



Village of Winnetka

Planned Development Commission Special Meeting

February 21, 2024 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. January 22, 2024, Planned Development Special Meeting Minutes
3. **Public Comments**
4. **Community Development Report**
5. **Continued Applications**
 - a. **Case No. 23-05-PD: 791 Elm Street - JPMorgan Chase Bank - Preliminary Planned Development:** An application seeking the following approval of subdivision and zoning relief to allow the construction of a new three-story commercial-use building: (1) a plat of consolidation to create one lot of record; and (2) preliminary planned development plan approval with the following 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 interior side yard setback requirement; (e) an exception from the minimum rear yard setback requirement; (f) an exception from the rear yard landscaped area requirement; (g) a special use to allow parking at street level; and (h) a special use to allow a bank use within the C-2 Commercial Overlay District. The Village Council has final jurisdiction on this request. *This item was continued from the January 22, 2024, Planned Development Commission special meeting.*
6. **New Business**
 - a. March 6, 2024, Regular Meeting - Quorum Check
 - b. Discussion regarding changing the Planned Development Commission regular meeting date to the 3rd Wednesday of the month.
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 SPECIAL MEETING MINUTES
JANUARY 22, 2024**

Members Present:

Matt Bradley, Chairman
Jonathan Alt
Mamie Case
Layla Danley
Chris Foley
Lynn Hanley
Mike Nielsen
Todd Vender

Members Absent:

Liz Kunkle

Village Staff:

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

Attorney Present:

Courtney Willits

Call to Order:

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

Approval of Minutes:

Chairman Bradley asked for a motion to approve the August 14, 2023, meeting minutes. A motion to approve the August 14, 2023, meeting minutes was made by Ms. Danley and seconded by Ms. Case. A vote was taken and the motion unanimously passed, 8 to 0.

AYES: Alt, Bradley, Case, Danley, Foley, Hanley, Nielsen, Vender

NAYS: None

Public Comment:

No comments were made at this time.

Community Development Report:

Mr. Schoon provided the Commission Members with an update in connection with the One Winnetka project including finalizing the development agreement details. He also provided the Commission Members with updates that the Village Council is considering adopting steep slope regulations along the Lake Michigan bluff as well as amendments to the zoning and subdivision code. No questions were raised at this time.

New Applications:

a. Case No. 23-05-PD: 791 Elm Street - JPMorgan Chase Bank - Preliminary Planned Development:

An application seeking the following approval of subdivision and zoning relief to allow the construction of a new three-story commercial-use building: (1) a plat of consolidation to create one lot of record; 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

1 setback requirement; (d) an exception from the minimum interior side yard setback requirement; (e)
2 an exception from the minimum rear yard setback requirement; (f) an exception from the rear yard
3 landscaped area requirement; (g) a special use to allow parking at street level; (h) a special use to allow
4 a bank use within the C-2 Commercial Overlay District. The Village Council has final jurisdiction on this
5 request.

6 Ms. Klaassen provided an overview of the site information and the overall project, the planned
7 development process, the Village Council's comments during the concept plan review, the Design Review
8 Board's review and recommendation and a summary of the zoning relief being requested. She then
9 identified the three components of the property's planned redevelopment which include ground floor
10 retail bank and a lobby measuring approximately 8,500 square feet with corporate offices on the second
11 and third levels measuring approximately 18,000 square feet and outlined the proposed parking.

12
13 Ms. Klaassen explained the three step planned development process noting the applicant is at the second
14 step of the process – preliminary plan. She stated the proposed project being presented to the
15 Commission is generally consistent with the site layout and building floor plans the Village Council
16 reviewed in June 2023 noting the building façade changed in response to comments received. Ms.
17 Klaassen then outlined the Council comments/issues for the applicant to consider during the review
18 process relating to the design materials, the proposed height, reconsideration of the parapet height and
19 additional articulation to minimize the height appearance. She also stated the applicant was asked to be
20 mindful with regard to parking.

21
22 Ms. Klaassen stated the Design Review Board (DRB) made a recommendation for approval and following
23 this Commission's review and recommendation regarding the zoning relief being requested, the Village
24 Council would consider the project and if the preliminary planned development is approved, the applicant
25 would be required to submit all the necessary documents for final approval. She stated during the final
26 review process, the Village Council could find it necessary to refer the project back to the DRB or the
27 Planned Development Commission if they feel it is necessary, otherwise only the Council will review the
28 final plan. Ms. Klaassen then provided a summary of the DRB's project review and their comments with
29 the applicant then revising the building's design. She noted the DRB recommended approval included the
30 overall building height being reduced in several areas as well as a reduction of the window sizes.

31
32 Ms. Klaassen identified the pedestrian and vehicular entrances with the vehicular access points being
33 consolidated. She stated the applicant would provide the 31 parking spaces required by code while also
34 adding an additional on-street parking space on Green Bay Road. Ms. Klaassen summarized the Village's
35 commercial parking requirements for new buildings and informed the Commission that the applicant
36 submitted parking and traffic studies. Ms. Klaassen then described the current parking use by the
37 applicant's employees and their use of parking passes and permits. She stated the Village's Director of
38 Engineering found the parking and traffic studies met the standard methodology for such studies and
39 found the proposed development would not create an adverse impact on traffic and parking. Ms. Klaassen
40 then described the proposed streetscape improvements and light fixtures which are consistent with the
41 Village's streetscape plan. She also described the trees which would be removed and replaced along with
42 additional landscaping in bump-outs on Elm Street as well a description of landscaped areas at the
43 northeast corner of the site and at the corner of Elm and Green Bay Road.

44
45 Ms. Klaassen identified the existing utility pole at the northwest corner of the site in an illustration which
46 serves neighboring properties and would remain, while also noting a pad mounted transformer in the
47 same location and trash and recycling containers would be screened with decorative fencing. She
48 informed the Commission the applicant is working with Village staff, legal counsel, and the Water and

1 Electric Department with regard to a utility easement for the transformer and the existing utility pole as
2 well as considering the use of the easement in terms of future developments. She also explained that
3 storm water detention is not required for the development due to the fact that the site is currently
4 covered with impermeable surface.

5
6 Ms. Klaassen identified the zoning exceptions and special use approvals required for the property relating
7 to the plat of consolidation, height exceptions, setback exceptions, minimum rear yard setback and the
8 proposed street level parking special use permit, all of which she described in detail. She also stated the
9 retail bank use on the ground floor required special use approval noting there would be no drive-through
10 facility. Ms. Klaassen stated in terms of compensating benefits, the applicant will elaborate on those
11 during its presentation.

12
13 Ms. Klaassen then referred to the standards the Commission is to consider and identified the next steps
14 in the approval process with draft motions included in the agenda packet. She asked if there were any
15 questions.

16
17 Chairman Bradley also asked if there were any questions. Ms. Danley asked what the current corner and
18 side yard setbacks are. Ms. Klaassen identified the setbacks in an illustration for the Commission and
19 referred to the plat of survey on page 73 with the existing building being located on the property line
20 along Elm Street and Green Bay Road with the exception of the corner at Elm and Green Bay. She noted
21 the existing building is setback at the corner, similar to the condition being proposed at that corner. Ms.
22 Hanley asked if there is existing access to the alley. Ms. Klaassen responded currently parking is located
23 in that area so there is not access to the alley today. She noted the proposed plan included access being
24 prohibited to the alley with signs to be posted.

25
26 Chairman Bradley swore in those speaking to this matter. Scott Hurst of Gensler Architects, Christopher
27 McKenna, JPMorgan Chase Project Manager, Brendan Penny, Meltzer Purtil & Stelle and Michael
28 Werthmann, KLOA, introduced themselves to the Commission. Mr. McKenna provided the Commission
29 with a project overview noting their business has grown and the existing building no longer
30 accommodated their operations. He stated a bank has occupied the site for over 100 years and described
31 the construction timeline which is to be completed by the end of 2025. Mr. McKenna described the
32 proposed building and parking and identified the proposed building materials.

33
34 Scott Hurst referred to an illustration for the special exception diagram and illustration of the proposed
35 building. He also referred to the side yard setback request noting a zero lot line will not be maintained
36 and the setback would be less than 3 feet from portions of the west property line because the property
37 line is not perpendicular to the south property line or parallel with the east property line. Mr. Hurst stated
38 with regard to the rear yard setback, a 10-foot setback would be maintained above grade and below grade
39 parking would be built to the lot line to maximize the parking program. He stated with regard to
40 landscaping, a 5-foot minimum landscape area is required for the rear lot line and there would be no
41 landscaping provided at the rear to the north with the parking lot extending to the north lot line.

42
43 Mr. Hurst then identified illustrations of the 24 below grade parking spaces, the retail branch on the Elm
44 and Green Bay Road corner as well as the through lobby connecting to the parking lot to the north, the
45 building entrances and street parking at the site entrance on Green Bay Road. He confirmed there would
46 be a 6 inch curb at the alley entrance designed to allow for emergency vehicle entrance only. Mr. Hurst
47 then described the programming on the second and third floors as well as the solar panel array and green
48 roof system.

1 Mr. Hurst stated in terms of height, he referred to the 45 foot datum line and the discussion relating to
2 breaking up the building scale and rhythm and highlighted the Elm Street road entrance. He noted the
3 roof would be below the 45 foot height limit and described the limestone band around the building base
4 and illustrations of the different parapet heights. He then referred to an illustration of the existing and
5 proposed buildings to compare the height. Mr. Hurst also identified brick and limestone samples to be
6 used along several elevations. He added the materials would wrap around toward the alley entrance.

7
8 Mr. Hurst then identified the rear yard area where the above grade portion of the building is set back
9 considerably from the north lot line noting the area below grade required the setback variation. He also
10 referred to the shadow study performed which concluded there would be no impact to surrounding
11 neighbors. Mr. Hurst then asked if there were any questions and identified the community benefits
12 offered with the proposed development.

13
14 Chairman Bradley asked if the building would apply for LEED Certification. Mr. Hurst responded since the
15 building would exceed LEED Certifications, they may not seek that specific certification and identified the
16 ILFI Core Certification they planned to seek.

17
18 Michael Werthman stated they performed a traffic and parking study and identified 31 parking spaces
19 provided by the proposed development which represented a 55% increase over the current condition and
20 identified the parking space use. He noted the parking spaces would be sufficient to accommodate
21 customers and clients with there being additional parking available surrounding the site which he
22 described many trips to the site being part of multi-purpose trips to the business district. Mr. Werthmann
23 identified the areas where employees would park reiterating the 31 parking spaces provided met the
24 Village code. He noted the Village Engineer is comfortable with their findings and asked if there were any
25 questions. No questions were raised at this time.

26
27 Brendan Penny recapped the request the Commission is being asked to consider and referred to the
28 standards and their responses submitted. He then asked if there were any questions. No questions were
29 asked at this time.

30
31 Chairman Bradley stated the Commission would first discuss parking. Mr. Alt stated the amount of
32 employees onsite would result in a parking deficit. Mr. Werthmann responded the bank would need 16
33 additional parking spaces and stated following a survey of the public parking lots in the West Elm district,
34 they determined there would be a sufficient amount of parking and explained how the conclusion was
35 reached. Chairman Bradley asked if there were comparables in terms of retail users who would use
36 underground parking versus bank patrons. Mr. Werthmann identified the number of times wealth
37 management clients would be directed to use underground parking. He referred to possible surface
38 parking signage directed toward surface parking clientele and the possible consideration of timed parking.
39 Member Vender questioned whether an additional vehicle charging station would be added with the one
40 charging space being included as part of the proposal. Mr. Hurst responded it can be considered in the
41 future. Ms. Case asked how patrons would know if underground parking is available. Chairman Bradley
42 referred to Figure 13 on page 17. Mr. Hurst responded they are comfortable there would be parking
43 available and they can explore technology to alert whether parking is full.

44
45 Ms. Hanley asked if all parking spaces would be available to bank customers only or to the public as well.
46 Mr. Werthmann responded all except for five, which would only be available for senior bank employees,
47 would be available to bank customers, and the EV parking space would be open to the public. Ms. Hanley
48 asked if the garage door would only be open during bank hours. Mr. Hurst confirmed it would remain

1 open during bank hours only. Ms. Hanley referred to the traffic study and with the increased use, she
2 asked if there would be difficulty with left turns exiting the lot. Mr. Werthmann explained how traffic
3 would maneuver on the site. Ms. Danley asked the applicant to incentivize ways for customers to park in
4 allotted areas. Mr. Werthmann stated it would be the responsibility of the bank to alert customers where
5 to park. No additional questions were raised at this time.

6
7 Chairman Bradley stated the Commission would now discuss height. Member Vender stated the height is
8 fine. Ms. Hanley asked if the solar panels would be visible and asked how the green roof would be
9 accessed. Mr. Hurst identified how the green roof would be accessed and stated they are discussing ways
10 to minimize the solar panel visibility noting the parapets would provide a screening benefit. Ms. Hanley
11 suggested green roof elements not be visible from the street. Mr. Hurst identified the plantings which
12 would not be visible from the street and which are still under discussion. He noted the height exceptions
13 related to the parapets and the building's architectural features.

14
15 Chairman Bradley asked for an explanation of the DRB's request for the building height reduction. Mr.
16 Hurst explained the features and mechanicals which were reduced in order to bring down the building
17 height and provided an explanation of the floor to floor ceiling heights. Member Vender questioned how
18 45 feet for four floor height limitation was determined. Mr. Hurst stated four floors at a 45 foot limitation
19 did not take into account the use of mechanical elements.

20
21 Ms. Danley referred to page 37 of 298 and the applicant's response to maintaining certain aspects of the
22 historic structure and modernizing the building's exterior. Mr. Hurst indicated they may relate to a
23 previous proposal for a redesign of a building which predated the existing building. Member Vender asked
24 if the wood ceiling would be visible inside the building. Mr. Hurst explained how they planned to include
25 that design element. Mr. Alt asked the applicant if they considered two levels of underground parking.
26 Mr. Hurst responded it would have been cost prohibitive. Chairman Bradley questioned the construction
27 plans for the site. Mr. Hurst explained how the general contractors are being considered and how they
28 would maintain the site.

29
30 Chairman Bradley asked if there were any comments from the public. He swore in those speaking to this
31 matter.

32
33 Earl Fry asked if the EV would be a level 3 charger. He referred to the number of parking spaces and
34 explained his difficulty in finding parking with the bank's current lot being used by non-bank customers
35 and asked how the proposed parking would be policed. No additional comments were made at this time.

36
37 Chairman Bradley called the matter in for discussion and identified the items the Commission is to
38 consider. Mr. Vender stated there is not a lot which is controversial in the application and commented he
39 liked the design and product. He stated all of the parking concerns he had were addressed and agreed
40 with the suggestion of the use of the fastest EV charger and the limitation in terms of client parking and
41 timed parking. Mr. Foley stated his questions were also answered during the presentation. Ms. Hanley
42 agreed with the comments made and stated her questions related to height were addressed by the
43 comparison illustration. She agreed parking is a concern and questioned how it would be managed. Ms.
44 Hanley agreed with the recommendation of a fast EV charger and parking signage. Ms. Danley stated the
45 applicant's response to the DRB resulted in a more natural development. She referred to left turns exiting
46 the lot and asked if there is a Village limitation of having a smaller vehicle park to the south and if it
47 represented a safety issue. Mr. Schoon responded in order to create space exiting a driveway, there is a
48 minimum amount of space needed in that area which can be limited to use by compact vehicles. He also

1 stated he is not aware of the area being currently designated for compact vehicles only in terms of safety
2 issues. Mr. Schoon noted the Village Engineer considered the design, traffic and parking study and did not
3 find it to be an issue and if there is an issue later, it can be adjusted.

4
5 Mr. Nielsen stated he would be in favor of the request and his questions relating to height were also
6 addressed. He also stated there would be more parking spaces which would be achieved with
7 underground parking being made available. Mr. Nielsen stated the EV space being a public benefit would
8 be well used and suggested an additional EV space in the underground parking lot. He concluded by stating
9 he would be in favor of the request. Ms. Case stated she is not concerned with the plat consolidation, the
10 front yard setback and rear yard setback although she is concerned with parking. She suggested
11 employees be required to use the underground parking which would free up on-street parking. Mr. Alt
12 agreed with the comments made and described the proposal as well thought out with amenities. He
13 referred to the additional amount of parking and the curb prohibiting alley access. Mr. Alt also agreed
14 with Ms. Case's suggestion to have employees park underground and suggested not installing the EV
15 charging space which would lend to an additional parking space being available. Chairman Bradley agreed
16 with the comments made and stated he is also in support of the request although he is challenged with
17 standard (a). He then identified the standards and special use which have been met. Chairman Bradley
18 referred to the parking space gain as a result of the development and agreed with the suggestion of a
19 faster EV charger.

20
21 Chairman Bradley asked for a motion to continue the request to their next meeting date of February 7,
22 2024, to recommend approval of the request. The Commission Members discussed their availability and
23 alternate meeting dates. Chairman Bradley asked for a motion to continue the application to February 21,
24 2024. A motion was made by Member Vender and seconded by Member Danley. A vote was taken and
25 the motion unanimously passed, 8 to 0:

26 AYES: Alt, Bradley, Case, Danley, Foley, Hanley, Nielsen, Vender

27 NAYS: None

28
29 **New Business:**

30 a. **February 7, 2024 – Quorum Check.**

31 The Commission Members previously discussed their availability. Mr. Schoon explained the public notice
32 issues for the Commission's meeting following DRB meetings and asked for the Commission Members'
33 comments regarding moving their regular meeting date to the third Wednesday. Members present stated
34 they would be available on the third Wednesday of the month for a regular meeting. Mr. Schoon stated
35 staff would talk with the member not present to find out their availability on the third Wednesday of the
36 month.

37
38 **Adjournment:**

39 Chairman Bradley asked for a motion to adjourn. A motion to adjourn was made by Ms. Hanley and
40 seconded by several Commission Members. A vote was taken and the motion unanimously passed, 8 to
41 0:

42 AYES: Alt, Bradley, Case, Danley, Foley, Hanley, Nielsen, Vender

43 NAYS: None

44
45 The meeting was adjourned at 8:48 p.m.

46 Respectfully submitted,

47 Antionette Johnson

48 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: FEBRUARY 16, 2024
SUBJECT: 791 ELM STREET - JPMORGAN CHASE BANK
PLANNED DEVELOPMENT - PRELIMINARY PLAN REVIEW
(CASE NO. 2023-05-PD)

INTRODUCTION

On February 21, 2024, the Planned Development Commission is scheduled to hold a continued public hearing on a **preliminary planned development plan application** filed by Riverside Investment and Development Company (the "Applicant"), as the designee of the property owner, JPMorgan Chase Bank, National Association (the "Owner"), who owns 791 Elm Street. The designated architect for the project is Gensler. The proposed planned development consists of a new **three-story commercial use planned development** on the Subject Property, which consists of the following elements:

- a) 8,500 square feet of retail bank and lobby on the ground floor level;
- b) 18,000 square feet of corporate offices on the second and third floor levels; and
- c) a total of 31 parking spaces consisting of 7 spaces at street level and 24 spaces on the lower (underground) level.

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;
- 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 interior side yard setback requirement;
 - e. An exception from the minimum rear yard setback requirement;
 - f. An exception from the rear yard landscaped area requirement;
 - g. A special use to allow parking at street level; and
 - h. A special use to allow a bank use 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 January 22, 2024, 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 January 22, 2024, agenda packet found on the following Village webpage – www.villageofwinnetka.org/agendas. A copy of the draft minutes of the January 22 Commission meeting are included in the February 21, 2024, agenda packet. **Attachment C** includes a summary of the project as well as copies of the site plan, floor plans, building elevations, and other building details.



Figure 1 – Perspective from Green Bay Road

JANUARY 22 PLANNED DEVELOPMENT COMMISSION MEETING

At the January 22, 2024, Planned Development Commission special meeting, the Commission considered the Chase Planned Development and associated exceptions and special uses. After hearing presentations from staff and the Applicant, the Commission heard public comment from one member of the public, who suggested that the proposed EV charger be a fast charger and stated concerns related to the availability of customer parking on the site today because of non-bank customers currently parking in the existing surface lot and the lack of enforcement.

After hearing from the public, the Commission discussed the project. Overall, Commission members expressed strong support for the project. Given the irregular shape of the lot and the design of the building, Commission members expressed support for the requested zoning exceptions and expressed support for the requested special uses for street-level parking and the ground floor retail banking use within the Commercial Overlay. The bulk of the discussion was focused on how the surface lot and underground parking would function. Two Commissioners suggested that Chase consider having more employees utilize the underground parking rather than clients of the wealth management operation in order to free-up surface parking for customers in the district. [Staff Note: Employees of the business district park in different designated public parking areas than customers.] Three Commissioners suggested that the Applicant add electrical vehicle (EV) chargers in the underground parking. 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 Wednesday, February 21, at which time it would consider a formal recommendation regarding the requested zoning and subdivision relief.

APPLICANT'S RESPONSE TO JANUARY 22 PLANNED DEVELOPMENT COMMISSION COMMENTS

As noted in the previous section of this staff report, at its January 22 meeting, the Commission's discussion was focused on parking and how the surface lot and underground parking would be utilized by the Applicant and how it would function. In the attached letter from the Applicant dated February 15, 2024, (**Attachment A**), the Applicant indicates that it is prepared to modify its project plans in response to comments heard at the January 22 meeting. The modifications are summarized as follows:

1. EV charging station on the surface parking lot will be relocated to the lower-level (underground) parking. This will create an additional surface parking space for retail banking customers and address the concern that the space could be occupied by a consumer who is not doing business in the bank.
2. Surface parking lot will be signed to establish 30-minute time limit.
3. Add parking indicators at the entrance to the lower level parking garage with a display that indicates current vacancy/availability at the garage entrance, so that customers are informed if open parking spaces are available in the garage before proceeding down the ramp.

In light of the removal of the public EV charger, in the attached letter the Applicant reiterates that the proposed development provides the following public benefits:

1. Includes and continues the Village's downtown streetscape design from Elm Street around the corner on Green Bay Road up to the northerly property line of the Subject Property. This will include new streetscape lighting, accommodation for holiday lighting, and trees.
2. Achieves sustainability goals which will reduce the impact to Village infrastructure.
3. The Applicant is providing an easement to the Village which allows for the installation and maintenance of a shared electrical transformer on its property and the removal of existing overhead power lines in the adjacent public alley.

RECOMMENDATION

At the February 21, 2024, 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 plat of consolidation, the preliminary planned development, and associated exceptions and special uses. A draft of such a motion is provided on the following pages. ***Given the proposed plans have yet to be modified to include the three modifications to the project that the Applicant included in its February 15, 2024, letter, the recommendation of approval includes as conditions these three modifications.***
- 3) ***Consider a motion recommending denial*** of the plat of consolidation, the preliminary planned development, and associated exceptions and special uses. A draft of such a motion is provided on the following pages.

Staff and the Applicant will be present at the February 21 meeting to present a summary of the status of the application and to answer any questions.

ATTACHMENTS

Attachment A: February 15, 2024, Letter Submitted by Applicant

Attachment B: Staff Report without attachments from the January 22, 2024, PDC Meeting

Attachment C: Chase PDC Package included in the January 22, 2024, PDC Agenda Packet

Recommendation of Approval

The Planned Development Commission **recommends approval** of the preliminary plan for the JPMorgan Chase Bank Planned Development to be located at 791 Elm Street, and it adopts the following findings of fact:

- A. The JPMorgan Chase Bank 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 JPMorgan Chase Bank Planned Development:
 1. Building height of 51'-5" and 3 stories, whereas a maximum of 45 feet and 4 stories is permitted [Section 17.46.020.B – Height];
 2. Front yard setback from Elm Street of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
 3. Corner yard setback from Green Bay Road of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Corner Yard Setback];
 4. Side yard setback greater than zero feet, but less than three feet, from portions of the westerly property line along the public alley [Section 17.46.030 – Table 17-3 – Interior Side Yard Setback];
 5. Rear yard setback of 1'-9" from the northerly property line; whereas a minimum of 10 feet is required, [Section 17.46.030 – Table 17-3 - Rear Yard Setback]; and
 6. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 — Landscaping];

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 JPMorgan Chase Bank Planned Development:

- 1. Parking on street-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 use that is part of the JPMorgan Chase Bank Planned Development and is located in the C-2 Commercial Overlay District:

- 1. Financial Use that includes a bank without drive-through facilities.

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;

and is 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, ***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 electrical vehicle charging station on the surface parking lot shall be relocated to the lower-level (underground) parking;**
- 2. **The surface parking lot shall be signed to establish a 30-minute time limit;**
- 3. **Parking indicators shall be provided at the entrance to the lower-level parking garage with a display that indicates current vacancy/availability at the garage entrance.]**

Recommendation of Denial

The Planned Development Commission **recommends denial** of the preliminary plan for the JPMorgan Chase Bank Planned Development to be located at 791 Elm Street, and it adopts the following findings of fact:

- A. The JPMorgan Chase Bank 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 JPMorgan Chase Bank Planned Development:
 1. Building height of 51'-5" and 3 stories, whereas a maximum of 45 feet and 4 stories is permitted [Section 17.46.020.B – Height];
 2. Front yard setback from Elm Street of 11'-1½", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
 3. Corner yard setback from Green Bay Road of 11'-1½", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Corner Yard Setback];
 4. Side yard setback greater than zero feet, but less than three feet, from portions of the westerly property line along the public alley [Section 17.46.030 – Table 17-3 – Interior Side Yard Setback];
 5. Rear yard setback of 1'-9" from the northerly property line; whereas a minimum of 10 feet is required, [Section 17.46.030 – Table 17-3 - Rear Yard Setback]; and
 6. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 — Landscaping].

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 JPMorgan Chase Bank Planned Development:

- 1. Parking on street-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 use that is part of the JPMorgan Chase Bank Planned Development and is located in the C-2 Commercial Overlay District:

- 1. Financial Use that includes a bank without drive-through facilities.

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;

and is 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, ***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.]

To: **Ann Klaassen, Village of Winnetka**
From: **Riverside Investment & Development**
RE: **Chase Bank/791 Elm Street – Response to Planned Development Commission Comments**
Date: **February 15, 2024**

Dear Ann,

This is to inform you that our client is prepared to modify its project plans in response to comments heard at the January 22, 2024 Planned Development Commission public hearing in the following respects:

1. The electrical vehicle charging station on the surface parking lot will be relocated to the garage. This will create an additional surface parking space for retail banking customers and address the concern that this space could end up being occupied by a downtown consumer who is not doing business at the bank.
2. The surface lot parking will be signed to establish a 30-minute time limit.
3. We will add parking occupancy indicators at the entrance to the lower level parking garage with a display that indicates current vacancy/availability at the garage entrance so that customers know if open parking spaces exist in the garage before proceeding down the ramp.

We reiterate that the proposed redevelopment will provide the following community benefits:

1. It will include and continue the Winnetka standard downtown streetscape design from Elm Street around the corner on Green Bay Road up to the Chase property line. This will include new streetscape lighting, holiday lighting and trees.
2. It will achieve sustainability goals which will reduce the impact to Village infrastructure.
3. It will result in our client providing an easement to the Village which allows for the installation and maintenance of a shared electrical transformer on its property and the removal of existing overhead power lines in the adjacent alley.

Please call me if any additional information is needed at this time.

Thank you for your continuing cooperation.

Mike Spence



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: PLANNED DEVELOPMENT COMMISSION
FROM: ANN KLAASSEN, ASSISTANT DIRECTOR
DATE: JANUARY 18, 2024
SUBJECT: 791 ELM STREET - JPMORGAN CHASE BANK
PLANNED DEVELOPMENT - PRELIMINARY PLAN REVIEW
(CASE NO. 2023-05-PD)

INTRODUCTION

On January 22, 2024, the Planned Development Commission is scheduled to hold a public hearing on a **preliminary planned development plan application** filed by Riverside Investment and Development Company (the "Applicant"), as the designee of the property owner, JPMorgan Chase Bank, National Association (the "Owner"), who owns 791 Elm Street. The designated architect for the project is Gensler. The proposed planned development consists of a new **three-story commercial use planned development** on the Subject Property, which consists of the following elements:

- a) 8,500 square feet of retail bank and lobby on the ground floor level;
- b) 18,000 square feet of corporate offices on the second and third floor levels; and
- c) a total of 31 parking spaces consisting of 7 spaces at street level and 24 spaces on the lower (underground) level.

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;
- 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 interior side yard setback requirement;
 - e. An exception from the minimum rear yard setback requirement;
 - f. An exception from the rear yard landscaped area requirement;
 - g. A special use to allow parking at street level; and
 - h. A special use to allow a bank use within the C-2 Commercial Overlay District.

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



Figure 1 – Perspective from Green Bay Road

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.

A sign has been posted on the Subject Property and a newspaper notice was published in the *Winnetka Talk* on January 4, 2024, 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. As of the date of this memo, staff has not received any written comment from the public regarding this application.

PLANNED DEVELOPMENT PROCESS

As the Commission may recall from a relatively recent preliminary planned development application considered by the Commission in 2023, the review process consists of the following major steps:

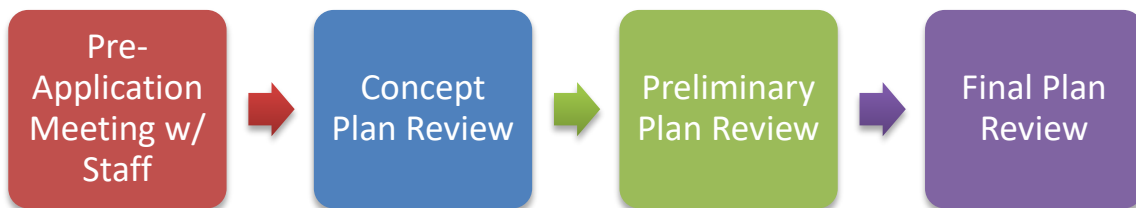


Figure 2 – Concept Plan Review

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the Village Council's review of the concept plan application is to broadly acquaint the Council with an applicant's proposal. This step also provides the applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application. After hearing the comments and suggestions from the Village Council, the applicant decides whether or not to proceed with the project. If they do proceed, the applicant then must submit a preliminary planned development application with all the required documents for review and recommendation by the Planned Development Commission and the Design Review Board.

On June 20, 2023, the Village Council conducted the concept plan review of the proposed three-story commercial building. The current preliminary proposal is generally consistent with the site layout and building floor plans as presented at the June 20, 2023, concept plan review; however, the design of the building façade has changed in response to comments from Council members. Copies of a couple images from the June 2023 concept plan review are below and on the following page.

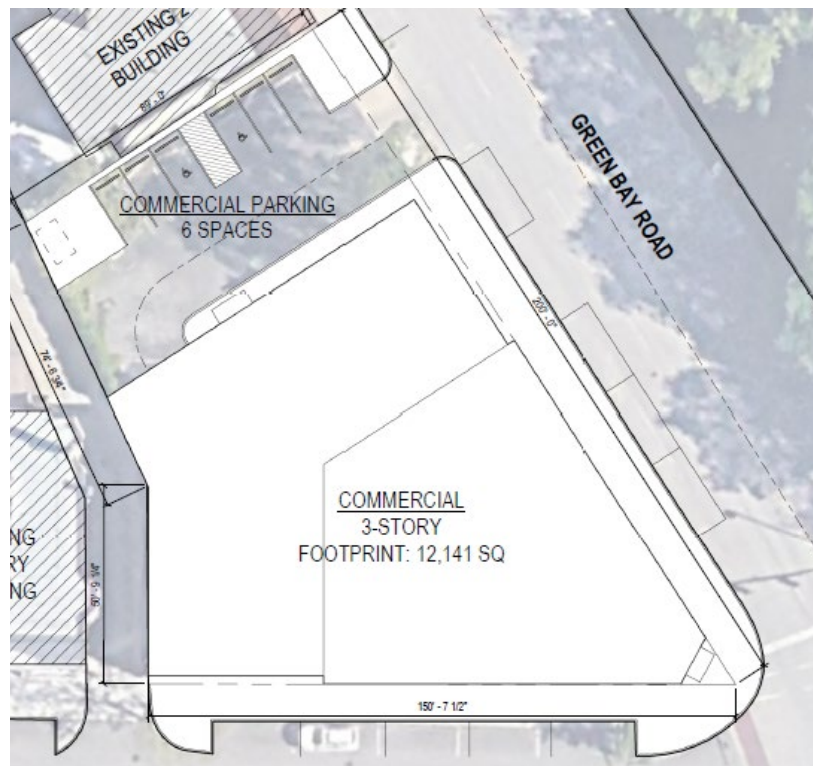


Figure 3 - Concept Plan - Site Plan Presented to Council June 20, 2023



Figure 4 - Concept Plan – Perspective Drawing Presented to Council June 20, 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. A couple of trustees indicated that they liked the contemporary art deco design; others expressed reservations and questioned if the design and proposed materials could be more contextual to Winnetka.
 - b. Most of the trustees were concerned with the proposed height; however, they did not express concern regarding the setback exceptions. The Applicant was encouraged to reconsider the height of the parapet and consider additional articulation to minimize the appearance of building height.
 - c. A few trustees noted that they like the clock at the corner, while another trustee thought it felt decorative and non-functional.
- b) Regarding the commercial office space:
 - a. Most of the trustees commented on parking. Two asked how many employees would be working on site and where they would park. While another trustee commented that the location of the transformer limited parking and that the Village needs to really start thinking about parking and what it expects from an applicant. Ultimately, the Applicant was encouraged to be mindful of parking.

A copy of the staff report for the Council’s June 20, 2023, meeting as well as a copy of the meeting minutes are included as **Attachment B**.

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

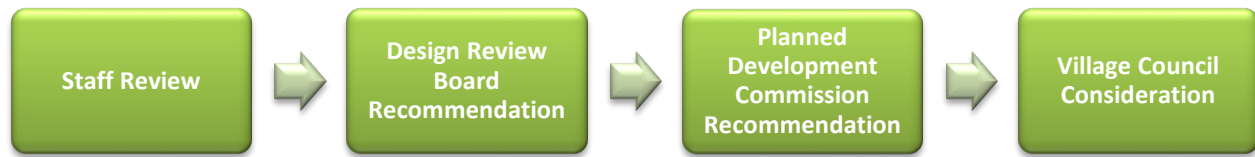


Figure 5 – Preliminary Plan Review

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 October 16, 2023, the Design Review Board (DRB) held its first public hearing to consider a certificate of appropriateness to allow the construction of the proposed commercial-use planned development. After hearing from Village staff, the Applicant, no members of the public were in attendance, the DRB discussed the project. The Board members suggested that: (i) the building façade be in brick and limestone, rather than terracotta and limestone; (ii) the overall building height be minimized by reducing the height of the first floor, and where possible by reducing the height of the upper floors; (iii) the amount of glass be minimized, particularly on the first floor; and (iv) a general consideration be given to the overall design and scale that this is a village, not the City.

At the Applicant’s request, the DRB continued the item to the November 16, 2023, DRB meeting to provide the Applicant time to respond to the Board’s comments. At the November meeting the Applicant presented revised design elements in response to the Board’s comments at the October meeting. No members of the public were present. The Board expressed appreciation to the Applicant for addressing its concerns, and after a brief discussion with the Applicant regarding the revised design elements, the Board recommended approval by a vote of 4-0.

The staff reports with limited original attachments and minutes from the DRB meetings are included in **Attachment C**.

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 (7) 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 (5) 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:

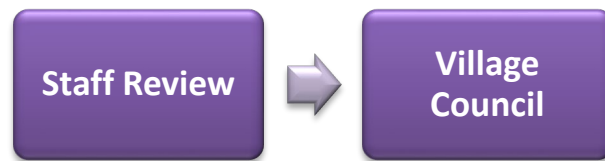


Figure 6 – Final Plan Review

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, which is approximately 0.39 acres in size, is generally located on the northwest corner of Elm Street and Green Bay Road (Figure 7) and contains an existing two-story commercial building that is currently occupied by the Owner with retail banking on the first floor and corporate offices on the second floor. On the north side of the building is a surface parking lot that accommodates approximately 20 vehicles for bank patrons.



Figure 7 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial ("C2 District"), and a portion is located in the C-2 Commercial Overlay District ("C-2 Overlay District") as shown on the following page in Figure 8.

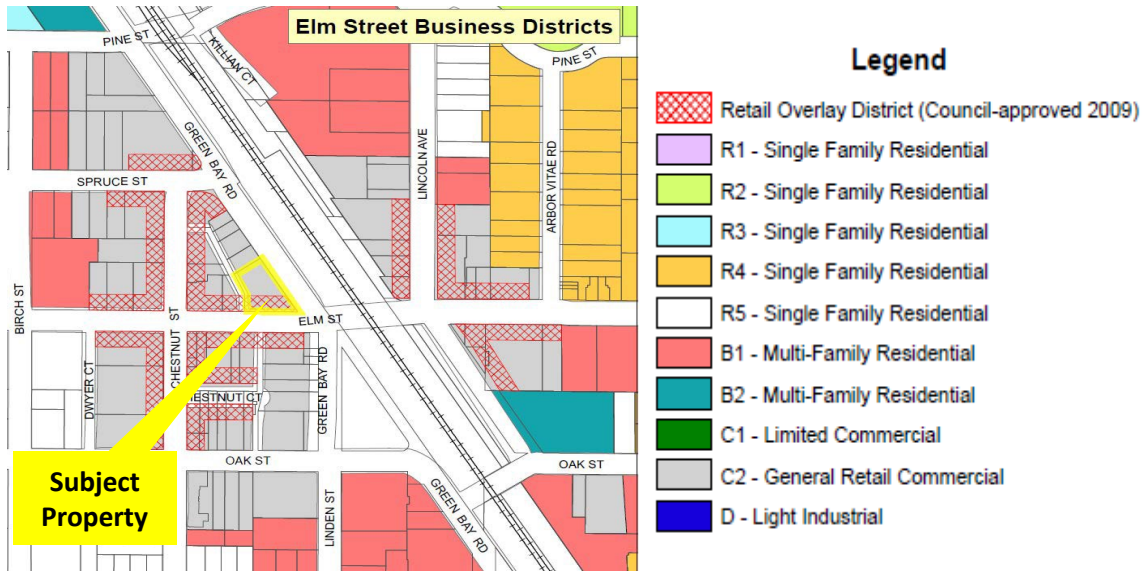


Figure 8 – Zoning Map

The Village's Comprehensive Plan designates the Subject Property as appropriate for commercial and mixed-use land uses as shown in Figure 9.



Figure 9 – 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:

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 three-story commercial-use building which consists of the following:

- 8,500 square feet of retail banking and lobby area on the ground floor level;
- 18,000 square feet of corporate office space on the second and third floor levels; and
- 31 parking spaces; 7 spaces at street-level and 24 spaces on the lower-level (underground).

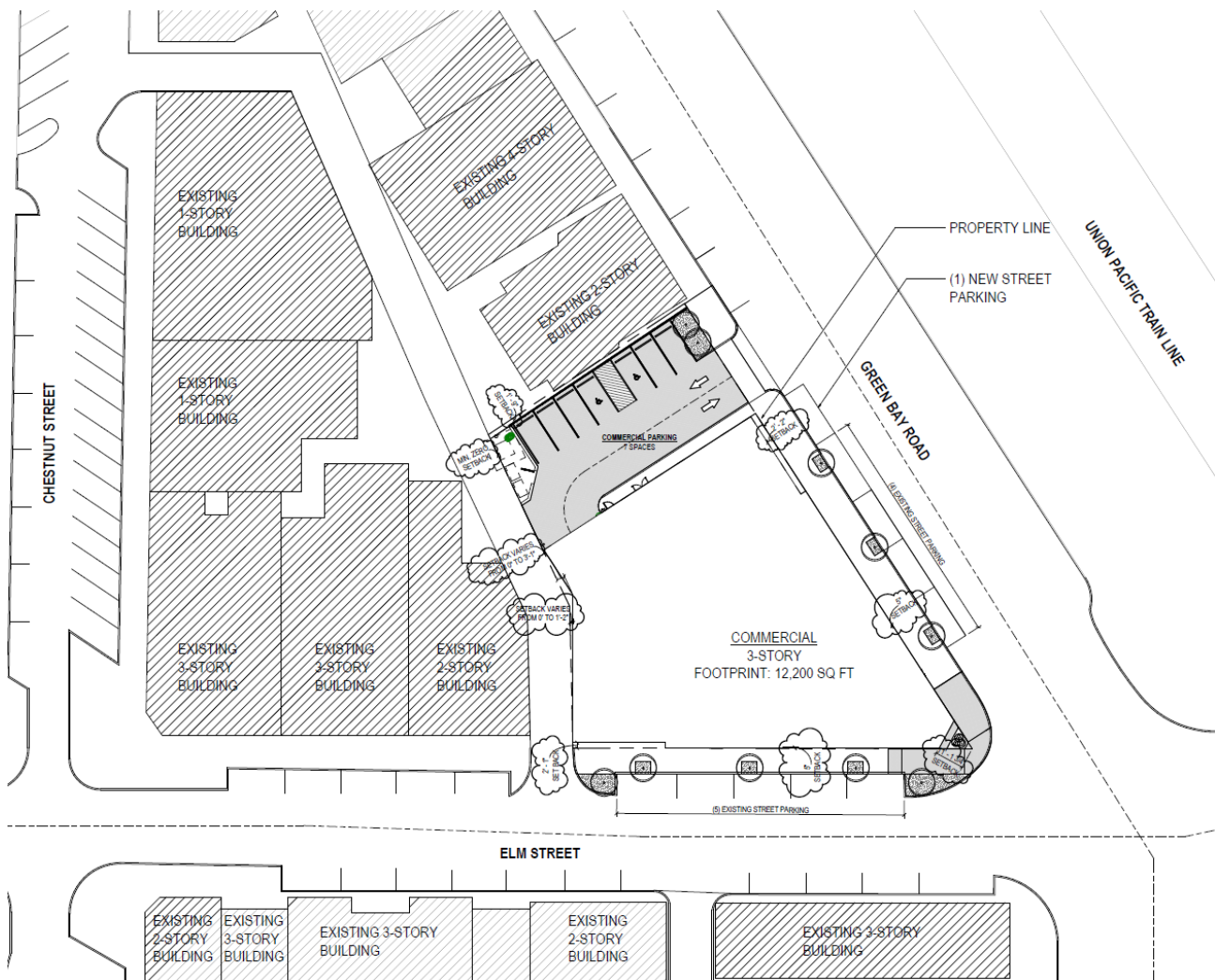
Site Design & Building Layout

The retail banking space would occupy the majority of the ground floor level and would be located along both Elm Street and Green Bay Road. The primary pedestrian entrance to the bank would be from a lobby accessed from Elm Street, with a secondary entrance lobby accessed from the surface parking lot on the north side of the building. The surface parking lot would be located along the north property line, in the same general location as the existing parking lot. The lower-level parking would be accessed from Green Bay Road along the north side of the building with a two-way drive aisle. The vehicular access to and from Green Bay Road would be from a single curb-cut. Currently the site has two curb-cuts; one for entering the parking lot, the other for exiting.

The lower-level, which consists of 24 parking spaces, would extend to fill nearly the entire site below grade. The second and third floor levels would consist of corporate offices to be occupied by the Owner. Given the request involves retail banking it is important to note that a drive-through it not included in the proposed plan.

There is an existing utility pole located at the northwest corner of the Subject Property that is to remain as it provides electric and telecommunication services to neighboring properties. A pad-mounted transformer is proposed in this same corner of the site, as well as trash and recycling containers that would be screened with a 6-foot high decorative fence. The Applicant is working with Village staff to provide the necessary utility easement for the proposed pad-mounted transformer and the existing utility pole. As of the date of this memo, a "Permanent Utility Easement Agreement", drafted by Village legal counsel, is being reviewed by the Applicant. In addition to providing the necessary facilities to service the Subject Property, the easement rights granted by the easement agreement would allow the Village to use the Permanent Easement and the

Although stormwater detention is not required for the Subject Property because the site is nearly 100% impermeable, located within a Commercial District, and less than 5 acres, a stormwater retention tank is proposed underneath the lower level parking on the west side of the property, as part of a greywater program the Applicant intends to utilize for the building.



The proposed building materials include brick and limestone. The first floor level would consist of limestone, with the two upper floor levels in brick. The corner of the building at Green Bay Road and Elm Street would be the focal point of the building and would be setback at the corner, while also being the tallest portion of the building. The roof would be flat with the potential of a green roof tray installation. The application materials include further description of the design team's approach to the design.



Figure 11 – Preliminary Plan – Elm Street Elevation



Figure 12 – Preliminary Plan – Green Bay Road Elevation



Figure 13 – Preliminary Plan – North Elevation

Proposed Use of Building

The proposed initial uses of the building are retail banking on the ground floor, wealth management services on the second and third floors, and parking below grade. As described in the parking study, a total of approximately 45 employees are assigned to the existing bank building. Chase estimates between 70 to 75 employees will be assigned to the redeveloped bank building with a maximum of 75 to 80% of the employees working at the bank at any given time for a total of approximately 55 employees. The number of employees

for the new retail banking facility will be roughly the same as the existing retail bank, which is 25 employees. The remaining 45 to 50 employees would be for the wealth management operation. In terms of the hours of operation, the ground floor retail bank facility will keep standard banking hours, while on average the wealth management operation would be 9am – 5pm, but with flexibility based on client needs. Chase conservatively projects ("worst-case) that the number of bank customers/wealth management clients will increase by 25 percent with the new building.

According to the owner (Chase), currently 25% of employees commute to work via public transportation or alternative modes of transportation.

Traffic, Circulation, & Parking

As previously mentioned, the proposed plan includes one level of underground parking in the building, consisting of 24 spaces, as well as 7 surface parking spaces. Two of the surface parking spaces would be designated as ADA parking, one surface parking space would include an EV charging station that would be available to the public. The four remaining surface parking spaces would be signed as 30-minute parking for bank customers only. The Applicant intends to use five of the below-grade parking spaces for specific senior employees and the remaining 19 spaces for bank customers and wealth management clients. Both the surface and below-grade parking would be accessed from Green Bay Road along the north side of the building with a two-way drive aisle. Access to the public alley will be prohibited, with signage posted to that effect.

Regarding required parking, the Applicant is proposing to provide a total of 31 parking spaces, which is the same number as required by code for the commercial use of the building, which is two spaces per 1,000 square feet of floor area, excluding areas used for storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space.

The Village's commercial parking requirement for new buildings is based upon the fact that the Village also provides on-street parking spaces as well as public parking lots for customers and employees of the businesses in the business district. To maintain pedestrian-oriented commercial districts and to facilitate redevelopment at the allowed intensities within the districts, the Village provides on-street parking and centralized parking lots so that each individual parcel is not consumed by parking to meet its potential demand for parking. As the Applicant notes in the parking study, 31 employees of the existing JPMorgan Chase Bank facility have "A" parking permits, which allows those employees to park in the public parking lots designated for employees of businesses in the district. Given the limited on-site private parking lots in the Village's business districts, employees of many businesses secure these parking permits. For instance, employees of other financial service businesses, whether it is in the Elm Street, Indian Hill, or Hubbard Woods business districts, have parking permits for the public lots (e.g., as of January 3, 2024: BMO Bank – 32 permits; Baird – 23; Charles Schwab – 10; Citibank – 6; North Shore Community Bank – 7; Northern Trust – 41).

In addition to providing 31 parking spaces on-site for the proposed commercial use, the site would also be served by the on-street public parking in the area as well as by public parking lots in the West Elm Business District. With the consolidation of the two existing driveways on Green Bay Road to one, the number of on-street public parking spaces along Green Bay Road would increase by one, while the number along Elm Street would remain the same at five (5) public on-street spaces.

The Applicant has submitted a traffic study prepared by KLOA to illustrate the impact of the development on traffic, as well as a separate parking study also prepared by KLOA, which are included with the Applicant's materials (Attachment A). The Village's Director of Engineering has reviewed both the traffic and parking studies to determine if both were performed based upon acceptable traffic and parking study standards. **Attachment D** includes the Director of Engineering's memo regarding the traffic and parking studies. The Director of Engineering has concluded the following:

I have reviewed KLOA's data and conclusions and concur with the findings that permitting this special use will not result in an impairment of parking within the West Elm Business District or create traffic concerns.

The proposed building is providing the minimum required number of parking spaces required for the proposed commercial use of the building, and the Applicant has provided a parking study that concludes that with the 31 parking spaces that are being provided on-site and the available public parking in the district there will be sufficient parking to meet the projected demand for customer/client and employee parking in the West Elm Business District.

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village right-of-way along Elm Street and Illinois Department of Transportation (IDOT) right-of-way along Green Bay Road. The Applicant is proposing installation of pavers at the corner of Elm Street and Green Bay Road, to match the Village's Downtown Master Streetscape Plan. Additionally, the Applicant's landscape plan includes adding two Sternberg pedestrian light fixtures along Green Bay Road, consistent with the Village's streetscape plan. It should be noted that IDOT will need to approve any proposed streetscape improvements within its right-of-way.

In terms of landscaping, the Applicant is proposing a small landscaping bed at the northeast corner of the Subject Property to provide a visual buffer of the surface parking lot along Green Bay Road. This landscaping would consist of deciduous shrubs and ornamental grasses with an 18-inch ornamental fence surrounding the landscape bed. Additionally, the Applicant is proposing removing the two existing trees within the Green Bay Road right-of-way and replacing them with three trees. One tree is proposed to be replaced with two trees within the Elm Street right-of-way, as well as additional landscaping within the existing bump-outs on Elm Street. A planter is also proposed on the Subject Property at the corner of Elm Street and Green Bay Road that would contain low growing perennials.

The Applicant is proposing installation of a 6-foot tall solid wood fence along the north property line and a 6-foot tall ornamental metal fence is proposed to screen the pad-mounted transformer and the trash and recycling containers located in the northwest corner of the site.

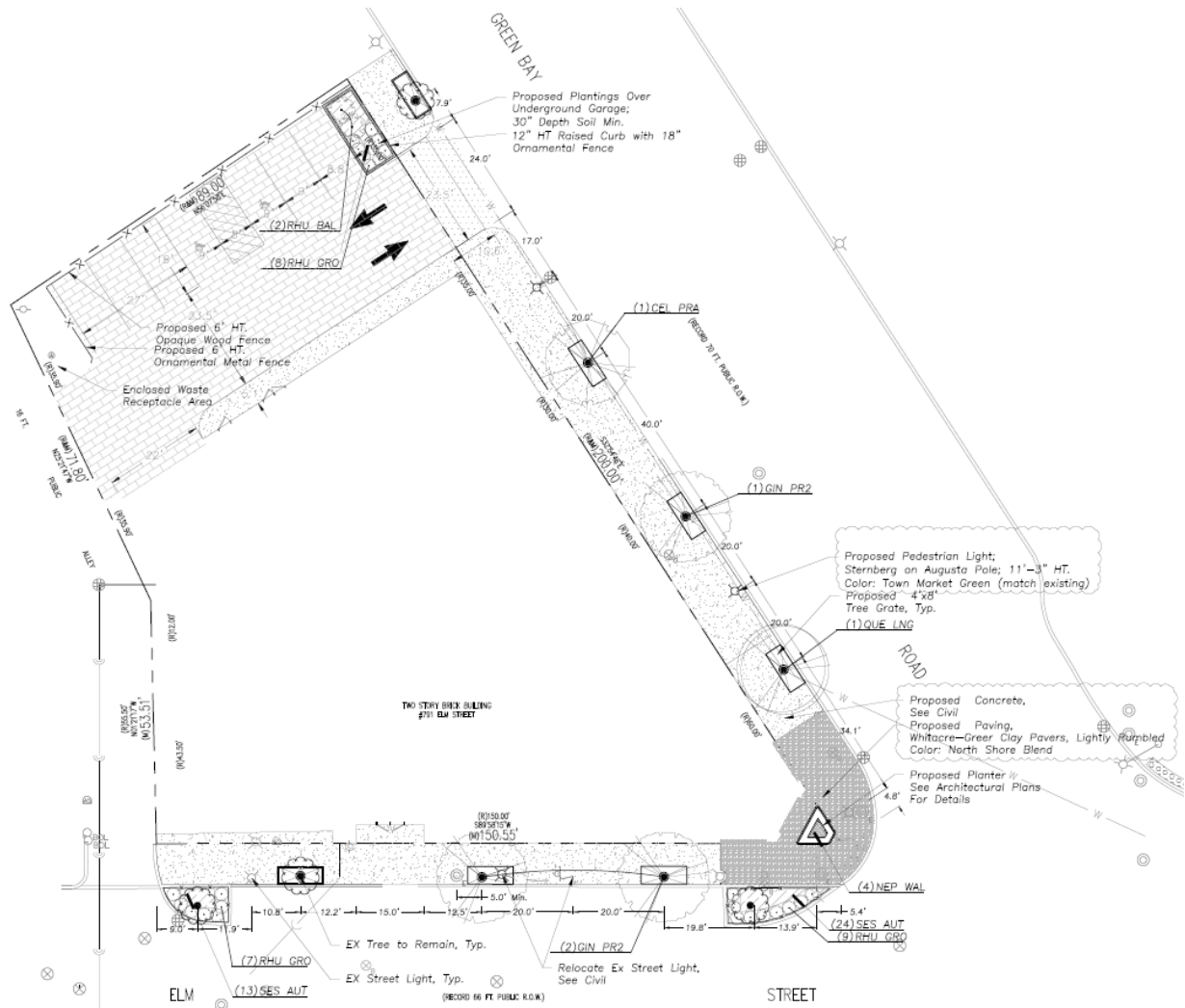


Figure 14 – Preliminary Plan – Landscape Plan

VILLAGE STAFF REVIEW

The various Village departments have reviewed the proposed plans and any comments they had 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 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 existing parcels that make up the Subject Property will need to be consolidated into a single lot of record.
- B. Approval of a Planned Development for a commercial-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 a 3-story building at the following height:
 - i. Building (Top of Parapet) – 51'-5" (southeast corner of building)
 - ii. Building (Top of two secondary parapets) – 50'-3"
 - iii. Building (Top of parapet between corner and secondary parapets) – 46'

- b. The maximum **front yard setback** and **corner yard setback** shall be no more than 3 feet; the Applicant proposes the building to be setback 11'-1¾" at the southeast corner of the property.

The purpose of a maximum front yard setback and corner 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 these requirements may prevent providing a public amenity or the provision of utilities to a site. In part, the Applicant proposes a greater setback at the corner to provide a landscape planter and additional walkway pavement.

- c. No **side yard setback** is required, but when a side yard is provided it must be at least 3 feet; the Applicant proposes the building to be setback more than zero feet, but less than 3 feet from portions of the westerly property line along the public alley, due to the west property line not being perpendicular to the south property line or parallel to the east property line.
- d. The minimum **rear yard setback** requirement is 10 feet; the Applicant proposes the building to be setback 1'-9" along the northerly property line to accommodate the lower-level parking that would be below the surface parking lot. The above grade portion of the building is setback approximately 48 feet from the rear (northerly) 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 below-grade parking within 1'-9" of the northerly property line, hence the requested exception from the landscaping buffer requirement.

- f. **Parking located on street-level** requires special use approval; the Applicant proposes ground-level surface parking on the north side of the building.

In order to encourage below-grade parking, which is allowed by right, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As previously noted, the proposed parking would be provided in both the surface parking lot at street-level and the lower-level parking garage, both of which would be accessed from a two-way driveway off Green Bay Road.

- g. **Financial Uses** such as a bank or credit union without drive-through facilities require special use approval when located in the C-2 Overlay District; the Applicant requests special use approval to allow the retail bank on the ground level.

Special Use Approval for Financial Use.

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 street-level, and (b) Financial 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 on the following page shows approximately where the C-2 Overlay District falls on

the Subject Property. As previously stated, the retail banking operation will have 25 employees and the wealth management operation will have 45 to 50 employees at most on-site at one time.

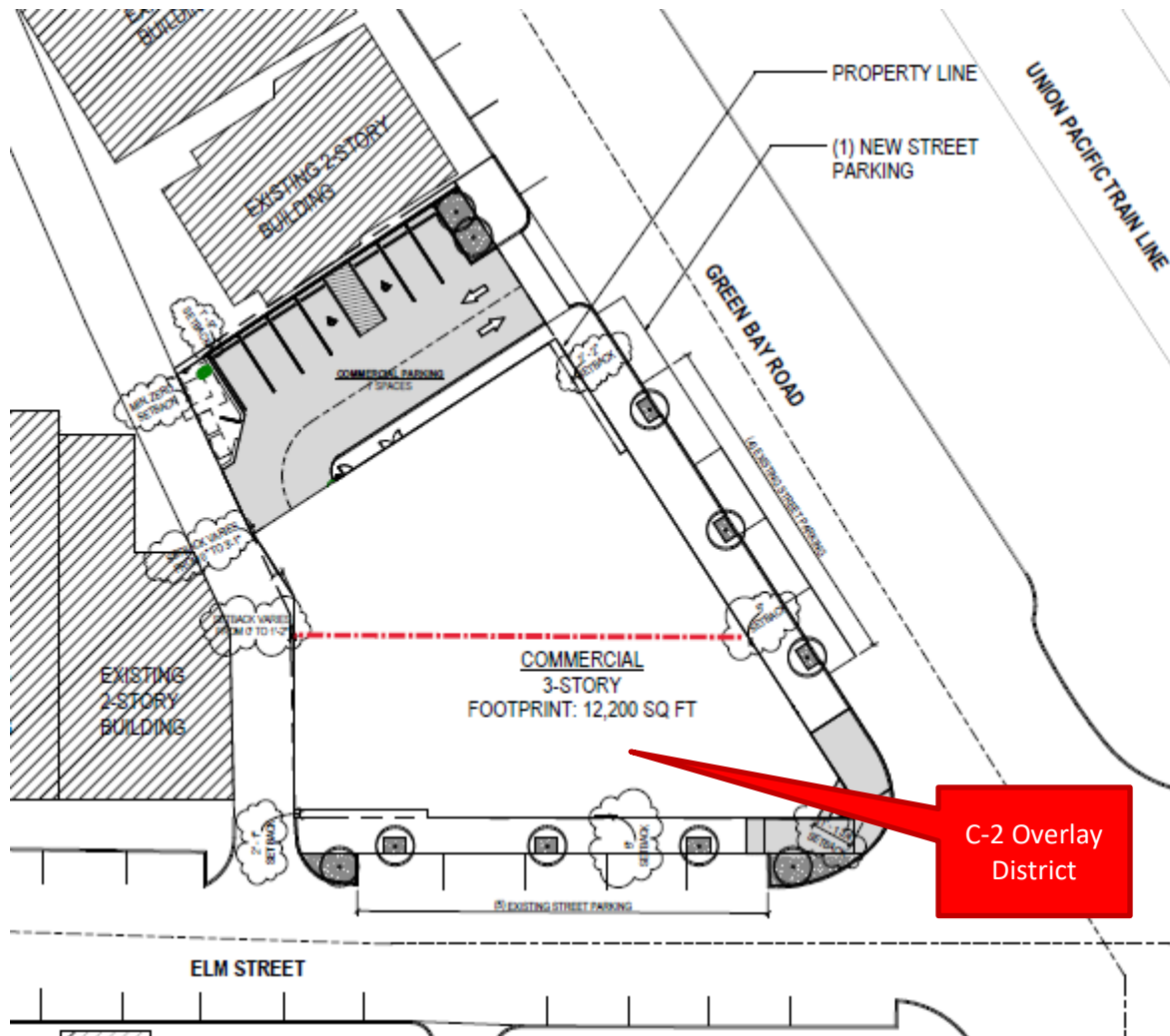


Figure 15 – Subject Property – C-2 Overlay District

As the Commission considers the special use request for the Financial Use (retail bank on the ground floor level, without a drive-through), 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.

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:

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 regulations 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 high sustainability targets proposed will not only enhance the environment but will reduce the overall burden on the municipal utilities including energy, water, stormwater, and waste management.*
- b) *The provision of (1) EV charging station at surface level parking to be used by the community.*
- c) *The provision of (1) additional on-street parking spot, that currently does not exist.*
- d) *To promote the Village's goal to transfer all overhead utilities to underground, the project proposes to provide a pad-mounted "shared" electrical transformer within the project property lines and a Utility Easement to the Village; so that power may be distributed to other properties in the alley currently served by the pole-mounted transformer.*

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

- a. Fiscal Analysis Report
- b. Traffic Impact Study

- c. Parking 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 January 22, 2024, 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 January 22 meeting to present a summary of the application and to answer any questions.

ATTACHMENTS

~~Attachment A: Application Materials~~

~~Attachment B: June 20, 2023, Village Council Review of Concept Plan for Subject Property~~

~~Attachment C: October 16, 2023, and November 17, 2023, Design Review Board Review of Preliminary Plan Staff Reports (with limited attachments) and Meeting Minutes~~

~~Attachment D: Village Engineer Memo Regarding Traffic & Parking Studies and Stormwater Management~~

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 JPMorgan Chase Bank Planned Development to be located at 791 Elm Street, and it adopts the following findings of fact:

- A. The JPMorgan Chase Bank 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 JPMorgan Chase Bank Planned Development:
 1. Building height of 51'-5" and 3 stories, whereas a maximum of 45 feet and 4 stories is permitted [Section 17.46.020.B – Height];
 2. Front yard setback from Elm Street of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
 3. Corner yard setback from Green Bay Road of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Corner Yard Setback];
 4. Side yard setback greater than zero feet, but less than three feet, from portions of the westerly property line along the public alley [Section 17.46.030 – Table 17-3 – Interior Side Yard Setback];
 5. Rear yard setback of 1'-9" from the northerly property line; whereas a minimum of 10 feet is required, [Section 17.46.030 – Table 17-3 - Rear Yard Setback]; and
 6. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 — Landscaping];

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 JPMorgan Chase Bank Planned Development:

- 1. Parking on street-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 use that is part of the JPMorgan Chase Bank Planned Development and is located in the C-2 Commercial Overlay District:

- 1. Financial Use that includes a bank without drive-through facilities.

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;

and is 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, ***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 JPMorgan Chase Bank Planned Development to be located at 791 Elm Street, and it adopts the following findings of fact:

- A. The JPMorgan Chase Bank 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 JPMorgan Chase Bank Planned Development:
 1. Building height of 51'-5" and 3 stories, whereas a maximum of 45 feet and 4 stories is permitted [Section 17.46.020.B – Height];
 2. Front yard setback from Elm Street of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
 3. Corner yard setback from Green Bay Road of 11'-1¾", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Corner Yard Setback];
 4. Side yard setback greater than zero feet, but less than three feet, from portions of the westerly property line along the public alley [Section 17.46.030 – Table 17-3 – Interior Side Yard Setback];
 5. Rear yard setback of 1'-9" from the northerly property line; whereas a minimum of 10 feet is required, [Section 17.46.030 – Table 17-3 - Rear Yard Setback]; and
 6. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 – Landscaping].

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 JPMorgan Chase Bank Planned Development:

- 1. Parking on street-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 use that is part of the JPMorgan Chase Bank Planned Development and is located in the C-2 Commercial Overlay District:

- 1. Financial Use that includes a bank without drive-through facilities.

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;

and is 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, ***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.]

STATEMENT OF OBJECTIVES AND PROPOSED USE

Owner: JPMorgan Chase
Developer: Riverside
Architect: Gensler
Project Address: 791 Elm Street
Use: Retail Branch Bank and Corporate Offices

The proposed development will replace the existing building at 791 Elm Street, currently occupied by JPMorgan Chase (“JPMC”). The current building has increasingly become too small and no longer suits their future business and growth needs. JPMC prefers to remain at the current location in downtown Winnetka. JPMC will be directly funding the project in full.

The new building will be a build-to-suit development to meet the needs of JPMC. The program will comprise of approximately 8500sf of Retail Branch Bank and Lobby on ground floor and approximately 18,000sf of Corporate Offices on the 2nd and 3rd floors. Below grade parking will be accommodated in a 16,600sf basement garage.

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka’s central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

To achieve this, the design breaks down the scale of the building to create visual interest along the highly walkable Elm Street corridor. By using a variety of materials, textures, and shapes, the building’s façade responds to the rhythm and scale of the adjacent neighborhood, creating a harmonious and visually appealing streetscape.

At the corner, the building acknowledges the more vehicular-dominated Green Bay Road by creating a double-height space that showcases the active spaces of the building’s interior. This feature creates a strong visual connection between the building and the street, drawing attention to the building and creating a sense of arrival for visitors.

The building’s material palette includes warm, natural colors and textures that complement the surrounding environment and create a sense of warmth and welcome for visitors, while also matching the tonality of the Central Business District’s existing buildings.

In addition, the design pays homage to Winnetka’s architectural heritage by incorporating contextual influences into the building’s design. These features create a timeless and sophisticated look that reflects the village’s history and character while also remaining modern and innovative.

The new building will be designed with ambitious sustainable targets such as: reduce energy use by at least 50%; reduce embodied carbon by a min. 20%; reduce potable water use by at least 35%; detain and/or treat stormwater on site; and divert 80% of construction waste from the landfill. See the Sustainable Strategies drawing for more specifics. All of these strategies are intended to reduce the overall burden on the Village’s utility infrastructure as well provide a positive environmental impact by reducing the amount of carbon emissions the project will produce.

Conformity of Comprehensive Plan:

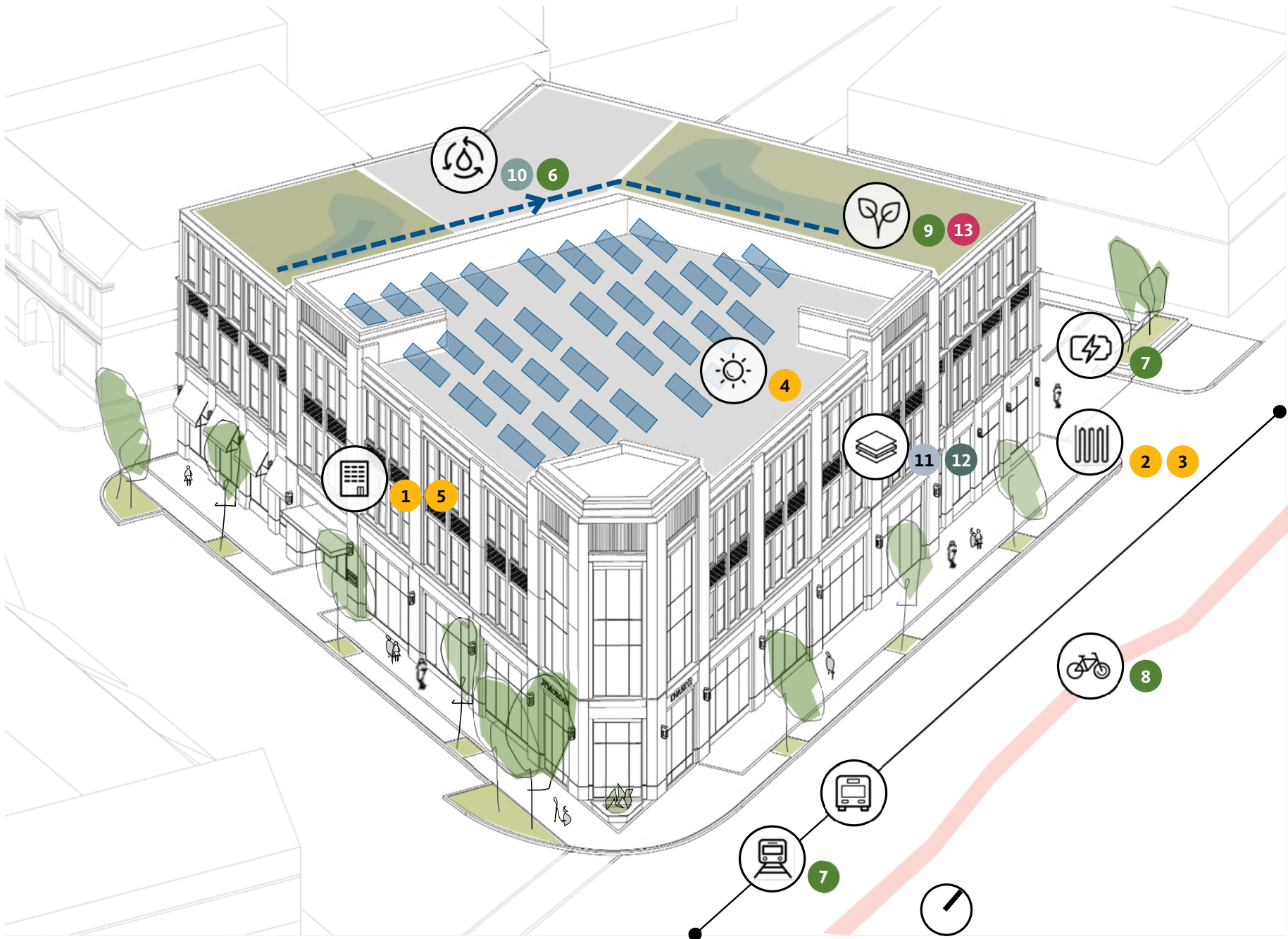
The existing use of the site is a retail bank on the 1st floor and banking offices on the 2nd floor. The new development will be expanding the overall footprint of the building to accommodate the future growth in Winnetka. The building will provide many sustainable goals which have previously been discussed in the application. Within the Village of Winnetka’s comprehensive plan map the existing and future zoning/land use for this site remains unchanged. The project will far exceed the future sustainable and environmental goals set forth in the Village of Winnetka’s Comprehensive plan.

We propose the following as **Compensating Benefits:**

- The high sustainability targets proposed above will not only enhance the environment but will reduce the overall burden on the municipal utilities including Energy, Water, Stormwater, and Waste Management.
- Provide (1) EV charging station at surface level parking to be used by the community.
- Provide (1) additional street parking spot, that currently does not exist.
- To promote the Village’s goal to transfer all overhead utilities to underground, the project proposes to provide a pad mounted “shared” Electrical Transformer within the project property lines and a Utility Easement to the Village; so that power may be distributed to other properties in the alley currently served by the pole-mounted transformer.

See attached for the current plat of survey.

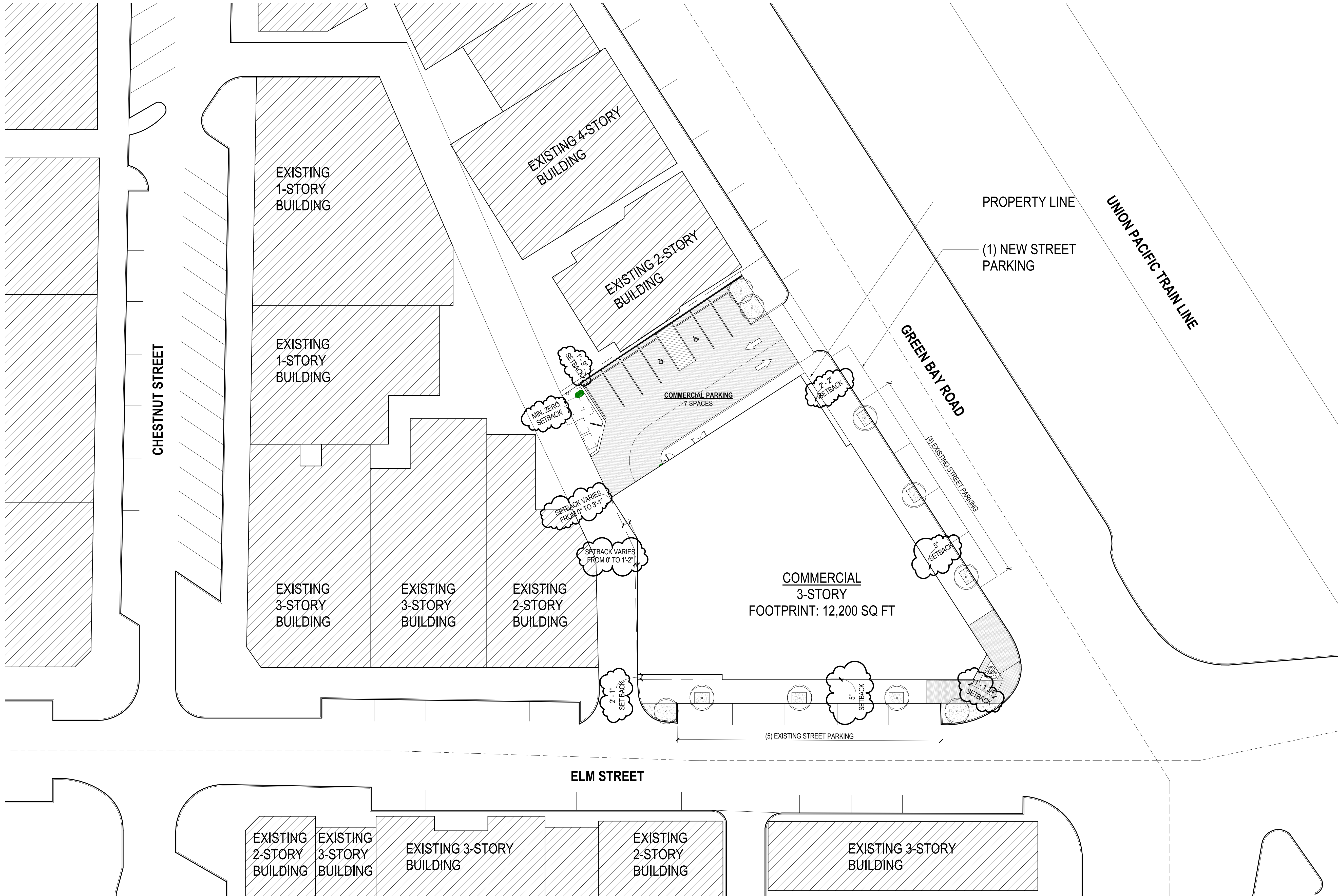
SUSTAINABLE STRATEGIES



- Zero Carbon (Scopes 1, 2, and 3)**
Building Operational Carbon
 - 1 Low energy use building
 - 2 Considering geothermal (efficient heating and cooling system)
 - 3 All-electric development without on-site combustion
 - 4 Solar panelsBuilding Embodied Carbon
 - 5 Mass timber structure (low-carbon)
 - Dedicating demolished material towards recycling programs
 - Interior materials with lower than industry average global warming potential
- Site and Landscape**
 - 6 On-site stormwater retention
 - 7 Sustainable transit network, EV chargers
 - 8 Bike parking (open to visitors)
 - 9 Considering green roofs with native vegetation
- Potable Water**
 - 10 Indoor water use reduction with low-flow fixtures and rainwater reuse
 - Water treatment without any chemicals
- Occupant Health, Wellness, & Experience**
 - Universal and inclusive design principles, human scaled pedestrian experience
 - Access to quality daylight and views
 - 11 Biophilic design elements (natural materials and patterns, daylit spaces)
 - Enhanced indoor air quality and occupant comfort
- Material Management**
 - Construction waste diversion, recycle and compost collection
 - Use of certified healthy and responsible materials
 - 12 Materials which support local business and reduce transportation related carbon
- Community Impact**
 - Inclusive workforce
 - 13 Passive design strategies and green infrastructure make the building resilient

Designing to the principles of
LEED and **ILFI CORE**





DRAWING INDEX

Sheet Number	Sheet Name
PPR1.100	SITE PLAN
PPR1.101	FLOOR PLANS
PPR1.102	FLOOR PLANS
PPR1.103	ROOF PLAN
PPR1.201	EXTERIOR LIGHTING PLANS
PPR2.100	MASSING STRATEGIES
PPR2.101	BUILDING ELEVATIONS
PPR2.102	BUILDING ELEVATIONS AND SIGN ELEVATIONS
PPR2.103	BUILDING CROSS SECTIONS
PPR2.300	SHADOW STUDY
PPR2.301	STREETSCAPE ELEVATIONS
PPR2.401	BUILDING RENDERINGS

DEVELOPMENT SUMMARY

SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	34,800 SF
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	31
SURFACE PARKING:	7
BELOW-GRADE PARKING:	24

EXCEPTIONS REQUIRED:

- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REAR YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTH EAST CORNER.
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK BETWEEN 0 TO 3 FEET ALONG WEST PROPERTY LINE, DUE TO WEST PROPERTY LINE IS NOT PERPENDICULAR TO SOUTH PROPERTY LINE, AND WEST PROPERTY LINE IS NOT PARALLEL TO EAST PROPERTY LINE.
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:

- RETAIL BANK
- PARKING AT STREET LEVEL

1 SITE PLAN
SCALE: 1" = 20'-0"

JPMORGAN CHASE & CO.

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Date	Description
08/18/2023	Issued For Village PD
12/22/2023	2nd Revision For Village PD
01/12/2024	3rd Revision For Village PD

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

21.1062.000

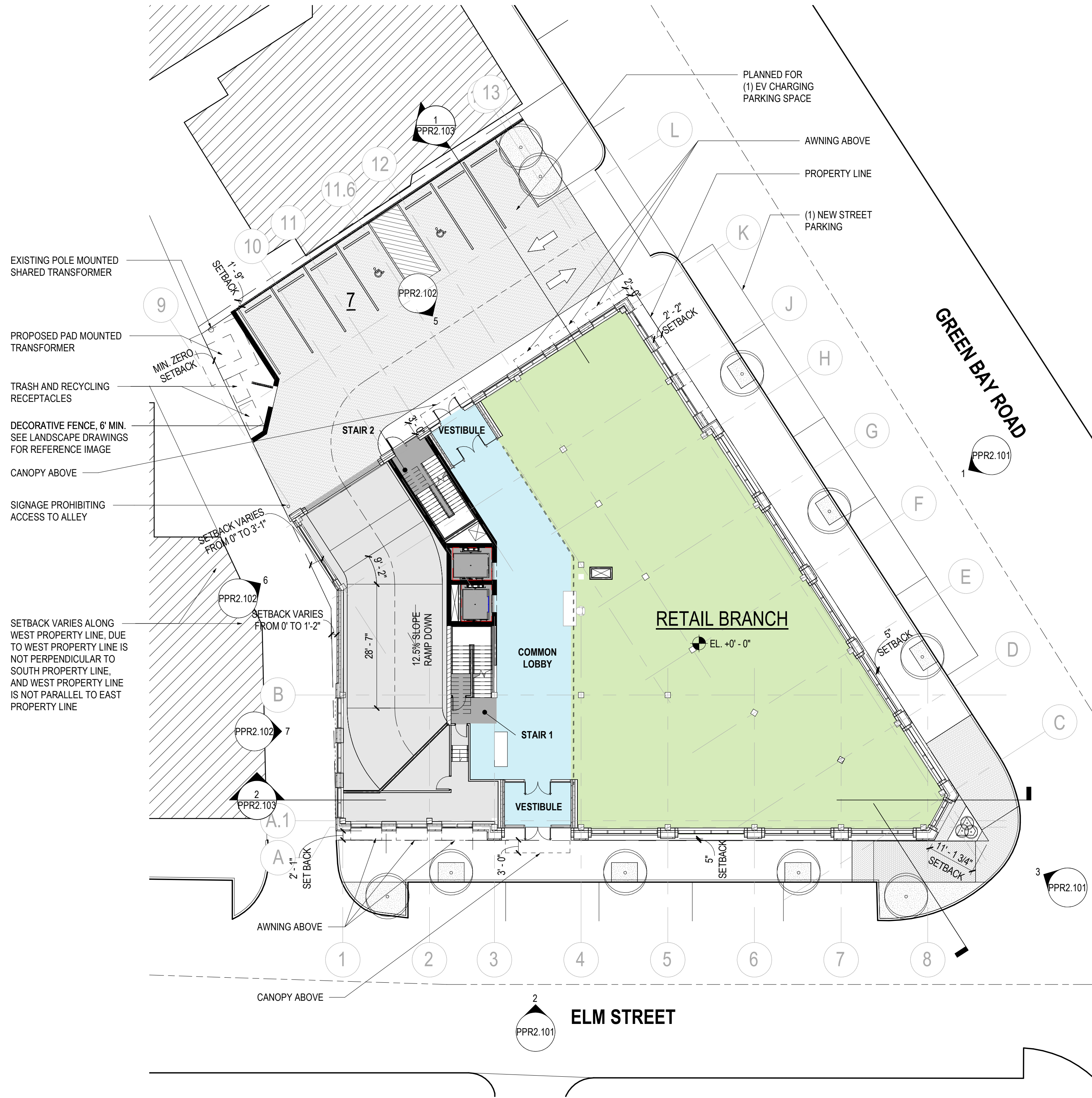
Description

SITE PLAN

Scale

As indicated

PPR1.100

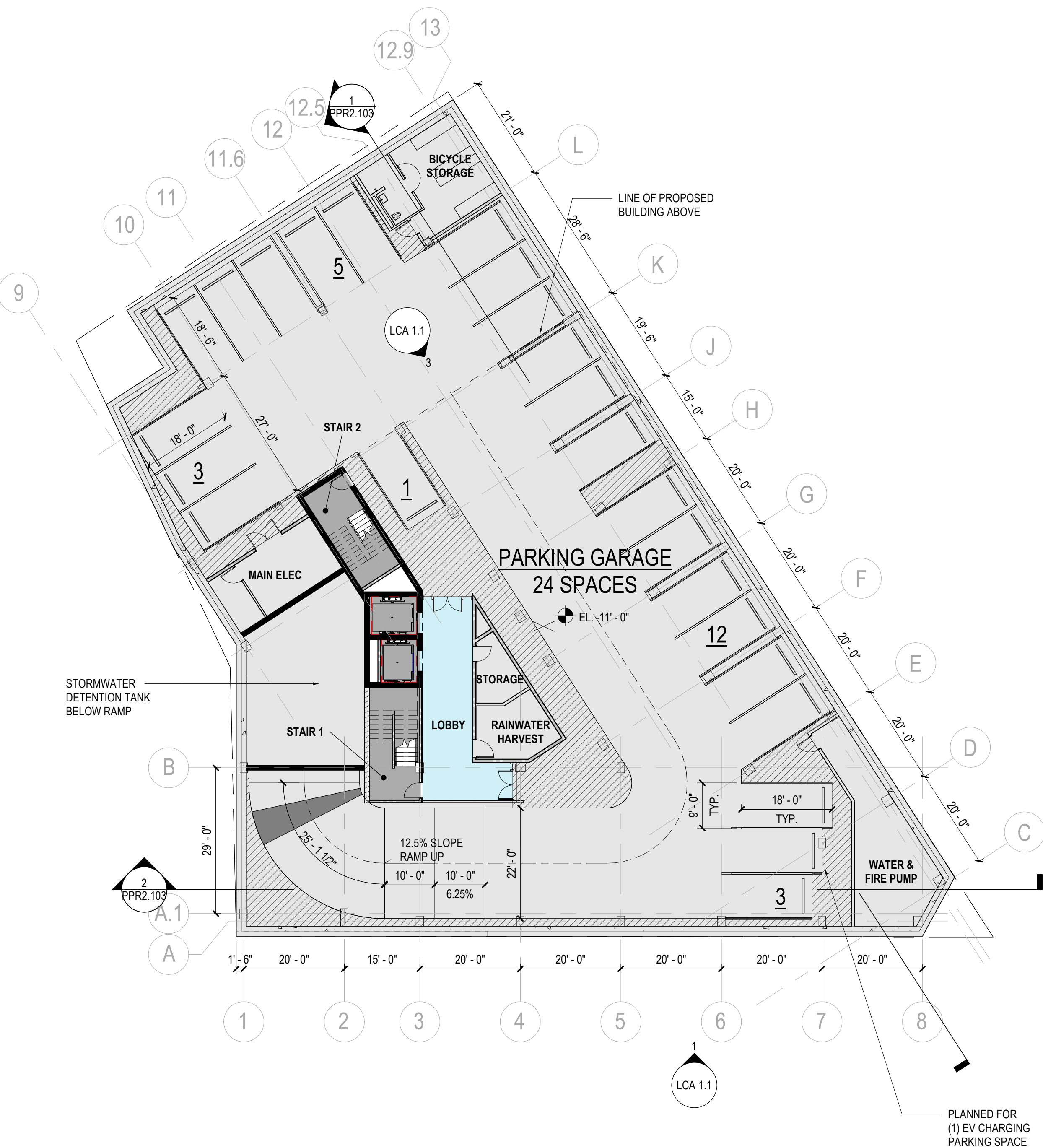


GSF: 10,400 SF
Floor Area calculated for parking*: 5,000 SF (Appendix A)

1 FLOOR PLAN / SITE PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY	
SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	34,800 SF
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	31
SURFACE PARKING:	7
BELOW-GRADE PARKING:	24

- EXCEPTIONS REQUIRED:**
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REAR YARD
 - EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER
 - EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK BETWEEN 0 TO 3 FEET ALONG WEST PROPERTY LINE, DUE TO WEST PROPERTY LINE IS NOT PERPENDICULAR TO SOUTH PROPERTY LINE, AND WEST PROPERTY LINE IS NOT PARALLEL TO EAST PROPERTY LINE
 - EXCEPTION TO REDUCE THE MINIMUM REQUIRED LANDSCAPING AREA OF AT LEAST 5 FEET DEEP ALONG THE REAR PROPERTY LINE.
 - EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.
- SPECIAL USE REQUIRED:**
- RETAIL BANK
 - PARKING AT STREET LEVEL



GSF: 16,600 SF
Floor Area calculated for parking*: 0 SF (Appendix A)

2 FLOOR PLAN - LOWER LEVEL 01
SCALE: 1/16" = 1'-0"

Note:
* Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** "the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space." Refer to Appendix A for detailed calculation.

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Date	Description
08/18/2023	Issued For Village PD
10/27/2023	1st Revision For Village PD
12/22/2023	2nd Revision For Village PD
01/12/2024	3rd Revision For Village PD

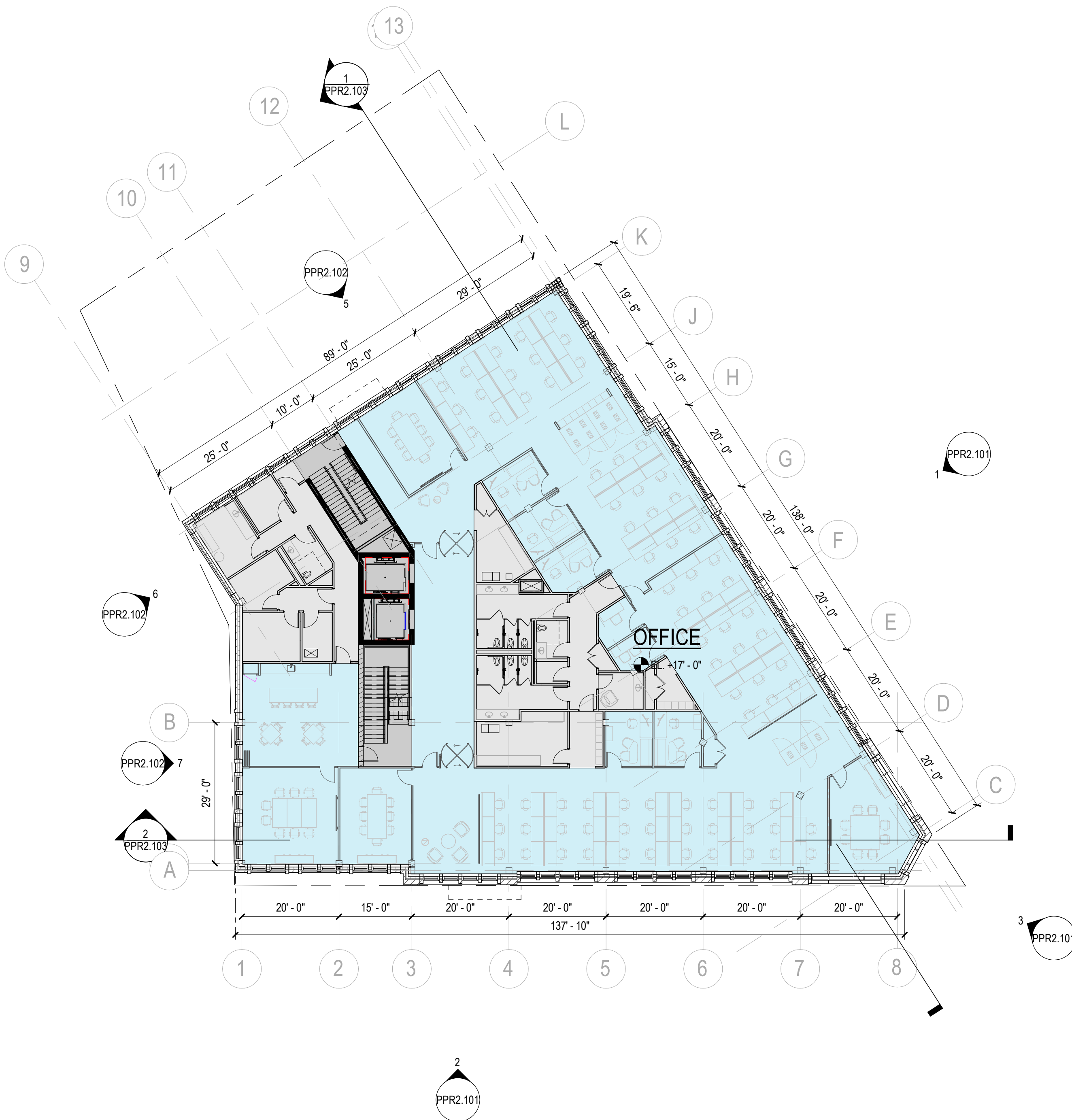
Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
JPMorgan Chase Private Bank, Winnetka
Project Number
21.1062.000
Description
FLOOR PLANS

Scale
As indicated

PPR1.101



GSF: 12,200 SF
Floor Area calculated for parking*: 5,700 SF (Appendix A)

1 FLOOR PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY	
SITE AREA:	17,002 SQ = 0.39 ACRE.
TOTAL SF:	34,800 SF
LEVEL 01:	10,400 SF
LEVEL 02:	12,200 SF
LEVEL 03:	12,200 SF
BASEMENT:	16,600 SF
TOTAL PARKING:	31
SURFACE PARKING:	7
BELOW-GRADE PARKING:	24

- EXCEPTIONS REQUIRED:**
- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REAR YARD
 - EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER
 - EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK BETWEEN 0 TO 3 FEET ALONG WEST PROPERTY LINE, DUE TO WEST PROPERTY LINE IS NOT PERPENDICULAR TO SOUTH PROPERTY LINE, AND WEST PROPERTY LINE IS NOT PARALLEL TO EAST PROPERTY LINE.
 - EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK TO 5 FEET ALONG THE REAR PROPERTY LINE.
 - EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.
- SPECIAL USE REQUIRED:**
- RETAIL BANK
 - PARKING AT STREET LEVEL



GSF: 12,200 SF
Floor Area calculated for parking*: 4,700 SF (Appendix A)

2 FLOOR PLAN - LEVEL 03

SCALE: 1/16" = 1'-0"

Note:
* Floor Area calculated for parking purposes follows zoning ordinance **section 17.64.110.F.3.** "the gross floor area shall be measured from the interior faces of the exterior walls, excluding areas used for the storage of merchandise or materials, mechanical equipment rooms, rest rooms, common area elements, including without limitation hallways, and areas used for off-street parking and loading and related aisles, ramps and maneuvering space." Refer to Appendix A for detailed calculation.

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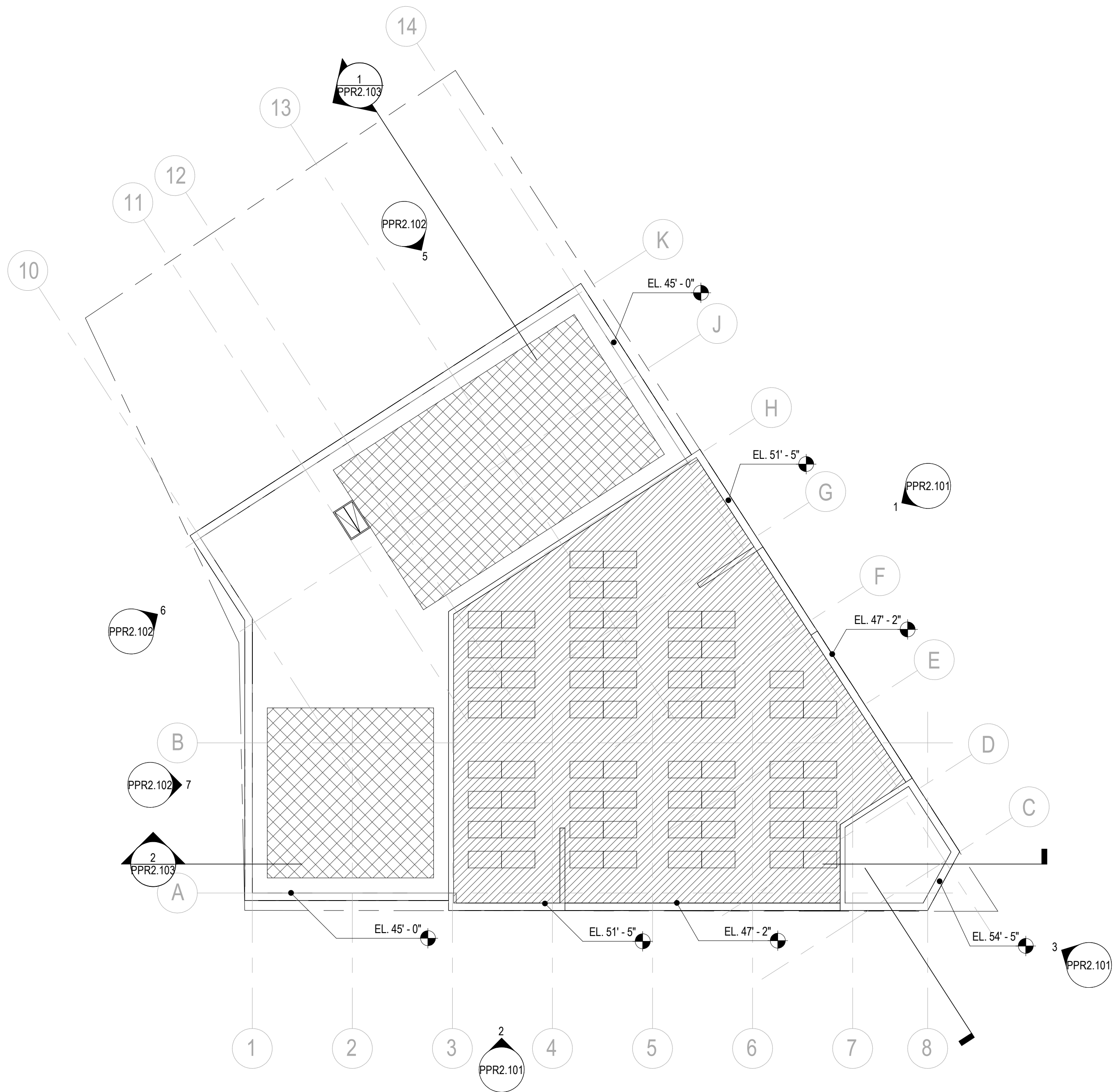
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Project Name
JPMorgan Chase Private Bank, Winnetka
Project Number
21.1062.000
Description
FLOOR PLANS

Scale
As indicated

PPR1.102

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- POTENTIAL GREEN ROOF (TRAY SYSTEM),
PLANNED AREA: 3,000 SF
- POTENTIAL PV PANEL, PLANNED AREA: 5,700 SF

1

FLOOR PLAN - ROOF

SCALE: 1/16" = 1'-0"

DEVELOPMENT SUMMARY

SITE AREA: 17,002 SQ = 0.39 ACRE.

TOTAL SF: 34,800 SF

LEVEL 01: 10,400 SF
LEVEL 02: 12,200 SF
LEVEL 03: 12,200 SF
BASEMENT: 16,600 SF

TOTAL PARKING: 32
SURFACE PARKING: 7
BELOW-GRADE PARKING: 25

EXCEPTIONS REQUIRED:

- EXCEPTION TO REDUCE THE MINIMUM REQUIRED REAR YARD SETBACK (NORTH PROPERTY LINE) OF 10 FEET TO ALLOW A PARKING STRUCTURE IN THE REQUIRED YARD
- EXCEPTION TO ALLOW THE BUILDING TO BE SETBACK MORE THAN 3 FEET FROM THE SOUTH AND EAST PROPERTY LINES AT THE SOUTHEAST CORNER.
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- EXCEPTION TO EXCEED HEIGHT LIMIT AT CORNER.

SPECIAL USE REQUIRED:

- RETAIL BANK
- PARKING AT STREET LEVEL

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Project Number

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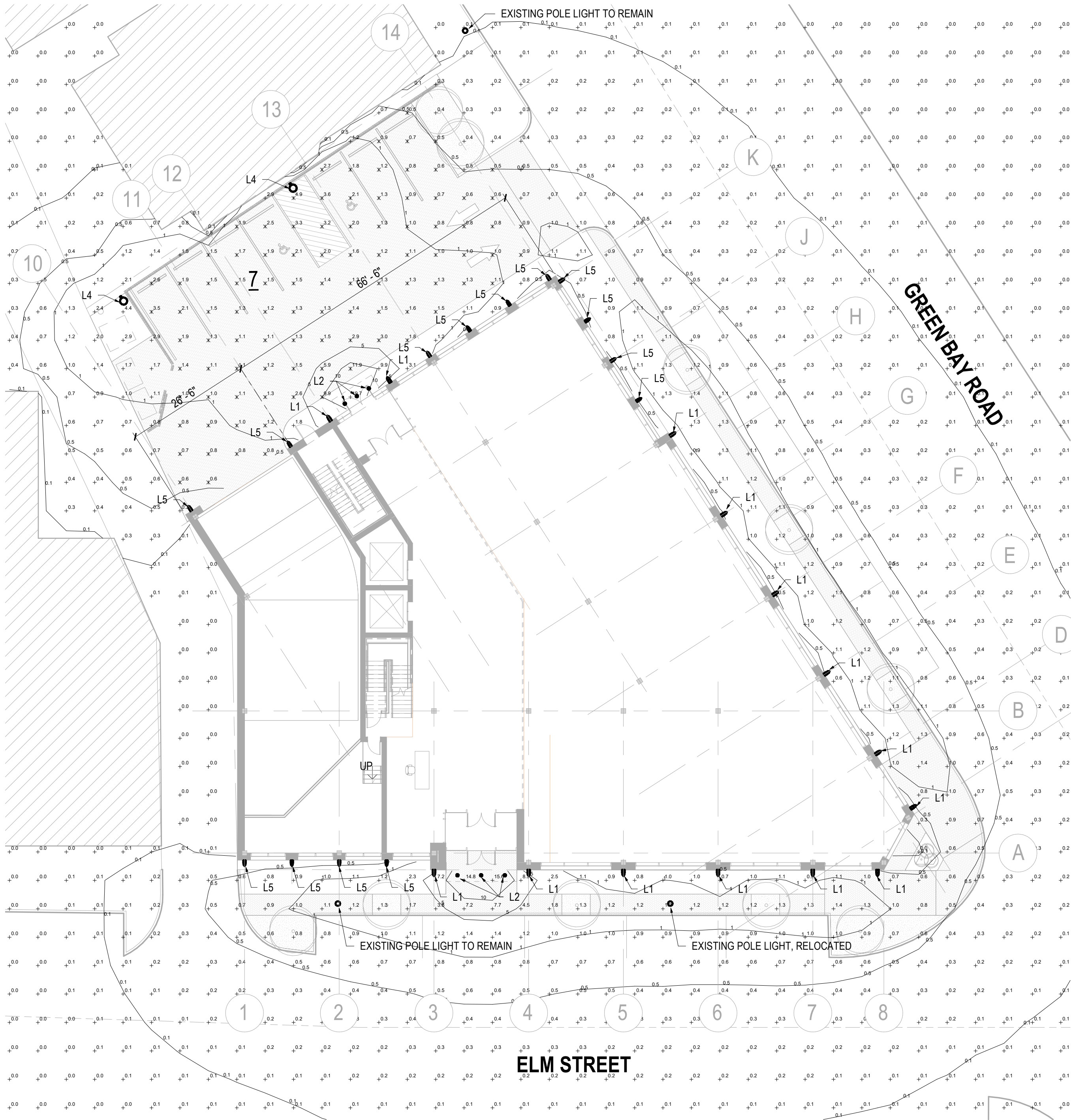
ROOF PLAN

Scale

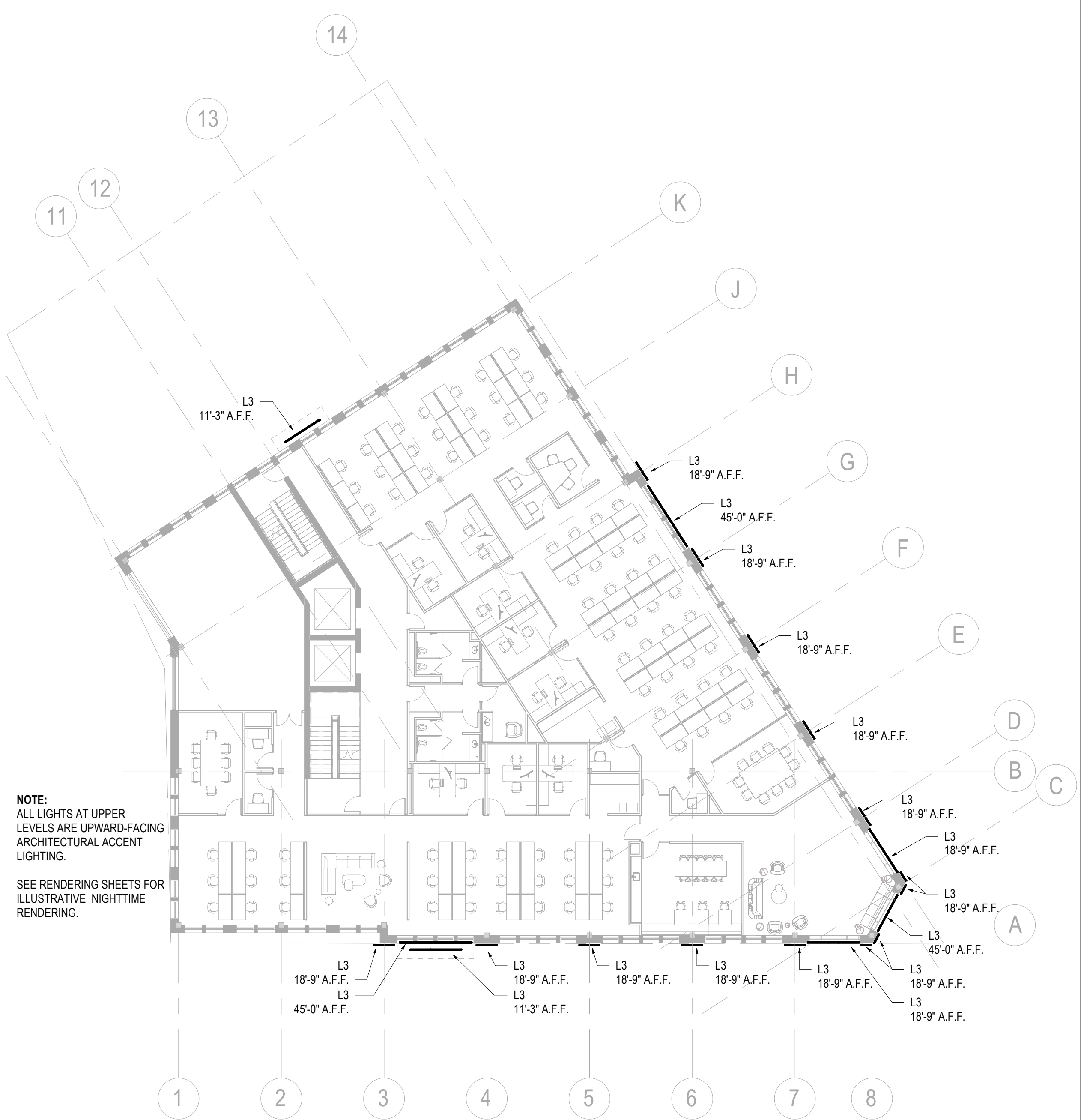
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1 EXTERIOER LIGHTING PLAN - LEVEL 01
SCALE: 1/16" = 1'-0"



2 EXTERIOR LIGHTING PLAN - UPPER LEVELS
SCALE: 1/16" = 1'-0"

JPMC WINNETKA Lighting Schedule								
TYPE	DESCRIPTION	LAMP	DRIVER	DIMMED LEVEL	VOLTAGE	MANUFACTURER	CATALOGUE NUMBER	CUTSHEET LINK
L1	DECORATIVE LED EXTERIOR SCNCE	27W LED	0-10V	10%	UNV	VISUAL COMFORT & CO	CHO 2442BZ-CG	https://www.visualcomfort.com/media/docs/spec-sheet/c/h/ls_cho2442bzcg.pdf
L2	5" RECESSED LED DOWNLIGHT TO EXTERIOR	12.7W LED / 3000K	0-10V	10%	UNV	BEGA	55 826 K3	https://bega-censhare.s3.us-east-2.amazonaws.com/userfiles/files/55826_BEGA_Spec.pdf
L3	LINEAR LED FAÇADE ACCENT LIGHT	4W/FT LED / 3000K	0-10V	10%	UNV	LUMENPULSE	LOGN 4W 48V XX" 30K 80 10x60 CL UMASN BRZ UCTL UL	https://storage.googleapis.com/lumenpulse-media/prod/document/products-2748-specsheet-fullspecs-sheet-na-en-imperial.pdf
L4	LED AREA LIGHT ON 16' POLE	26.6W LED / 3000K	0-10V	10%	UNV	BEGA	99 407 K3 / POLE: 16 RFNS1	https://www.bega-us.com/categories/exterior/pole-top/single-and-twin-160015/99407
L5	DECORATIVE LED EXTERIOR SCNCE	12W LED	0-10V	10%	UNV	VISUAL COMFORT & CO	CHO 2441BZ-CG	https://www.visualcomfort.com/media/docs/spec-sheet/c/h/ls_cho2441bzcg.pdf



L1 - DECORATIVE SCNCE (LARGE)



L2 - RECESSED DOWNLIGHT



L3 - LINEAR ACCENT LIGHT



L4 - AREA POLE LIGHT



L5 - DECORATIVE SCNCE (MEDIUM)

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KSA LIGHTING & CONTROLS

Date	Description
1 08/18/2023	Issued For Village PD

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CONSTRUCTION

Project Name
JPMorgan Chase Private Bank,
Winnetka
Project Number
21.1062.000
Description
EXTERIOR LIGHTING PLANS

Scale
As indicated

PPR1.201

Diagram illustrating the proposed building footprint and setbacks for the 45-foot-tall building. The footprint is a pentagon with dimensions 150ft, 150ft, and 200ft. Setbacks are shown as red dashed lines, with a 45-foot setback indicated on the left side. A circular inset shows a street view of the building's location.

- **Setbacks:**
"A continuous 'street-wall' along primary commercial thoroughfares should be provided and building facades should be located to create this uniform setback"
 - Winnetka Design Guideline V.a

- Hierarchy:
Apply special design feature at Green Bay and Elm corner to celebrate the most prominent corner at downtown Winnetka.
"The prioritization of certain building masses, components or elements over others."
- Winnetka Design Guideline V.Ie

- Entries**
"Public entries should have a large-scale approach and be open and inviting. Public entrances should be located along the main thoroughfares and at corners."
 • - Winnetka Design Guideline VII.a

Figure 1 is an aerial view of the study area. It shows a proposed development highlighted in red, situated at a street intersection. The development is a rectangular building with a red outline. Surrounding buildings are shown in grey. Dimensions are provided for various setbacks and building footprints. Key dimensions include: 100ft, 150ft, 50ft, 50ft, 100ft, 150ft, 50ft, 100ft, 200ft, 50ft, 50ft, 60ft, 35ft, and 35ft. The proposed development is located on a lot that is 100ft wide and 150ft deep. The setbacks from the surrounding buildings are 50ft on all sides. The setbacks from the streets are 100ft on the north and east sides, and 150ft on the south and west sides. The setbacks from the proposed development are 50ft on all sides.

- **Vertical Rhythms:**
“The breakdown of the building facades into vertical bays creates a sense of progression and scale to the street-wall as well as individual buildings.”
- Winnetka Design Guideline VI.b
- **Horizontal Rhythms:**
“The breakdown of the building facade into horizontal bands provides human scale and proportion to the facade.”
- Winnetka Design Guideline VI.a

An aerial perspective architectural rendering of a proposed building at 1000 10th Avenue. The building is a multi-story structure with a green roof and a prominent corner entrance. It is situated on a street corner, with other buildings and trees visible in the surrounding area. The rendering shows the building's footprint and its integration into the existing urban fabric.

At the intersection of Green Bay Road and Elm Street, the new building serves as a gateway into Winnetka's central business district and a highly visible landmark in the community. The proposed design carefully considers the context and character of the surrounding neighborhood and seeks to create a building that seamlessly integrates into the fabric of the community while also reflecting the forward-thinking needs of JPMC.

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Description

MASSING STRATEGIES

Scale

PPR2.100

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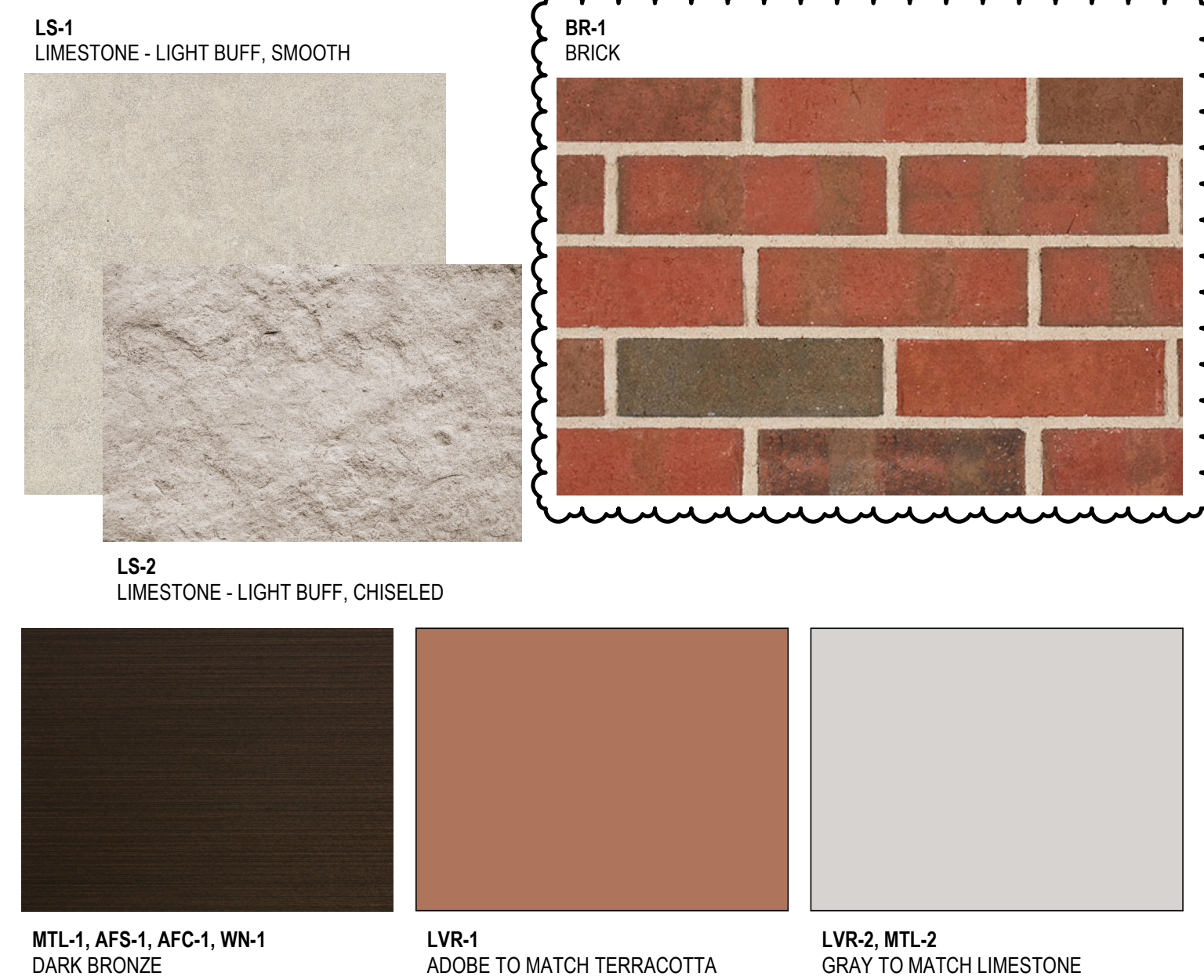


1 ELEVATION - GREEN BAY RD
SCALE: 1/8" = 1'-0"

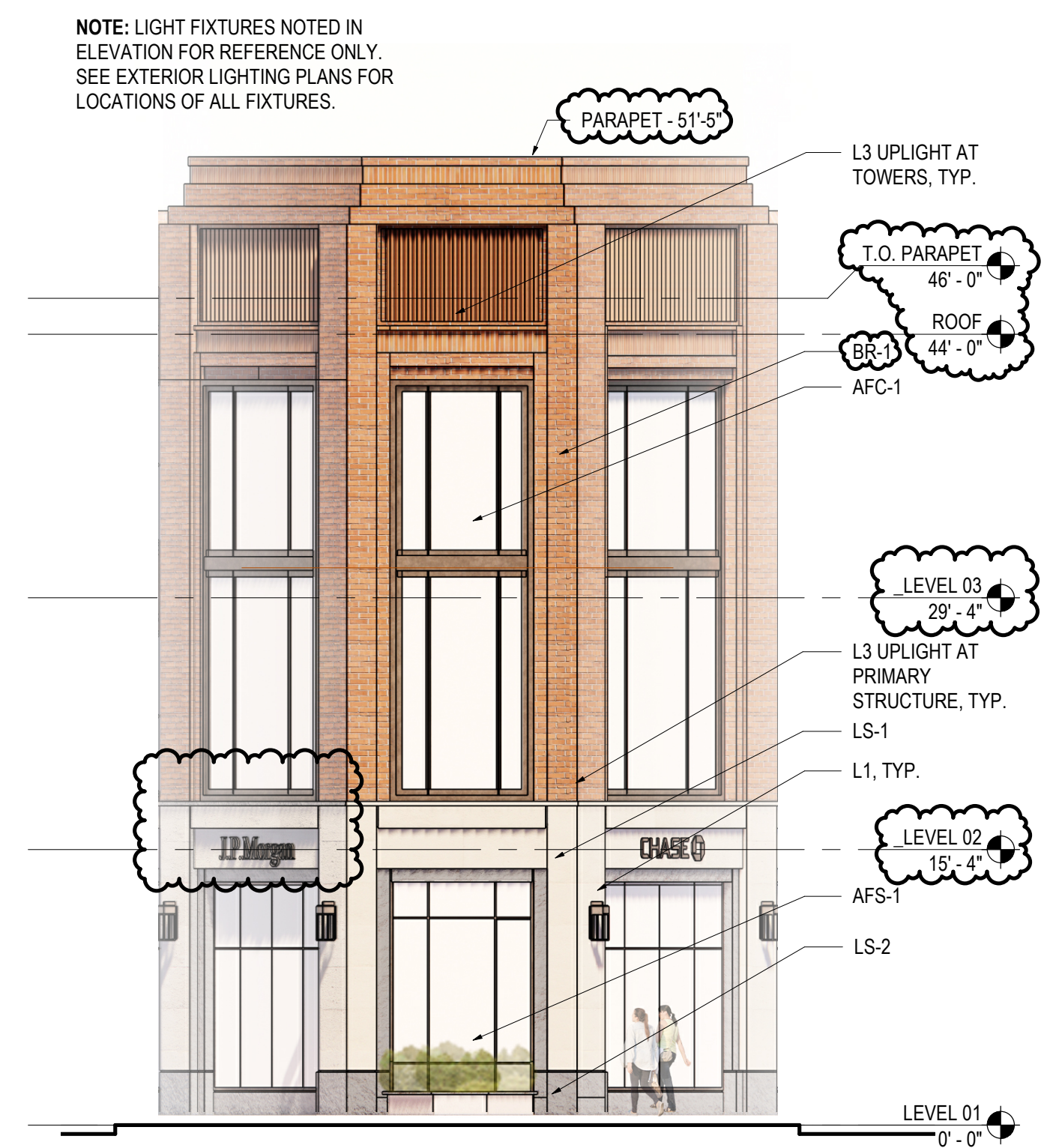


2 ELEVATION - ELM STREET
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM-FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
AFC-1	ALUMINUM-FRAMED CURTAIN WALL	DARK BRONZE	KAWNEER OR EQ.
WN-1	ALUMINUM-FRAMED WINDOW	DARK BRONZE	KAWNEER OR EQ.
LVR-1	LOUVER	ADOBE TO MATCH TC-1	CONSTRUCTION SPECIALTIES OR EQ.
LVR-2	ALUMINUM-FRAMED CURTAIN WALL	GRAY TO MATCH LS-1	CONSTRUCTION SPECIALTIES OR EQ.
BR-1	BRICK	REVERE BLEND	THE BELDEN BRICK COMPANY
LS-1	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, SMOOTH	POLYCOR
LS-2	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, CHISELED	POLYCOR
MTL-1	FORMED METAL CLADDING	DARK BRONZE	PURE FREEFORM
MTL-2	FORMED METAL CLADDING	NEUTRAL GRAY	PURE FREEFORM



EXTERIOR MATERIALS
SCALE: 12" = 1'-0"



3 ELEVATION - SOUTHEAST CORNER
SCALE: 1/8" = 1'-0"

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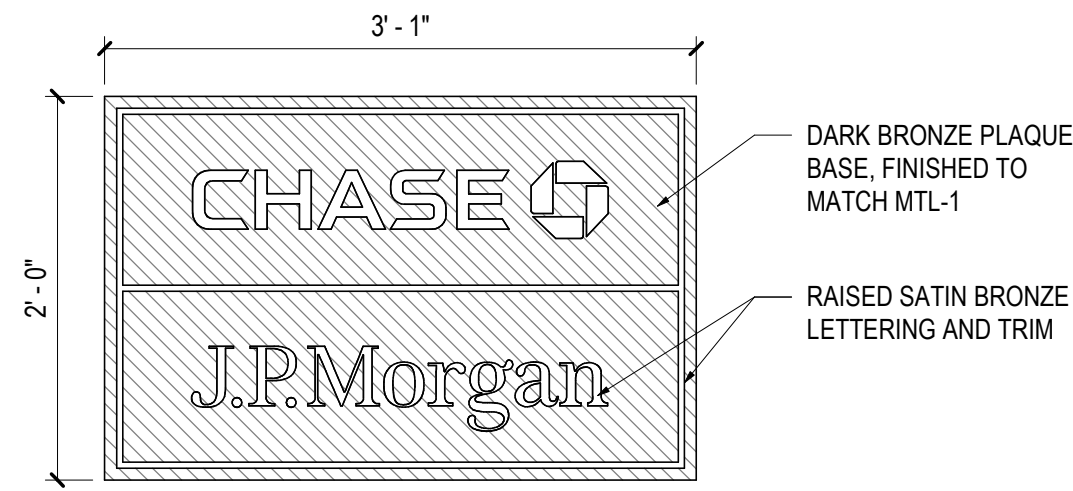
BUILDING ELEVATIONS

Scale

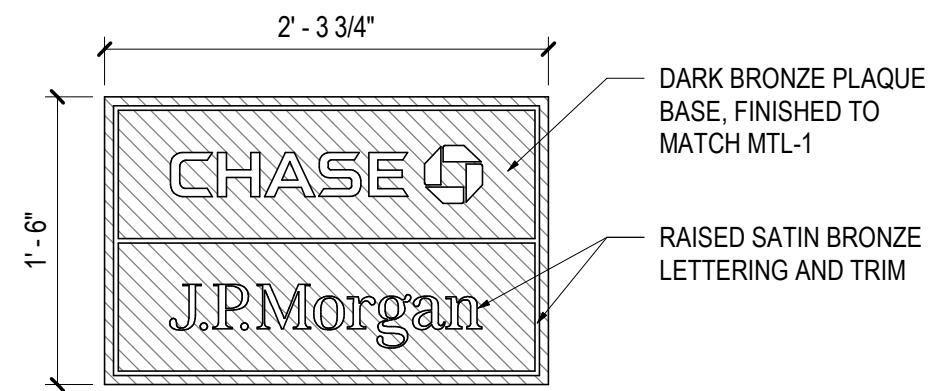
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PPR2.101

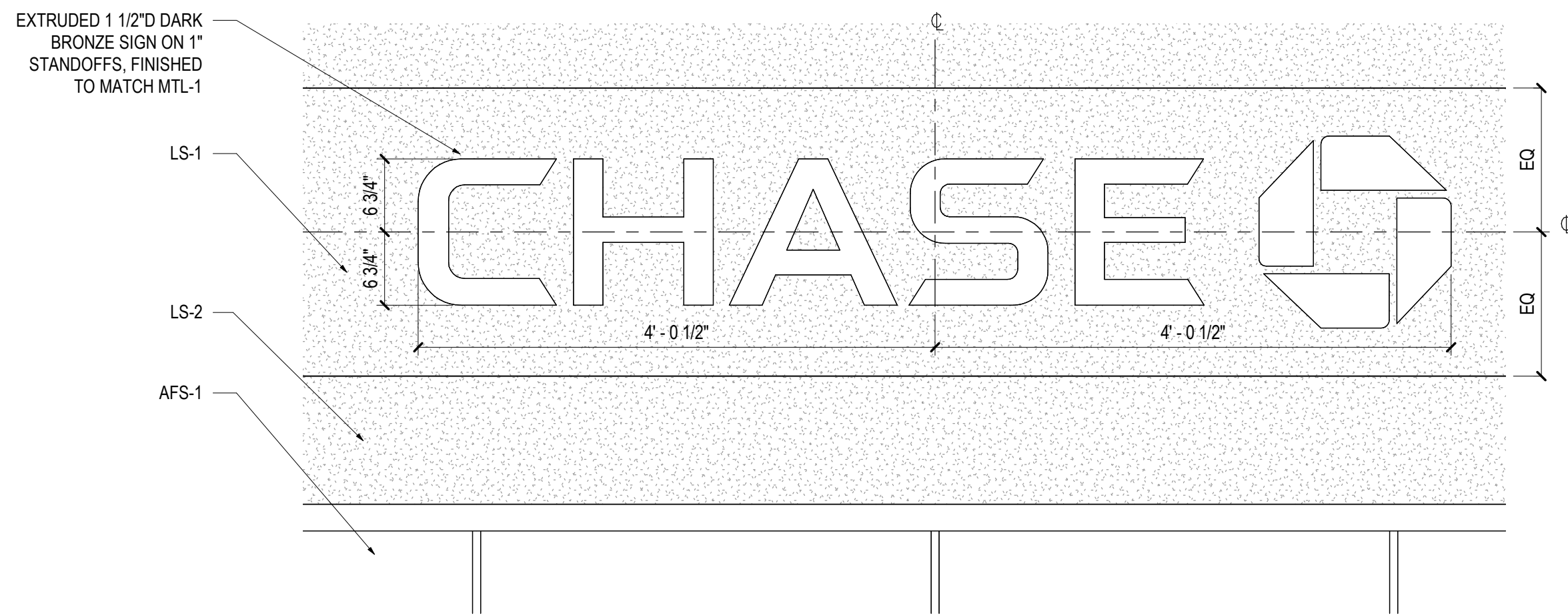
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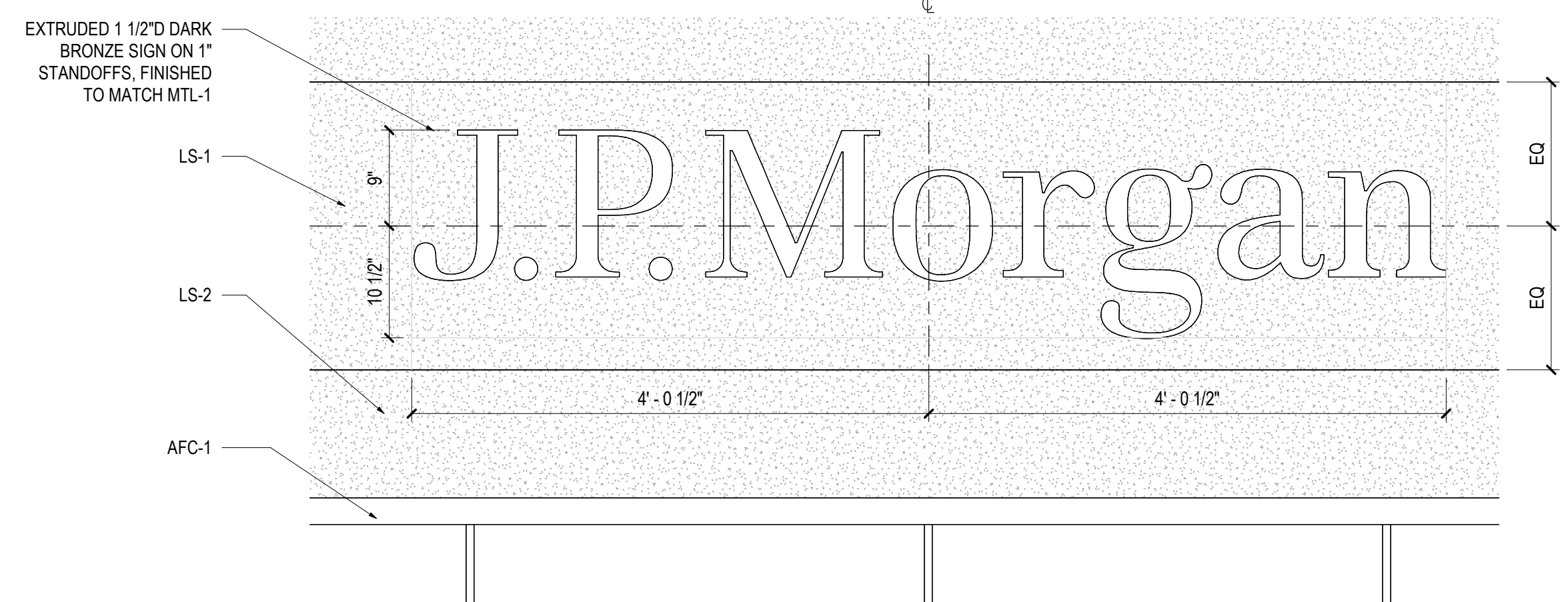
1 DETAIL - SIGNAGE - SOUTH ENTRY PLAQUE
SCALE: 1" = 1'-0"



3 DETAIL - SIGNAGE - NORTH ENTRY PLAQUE
SCALE: 1" = 1'-0"



2 SIGN ELEVATION - GREEN BAY RD
SCALE: 1" = 1'-0"



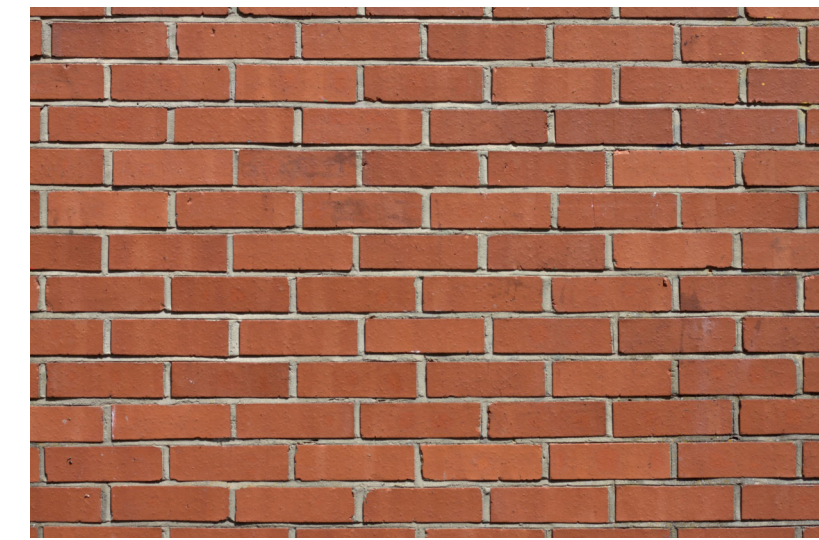
4 SIGN ELEVATION - ELM STREET
SCALE: 1" = 1'-0"

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM-FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
AFC-1	ALUMINUM-FRAMED CURTAIN WALL	DARK BRONZE	KAWNEER OR EQ.
WN-1	ALUMINUM-FRAMED WINDOW	DARK BRONZE	KAWNEER OR EQ.
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LS-2	ANCHORED LIMESTONE CLADDING	LIGHT BUFF, SPLIT FACE	POLYCOR
MTL-1	FORMED METAL CLADDING	DARK BRONZE	PURE FREEFORM
MTL-2	FORMED METAL CLADDING	NEUTRAL GRAY	PURE FREEFORM

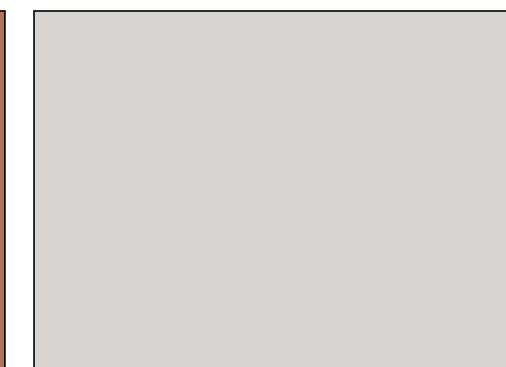
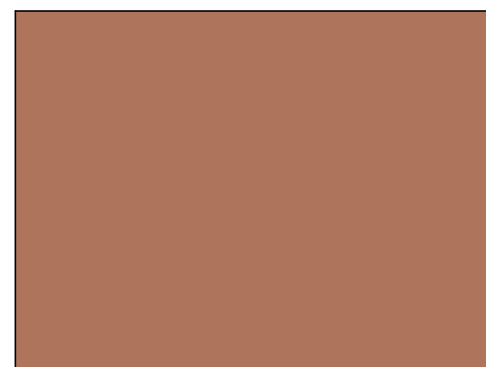
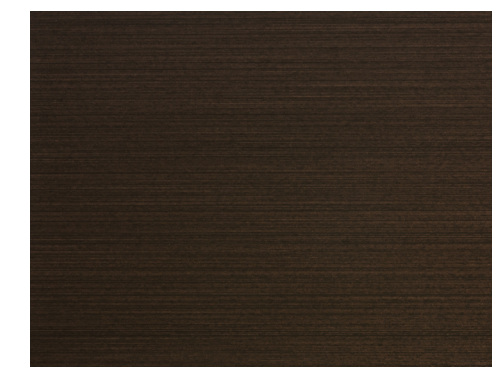
LS-1
LIMESTONE - LIGHT BUFF, SMOOTH



BR-1
BRICK



LS-2
LIMESTONE - LIGHT BUFF, SPLIT FACE



MTL-1, AFS-1, AFC-1, WN-1
DARK BRONZE

LVR-1
PAINTED METAL TO MATCH BRICK

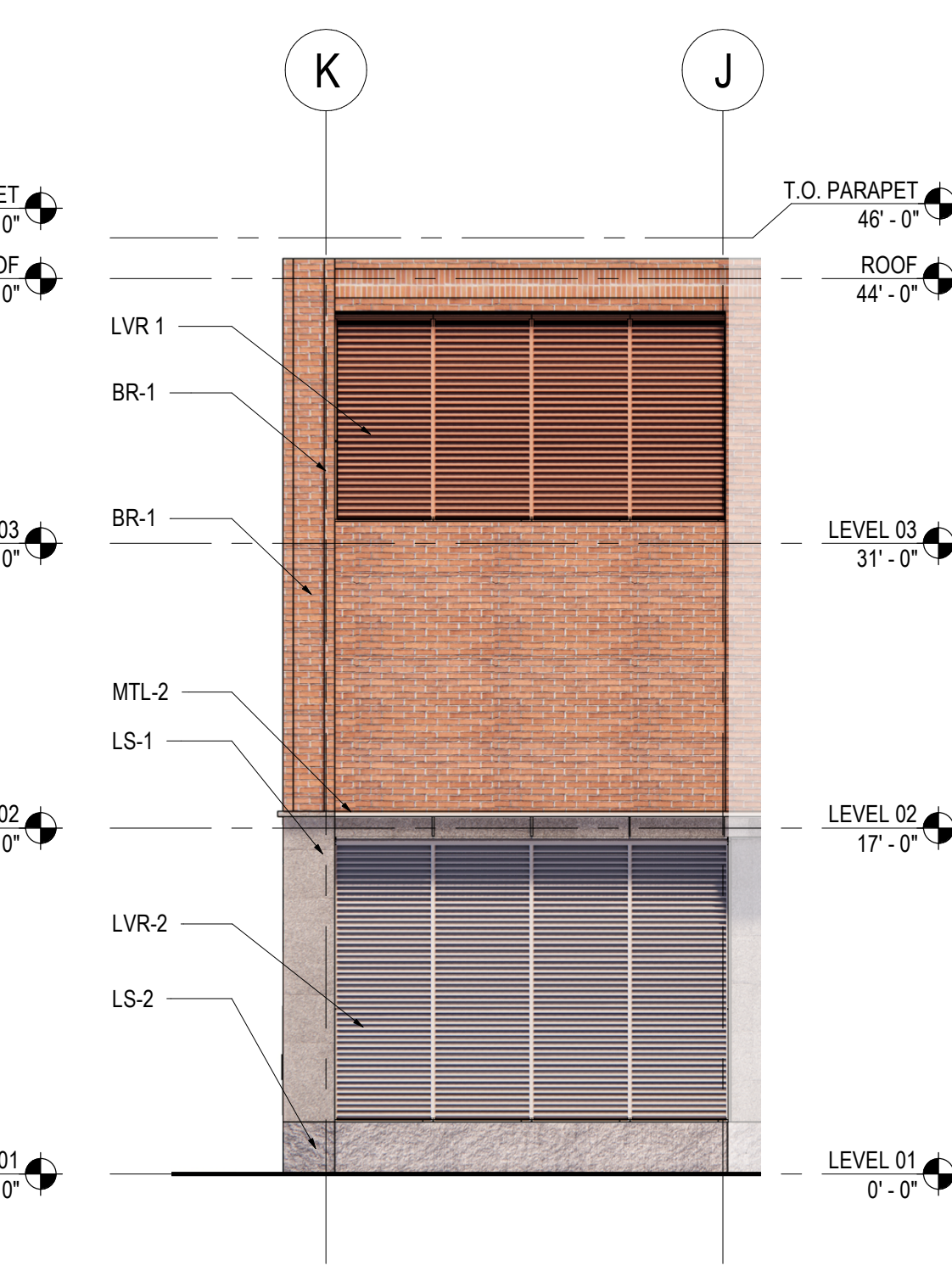
LVR-2, MTL-2
GRAY TO MATCH LIMESTONE

EXTERIOR MATERIALS

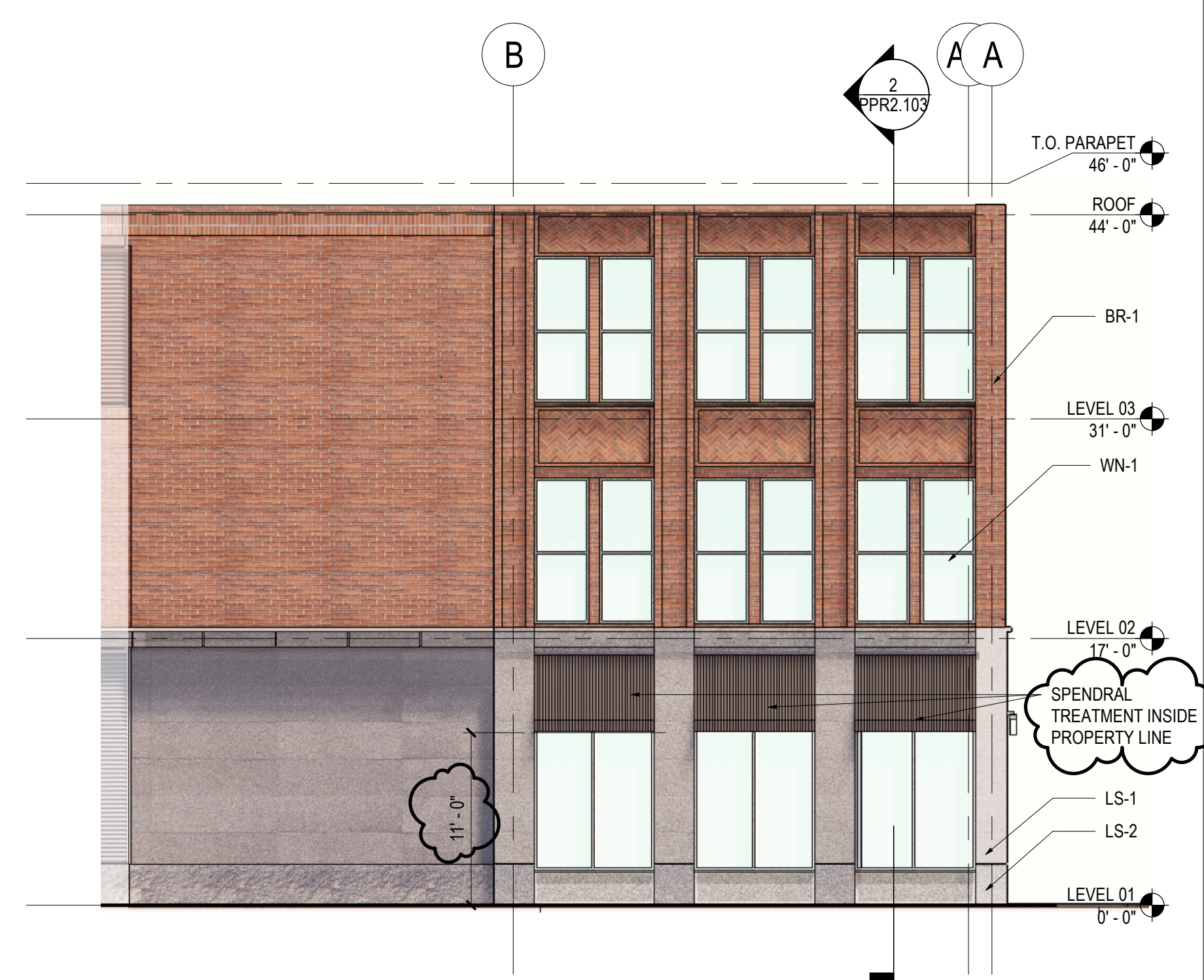
SCALE: 12" = 1'-0"



5 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



6 ELEVATION - ALLEY NORTH
SCALE: 1/8" = 1'-0"



7 ELEVATION - ALLEY SOUTH
SCALE: 1/8" = 1'-0"

JPMORGAN CHASE & CO.

791 Elm St, Winnetka, IL 60093

Gensler

11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124

Date	Description
08/18/2023	Issued For Village PD
12/22/2023	2nd Revision For Village PD
01/12/2024	3rd Revision For Village PD

Seal / Signature

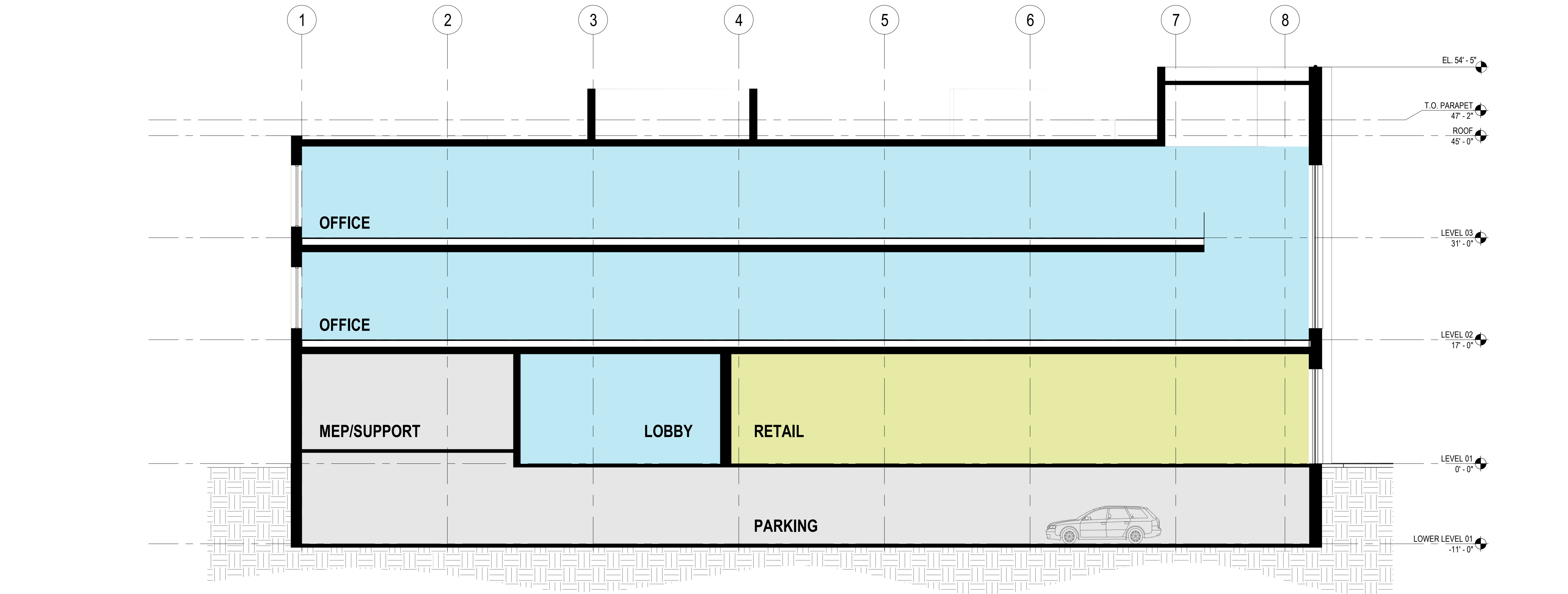
NOT FOR CONSTRUCTION

Project Name	JPMorgan Chase Private Bank, Winnetka
Project Number	21.1062.000
Description	BUILDING ELEVATIONS AND SIGN ELEVATIONS

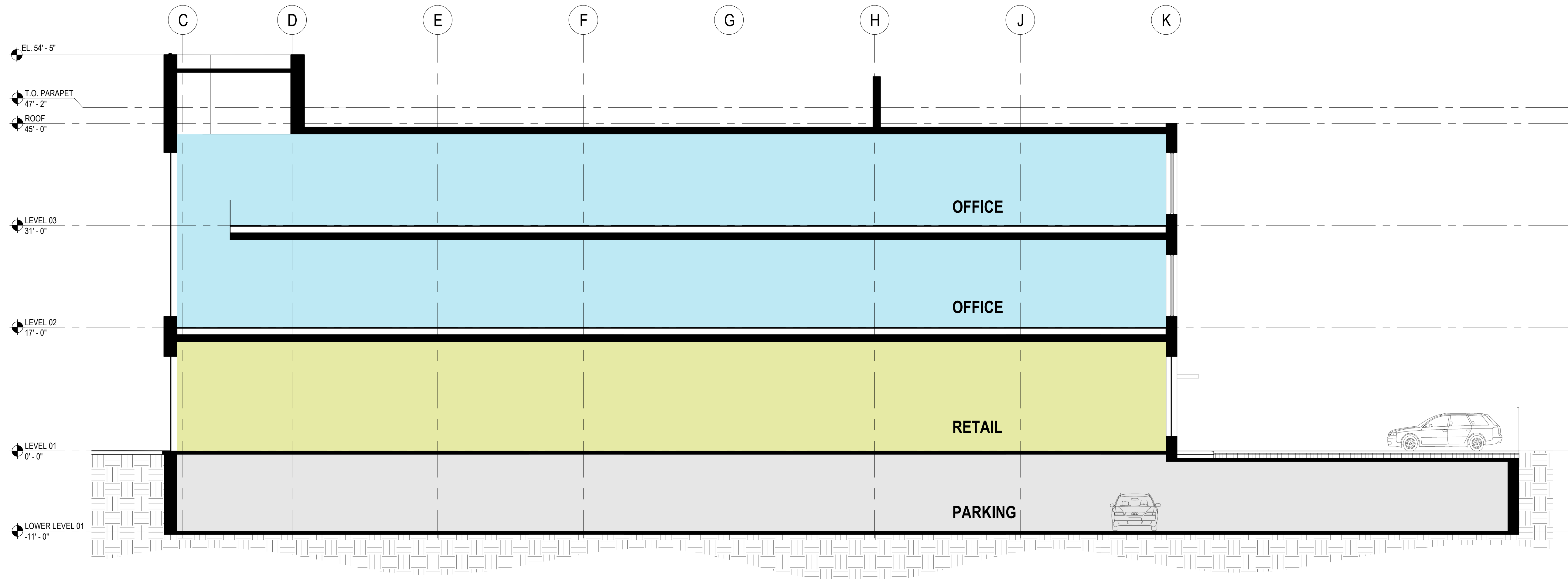
Scale
As indicated

PPR2.102

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2 BUILDING SECTION - ELM STREET
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION - GREEN BAY ROAD
SCALE: 1/8" = 1'-0"

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△	Date	Description
1	08/18/2023	Issued For Village PD

Seal / Signature

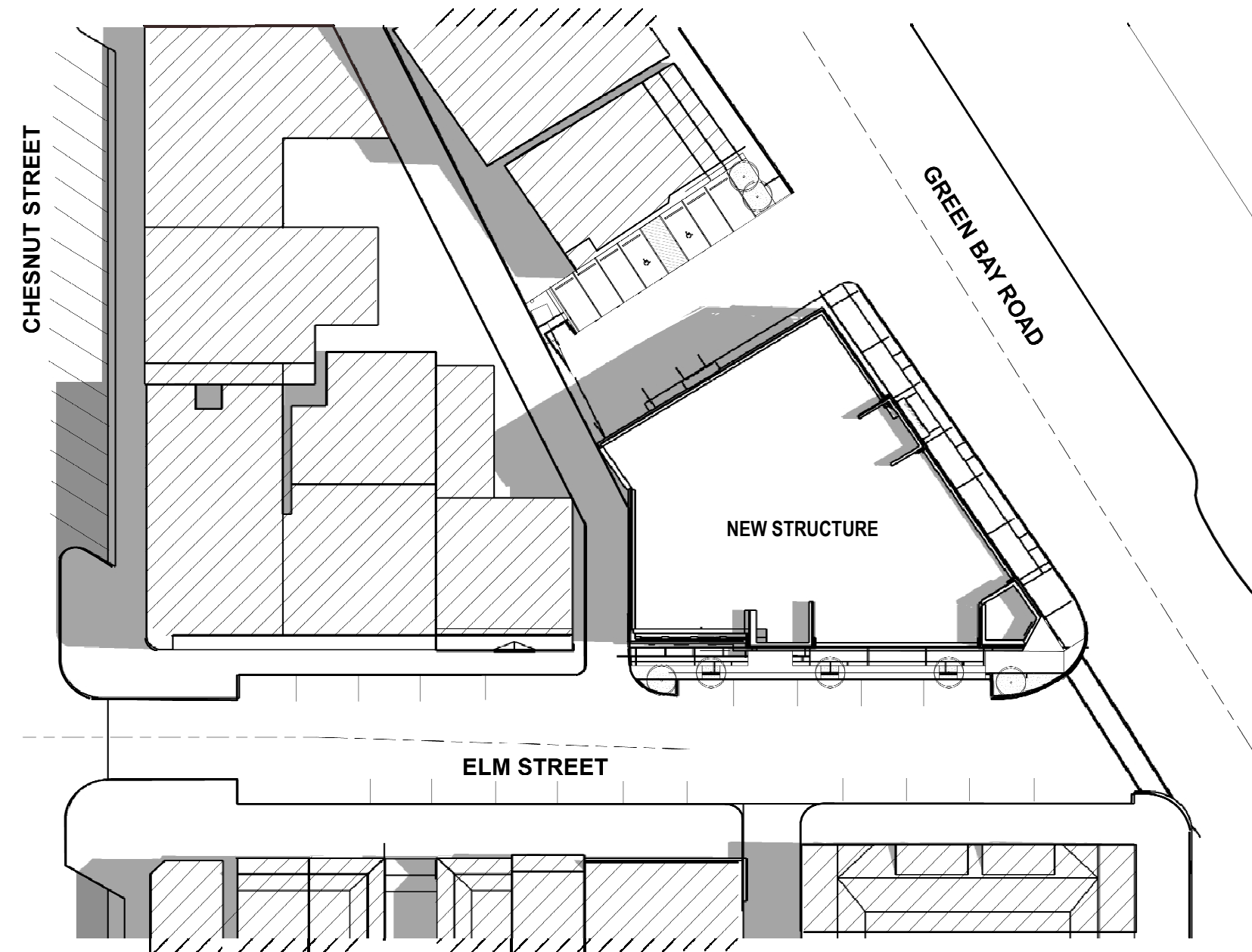
NOT FOR
CONSTRUCTION

Project Name
JPMorgan Chase Private Bank,
Winnetka
Project Number
21.1062.000
Description
BUILDING CROSS SECTIONS

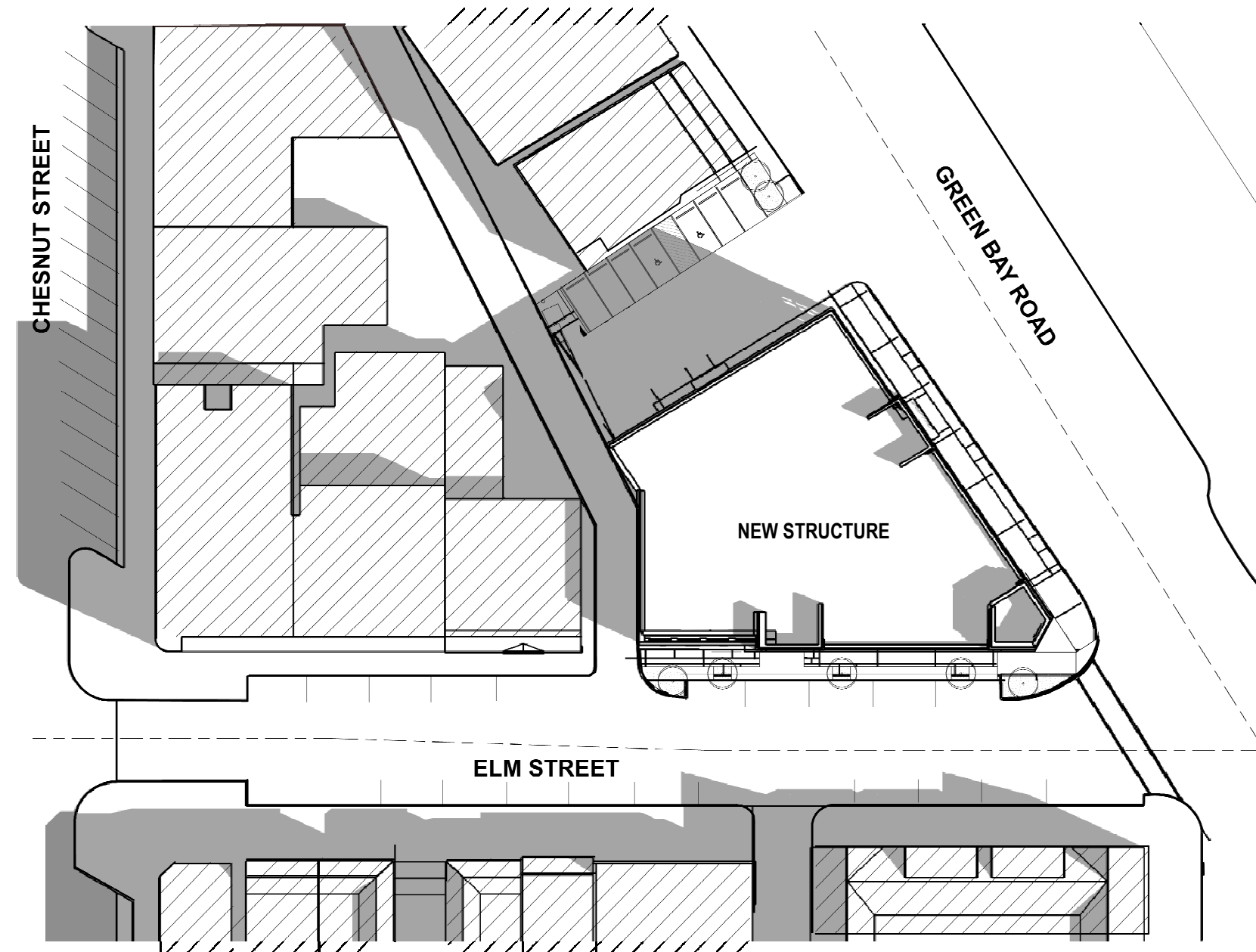
Scale
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PPR2.103

\\gensler.ad\projects\Revit\user\Nodes\25546\21.1062.000_JPMC Private Bank_Winnetka_v02_Central_ARCHITECTURE-20230817_Mengyao_Yu.rvt
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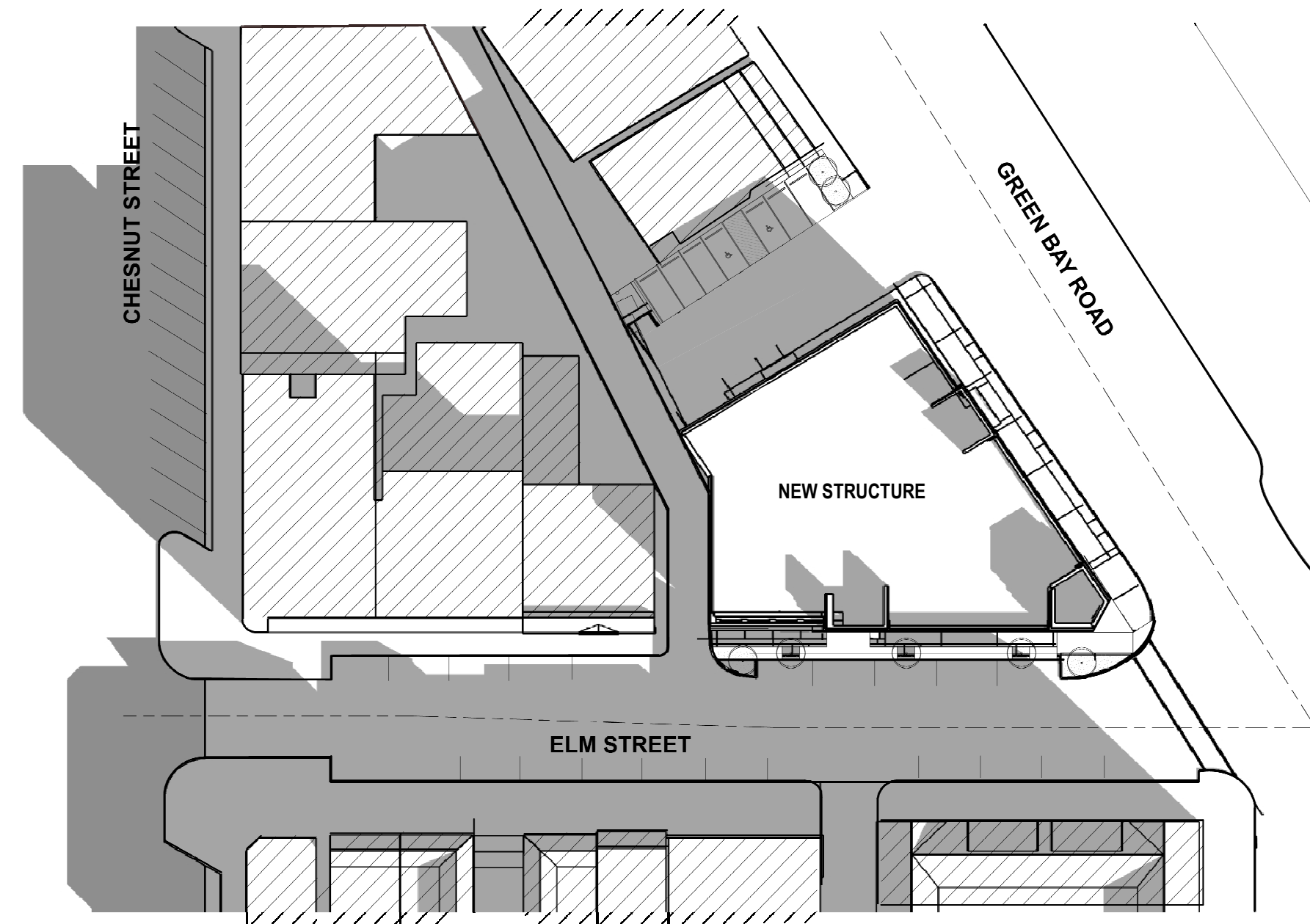


1 SHADOW STUDY - 06/21 - 9AM
SCALE: 1" = 50'-0"

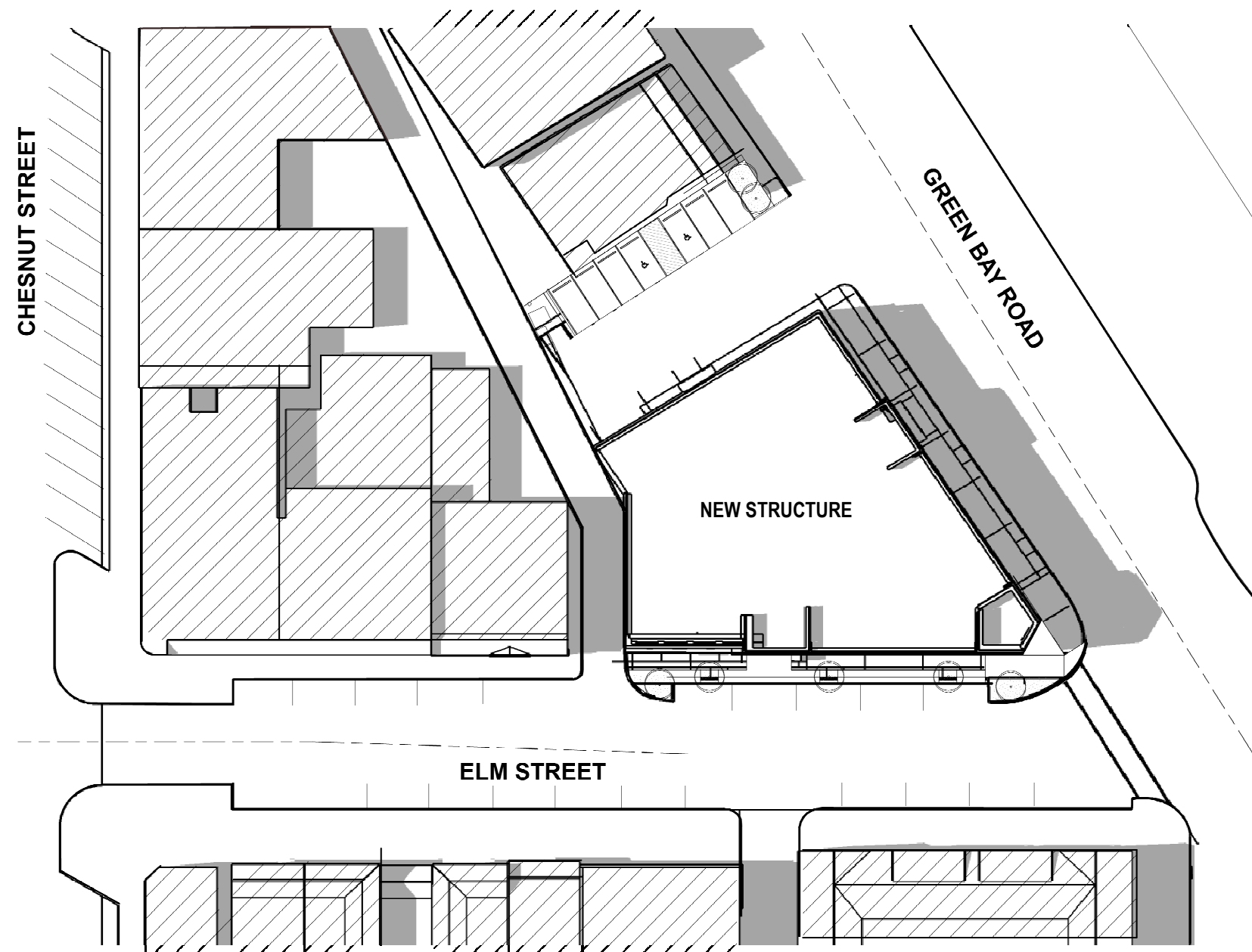


2 SHADOW STUDY - 03/21 & 9/21 - 9AM
SCALE: 1" = 50'-0"

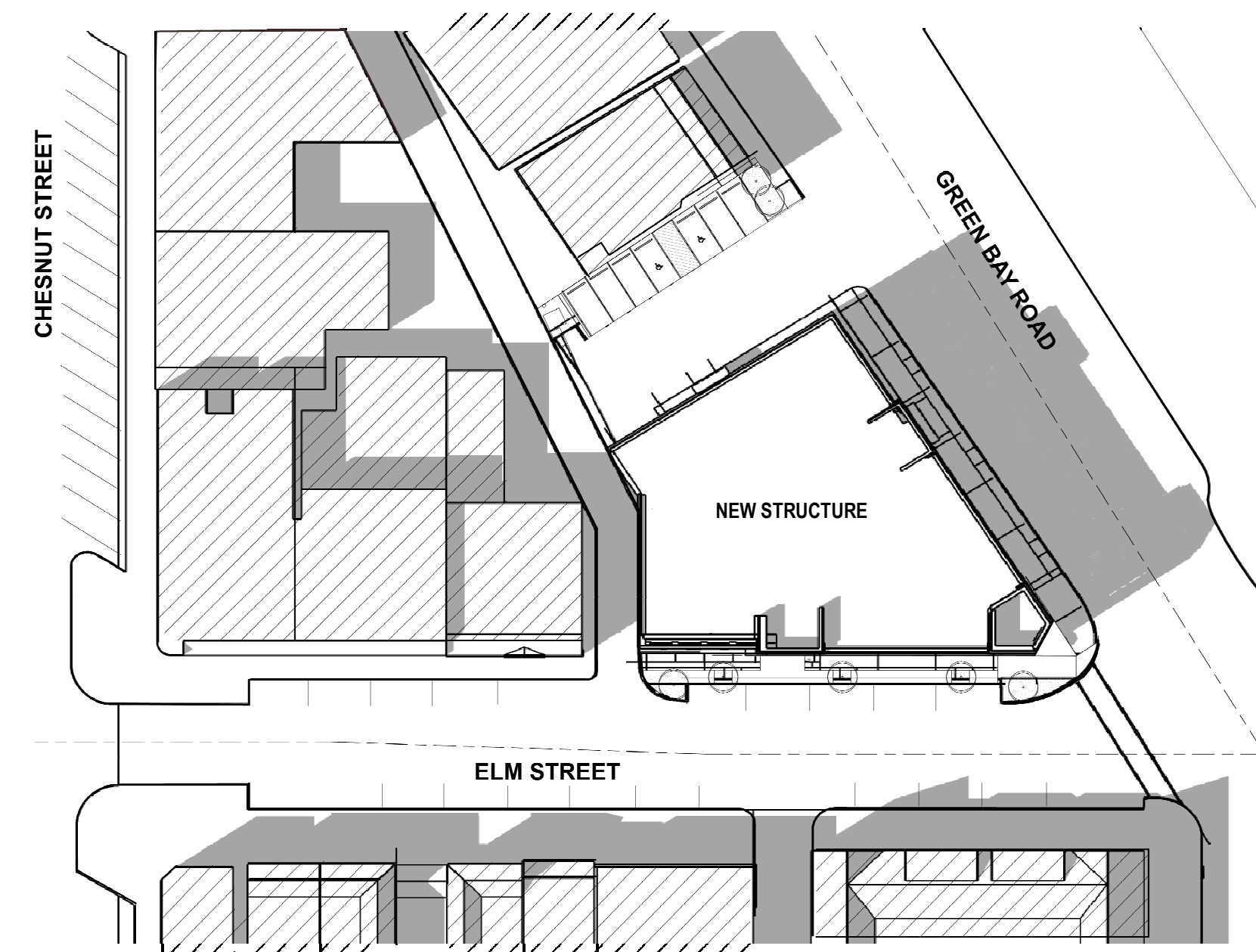
NOTE: SOLAR ALTITUDE IS EQUIVALENT AT VERNAL EQUINOX (MARCH 21ST) AND AUTUMNAL EQUINOX (SEPTEMBER 21ST)



3 SHADOW STUDY - 12/21 - 9AM
SCALE: 1" = 50'-0"

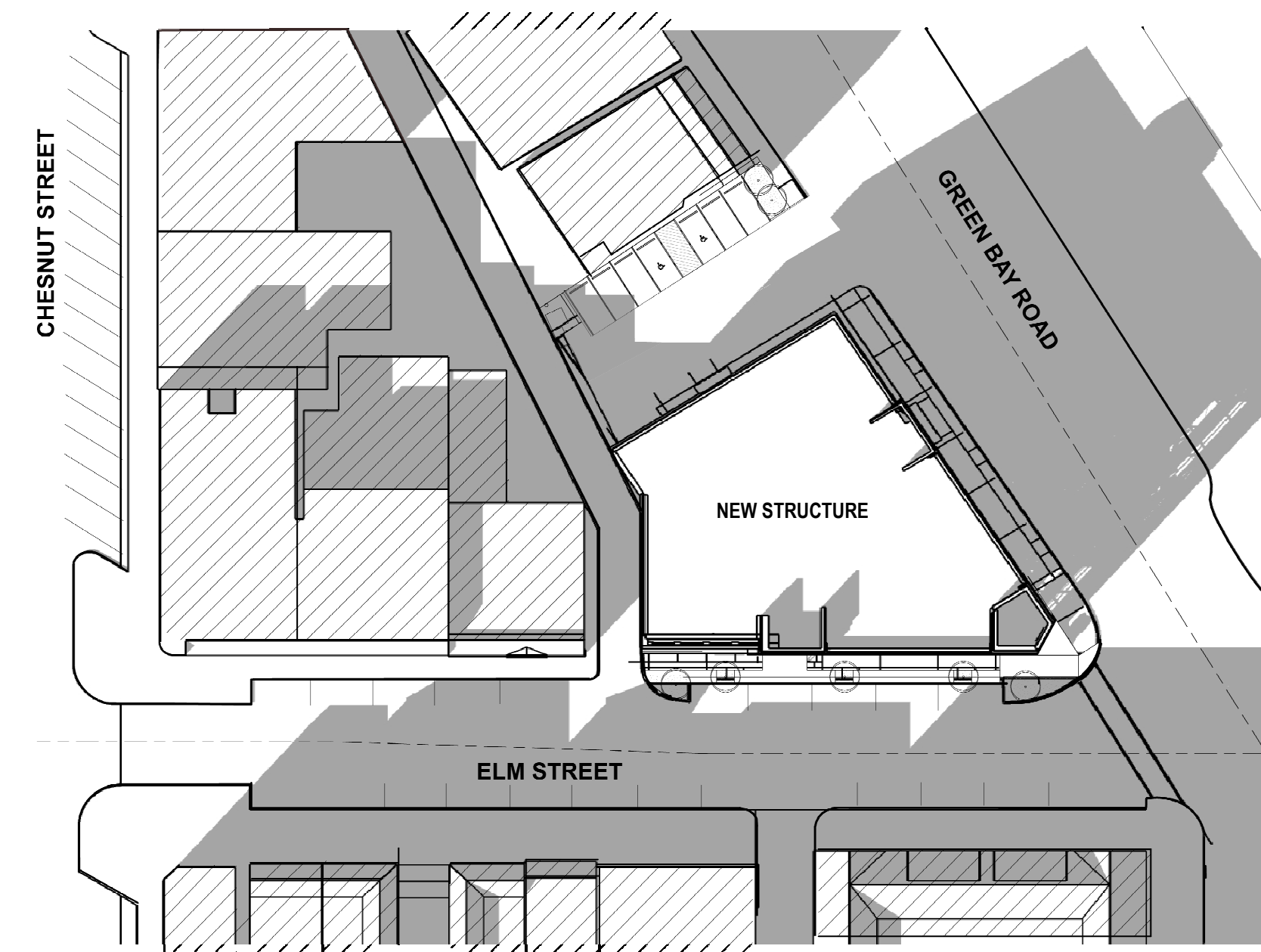


4 SHADOW STUDY - 06/21 - 3PM
SCALE: 1" = 50'-0"



5 SHADOW STUDY - 03/21 & 9/21 - 3PM
SCALE: 1" = 50'-0"

NOTE: SOLAR ALTITUDE IS EQUIVALENT AT VERNAL EQUINOX (MARCH 21ST) AND AUTUMNAL EQUINOX (SEPTEMBER 21ST)



6 SHADOW STUDY - 012/21 - 3PM
SCALE: 1" = 50'-0"

JPMORGAN CHASE & CO.

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Date	Description
1 08/18/2023	Issued For Village PD
2 10/27/2023	Revision for Village PD

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name	JPMorgan Chase Private Bank, Winnetka
Project Number	21.1062.000
Description	SHADOW STUDY

Scale
1" = 50'-0"

PPR2.300

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8/10/2023 1:45:47 PM Autodesk Docs//021.1062.300 - JPMC Winnetka21.1062.000 - JPMC Private Bank - Winnetka_v22_Central_ARCHITECTURE.rvt



1 STREETScape ELEVATION - GREEN BAY RD
SCALE: 1" = 20'-0"



2 STREETScape ELEVATION - ELM ST
SCALE: 1" = 20'-0"

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NOT FOR
CONSTRUCTION

Project Name
JPMorgan Chase Private Bank, Winnetka
Project Number
21.1062.000
Description
STREETSCAPE ELEVATIONS

Scale
1" = 20'-0"

PPR2.301

8/10/2023 10:35:44 AM Autodesk Docs//0211062.000 - JPMC Winnetka211062.000 - JPMC Private Bank Winnetka_v02_Central_ARCHITECTURE.rvt



1 RENDERING - ELM ST LOOKING EAST
SCALE: 1" = 200'-0"



2 RENDERING - PRIMARY INTERSECTION
SCALE: 1" = 200'-0"



3 RENDERING - GREEN BAY RD SOUTH
SCALE: 1" = 200'-0"



4 RENDERING - ELM STREET NIGHT
SCALE: 1" = 200'-0"

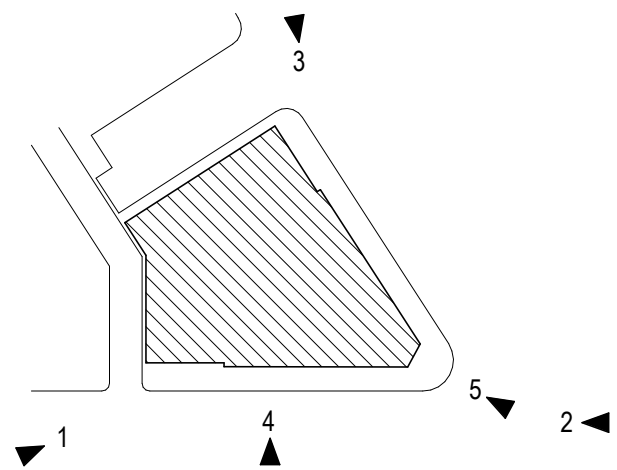


5 RENDERING - SOUTH CORNER
SCALE: 1" = 200'-0"

SHEET NOTES

GENERAL NOTES

KEY PLAN



JPMORGAN CHASE & CO.

791 Elm St, Winnetka, IL 60093

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Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

21.1062.000

Description

BUILDING RENDERINGS

Scale

As indicated

PPR2.401

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LEGEND

- ⊙ Storm MH
⊙ Storm CB
⊙ San MH
⊙ Water MH
⊙ Water Buffalo Box
⊙ Water Hand Hole
⊙ Water Meter
⊙ Water Fire Hydrant
⊙ Telephone MH
⊙ Utility Pole
⊙ Guy Anchor
⊙ Electric Manhole
⊙ Electric MH
⊙ Electric Meter
⊙ Electric Light Pole
⊙ Electric Traffic Signal
⊙ Electric Light Pole with Traffic Signal
⊙ Electric Traffic Vault
⊙ Electric Ground Light
⊙ Electric Mounted Wall Light
⊙ Gas Hand Hole
⊙ Tree - Deciduous
⊙ Sign Post
⊙ Bumper Post
⊙ Unclassified Manhole
⊙ Auto Sprinkler
⊙ Flag Pole
⊙ Cut Cross
⊙ Cut Notch
⊙ JULIE Mark - Telephone
⊙ Security Camera

A=ASPHALT ELEVATION
GR=GRAVEL ELEVATION
FFE=FINISHED FLOOR ELEVATION
W=WALK ELEVATION
X=CONCRETE ELEVATION
TOE=TOP OF SLOPE ELEVATION
TOB=TOP OF BANK ELEVATION
C=CURB ELEVATION
G=GUTTER ELEVATION
EL=ELEVATION
TW=TOP OF WALL ELEVATION
BK=BRICK ELEVATION

CHICAGO GUARANTEE SURVEY COMPANY

A DIVISION OF
PLCS Corporation
LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM

Plat of Survey

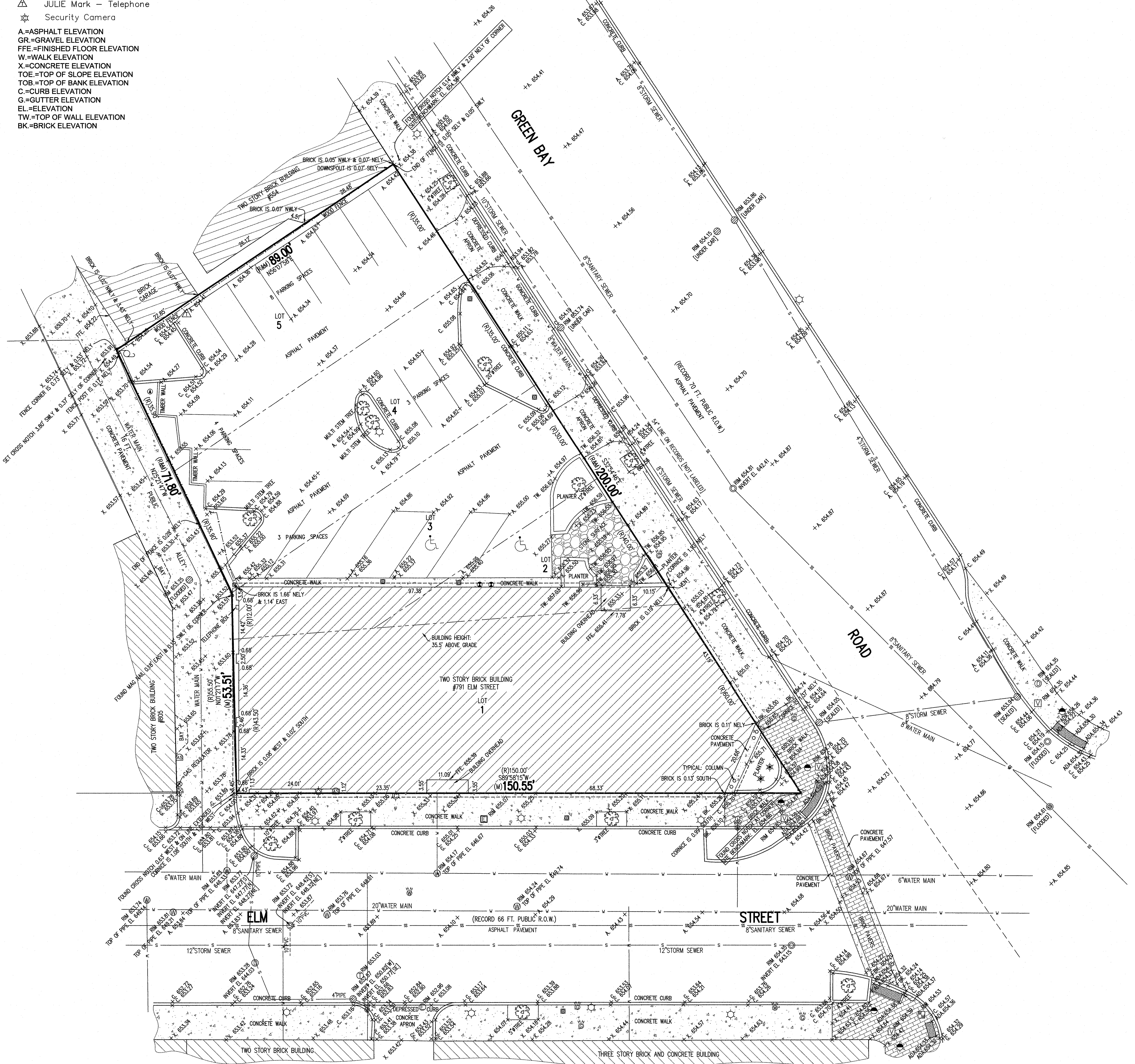
LOTS 1, 2, 3, 4 AND 5 IN DALE AND OTHER SUBDIVISION OF BLOCK 14 IN WINNETKA IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS.

CONTAINING 17,030 SQUARE FEET OR 0.390 ACRES MORE OR LESS.

GRAPHIC SCALE



(IN FEET)
1" = 15'



SURVEY NOTES:

BENCHMARK:
ELEVATION: 645.10

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

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, CHICAGO GUARANTEE SURVEY COMPANY, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON JULY 27, 2023.

SIGNED ON AUGUST 3, 2023.

BY:

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



UNDERGROUND UTILITY DATA ADDED AUGUST 3, 2023

ORDERED BY: RIVERSIDE INVESTMENTS & DEVELOPMENT	CHECKED: MD	DRAWN: RL
ADDRESS: 791 ELM STREET		
CHICAGO GUARANTEE SURVEY COMPANY		
A DIVISION OF PLCS, CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (312) 986-9445 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2023-31339-001	DATE: JULY 27, 2023 SCALE: 1" INCH = 15 FEET	PAGE NO. 1 OF 1

G:\CAD\2023\2023-31339\2023-31339-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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JP Morgan & Chase Co.
791 Elm St.
Winnetka, IL 60093

ARCHITECT:
Gensler
11 E. Madison St., Suite 300
Chicago, IL 60602
312-456-0123
Attn: Derek Hukill

CIVIL ENGINEER:
Eriksson Engineering Assoc., Ltd.
145 Commerce Dr., Suite A
Grayslake, IL 60030
847-223-4804
Attn: Mike Renner

OWNER:
Riverside Investments & Development
150 North Riverside Plaza, Suite 1800
Chicago, IL 60606
312-788-1800
Attn: Mike Spence



INDEX OF SHEETS

- C0.00 CIVIL ENGINEERING COVER SHEET
- C1.00 SITE DEMOLITION PLAN
- C2.00 SITE GEOMETRY PLAN
- C3.00 SITE UTILITY PLAN
- C4.00 GRADING AND PAVING PLAN
- C5.00 SOIL EROSION & SEDIMENTATION CONTROL PLAN
- C6.00 SITE WORK DETAILS
- C6.01 SITE WORK DETAILS - ILLINOIS DEPARTMENT OF TRANSPORTATION
- C6.02 SITE WORK DETAILS - ILLINOIS DEPARTMENT OF TRANSPORTATION
- C6.03 SITE WORK DETAILS - VILLAGE OF WINNETKA
- L0.10 TREE PRESERVATION PLAN
- L1.00 SITE LANDSCAPE PLAN
- L2.00 LANDSCAPE DETAILS
- L2.01 LANDSCAPE DETAILS

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Chicago Guarantee Survey Company For Riverside Investments & Development on 07/27/2023. Order Number 2023-31339-001

PROJECT BENCHMARKS

- 1. Aluminum Cap In Concrete at 742 Pine St. Elevation 645.10

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler

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Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4804
WWW.INFO@EEA.IL.COM

Date	Description
08/18/2023	Issued For Village PD
10/27/2023	Permit Revisions

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

21.1062.000

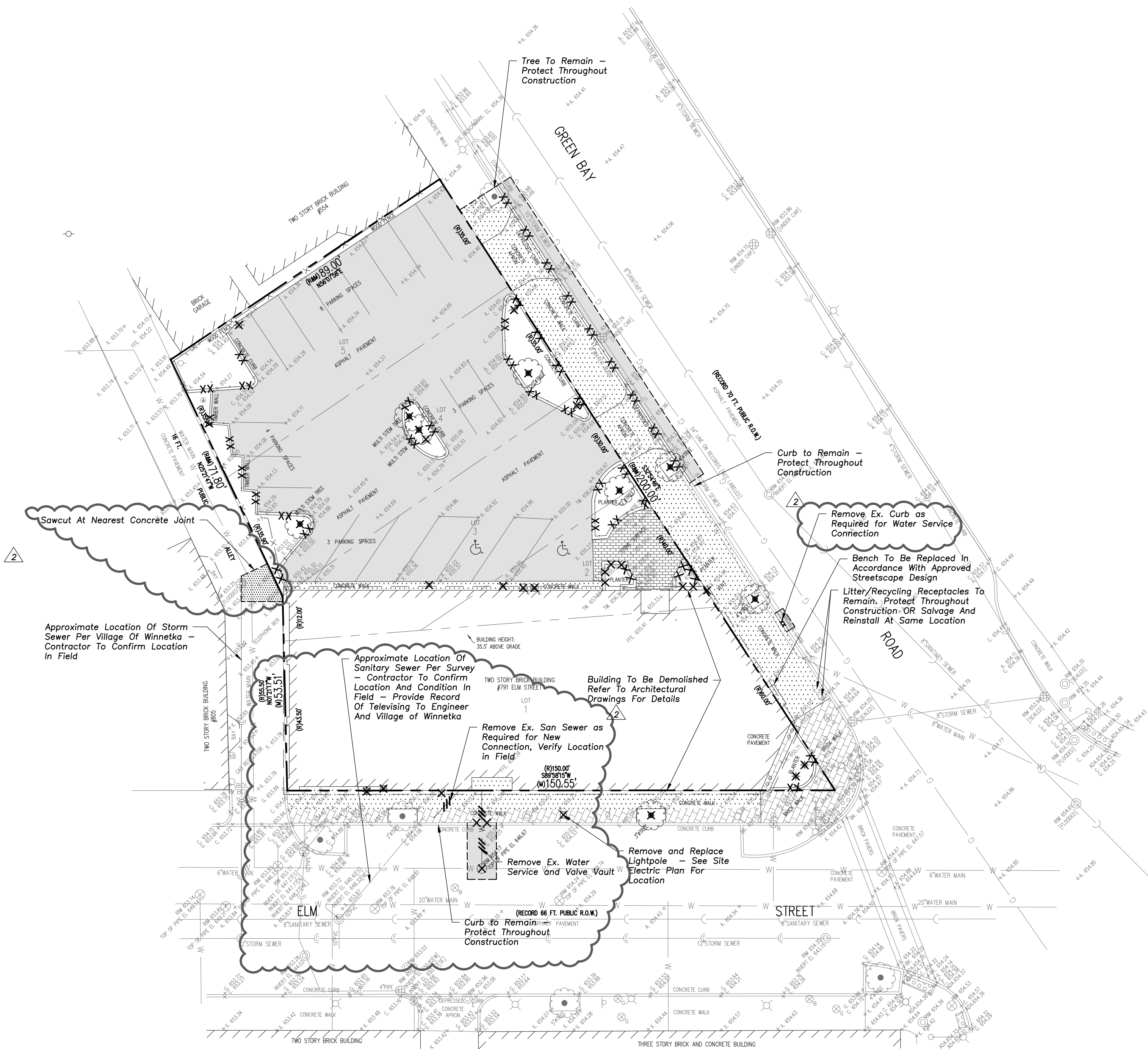
Description

CIVIL ENGINEERING
COVER SHEET

Scale

1" = 20'

C0.00

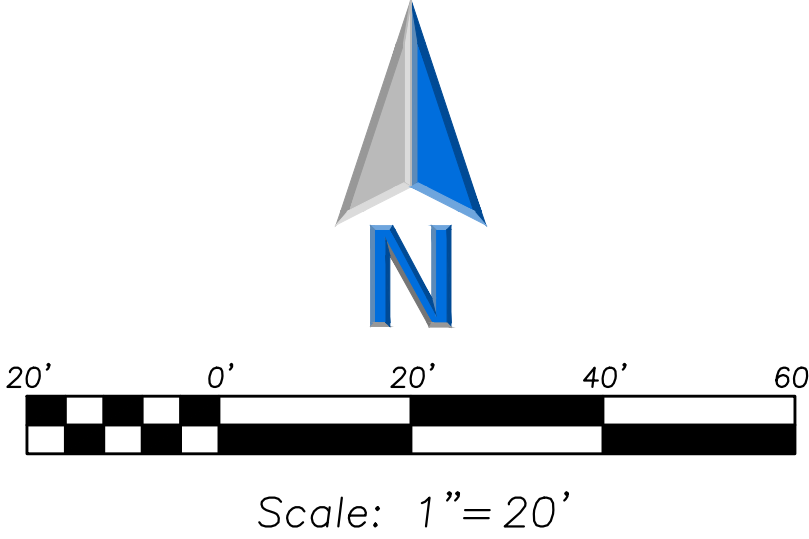


GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
- Contractor Shall Provide Private Utility Locating Services for the Project Area.
- Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
- 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.
- 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.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- 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.
- 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.
- 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

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- 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.
- 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.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- 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.
- 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.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.



LEGEND

EXISTING	PROPOSED

DEMOLITION LEGEND

	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Brick Walk Removal (Full Depth)
	Stone Surface Removal (Full Depth)
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

JPMORGAN CHASE & CO.
791 Elm St, Winnetka, IL 60093

Gensler

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Date	Description
1 08/18/2023	Issued For Village PD
2 10/27/2023	Permit Revisions

Seal / Signature

NOT FOR
CONSTRUCTION

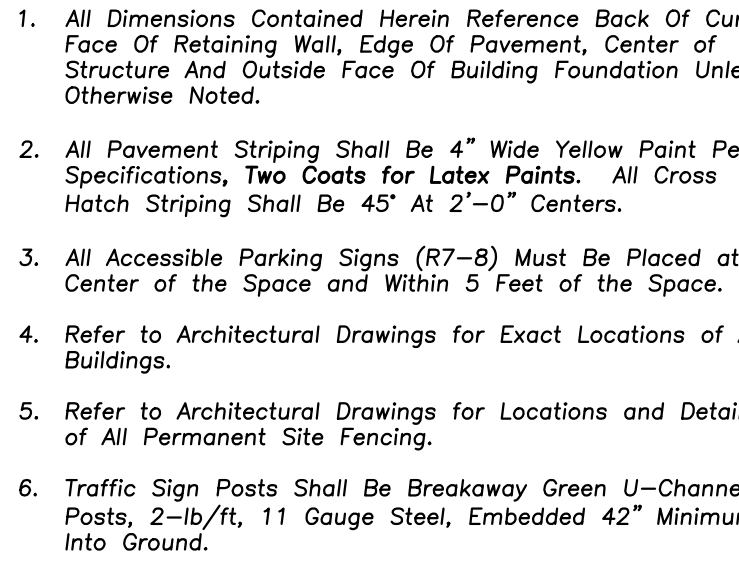
Project Name
JPMorgan Chase Private Bank,
Winnetka

Project Number
21.1062.000

Description
SITE DEMOLITION PLAN

Scale
1" = 20'

C1.00



GENERAL NOTES

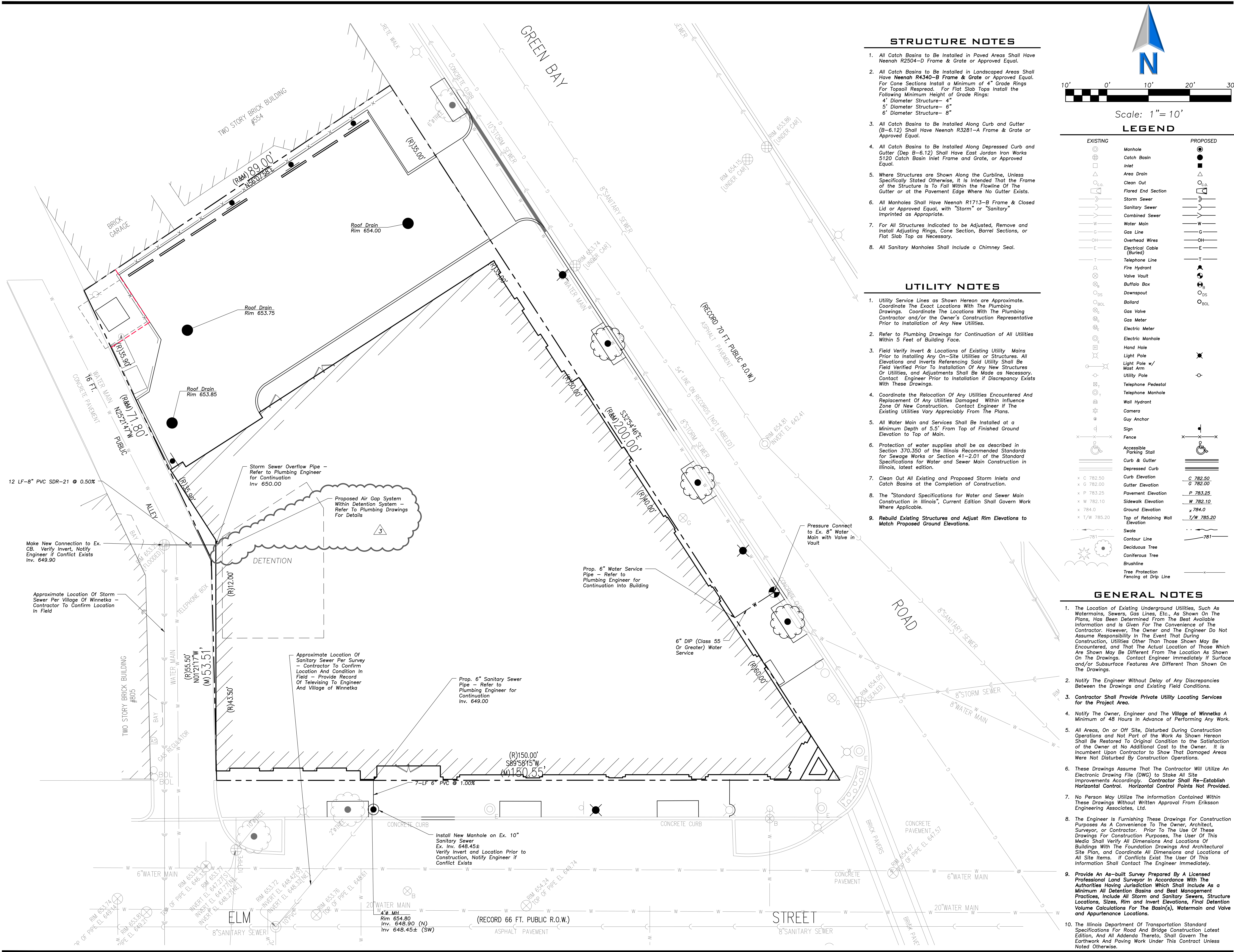
7. The Location of Existing Underlying Utilities, Such As Watermain, Sewer, Gas Lines, Etc. As Shown On The Plans, Are Not To Be Taken As A Guarantee. The Information and is Given For The Convenience Of The Contractor. The Contractor Shall Not Assume Responsibility In The Event That During Construction, The Contractor Discovers That The Actual Location Of These Utilities Is Different From That Shown On The Drawings. Contact Engineer Immediately If Surface Conditions Reflecting A Change Is Shown On The Drawings.
8. Notify The Engineer Without Delay of Any Discrepancies Between The Plans And Actual Conditions.
9. Contractor Shall Provide Private Utility Locating Services For The Project Area.
10. Notify The Owner, Engineer, and The Village of Winnebago A Sufficient Time In Advance of Performing Any Work At All Areas, On or Off Site, Disturbed During Construction To Allow Sufficient Time For The Utility Locating Service To Be Restored To Original Condition to the Satisfaction Of The Owner. The Contractor Shall Be Responsible For The Incident On Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
11. The Contractor Shall Be Responsible For Obtaining An Electronic Drawing File (DWG) to State All Dimensions Accordingly. Contractor Shall Re-establish All Dimensions To The Original Conditions.
12. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eklison Engineering, Inc., Ltd.
13. The Engineer is Furnishing These Drawings For Construction Purposes Only. The Contractor Shall Not Use These Drawings For Any Other Purpose. The Contractor Shall Verify All Dimensions And Locations Of Features Shown On The Drawings. The Contractor Shall Plan, and Coordinate All Dimensions and Locations of Features Shown On The Drawings. The Contractor Shall Contact The Engineer Immediately.
14. Provide An As-built Survey Prepared By A Licensed Professional Surveyor To The Engineer. The Engineer, The Authorities Having Jurisdiction Which Shall Include As A Minimum The Village Of Winnebago, And All Municipal Practices, Include All Storm and Sanitary Sewers, Structure Foundations, Storm and Sanitary Sewer Manholes, Volume Calculations For The Basin(s), Wetroom and Valve Appurtenances Locations.
15. The Results Determined of Transportation Standard Specifications For Road And Bridge Construction Laid Out On The Plans Shall Be Subject To The Approval Of The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

△ Date	Description
1 08/18/2023	ISSUED FOR VILLAGE PD
△ 10/27/2023	PERMIT REVISIONS
2 12/15/2023	ISSUED FOR 100% SD
△ 12/15/2023	PERMIT REVISIONS

**NOT FOR
CONSTRUCTION**

Scale _____

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791 Elm St, Winnetka, IL 60093

Tel 312.456.0123

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11 East Madison Street

Suite 300

Chicago, IL 60602

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ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A

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PHONE (847) 223-4804

FAX (847) 223-4864

WWW.INFO@EEA.IL.DOH

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

JPMorgan Chase Private Bank, Winnetka

Project Number

21.1062.000

Description

SITE UTILITY PLAN

Scale

1" = 20'

C3.00

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Page 61 of 73



PAVING & SURFACE
LEGEND

	Concrete Sidewalk Section 2" Portland Cement Concrete 4" Aggregate Base Course, Type B, Crushed
	Concrete Driveway Section 2" Portland Cement Concrete 6"x6" W2.3xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Brick Paver Parking Lot Section See Structural Drawings
	Pavement Restoration in Public Way 2 1/2" (Min.) Hot Mix Asphalt Surface Course 8 1/2" (Min.) Hot Mix Asphalt (Or Match Existing, Whichever is Greater) 4" (Min.) Subbase Granular Material
	Pavement Restoration in Public Alley 2 1/2" (Min.) Portland Cement Concrete (Or Match Existing, Whichever is Greater) No. 6 Epoxy Coated Steel Bars, Min. 24" Long Cracked in Place At 24" O.C. 4" (Min.) Subbase Granular Material
	Brick Paver Sidewalk Section See Landscape Architect Drawings
	Ridge Line/High Point

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 Replaced 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 2:12 in Any Direction. Maximum Sidewalk Cross Slope Shall be 2:12. Maximum Longitudinal Sidewalk Slope Shall Be 4:12. Contact Engineer if Conflicts Exist.
5. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

LEGEND

EXISTING	PROPOSED

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 of Winnetka A Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner or to 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 Erikson 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 Thereof, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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ACOUSTICS
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New York, NY 10036
USA
Tel 212.315.6400

Date	Description
10/18/2023	ISSUED FOR VILLAGE PD
10/27/2023	PERMIT REVISIONS
12/15/2023	ISSUED FOR 100% SD
12/15/2023	PERMIT REVISIONS

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

Project Number

Description
SITE GRADING AND
PAVING PLAN

Scale

C4.00



1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information, And It Is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Additional Utilities or Obstructions May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Drawings, Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for The Project Area.
4. Notify The Owner, Engineer and The Village of Winnetka A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Herein Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is the Contractor's Responsibility To Obtain All Necessary Permits. Work Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All City Utility 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, Engineer, Contractor and Other Users. The Use of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Features Shown On The Fourteen 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 Illinois Surveying Act, 1980, For All Storm and Sanitary As A Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure, Manholes, Pipes, Riser, and Appurtenances. The Engineer Will Provide Volume Calculations For The Basin(s), Watermain and Valve and Appurtenances Locations.
10. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereunder, Shall Govern The Construction Of Paving Work Under This Contract Unless Noted Otherwise.

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. 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.
3. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
4. Temporary Soil Stabilization Shall Be Applied to Topsoil Slopesides 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 Days of the End of Days of Upland Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until the Site is Permanently Stabilized. All Inspections are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
5. All Temporary and Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures No Longer Need No Longer Need No Longer Need. Disturbed Soil Areas Shall Be Permanently Stabilized.
6. 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.
7. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Prevent Sediment From Entering. The Contractor Shall Use and Maintain "Dandy Gap" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Fork Chop Sediment) In Paved Areas To Prevent Siltation and Discharge Into Waterways.
8. All Temporary and Permanent Sediment and Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II.
9. 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.
10. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Between Construction And Untilled Areas Has Been Fully Established.
11. 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 48 Hours of a 0.5 or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
12. 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.
13. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green SCS150BN Erosion Control Blanket, or Approved Equal.
14. Report Releases of Reportable Quantities of Oil or Hazardous Materials if They Occur in Accordance with IEPA NPDES Requirements.
15. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
16. 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.
17. Dewatering of Excavations Shall Be Performed in a Manner So That 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.

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

 Construction Entrance

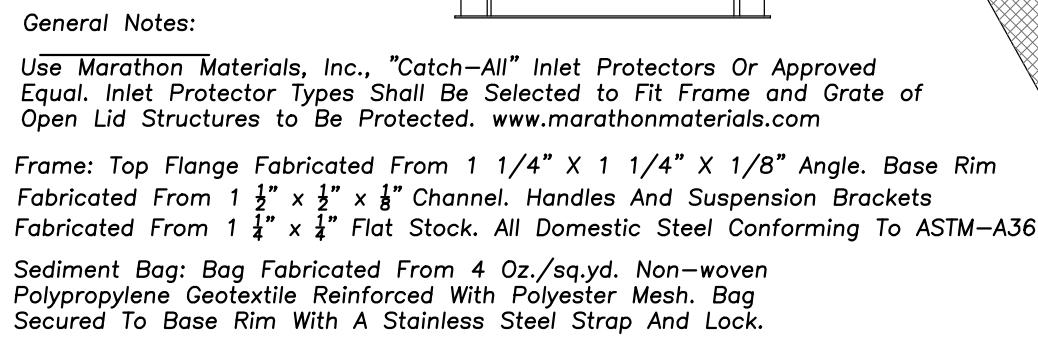
 Inlet Protection

1. Install Stabilized Construction Entrance
2. Install All Downslope and Sideslope Perimeter Controls
3. Begin Stabilization of Disturbed Areas as Soon as Possible
4. Do Not Disturb An Area Until It Is Necessary For Construction To Proceed
5. Stabilize Disturbed Areas As Soon as Possible
6. When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events
7. Conduct Sedimentation Control Measures
8. Perform Grading Operations and Installation of Site Infrastructure and Pavement
9. Install Permanent Seeding and Plantings
10. Remove Accumulated Sediment From Basins and Along Silt Fence
11. Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas
12. Repair Temporary Sedimentation and Erosion Control Measures Following Final Stabilization of Disturbed Areas

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C5.00



The image contains three technical drawings illustrating joint details in concrete slabs.

- EXPANSION JOINT:** A cross-section drawing showing a vertical joint between two concrete slabs. The joint is filled with a "Poured Sealant". The spacing between expansion joints is labeled as "Each Expansion Joint: 3/4\" Space At 40' Interval, Max." The slabs are shown with reinforcement bars (rebar) and a base layer of granular material.
- CONTROL JOINT:** Two cross-section drawings. The top drawing shows a joint with a "Depth: 1/8\" Slab Thickness" and a "Tooled Joint 1/8\" Wide With 1/4\" Radius". The bottom drawing shows a joint with a "Sawcut Joint 1/8\" Wide" and a "4\"-6\" Or As Shown On Drawings" depth. Both drawings show reinforcement bars and a base layer.
- Width As Shown On Plans:** A plan view drawing showing a cross-section of a slab with a "2.0% Maximum Cross Slope". The drawing indicates a "5\" depth" and a "4\" depth" for the slab and base layers, respectively. The material specifications are listed as "Portland Cement Concrete, Class Sl, Fine to Medium Brown Finish" and "IDOT CA-6 Gradation Granular Sub-base, Type B".

[illegible]

- Notes:
1. A 1" Expansion Joint Shall Be Installed At All Points of Curvature For Short Radius (Under 25 ft) Curves. Maximum Expansion Joint Spacing Is 50'. Expansion Joints Shall Be Constructed With 1" Thick Preformed Expansion Joint Filler Conforming To The Curb And Gutter Cross Section And Shall Be Provided With One 1 1/4" x 18" Long, Coated Smooth Dowel Bar. The Dowel Bar Shall Be Fitted With A Cap With A Pinched Stop Which Provides A Minimum Of 1" Of Expansion.
 2. Maximum Contraction (Control) Joint Spacing Shall Be 20'.

1/2" Expansion Joint

Walk Section Per Plate

A diagram of a wheelchair is shown, oriented horizontally. The wheelchair has a large rear wheel and a smaller front wheel. The dimensions for the enclosure are indicated by arrows and text: a vertical arrow on the left indicates a height of 2'6" ±, a horizontal arrow at the bottom indicates a width of 2'-9" ±, and a diagonal arrow pointing to the rear wheel indicates a diameter of 2' Dia. ±.

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

[illegible]

Notes: Dimensions shown for cross sections are minimum

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

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

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length

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

Technical drawing showing the profile view of a drainage system. The top part shows a side elevation of a pipe with a 2.73% slope and an 18-inch height. The bottom part shows a cross-section of the pipe with a frame and grate, surrounded by brick paver parking lot surface and poured sealant over expansion joints. Arrows indicate flow direction.

Labels and dimensions include:

- Drain Pipe To Storm System
- 18"
- 2.73%
- PROFILE VIEW
- Poured Sealant Over Expansion Joint, Typical
- Frame & Grate Neenah R-4999-L2 Or Approved Equal
- 12"
- 6"
- Flow
- Brick Paver Parking Lot Surface

Note: Gate Control Joints at

Note:
Locate Control Joints at
Approximately 12 ft, Maximum, Typ.
Joints Shall Extend Across Top of
Concrete 1.5" Deep, Each Side.
Sawcut Joints as Soon as Possible
to Avoid Cracking.

Notes:
Dimensions shown for cross sections are minimum.
All holes are 3/8" ϕ .

Minimum section modulus about the x-x axis of the post shall be 0.223 in.³
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section

Post shall weigh 2.00 lb/ft length.

5000 PSI Conc. Wheel Stop

Anchor Pin (Typ.)

2"

12" 24" 12" 24" 12"

4"

GENERAL NOTES

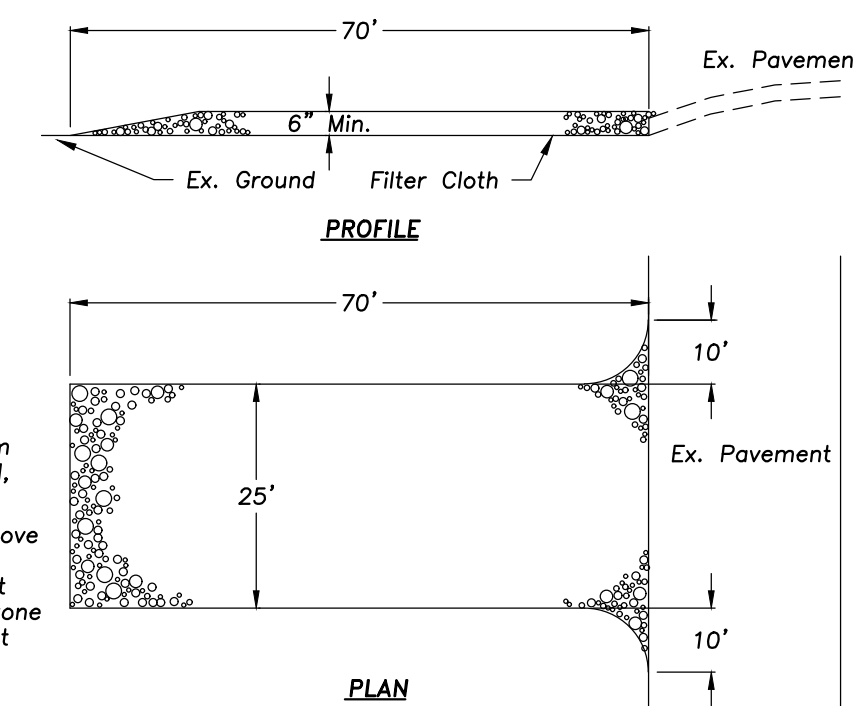
STONE SIZE - Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

FILTER CLOTH - Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I II, or IV.

WASHING - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



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FAX (847) 223-4864
EMAIL: INFO@FEA-LTD.COM

△	Date	Description
1	08/18/2023	Issued For Village PD
△	10/27/2023	Permit Revisions

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

21.1062.000

[illegible]

SITE WORK DETAILS

Scale

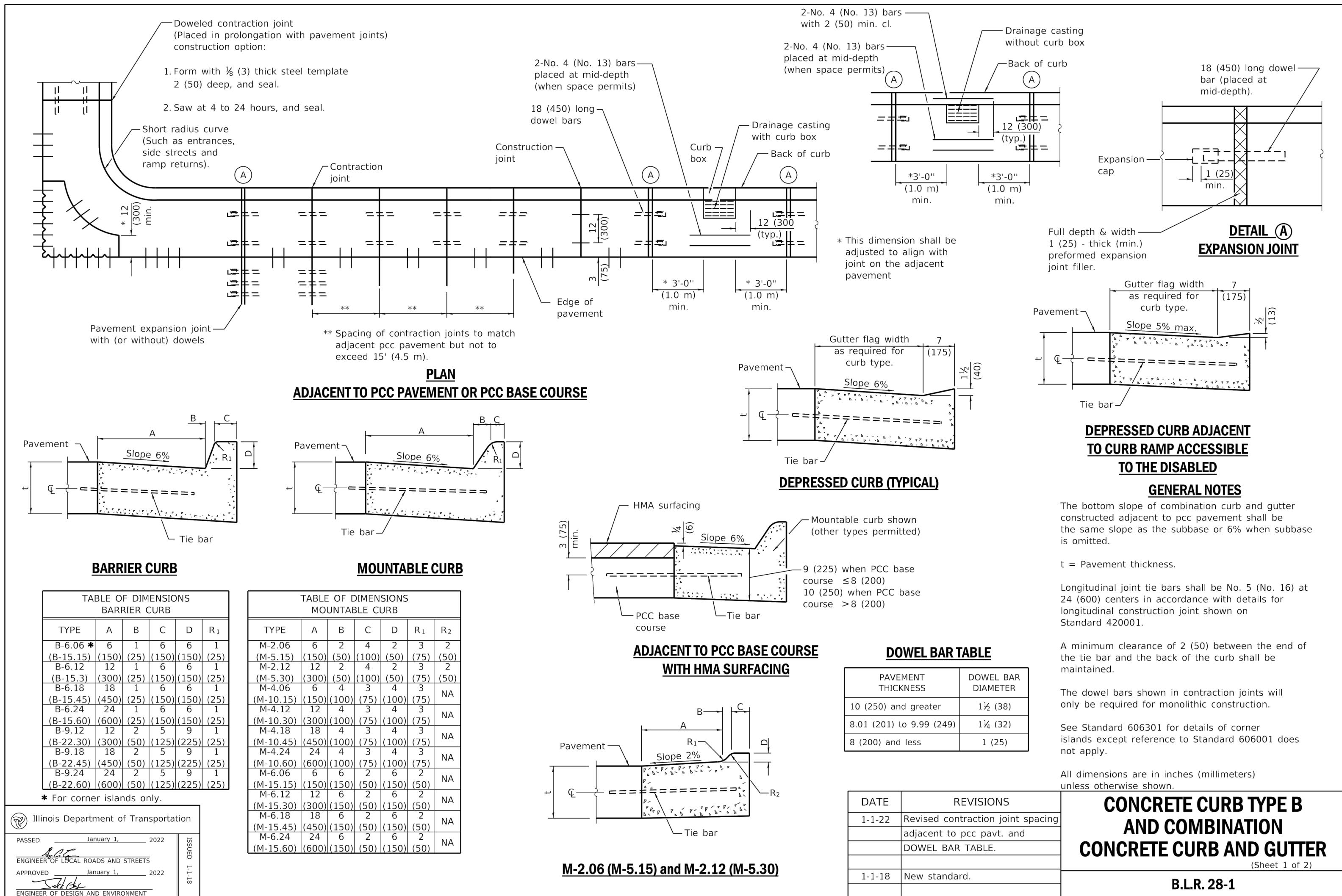
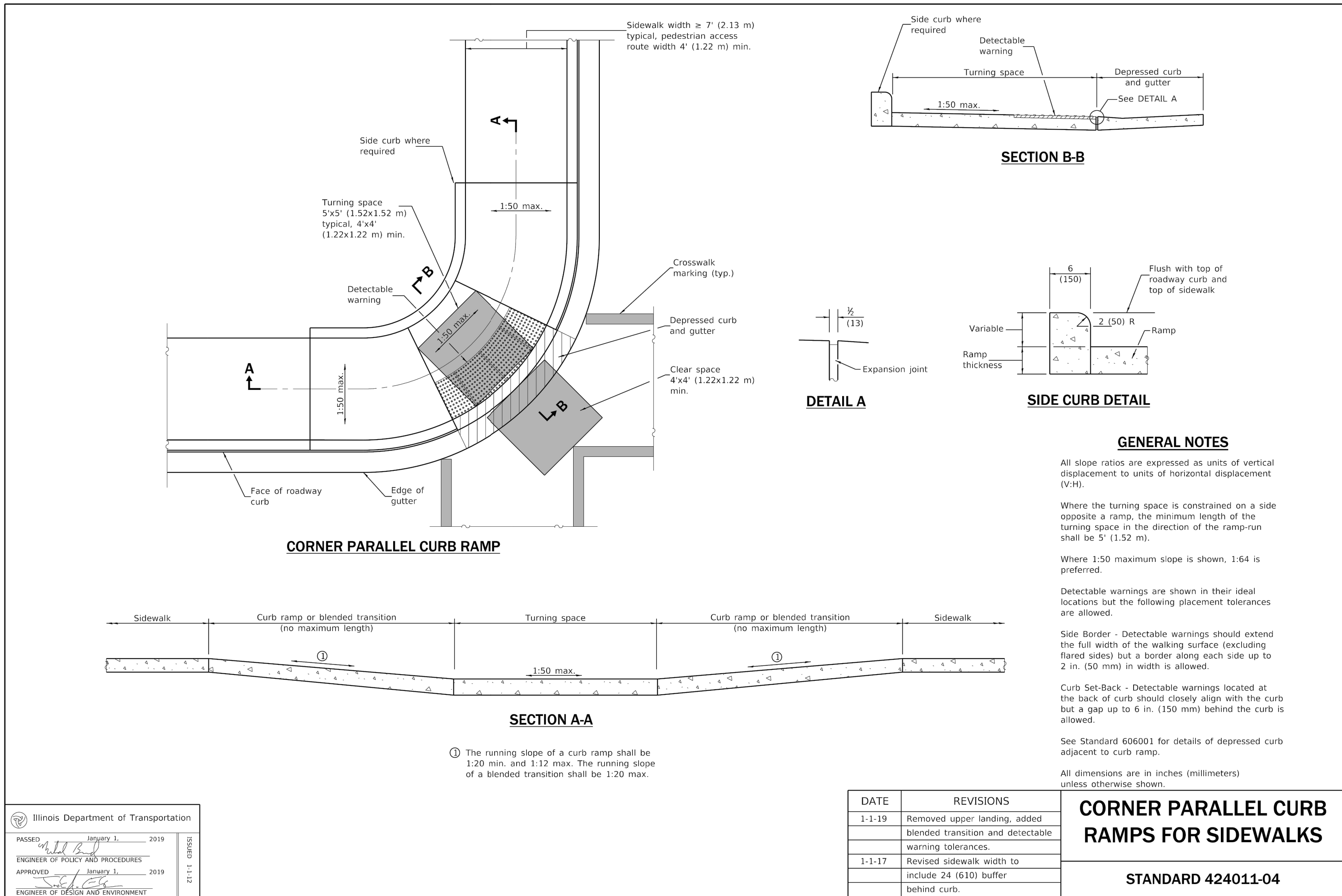
 $1" = 20'$

C6.00



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Seal / Signature

NOT FOR
CONSTRUCTION

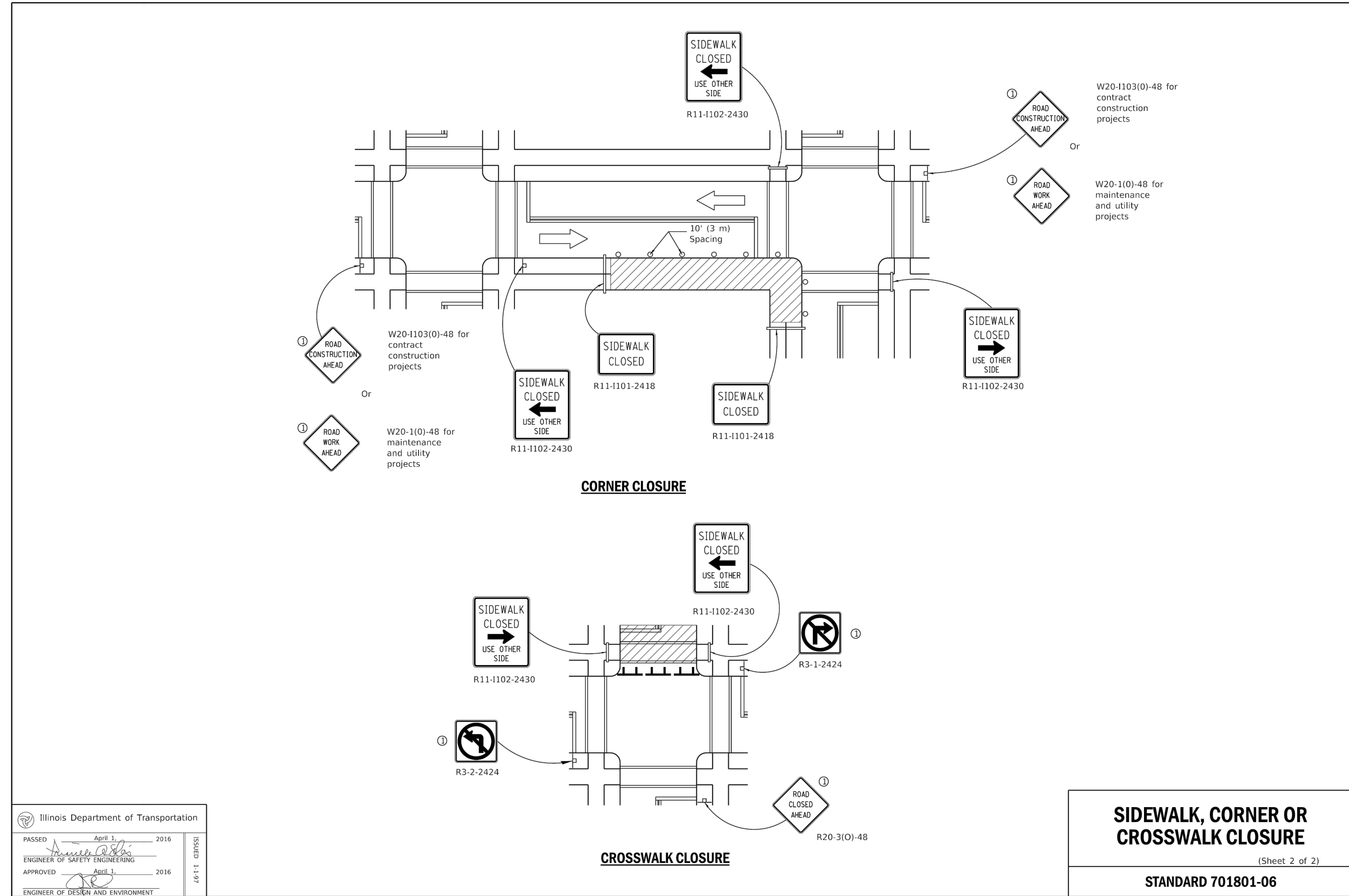
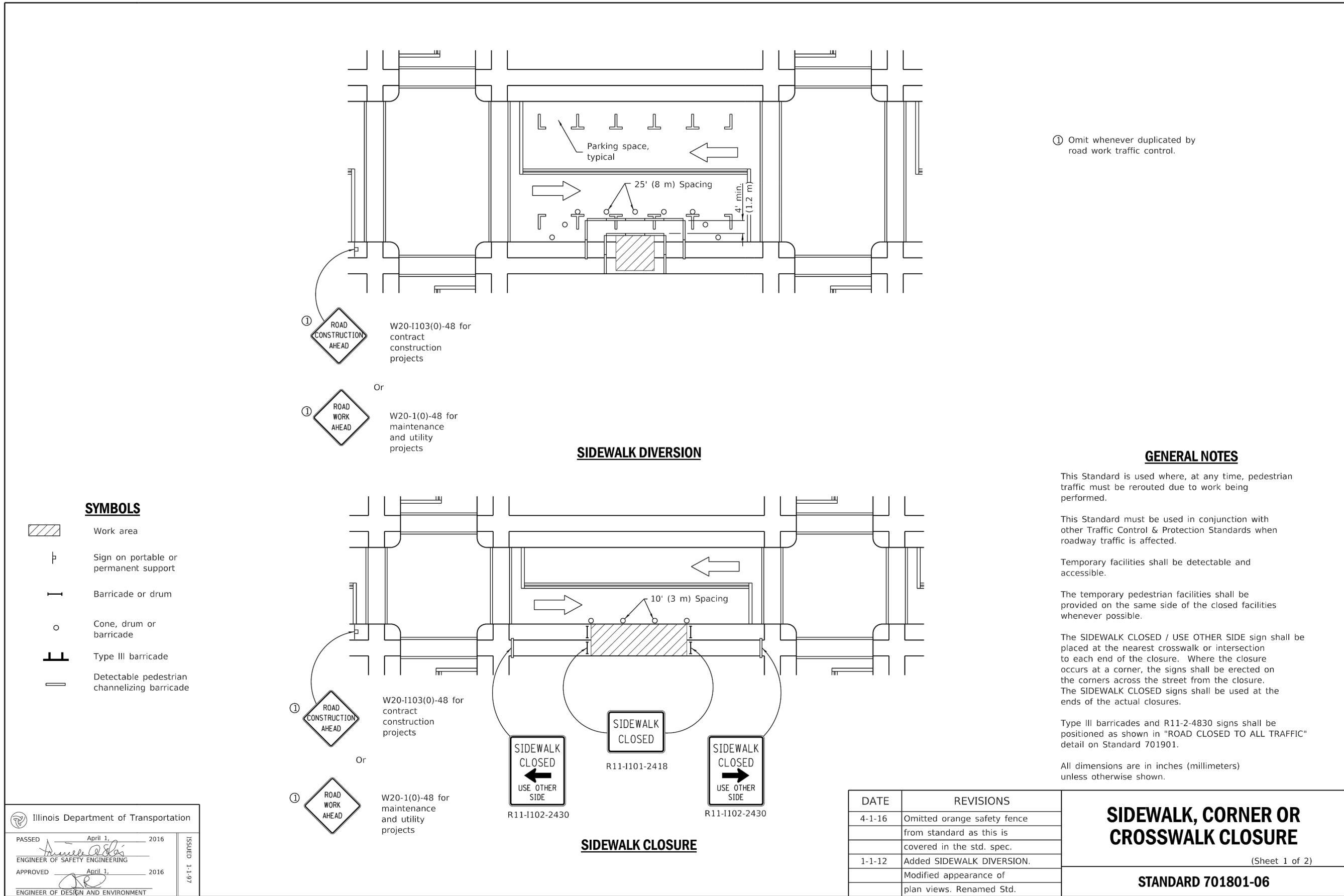
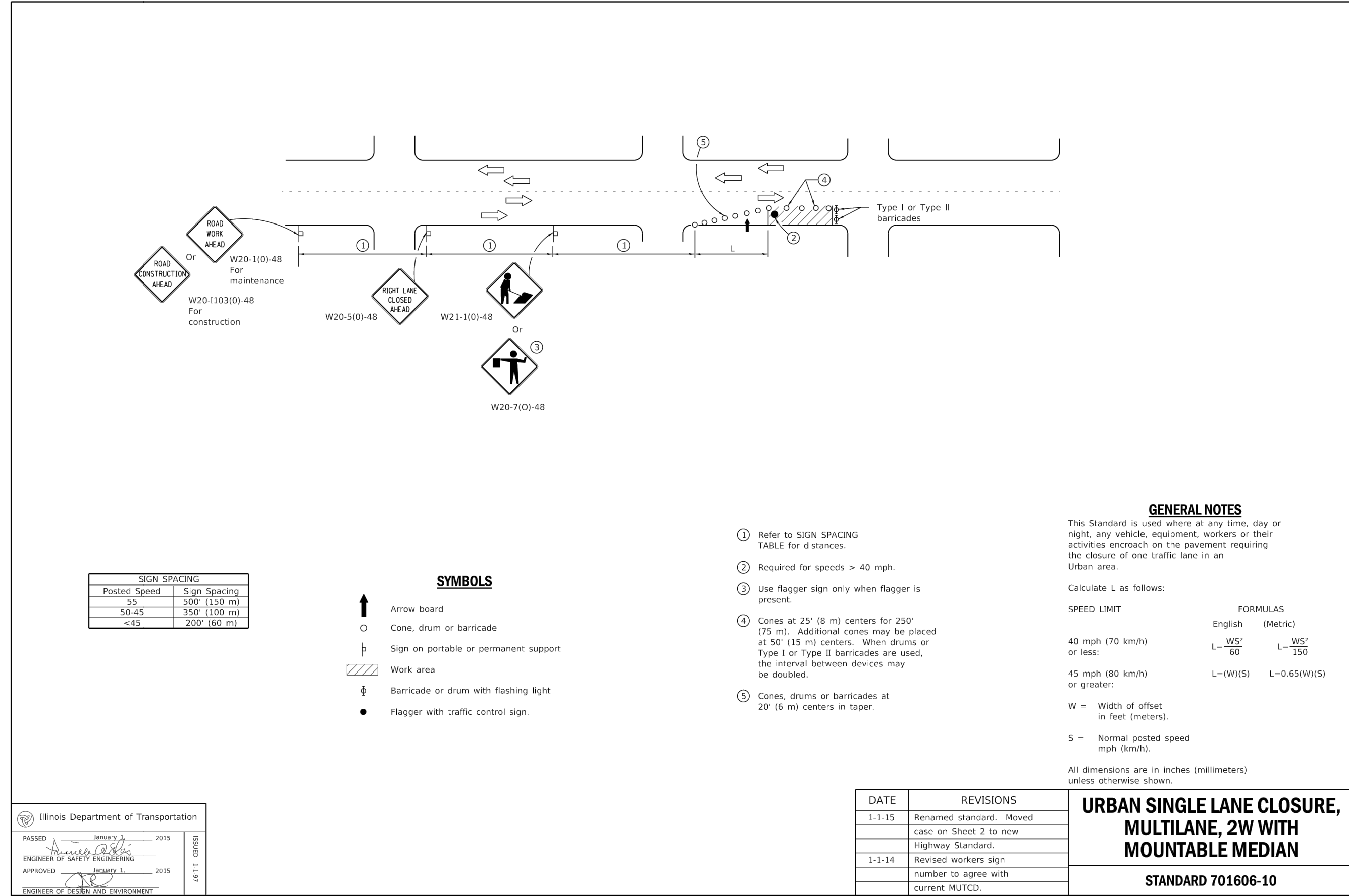
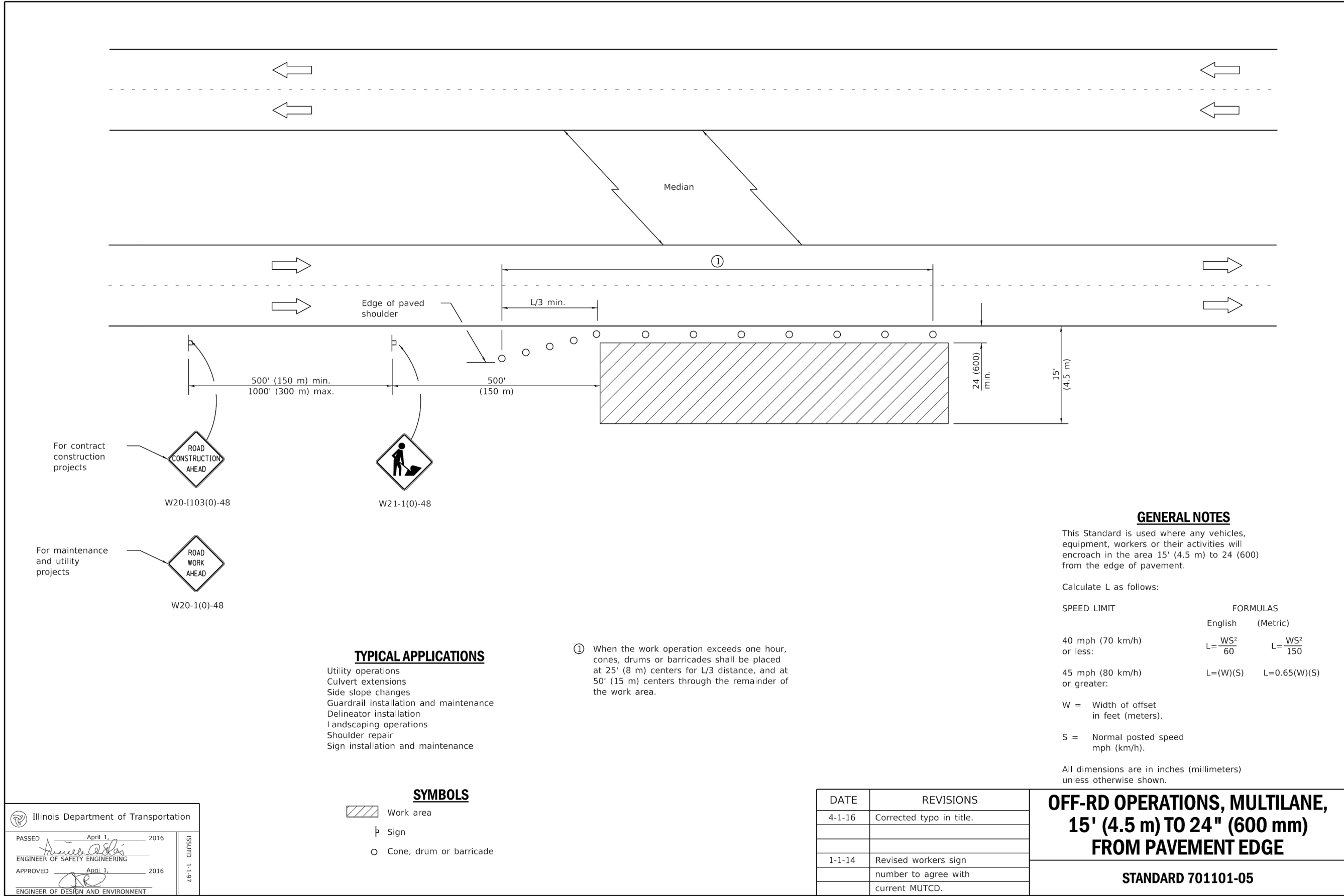
Project Name
JPMorgan Chase Private Bank,
Winnetka

Project Number
21.1062.000

Description
SITE WORK DETAILS -
ILLINOIS DEPARTMENT OF
TRANSPORTATION

Scale
1" = 20'

C6.01



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Seal / Signature

NOT FOR CONSTRUCTION

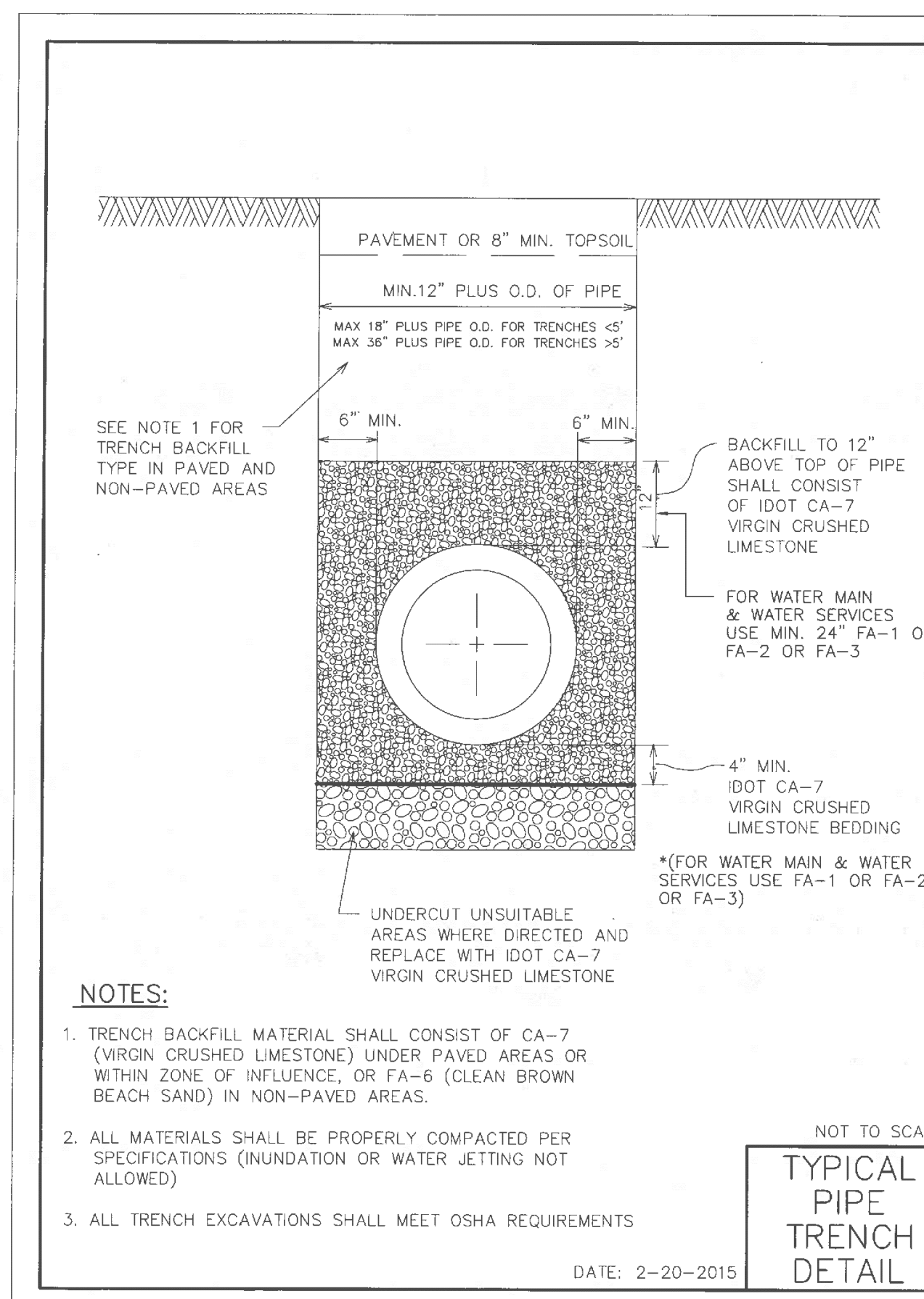
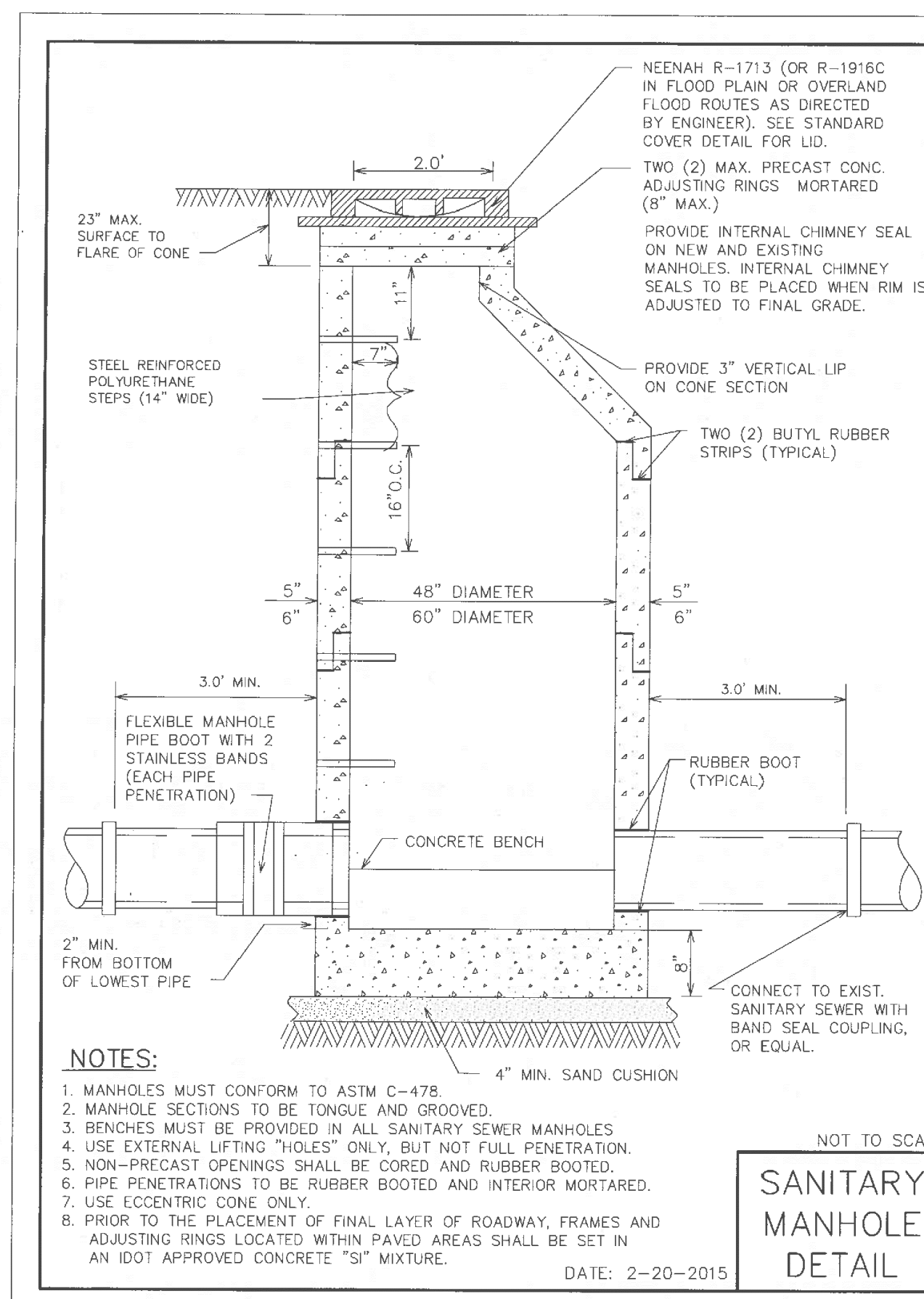
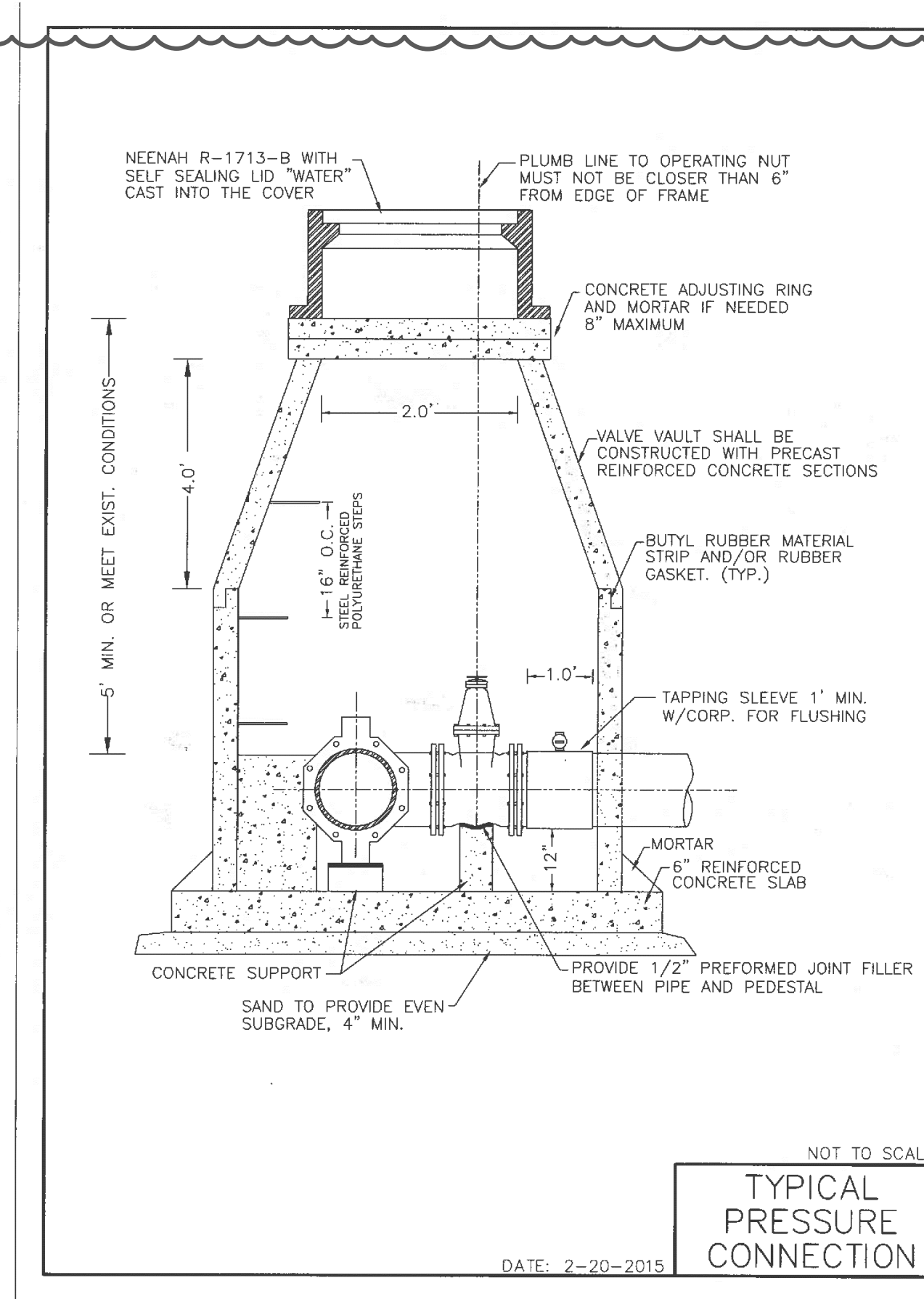
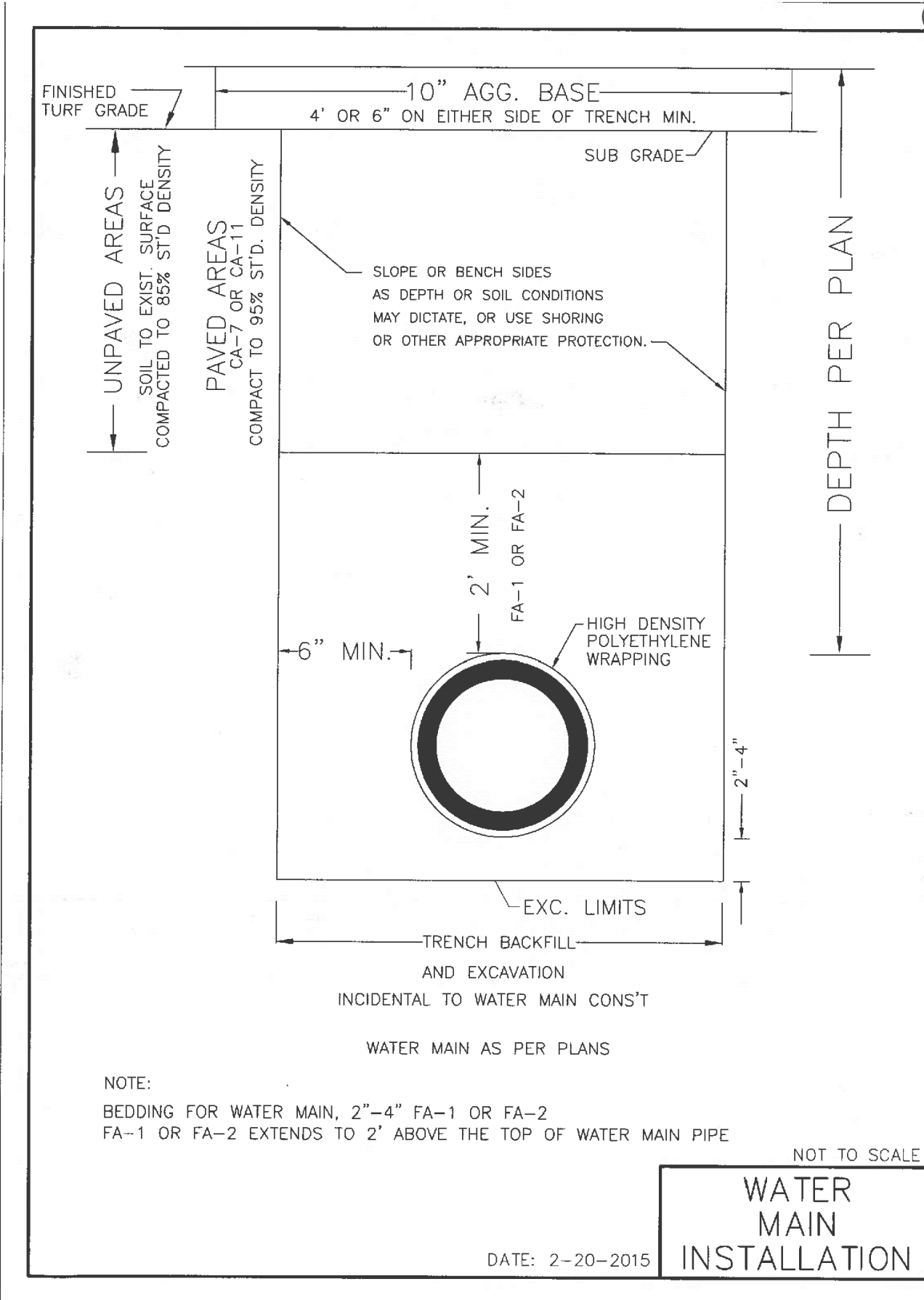
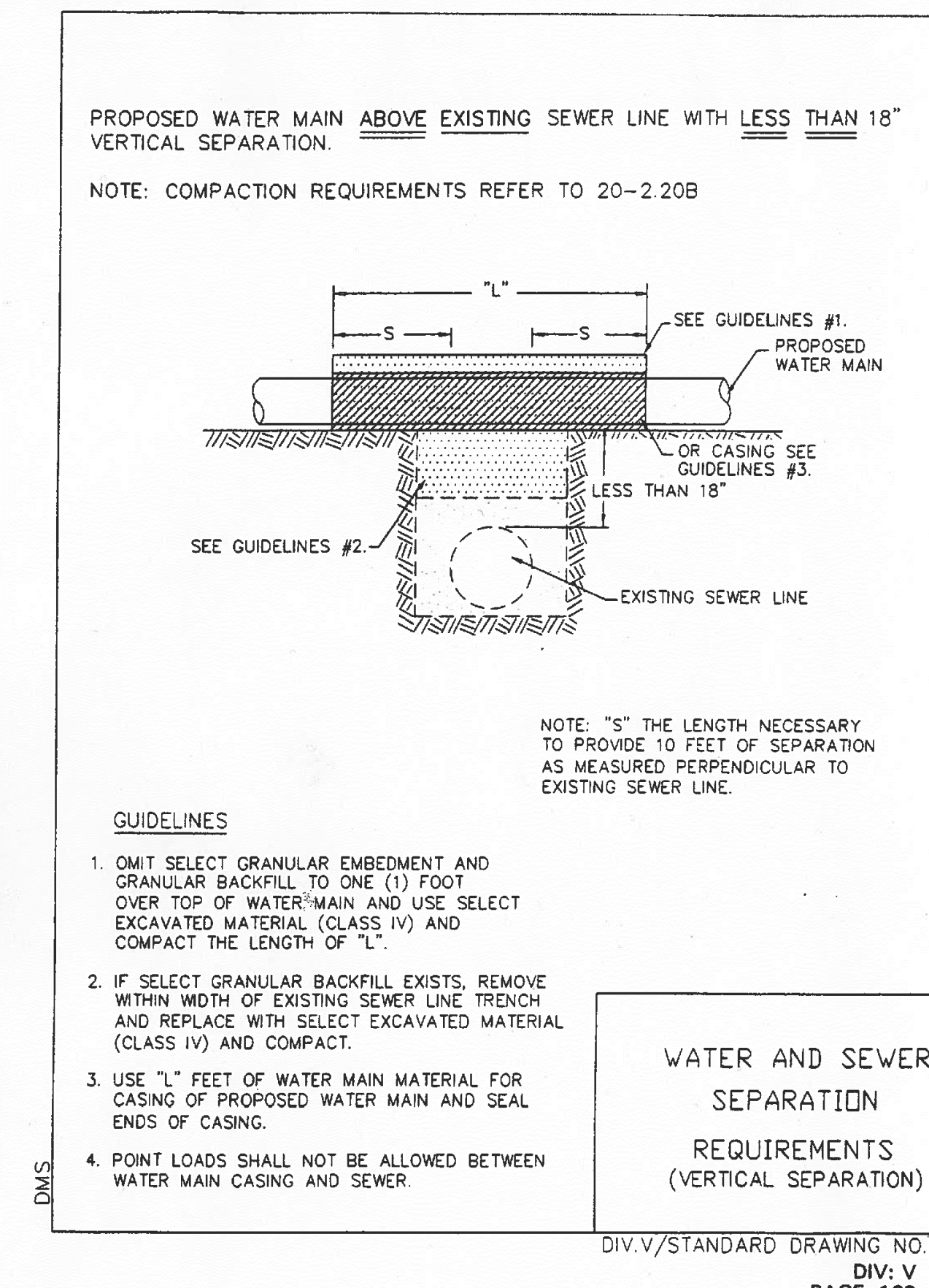
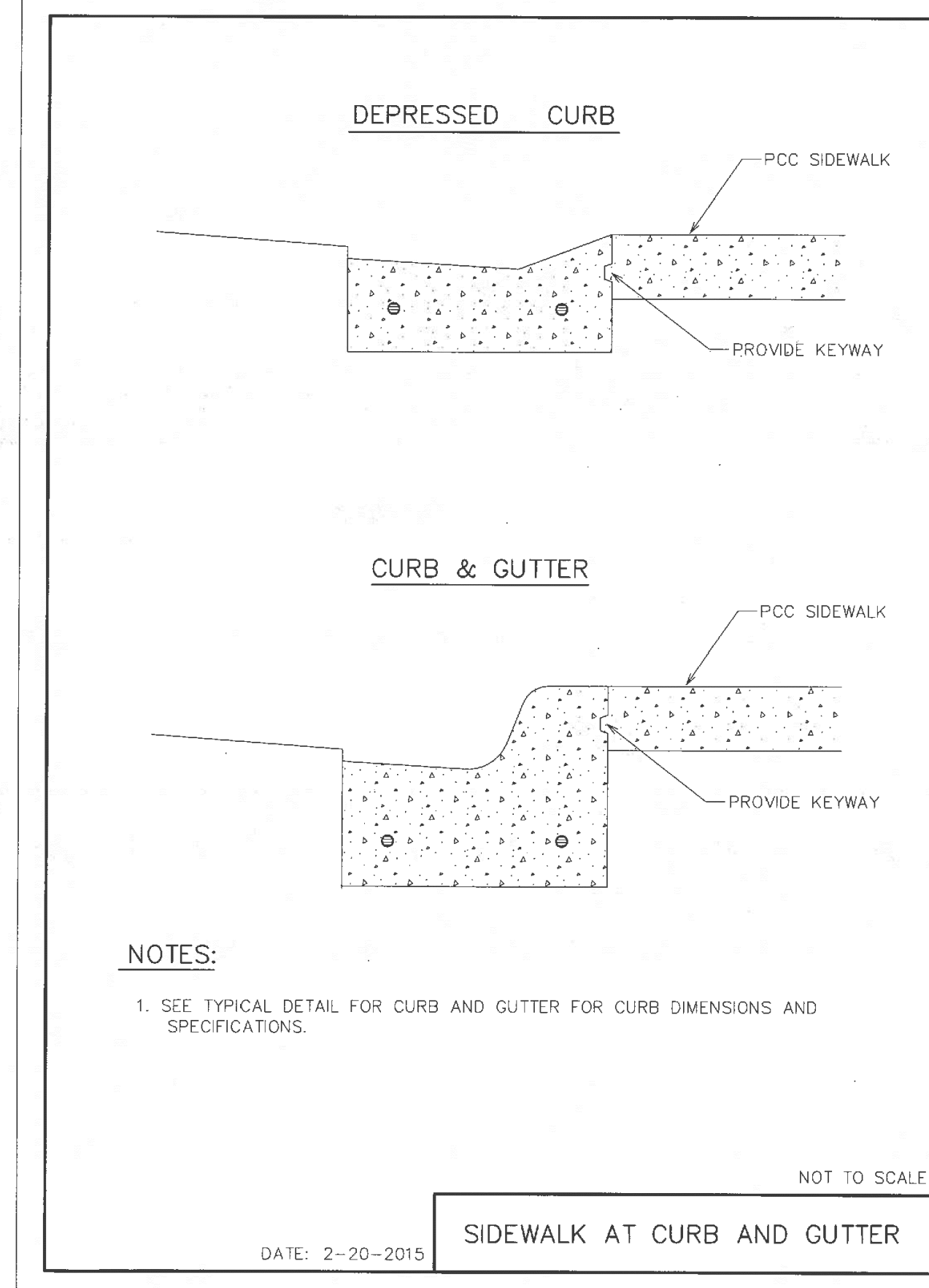
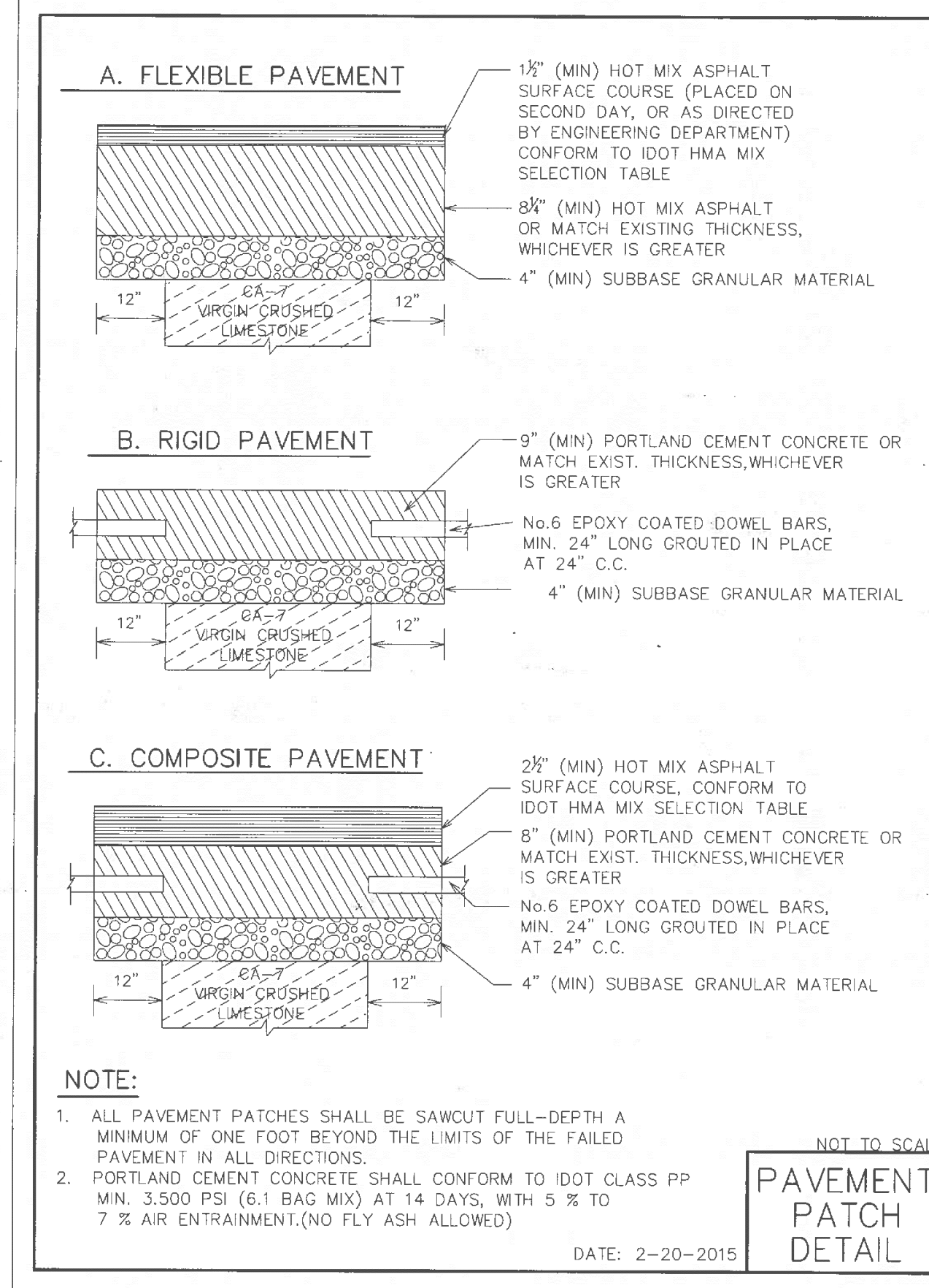
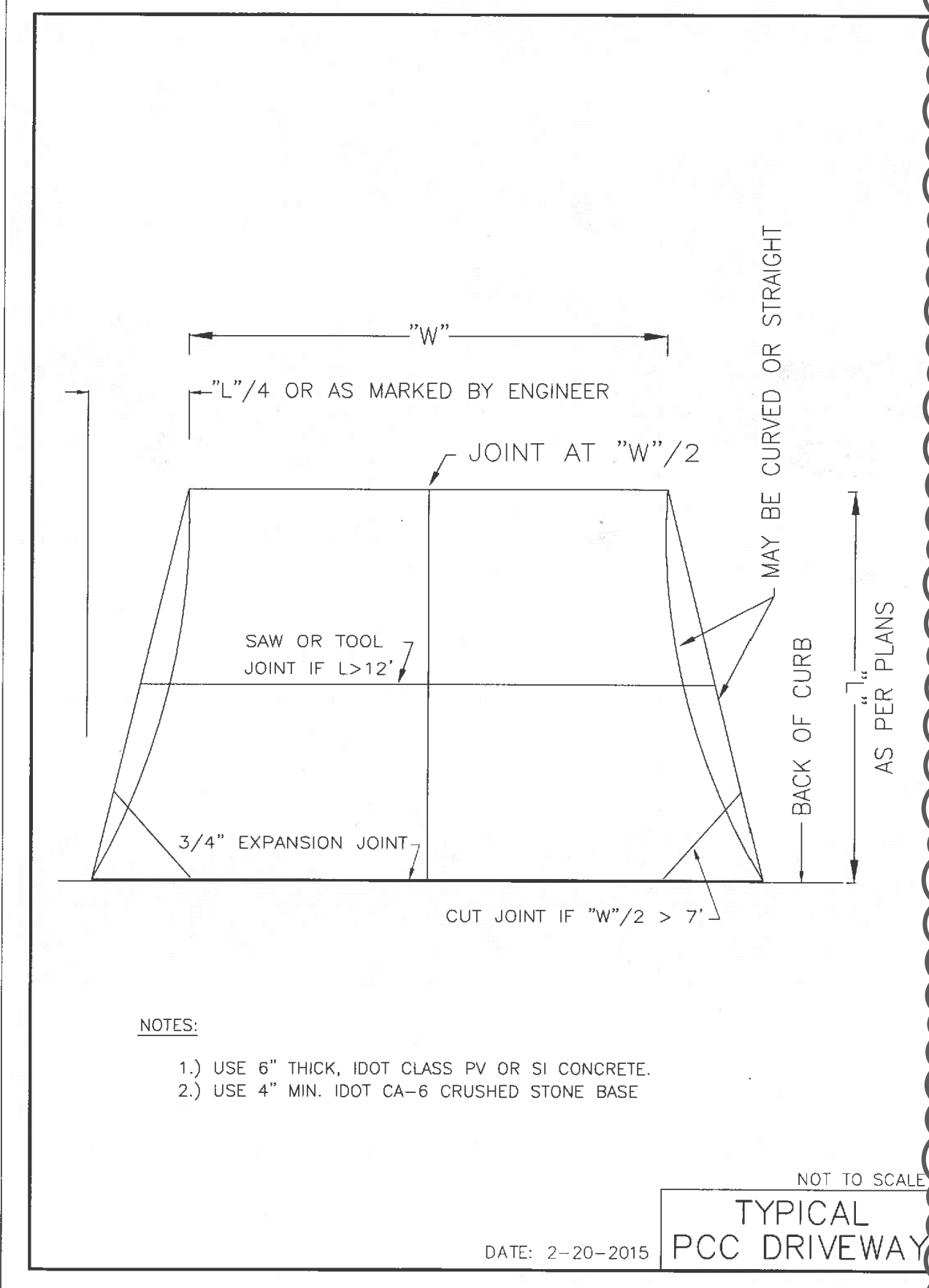
Project Name
JPMorgan Chase Private Bank, Winnetka

Project Number
21.1062.000

Description
SITE WORK DETAILS - ILLINOIS DEPARTMENT OF TRANSPORTATION

Scale
1" = 20'

C6.02



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Date	Description
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2 10/27/2023	PERMIT REVISIONS
2 12/15/2023	ISSUED FOR 100% SD
2 12/15/2023	PERMIT REVISIONS

Seal / Signature

NOT FOR CONSTRUCTION

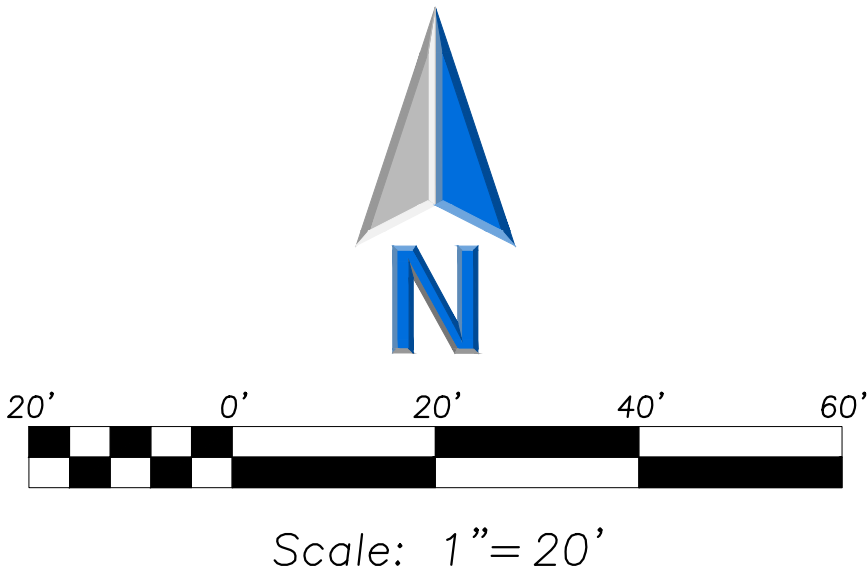
Project Name

Project Number

Description
SITE WORK DETAILS -
VILLAGE OF WINNETKA

Scale

C6.03



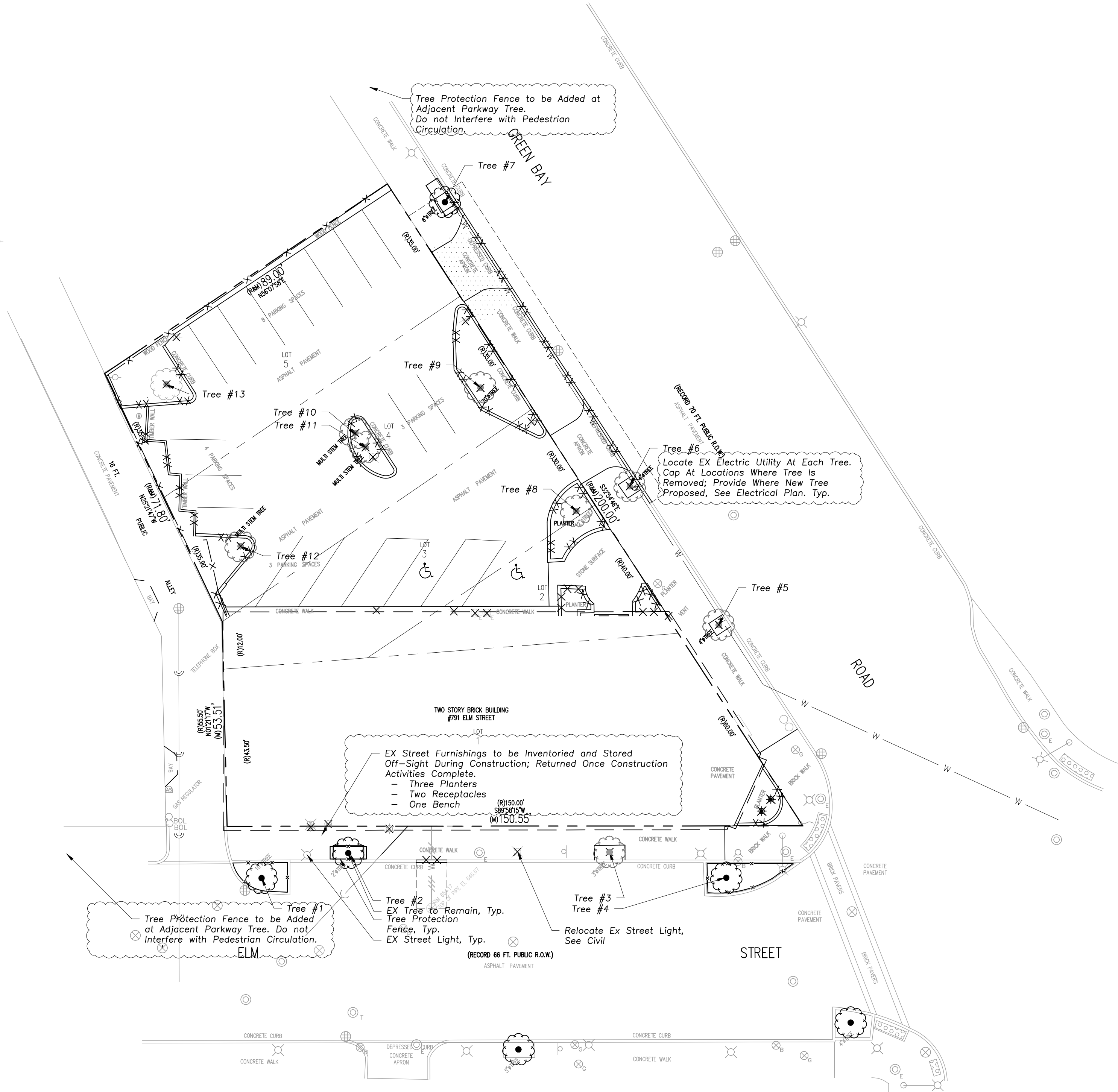
TREE PRESERVATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
2. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
5. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
6. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
7. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.
8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
9. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS SHOWN IN PLAN.
10. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, CITY FORESTER OR OWNERS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.
11. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
12. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
13. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
14. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
15. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
16. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.
17. WHEN CONSTRUCTION ACTIVITIES REQUIRE AGGREGATE FILL WITHIN PROTECTED CRITICAL ROOT ZONE, AN INERT STONE MATERIAL MUST BE USED. (AVOID LIMESTONE)
18. ROOT PRUNE WHERE ESTABLISHED TREE CRITICAL ROOT ZONES ARE IMPACTED BY CONSTRUCTION ACTIVITIES. TO BE DONE UNDER THE GUIDANCE OF A CERTIFIED ARBORIST.

TREE #	BOTANICAL NAME	COMMON NAME	TREE SIZE	Status	COMMENTS
1	Gymnocladus dioicus	Kentucky Coffee Tree	10" Cal.	To Be Preserved	Parkway Tree
2	Gymnocladus dioicus	Kentucky Coffee Tree	2" Cal.	To Be Preserved	Parkway Tree
3	Sorbus aucuparia	European Mountain Ash	3" Cal.	To Be Removed	Parkway Tree
4	Ulmus x	Elm species	6" Cal.	To Be Preserved	Parkway Tree
5	Ulmus x	Elm species	4" Cal.	To Be Removed	Parkway Tree
6	Celtis occidentalis	Hackberry	4" Cal.	To Be Removed	Parkway Tree
7	Ulmus x	Elm species	6" Cal.	To Be Preserved	Parkway Tree - Bark damage
8	Gleditsia triacanthos	Honey Locust	12" Cal.	To Be Removed	Internal Tree
9	Gleditsia triacanthos	Honey Locust	20" Cal.	To Be Removed	Internal Tree
10	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
11	Prunus virginiana	Canadian Choke Cherry	3"x3"x3"	To Be Removed	Internal Tree
12	Malus ionis	Prairie Crab Apple	3"x3"x3"	To Be Removed	Internal Tree
13	Tilia americana	American Basswood	6"x8" Cal.	To Be Removed	Internal Tree

PUBLIC ROW TREES REMOVED : 3 TREES
REPLACEMENT TREES : 5 TREES

PRIVATE REMOVAL INCHES : 42"
REQUIRED REPLACEMENT : 18"
PROPOSED REPLACEMENT : 0" (Below Grade Parking Lot Conflict)



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LANDSCAPE ARCHITECTURE
145 Commerce Drive, Suite A, Grayslake, IL 60030
p: 847.223.4804 f: 847.223.4864 e: info@eea-ltd.com

Date	Description
1 08/18/2023	Issued For Village PD
2 10/27/2023	Permit Revisions

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

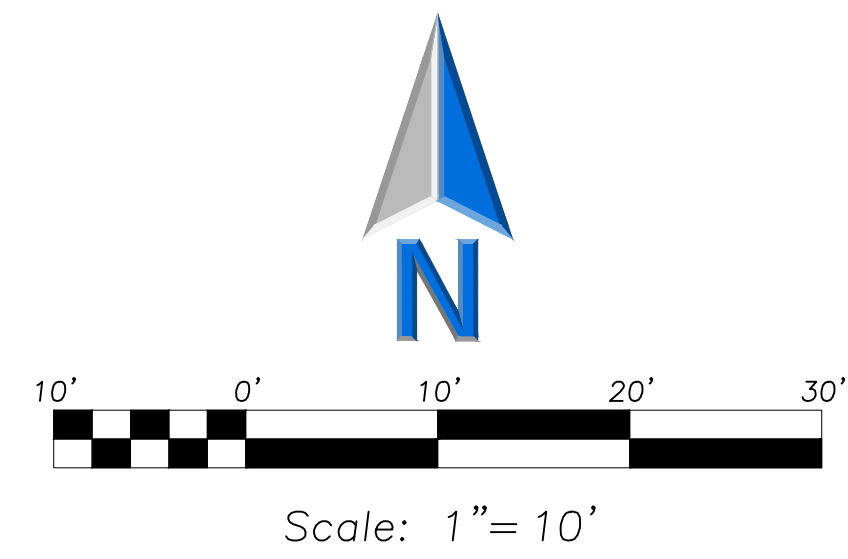
21.1062.000

Description

TREE PRESERVATION
PLAN

Scale

L0.10



SHEET NOTES

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DETERMINES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISTORTED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUTTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE OWNER IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 3" OF A SOIL AMENDMENT ROTOTILLED TO A DEPTH OF 12" AND MULCHED WITH A MINIMUM OF 3" DEPTH OF LEAF MULCH TO MATCH EXISTING ON SITE. PLANTING BEDS TO BE AMENDED WITH MOISTEST TRADING "ONE STEP SOIL CONDITIONER" OR APPROVED SOIL.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN ESTABLISHED WITH SOO AS A GROUND COVER, UNLESS OTHERWISE NOTED.
16. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
17. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
18. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
19. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
20. ALL PLANTINGS SHALL BE SPACED EQUAL, DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
21. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
22. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.

JPMORGAN CHASE & CO.

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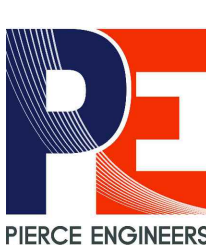
RIVERSIDE

INVESTMENT & DEVELOPMENT

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Fax 847.223.4864



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Chicago, IL 60654
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Tel 312.761.5693



now



MEFPF
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USA
Tel 312.372.1200

Longman
Lindsey

ACOUSTICS
200 West 41st Street, Suite 1100
New York, NY 10036
USA
Tel 212.315.6400

Date	Description
1 08/18/2023	ISSUED FOR VILLAGE PD
2 10/27/2023	PERMIT REVISIONS
3 12/15/2023	ISSUED FOR 100% SD
4 12/22/2023	PERMIT REVISIONS

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

JPMorgan Chase Private Bank,
Winnetka

Project Number

21.1062.000

Description

SITE LANDSCAPE PLAN

Scale

L1.00

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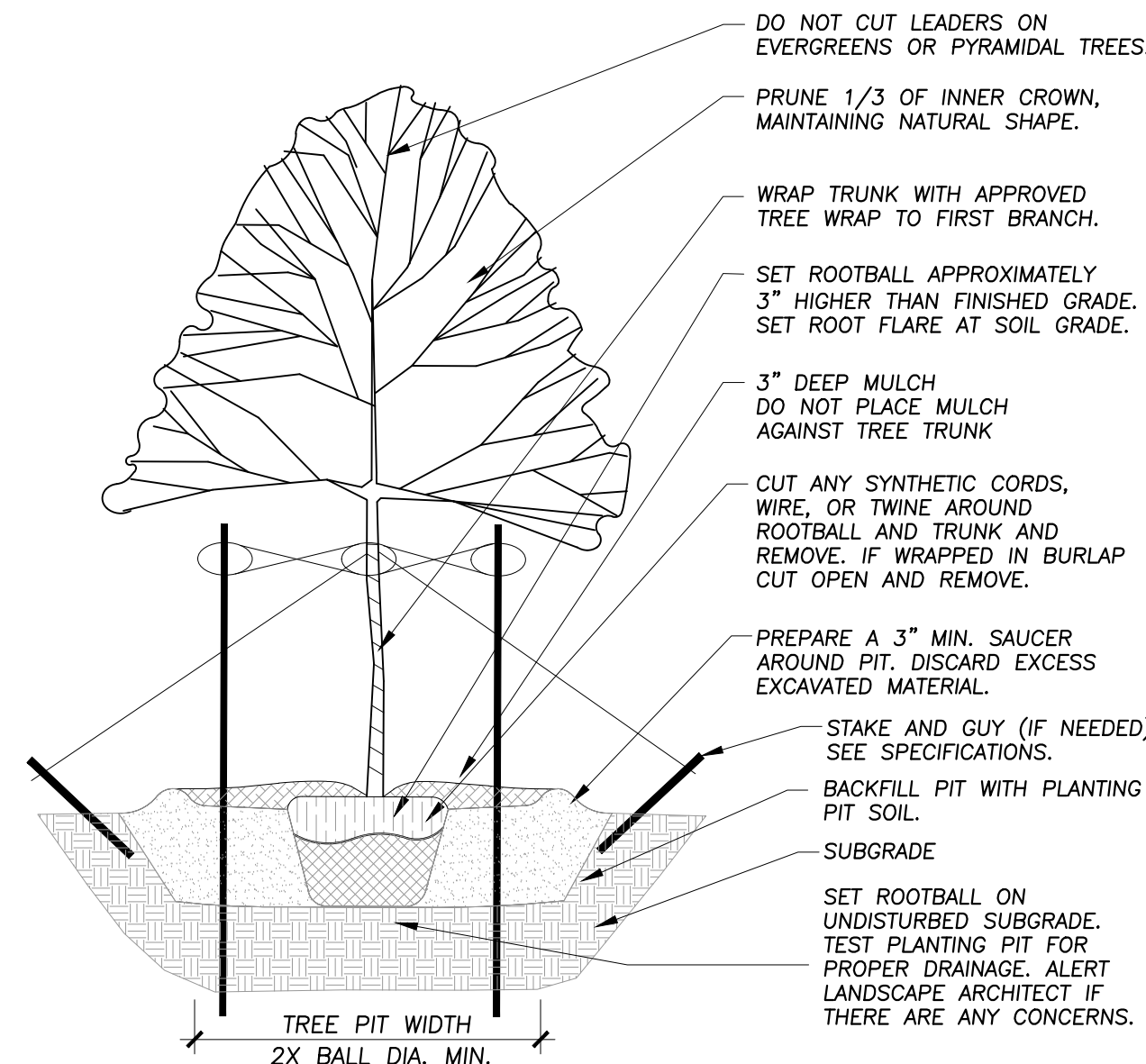
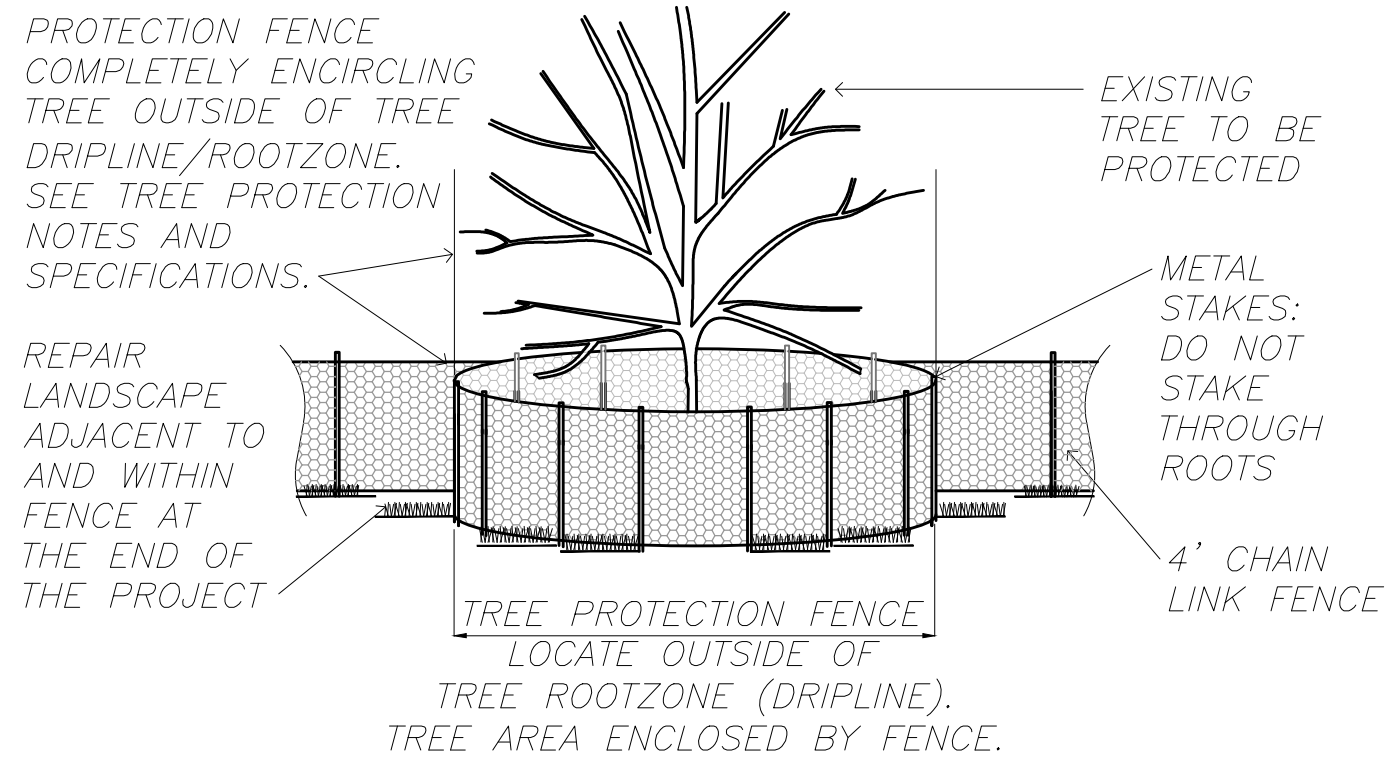
PLANT SCHEDULE SITE PLAN

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
CEL PRA	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	B & B	4" CAL	1
GIN PR2	GINKGO BILOBA 'PM 2720' / PRINCETON SENTRY® MADONNARY TREE	B & B	4" CAL	3
QUE LNG	QUERCUS ROBUR X BICOLOR 'LONG' / REGAL PRINCE® OAK	B & B	4" CAL	1
DECIDUOUS SHRUBS				
RHU GRO	RHUS ARAMATICA 'GRO-LAW' / GRO-LAW FRAGRANT SUMAC	B & B	24" HT.	24
RHU BAL	RHUS TYPHINA 'BAL TIGER' / TIGER EYES® STAGHORN SUMAC	CONT.	#3	2
SYMBOL CODE BOTANICAL / COMMON NAME				
ORNAMENTAL GRASSES				
SES AUT	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	CONT.	#1	67
PERENNIALS				
NEP WAL	NEPETA X FRASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	CONT.	#1	4

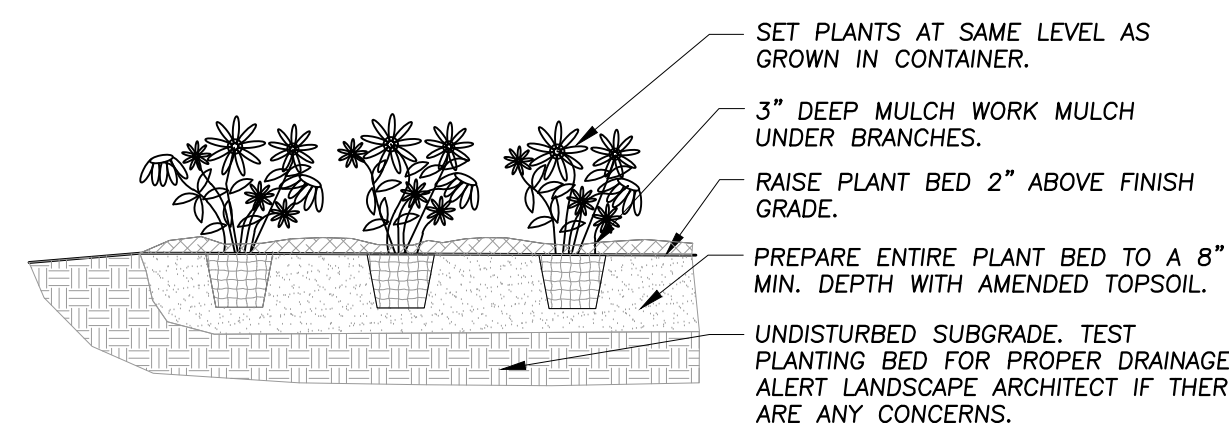
NOTES:

1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
4. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
5. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
6. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TO EXCEED 24 HOURS PER WEEK.

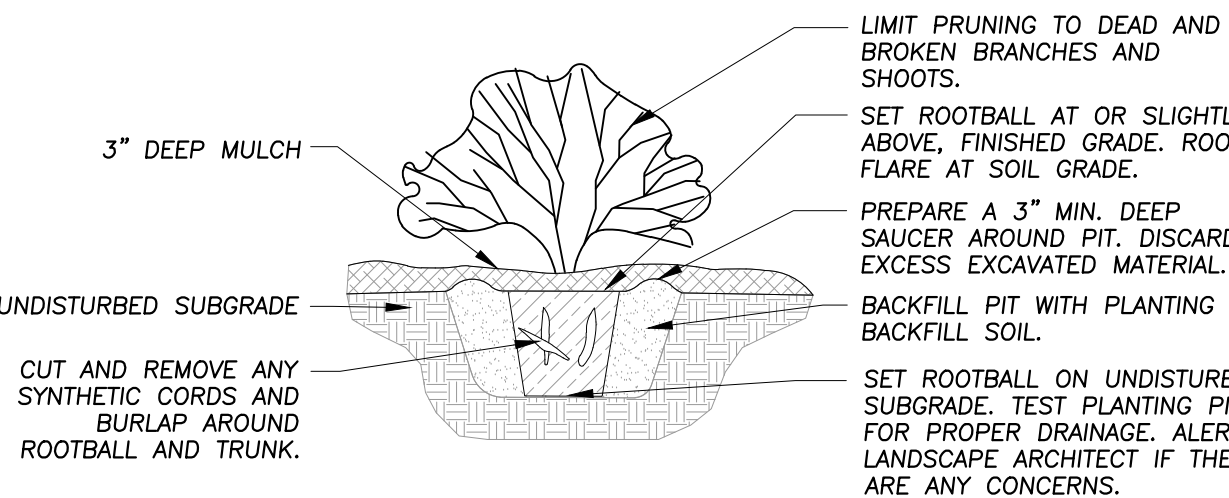
1 TREE PROTECTION DETAIL



2 TREE PLANTING DETAIL



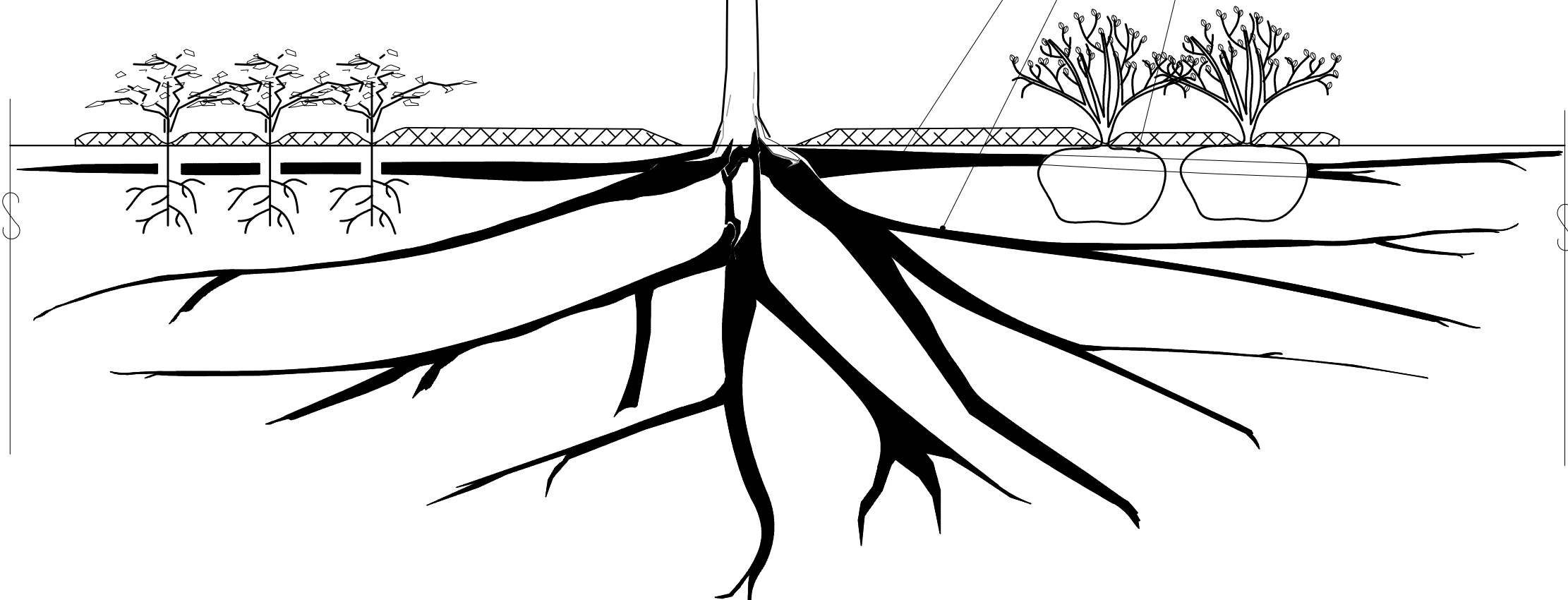
3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL



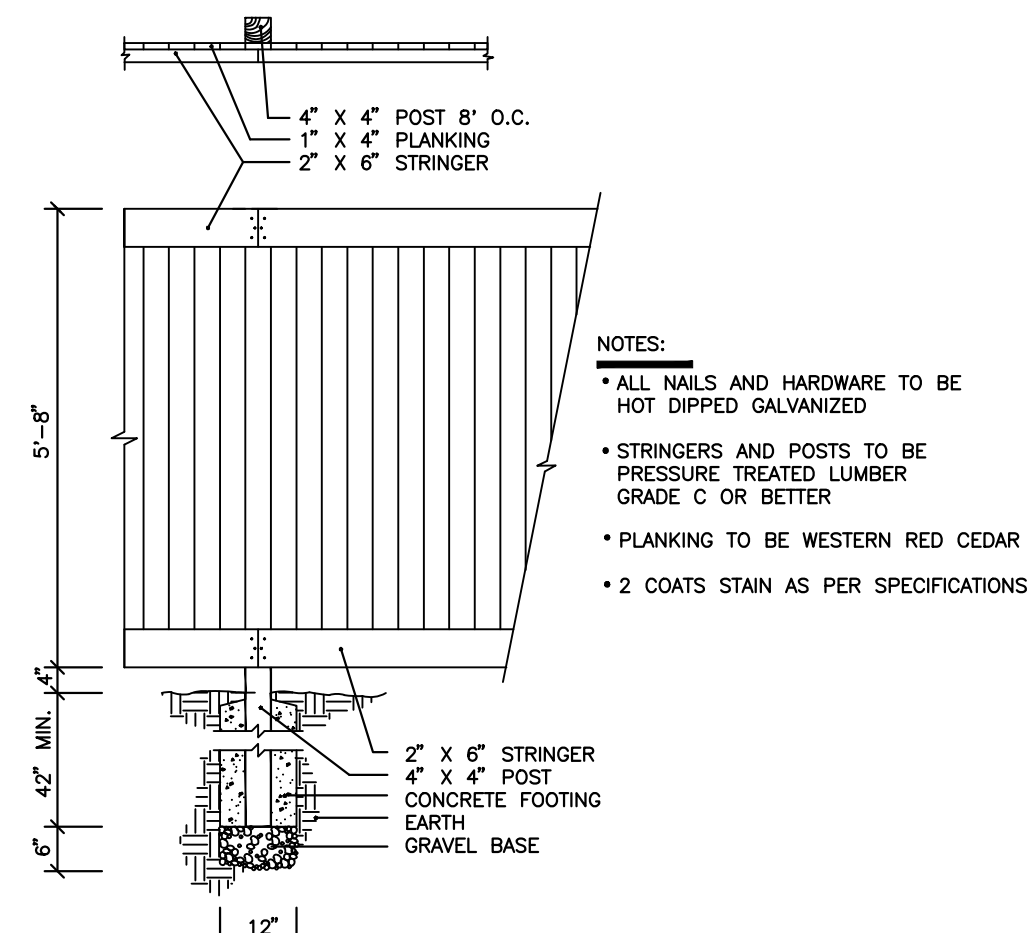
4 SHRUB PLANTING DETAIL

NOTES:

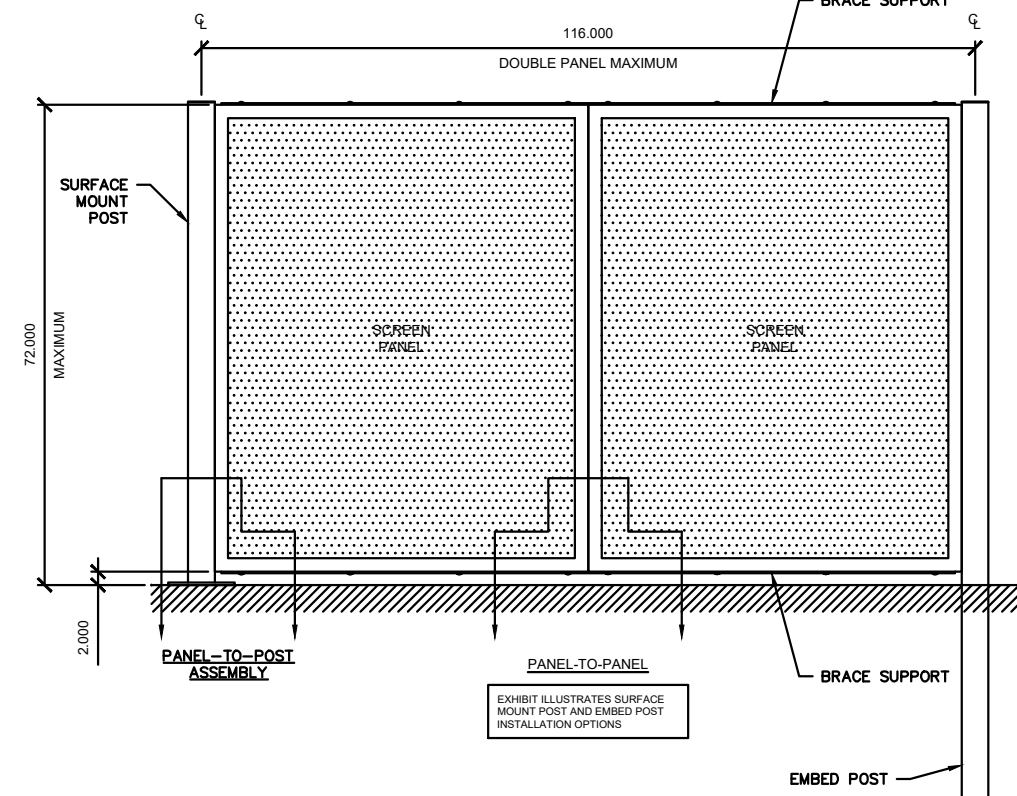
1. HAND EXCAVATE ONLY FOR PLANTING WITHIN ROOTZONE
 2. AMEND EXISTING SOIL PER PLANTING DETAILS
 3. PROBE SOIL TO AVOID STRUCTURAL ROOTS WHERE NEW PLANTS TO BE INSTALLED
 4. WHERE EXCAVATION IS REQUIRED, KEEP TREE ROOTS WET OR COVER WITH BURLAP DURING EXCAVATION
 5. COMPLETE SHRUB/PERENNIAL/ OR OTHER PLANTINGS IN ONE DAY. WATER TREE AND SHRUB/PERENNIAL/ OR OTHER PLANTINGS THOROUGHLY DURING FIRST WEEKS OF ESTABLISHMENT
- EXISTING TREE
- PROTECT EXISTING TREE ROOTS
- ADJUST SPACING OF NEW PLANTING MATERIAL TO AVOID DAMAGE TO ROOTS OF EXISTING TREE. ROOT PRUNE ONLY IF DIRECTED BY OWNER.



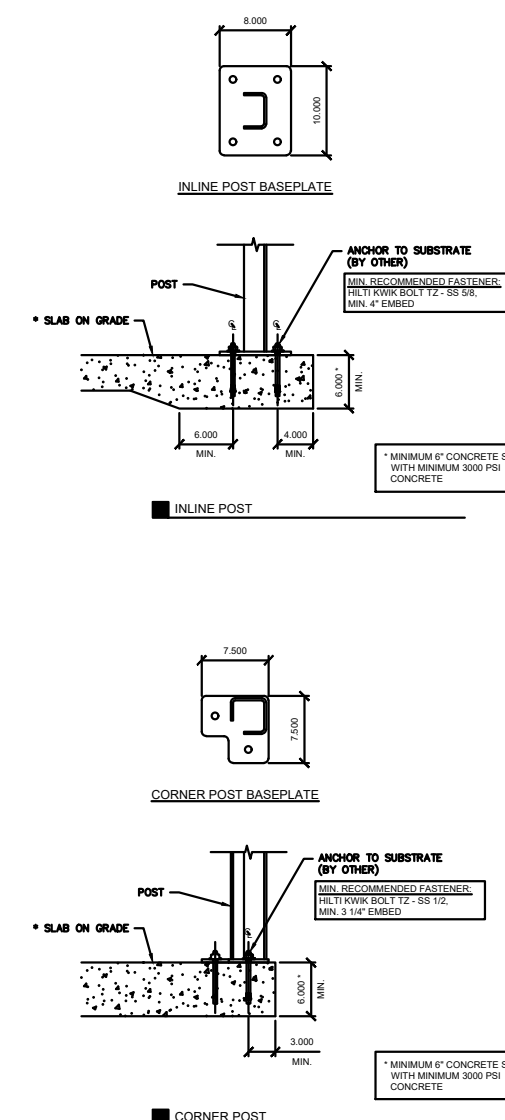
5 PLANTING WITHIN ROOTZONE OF EXISTING TREE



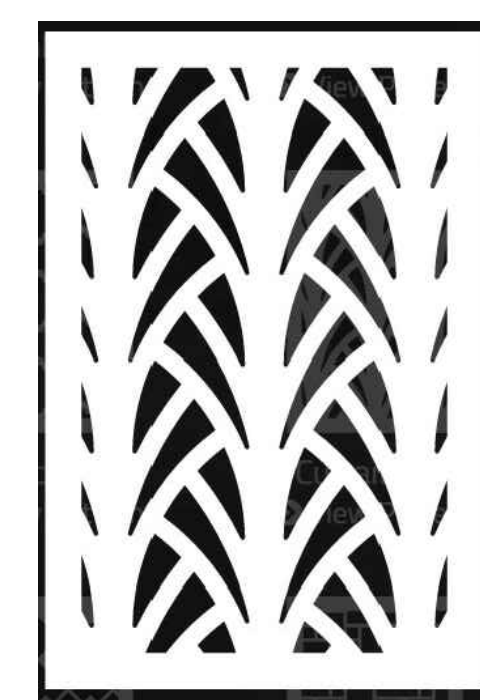
6 6' SOLID WOOD FENCE



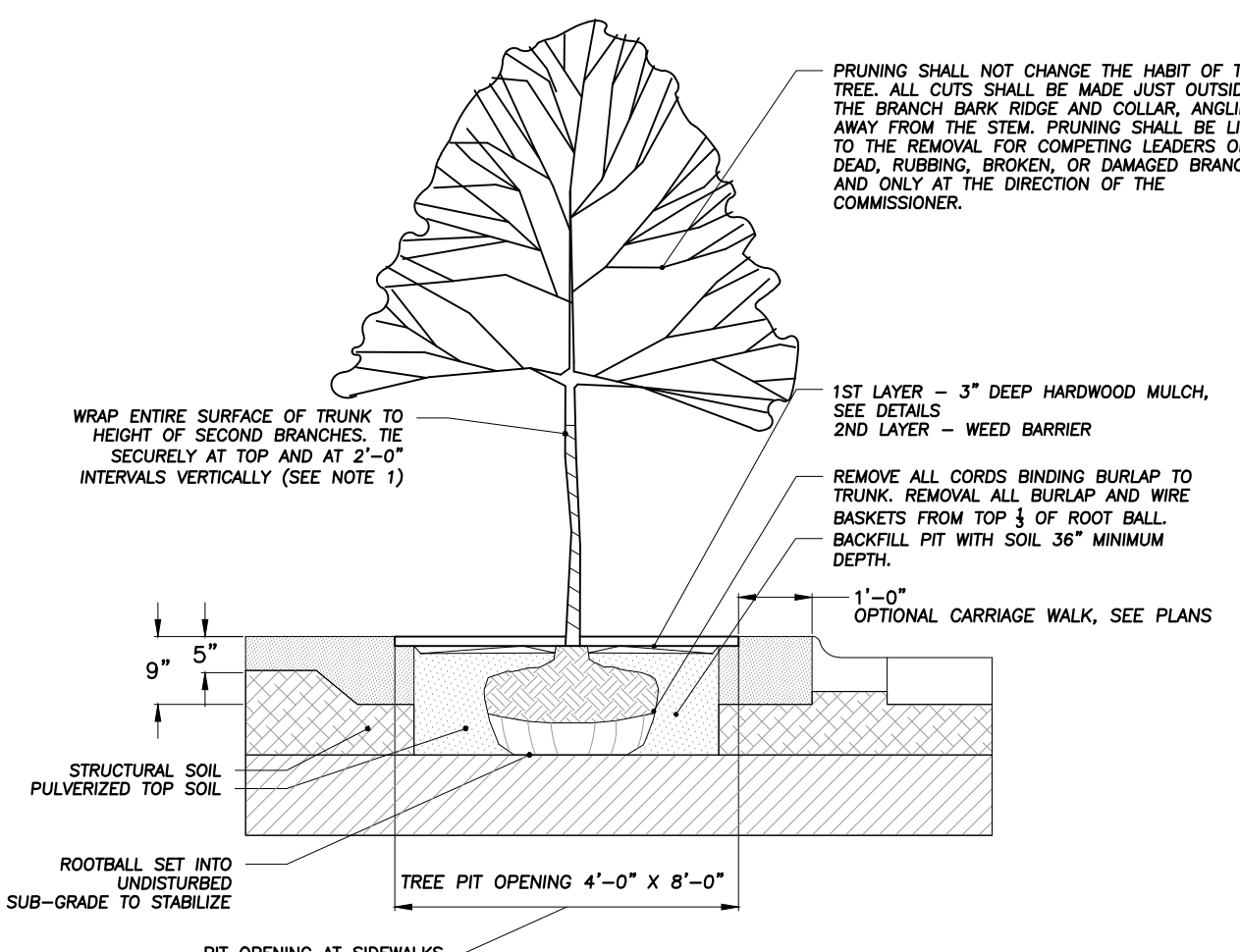
7 6' ORNAMENTAL METAL FENCE



8 ORNAMENTAL METAL FENCE : MOUNT DETAILS

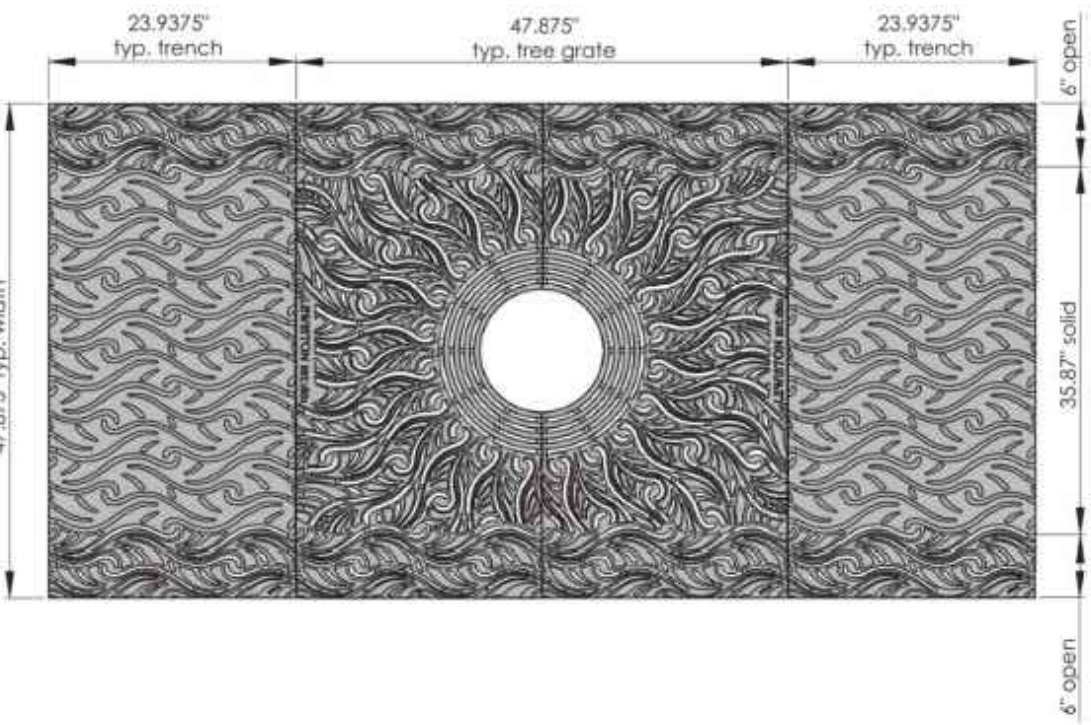


FENCE PATTERN



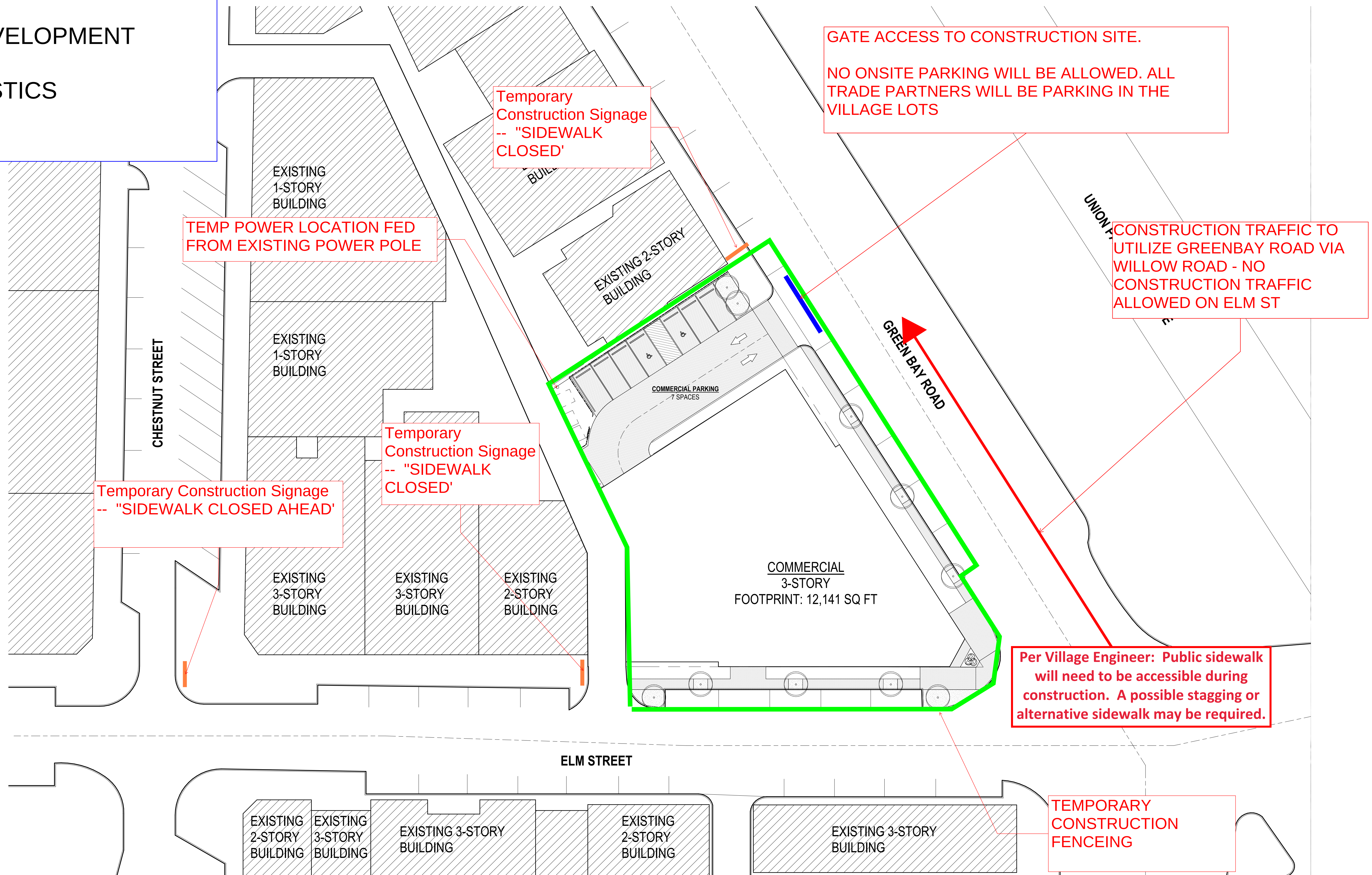
9 TREE PIT DETAIL (4' X 8')

10 TREE GRATE



Page 71 of 73

August 4th, 2023



1 SITE PLAN

SCALE: 1" = 20'-0"

JPM Chase Winnetka Redevelopment Schedule

ID	i	Task Mode	Task Name	Duration	Start	Finish	2023 Qtr 4 Qtr 1 Qtr 2 Qtr 3 Qtr 4 2024 Qtr 1 Qtr 2 Qtr 3 Qtr 4 2025 Qtr 1 Qtr 2 Qtr 3 Qtr 4 2026 Qtr 1 Qtr 2													
1																				
2			Entitlement & Permitting Process	225 days	Fri 8/4/23	Thu 6/13/24	Entitlement & Permitting Process 6/13/2024													
3																				
4			Schematic Design Process	55 days	Fri 8/4/23	Thu 10/19/23	Schematic Design Process 10/19/2023													
5			Design Development Process	55 days	Fri 10/20/23	Thu 1/4/24	Design Development Process 1/4/2024													
6			Bid & Permit Documents	50 days	Fri 1/5/24	Thu 3/14/24	Bid & Permit Documents 3/14/2024													
7																				
8			Permit Process	25 days	Fri 3/29/24	Thu 5/2/24	Permit Process 5/2/2024													
9																				
10			Utility Disconnects	30 days	Fri 5/3/24	Thu 6/13/24	Utility Disconnects 6/13/2024													
11			Demolition	20 days	Fri 6/14/24	Thu 7/11/24	Demolition 7/11/2024													
12																				
13			Mobilize Construction	15 days	Fri 7/12/24	Thu 8/1/24	Mobilize Construction 8/1/2024													
14			Retention & Excavation Activities	30 days	Fri 8/2/24	Thu 9/12/24	Retention & Excavation Activities 9/12/2024													
15			Foundations	25 days	Fri 9/13/24	Thu 10/17/24	Foundations 10/17/2024													
16			Structure	50 days	Fri 10/18/24	Thu 12/26/24	Structure 12/26/2024													
17			Enclosure	90 days	Fri 12/27/24	Thu 5/1/25	Enclosure 5/1/2025													
18			Interior Build Out	150 days	Fri 4/11/25	Thu 11/6/25	Interior Build Out 11/6/2025													
19			Site Work & Landscaping	30 days	Fri 10/24/25	Thu 12/4/25	Site Work & Landscaping 12/4/2025													
20			Chase Business Set up	25 days	Fri 11/7/25	Thu 12/11/25	Chase Business Set up 12/11/2025													

Project: Preliminary Constructio
Date: Mon 8/14/23

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline			
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			