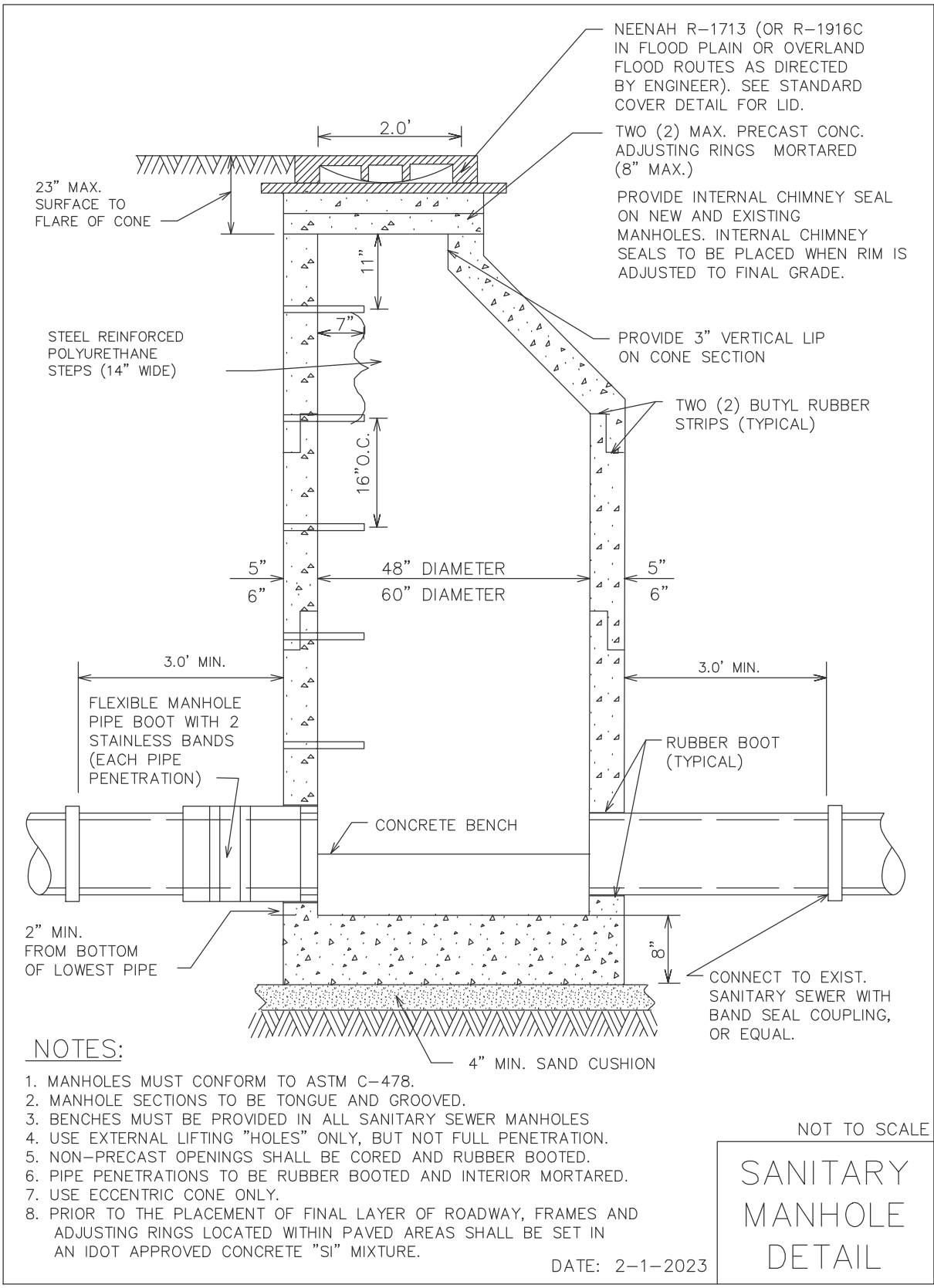
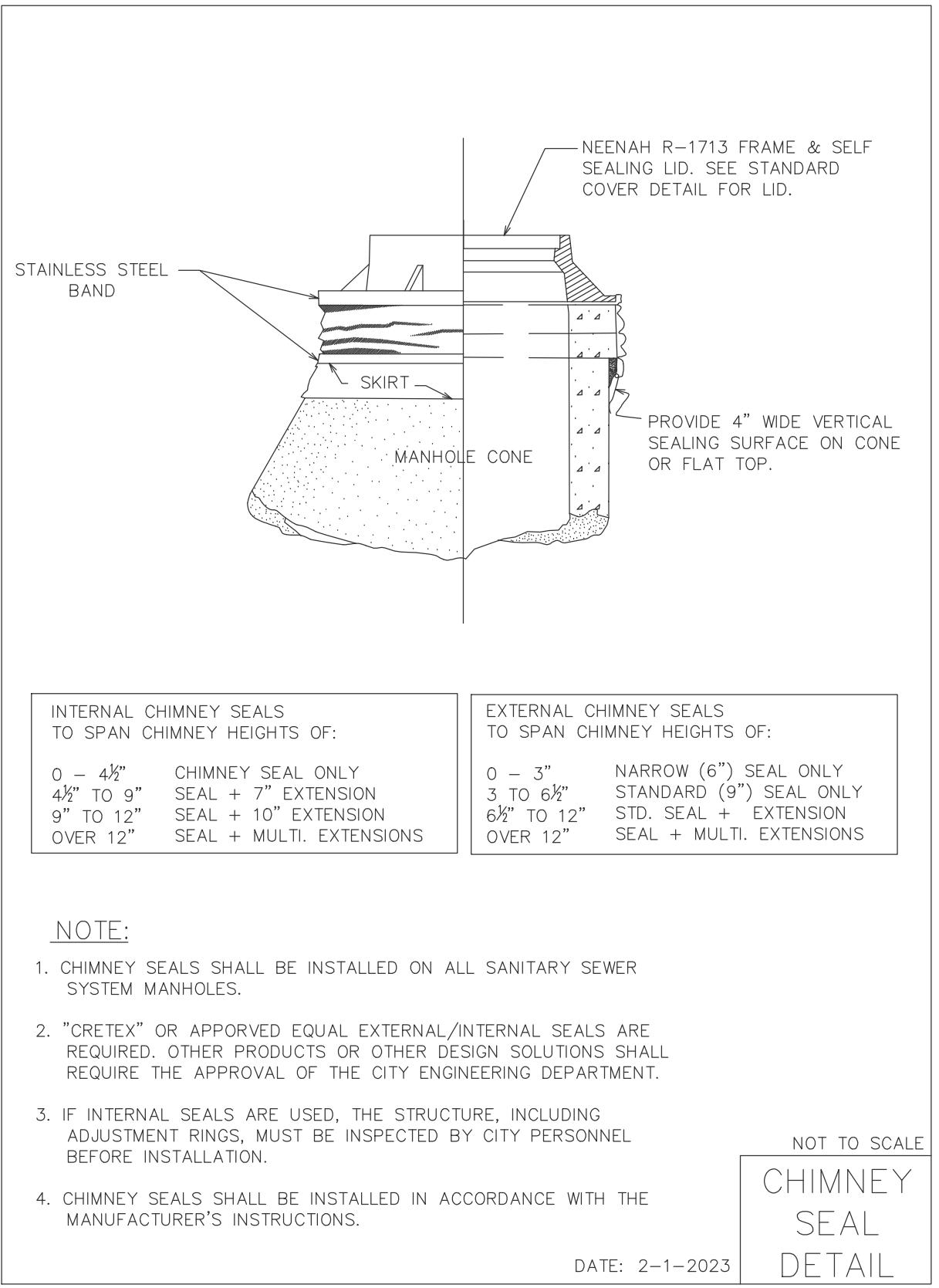
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Sheet Title

SITE DETAILS

Sheet No.

C601



PRECAST REINF. CONC. FLAT SLAB TOP



ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

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

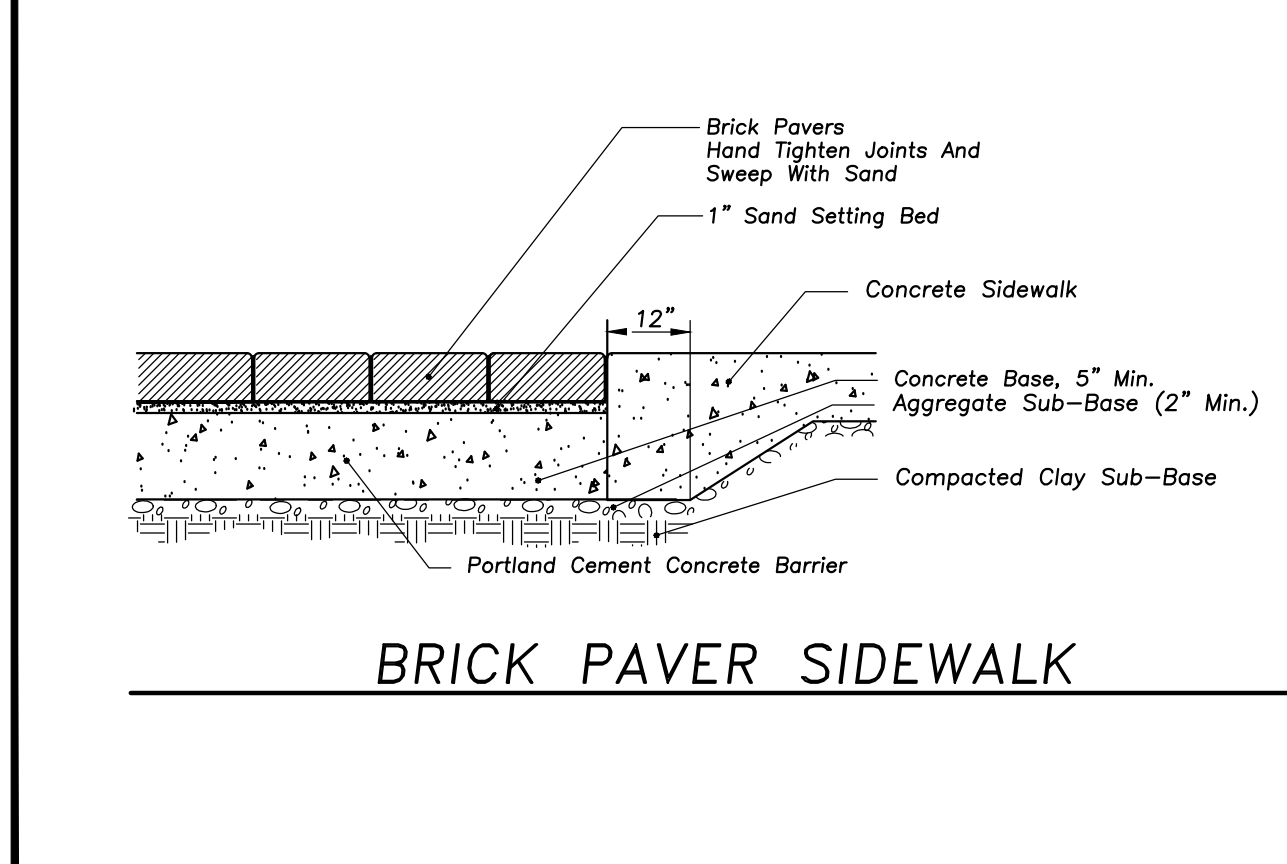
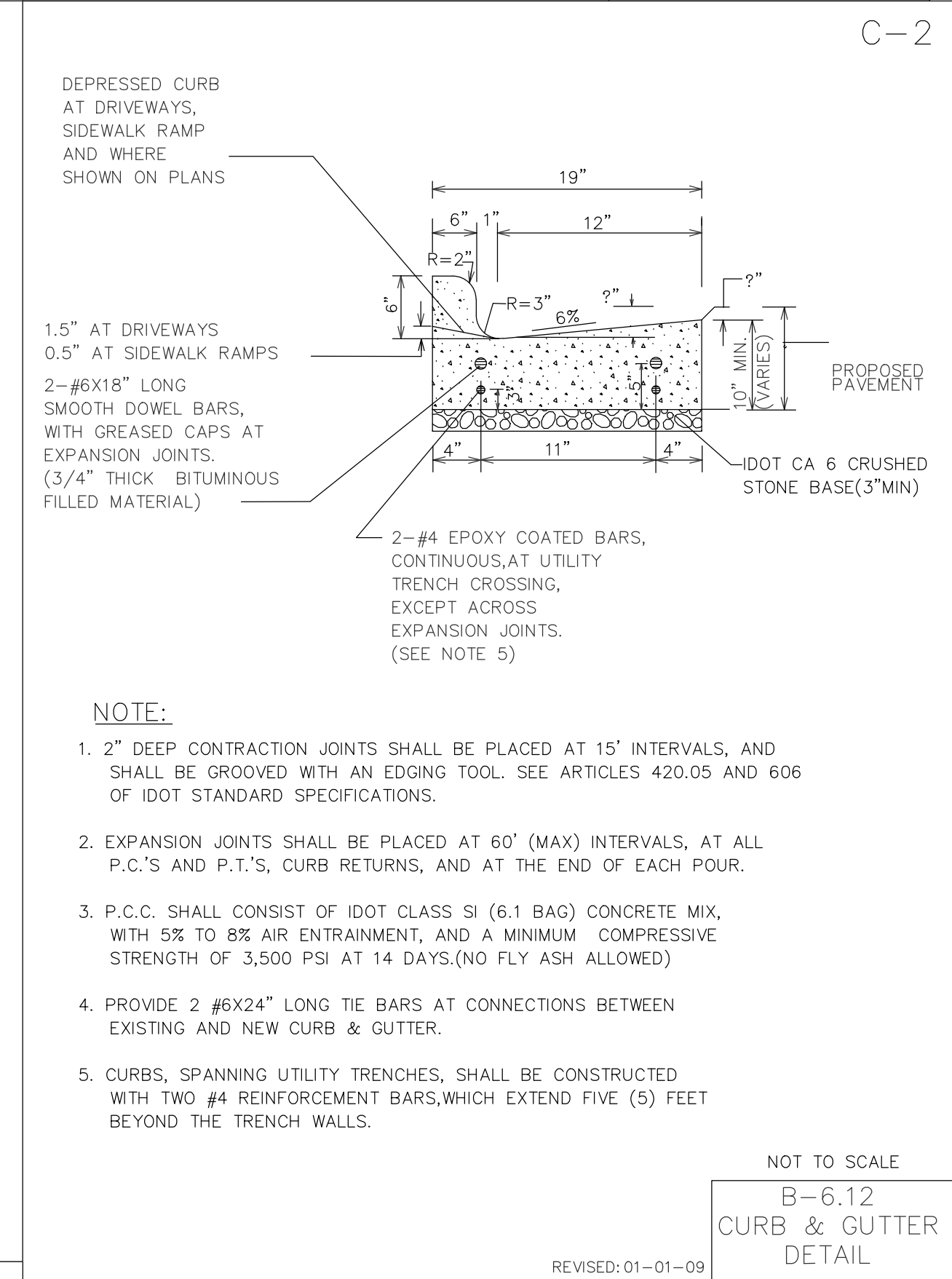
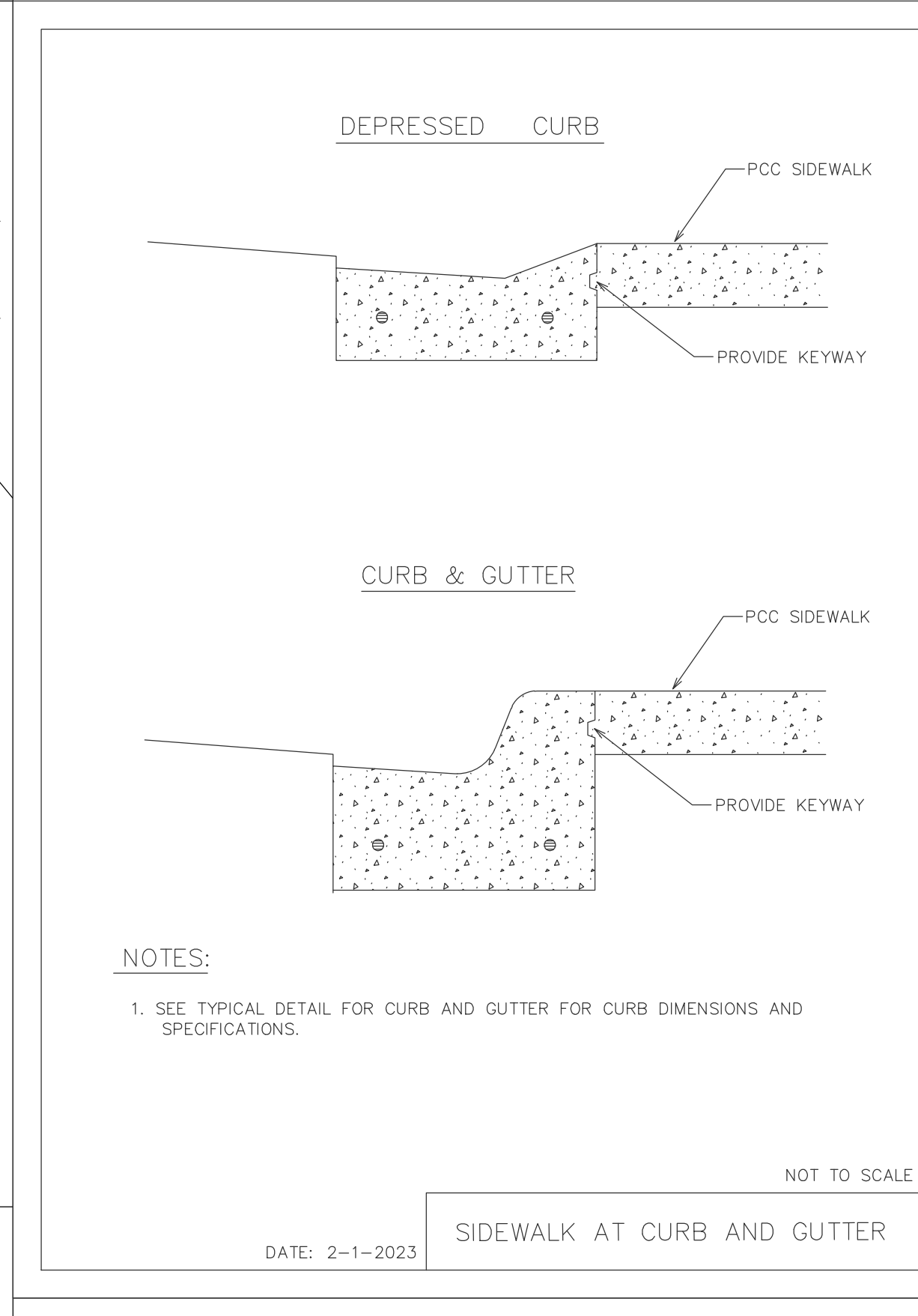
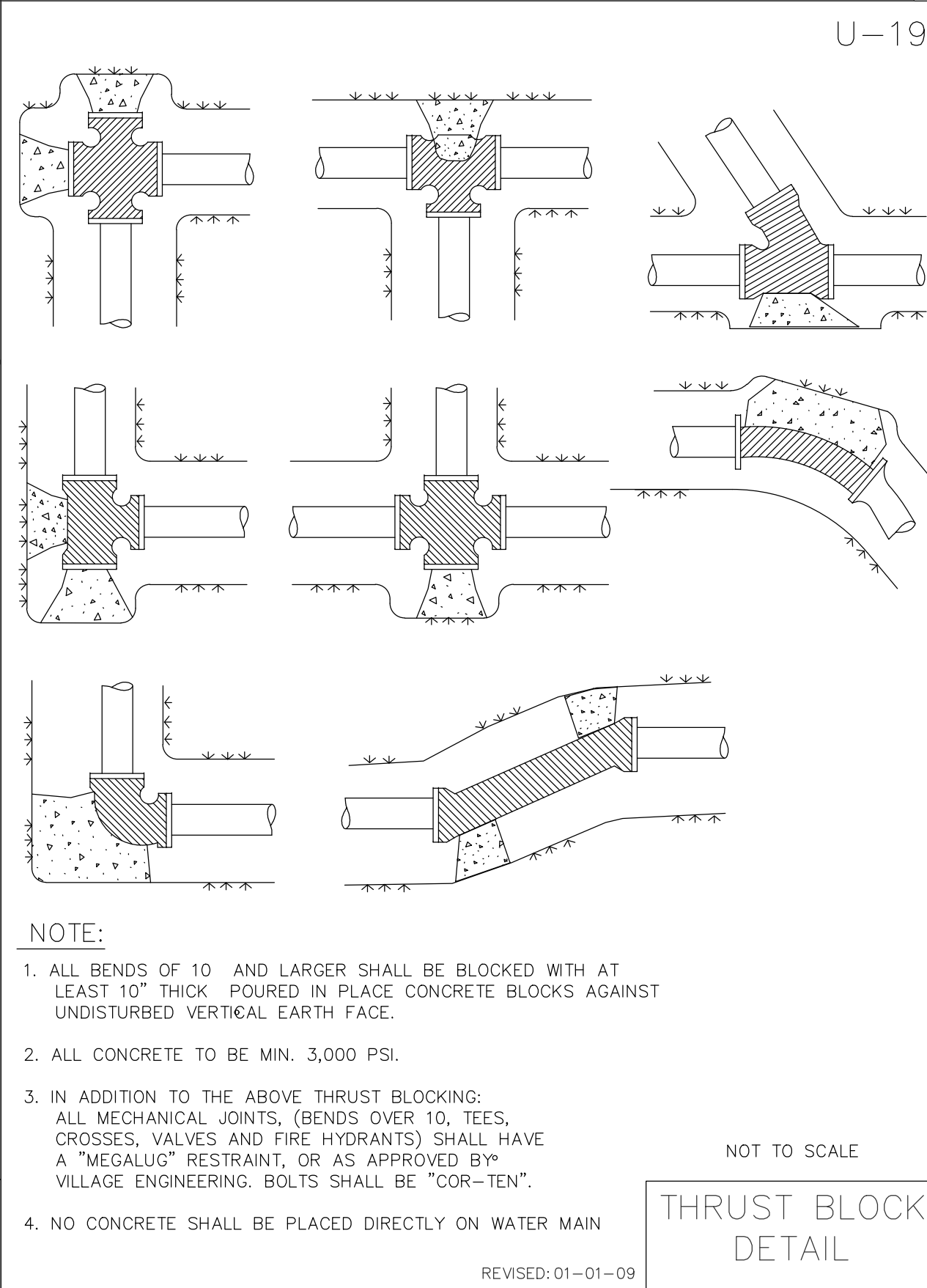
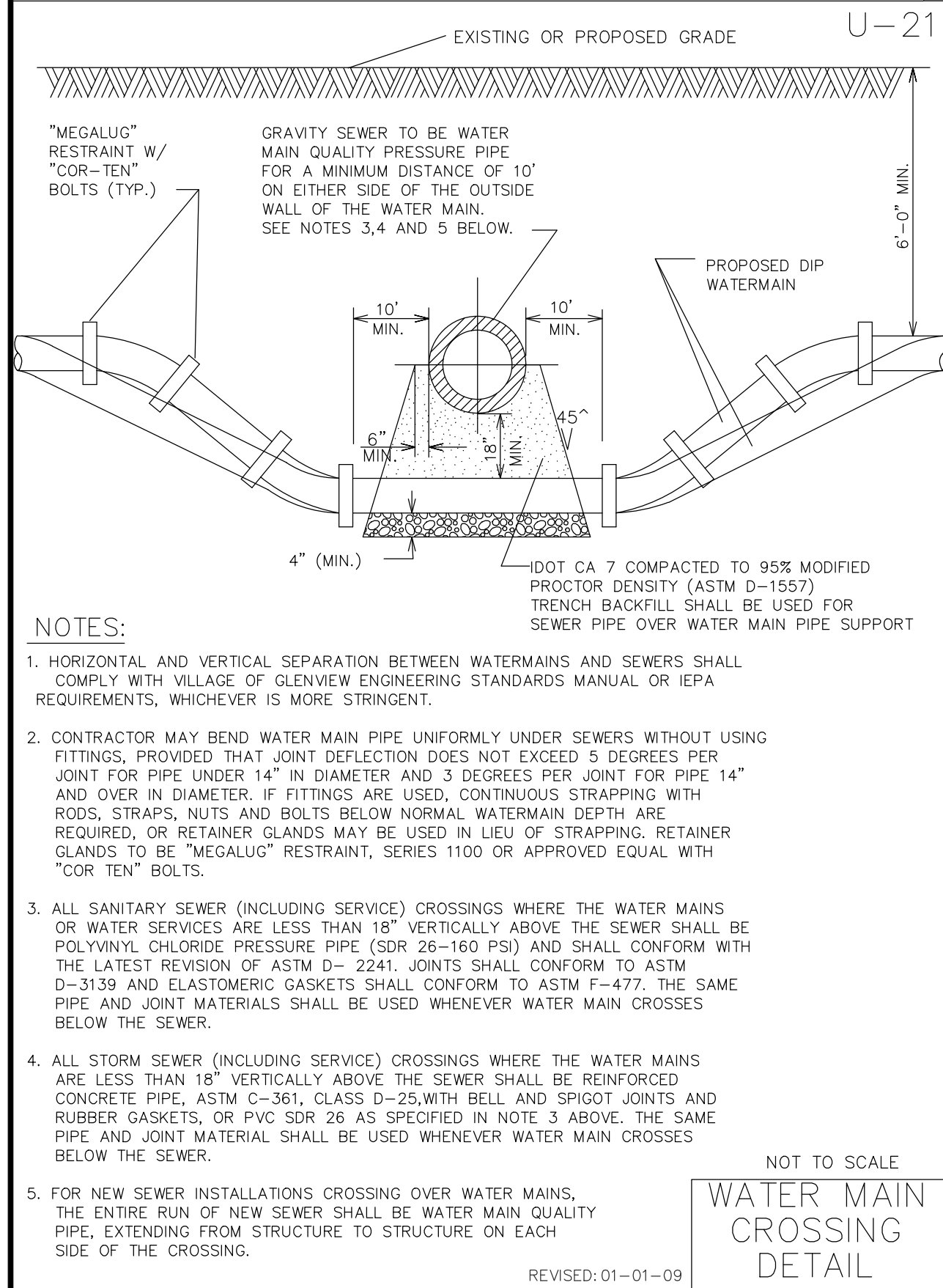
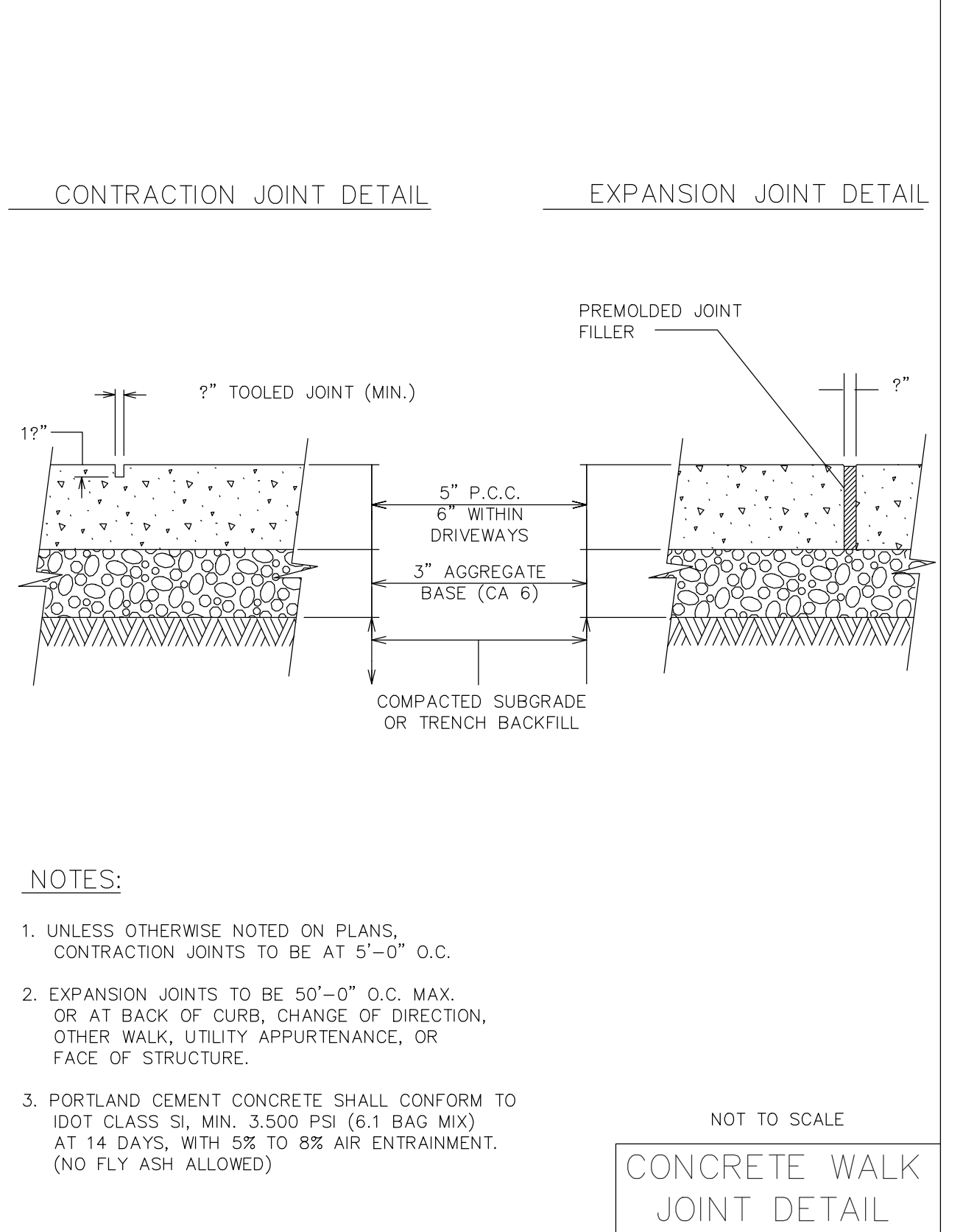
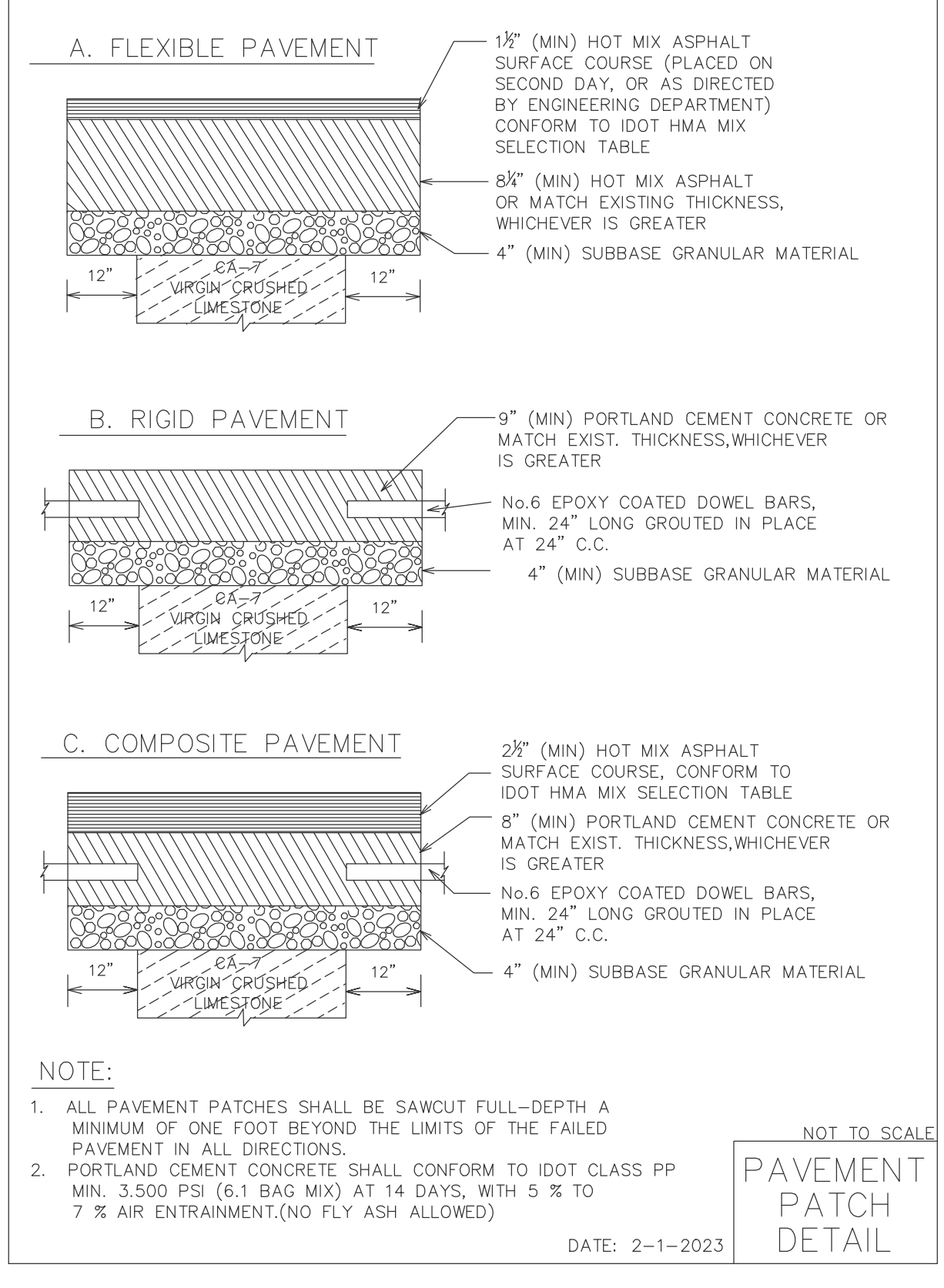
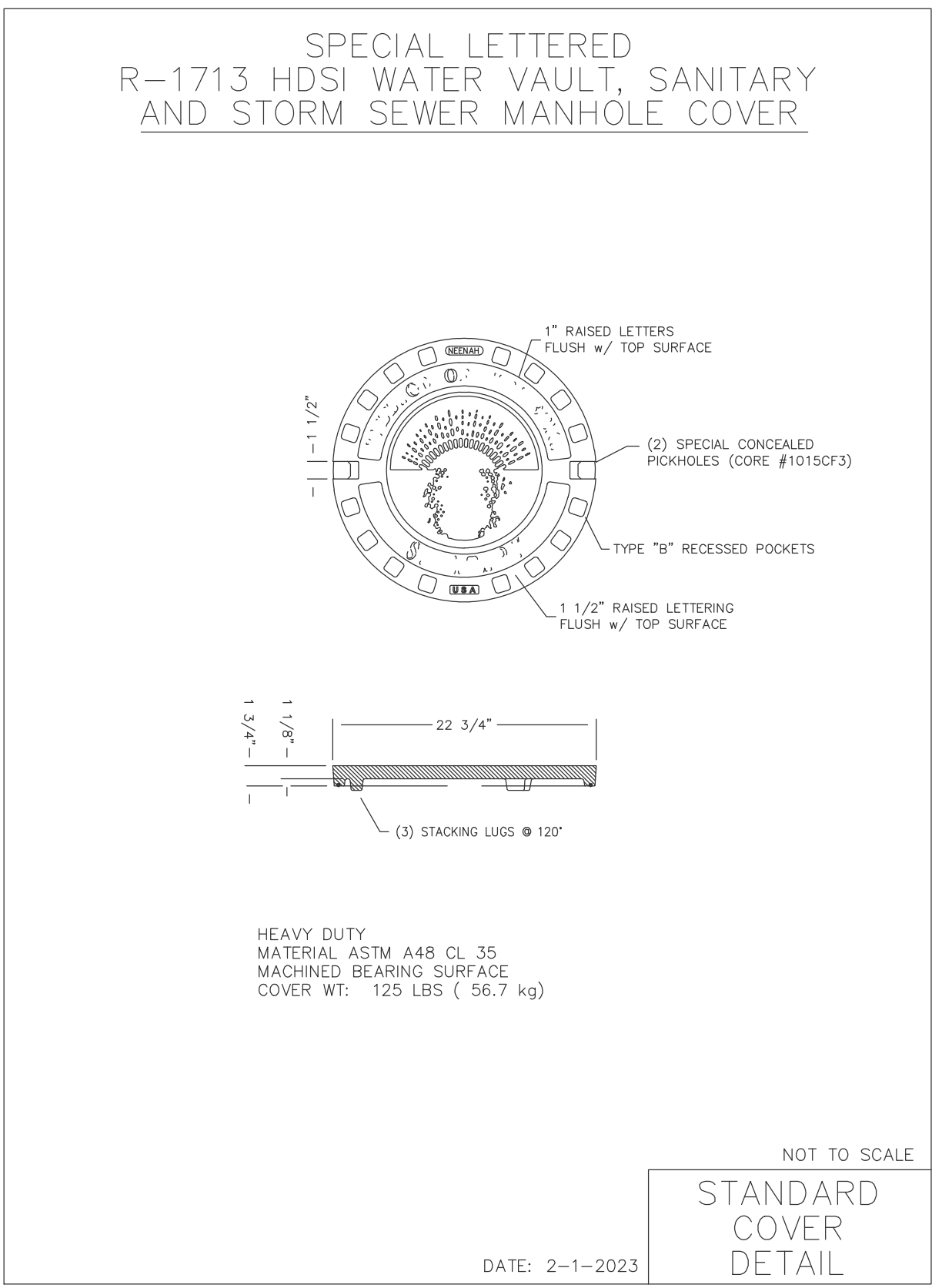
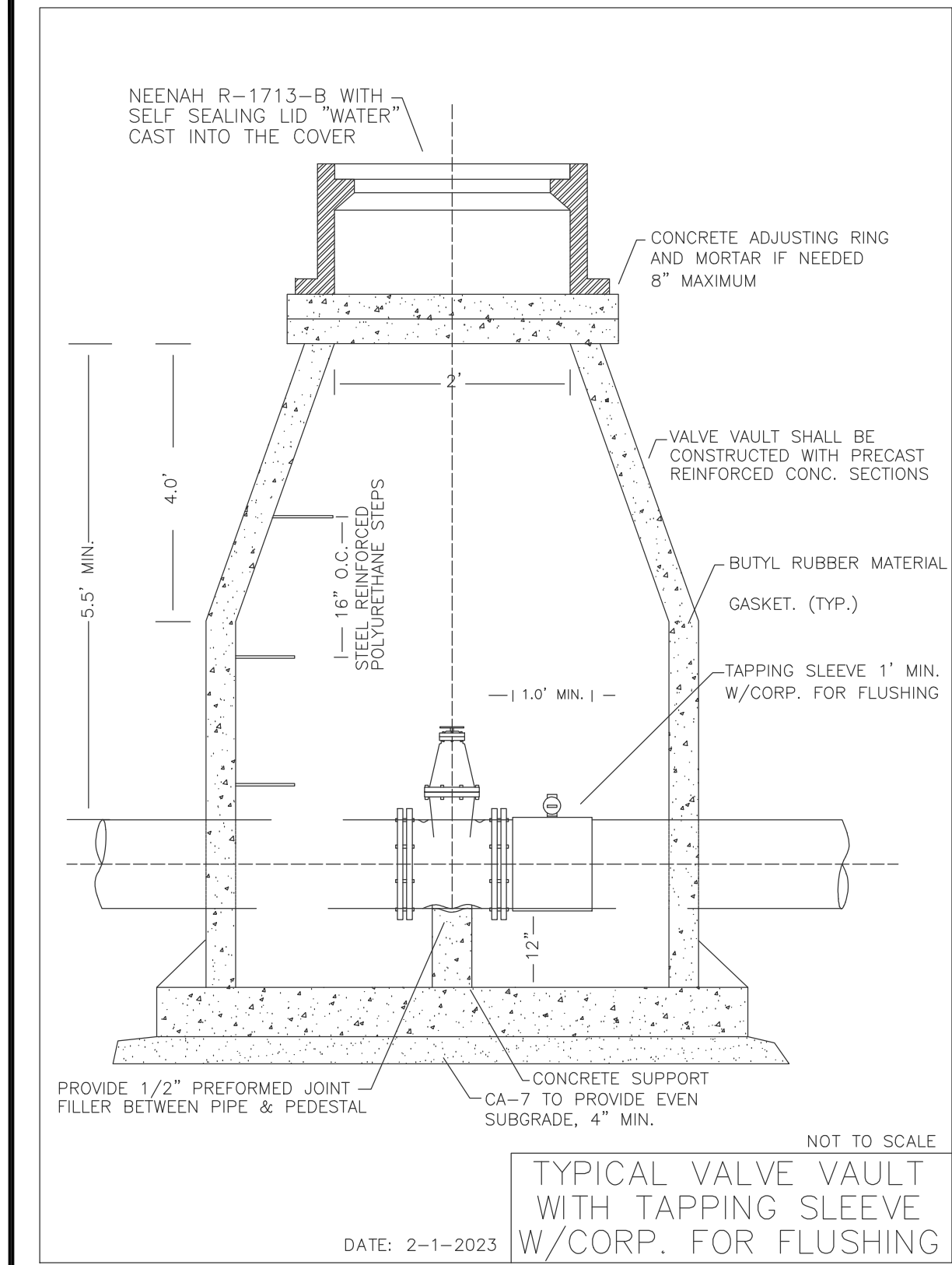
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Design By: NH	Approved By: PD	Date: 05/04/23

Sheet Title:

SITE DETAILS

Sheet No:

C602



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

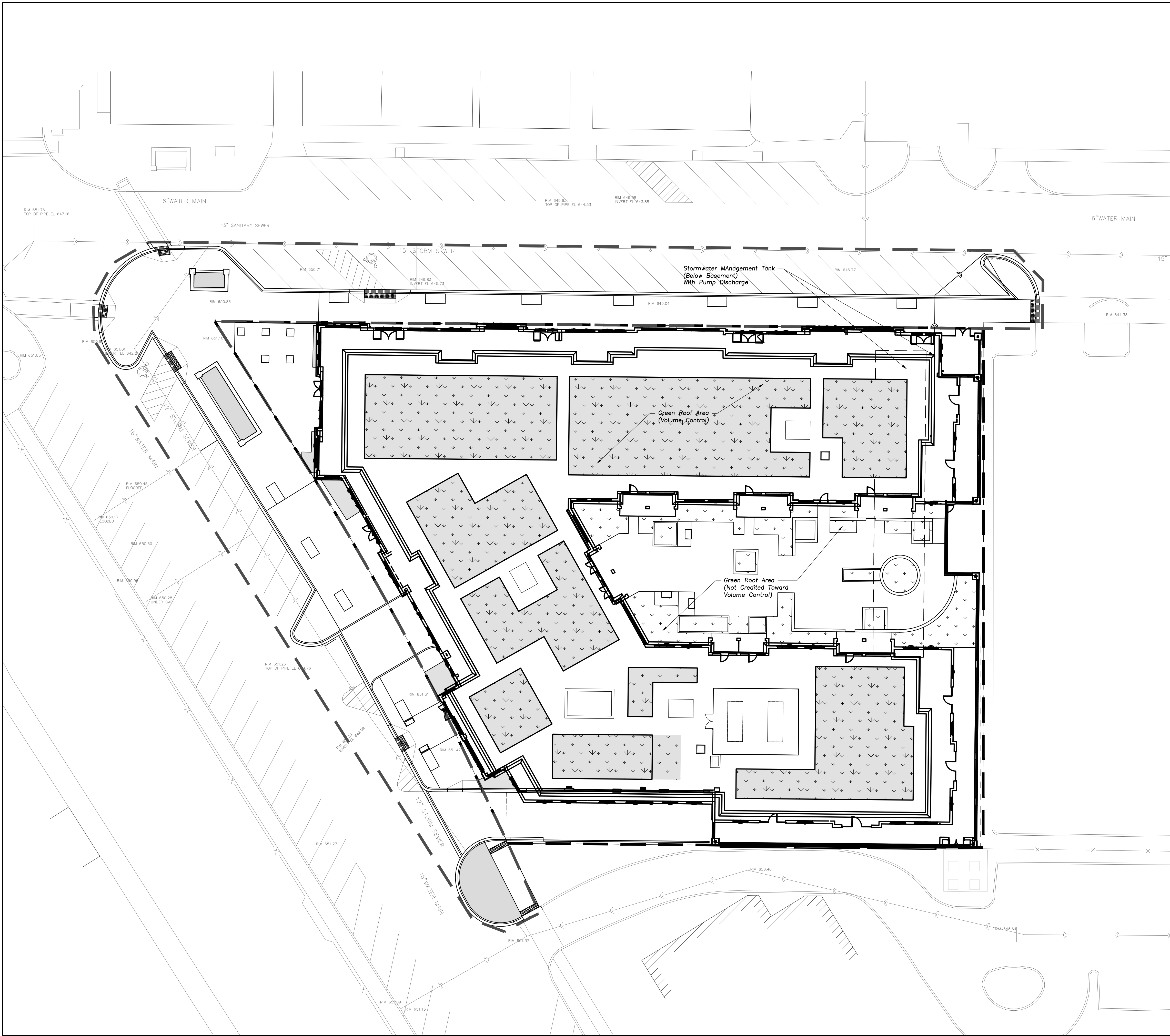
Sheet Title:

SITE DETAILS

Sheet No:

C603

EEA - \\FILE_GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:13pm 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 Prov'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.**

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ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

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

Sheet Title:

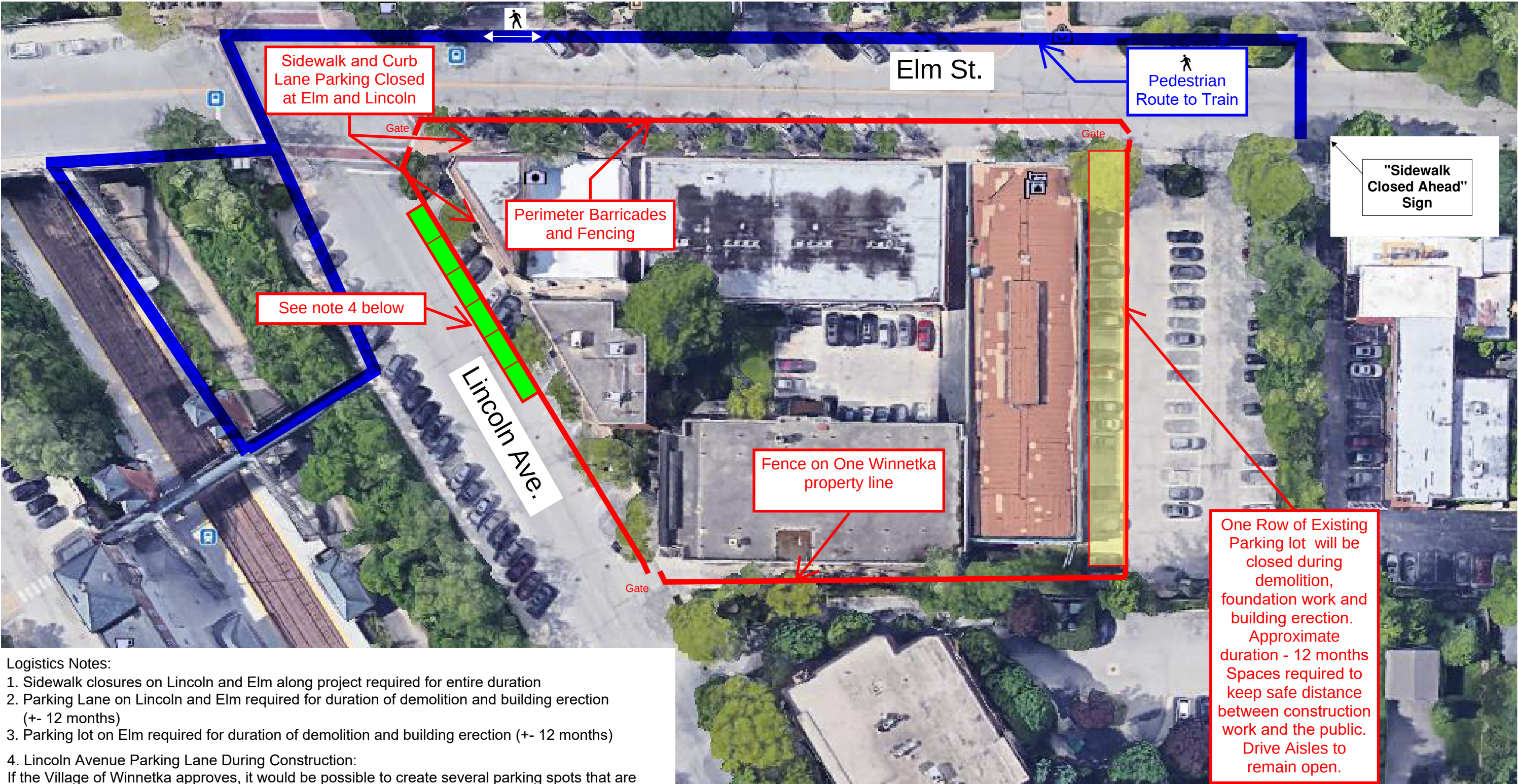
**STORMWATER
PLAN**

Sheet No:

CX1

SECTION 6: CONSTRUCTION LOGISTICS & SCHEDULE

CONSTRUCTION LOGISTICS PLAN & SCHEDULE

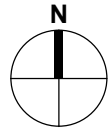


Logistics Notes:

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 during construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.

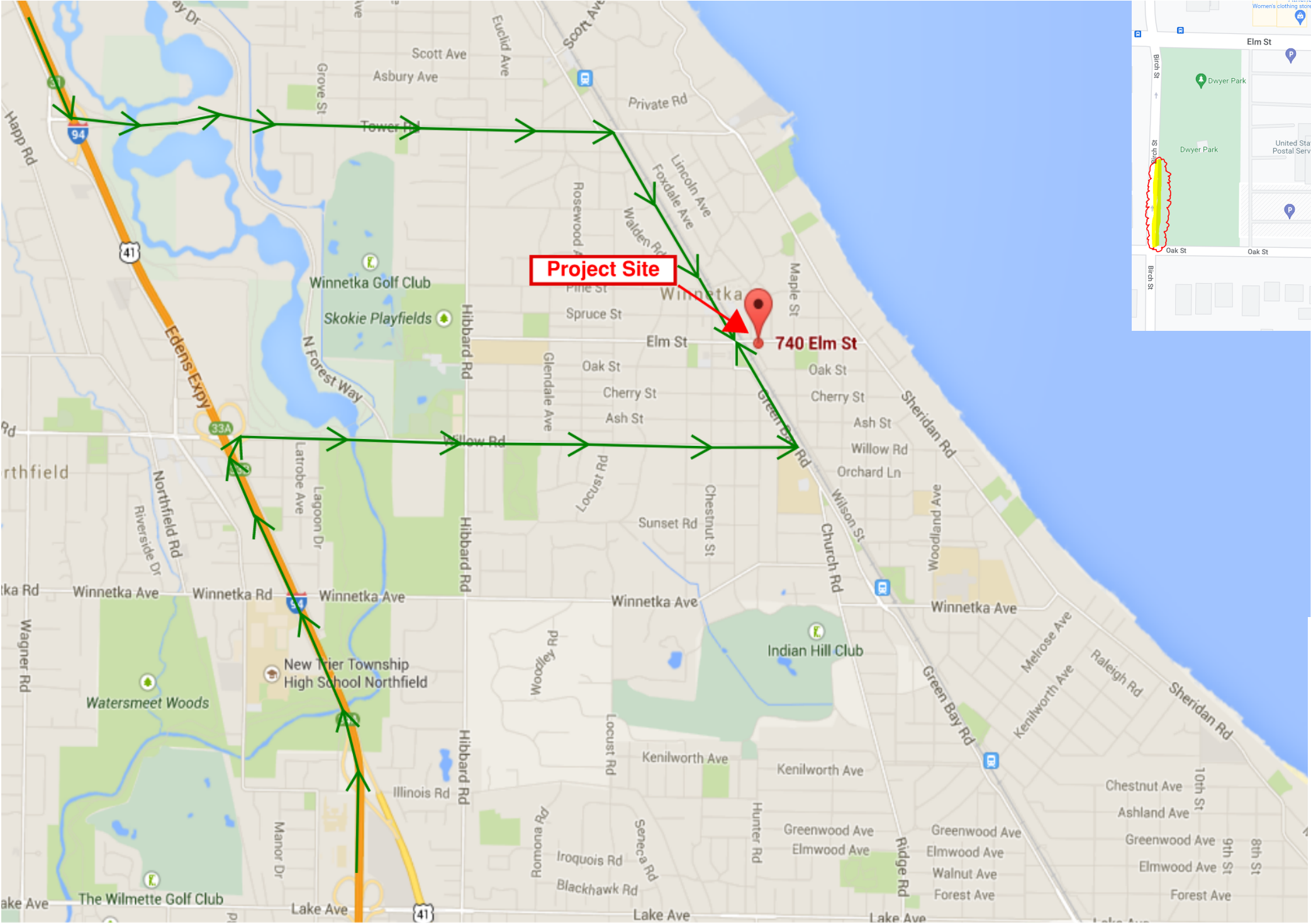


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



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

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.

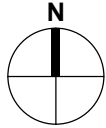
One Winnetka
Overall Anticipated Schedule
February 2023



Activity	Time Frame
Existing Structures 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



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